

BRINKER  
(TITLE 30)

TWAIN AVE/MCLEOD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500146-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:**

**TENTATIVE MAP** consisting of 5 lots and common lots on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

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RELATED INFORMATION:

**APN:**

162-13-303-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2981 E. Twain Ave.
- Site Acreage: 1.3
- Number of Lots: 5
- Density (du/ac): 3.9
- Minimum/Maximum Lot Size (square feet): 7,682/14,021 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 5 lots on 1.3 acres with a density of 3.9 dwelling units per acre. The minimum and maximum lot sizes are 7,682 and 14,021 square feet, respectively. The 5 single family residential lots will front, and take direct access from, McLeod Drive. Five foot wide attached sidewalks are proposed along Twain Avenue and McLeod Drive.

Landscaping

The plans depict a common lot landscape area, consisting of 1,053 square feet, located between Twain Avenue and the north property line of Lot 5. The street landscape area measures 10 feet in width and includes 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-22-0421	Waivers of development standards for access to collector streets, attached sidewalks, and a design review 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;
- Full off-site improvements;
- Right-of-way dedication to include 10 additional feet for McLeod Drive, 40 feet for Twain Avenue, and associated spandrel.

**Current Planning Division - Addressing**

- No comment.

**Fire Prevention Bureau**

- 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 #0272-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIGNATURE HOMES

**CONTACT:** ACTUS, 3283 EAST WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120