

MCLEOD TWAIN
(TITLE 30)

UPDATE
PACIFIC ST/EMERSON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500150-REGENCY COVE 2.47 TRUST:

HOLDOVER TENTATIVE MAP consisting of 16 residential lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-201-040

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.6 (**current phase**)/9.3 (**overall subdivision**)
- Number of Lots/Units: 16 (**current phase**)/46 (**overall subdivision**)
- Density (du/ac): **4.9 (overall subdivision)**
- Minimum/Maximum Lot Size (square feet): 5,207/8,008
- Project Type: Single family residential

The plans depict a single family residential development totaling 16 single family lots and 1 common area lot on 2.6 acres, **which is the last phase of the overall subdivision**. The density of the **overall** residential subdivision is **4.9** dwelling units per acre. The lots range in size from a minimum of 5,207 square feet to a maximum of 8,008 square feet. The subdivision will be served by existing 40 foot wide private streets without sidewalks. The subdivision will have 1 point of access from Pacific Street and direct access to the existing Regency Cove Court. Internal to the site there is 1 community lot located at the northeast corner of the subdivision between Regency Cove Court and the major drainage channel to the southeast of the subdivision. This common element will be used to accommodate drainage to the main drainage channel.

The overall subdivision was approved in 1998 for R-1a zoning and was limited to 50 lots and a maximum density of 5 dwelling units per acre. Previous phases of the subdivision were developed as a planned unit development. The zoning was made permanent in April 2000. After the adoption of Title 30, all parcels which were zoned R-1a were rezoned to R-1. This phase completes the development with an overall density and number of lots in conformance with the original zone change.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0373-04	24 single family residential lots (portion recorded; remainder - expired)	Approved by PC	August 2004
ZC-0016-98 (ET-0067-00)	First extension of time for an R-1a zoned subdivision	Approved by BCC	April 2000
VC-0104-00	Reduced setbacks in conjunction with a single family residential development	Approved by PC	March 2000
DR-1945-98 (ET-0421-99)	First extension of time for a 24 single family residential lots	Approved by PC	December 1999
UC-1266-98 (ET-0300-99)	First extension of time for a single family residential controlled access PUD	Approved by PC	September 1999
DR-1945-98	24 single family residential lots	Approved by PC	December 1998
UC-1266-98	Single family residential controlled access PUD	Approved by PC	September 1998
VS-1252-98	Vacated and abandoned patent easements	Approved by BCC	September 1998
TM-0199-98	45 single family residential lots (portion recorded; remainder - expired)	Approved by PC	September 1998
ZC-0016-98	Reclassified to R-1a zoning for up to 50 single family residential lots	Approved by BCC	April 1998

*The zoning was changed from R-1a to R-1 after the adoption of Title 30 in July 2000.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Suburban (up to 8 du/ac), Public Facilities	R-1	Drainage channel
East	Institutional, Public Facilities	R-1 & P-F	Place of worship & drainage channel
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
WS-20-0438	A waiver of development standards for rear setbacks is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- **Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application;** a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: November 17, 2020 – HELD – To 01/05/21 – per the applicant.

PLANNING COMMISSION ACTION: January 5, 2021 – HELD – To 01/19/21 – per the applicant.

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – To 03/16/21 – per the applicant.

APPLICANT: SIGNATURE HOMES

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