

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

TWAIN AVE/MCLEOD DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0248-BARAJAS, JAVIER G. & CLAUDIA R.:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow lots to front a collector street (McLeod Drive); **2)** allow an attached sidewalk; and **3)** increased wall height.

**DESIGN REVIEWS** for the following: **1)** single family residential; and **2)** finished grade on 3.0 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/jvm/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-13-303-002; 162-13-303-004 through 162-13-303-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow lots to face a collector street where not allowed per Section 30.56.080.
2. Allow an attached sidewalk along a collector street (Twain Avenue) where a detached sidewalk is required per Section 30.64.030.
3. Increase combination wall height to 10 feet (4 foot retaining wall and 6 foot screen wall) where a 9 foot combination wall (3 foot retaining wall and 6 foot screen wall) is the maximum allowed per Section 30.64.050 (an 11.1% increase).

**DESIGN REVIEWS:**

1. Single family residential.
2. Increase finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 3
- Number of Lots/Units: 12

- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,001/9,378 (gross)
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 17 (1 story)/31 (2 story)
- Square Feet: Up to 3,800

#### Site Plan

The plan depicts a 12 lot single family subdivision on approximately 3 acres which results in a density of 4 dwelling units per acre. The lots range in size from a minimum of 7,001 square feet to a maximum of 9,378 square feet. Access to 10 of the lots is provided by a 37 foot wide private street from Twain Avenue, while 2 lots are proposed to directly access McLeod Drive.

#### Landscaping

A 5 foot wide landscape planter is proposed between the private street and the property to the west, it consists of trees (approximately 30 feet on center), shrubs, and groundcover. In addition, there is a 6 foot wide planter behind a 5 foot wide sidewalk along Twain Avenue. No other landscaping is being proposed.

#### Elevations

A total of 5 house models are being proposed each with a minimum of 3 separate elevation choices. Two of the models are 1 story with a maximum height of 17 feet and 3 of the models are 2 story with a maximum height of 31 feet. All models have stucco exteriors with roof tiles and stone accents.

#### Floor Plans

The homes range in size from a minimum of 2,065 square feet of livable area to a maximum of 3,800 square feet of livable area. Each home has typical rooms associated with a dwelling of this type and each has a minimum 2 car garage.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that they are complying with Title 30 by ensuring that all lots are a minimum of 7,000 square feet. In addition, there is a mixture of lot sizes in the surrounding area; therefore, this in-fill development is compatible with the surrounding area.

#### **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	Residential Suburban (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-1	Townhomes

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0247	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
TM-21-500064	A tentative map for a 12 lot 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**Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the requested waivers of development standards are all appropriate for this in-fill development. The property to the west of this request has an attached sidewalk along Twain Avenue, as do the properties to the east across McLeod Drive. Therefore, staff can support the request for an attached sidewalk along Twain Avenue. The 2 houses north of the subject development both directly access McLeod Drive as do many of the homes on the east side of McLeod Drive; therefore, staff can support this request. Also, staff finds that the increase in combination block wall is minimal and should not negatively impact the surrounding properties.

Design Review #1

Staff finds that the proposed in-fill residential development is appropriate at this location. The subdivision meets the minimum lot size of 7,000 square feet as dictated by the RNP-III overlay. In addition, the home sizes are within the realm of sizes in the surrounding area and the materials used for construction are similar to those used on previous construction. Therefore, staff can support the design review.

## **Public Works - Development Review**

### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

## **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, Title 30, 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 this application must commence within 4 years of approval date 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;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Twain Avenue and additional right-of-way for a 40 foot wide half street for McLeod Drive;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- 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 approval.

## **Building Department - Fire Prevention**

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIGNATURE HOMES

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