

EL CAPITAN ROCHELLE
(TITLE 30)

ROCHELLE AVE/EL CAPITAN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500191-COUNTY OF CLARK(AVIATION):

TENTATIVE MAP consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-20-101-014

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 37
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,500/5,153
- Project Type: Single family residential

The plans depict a 37 lot single family residential subdivision on 4.7 acres for a density of 7.7 units per acre. The minimum net lot size is 3,500 square feet and the maximum is 5,153 square feet. The lots are accessed via 1 public street from Rochelle Avenue, with 2 cul-de-sacs extending west from the public street. The western lots access the cul-de-sacs; therefore, there are only 4 lots adjacent to the single family residential development to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential
South & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-21-0680	A vacation and abandonment of an easement is a companion item on this agenda.
ZC-21-0679	A reclassification of 4.7 acres from an R-E to R-2 zoning with a waiver and design reviews for a single family residential development 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 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0161-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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89120