06/16/21 BCC AGENDA SHEET

WATERSTONE 2 AT TOMSIK & CAMERO (TITLE 30) TOMSIK ST/CAMERO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500049-HAMILTON, BERNARD JR.:

TENTATIVE MAP consisting of 9 lots and common lots on 5.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Camero Avenue and the west side of Tomsik Street within Enterprise. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:
176-16-201-004; 176-16-201-059 through 176-16-201-060

LAND USE PLAN:
ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Acreage: 5.1
- Number of Lots/Units: 9
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,677/21,793 (net)
- Project Type: Single family residential

The submitted plans depict a 9 lot single family residential development on 5.1 acres for a density of 1.8 units per acre. The minimum net lot size is 18,677 square feet and the maximum is 21,793 square feet. Three of the lots front directly onto Camero Avenue and the other 6 lots will be accessed from a 39 foot wide private street accessed from Tomsik Street. A 6 foot wide landscape planter is provided along Tomsik Street with a 6 foot tall decorative screen wall. No sidewalks are provided along Tomsik Street as the roadway will be developed to rural street standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to add RNP overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
VS-21-0200	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
WS-21-0201	A waiver of development standards for wall height and a design review for increased finished grade 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;
- 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;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant shall provide a 20 foot wide access easement for the Flood Channel on APN: 176-16-196-001, with said easement to automatically terminate upon the recordation of a vacation for said APN.
- 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The private street shall have an approved name with the suffix of Court.

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 #0009-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: PINNACLE HOMES
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