

07/07/21 BCC AGENDA SHEET

BARAJAS 3.02
(TITLE 30)

TWAIN AVE/MCLEOD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500064-BARAJAS, JAVIER G. & CLAUDIA R.:

TENTATIVE MAP consisting of 12 lots and common lots 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)

RELATED INFORMATION:

APN:

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

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

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. 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.

Prior Land Use Requests

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
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

Application Number	Request
WS-21-0248	A request for waivers for wall height, access to a collector street, attached sidewalk and design review for single family residential is a companion item on this agenda.
VS-21-0247	A vacation and abandonment for easements and right-of-way 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;
- 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.

Current Planning Division - Addressing

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

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)

- 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 #0426-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (single story only on southern lots 9 through 12).

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

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