

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-50044-USA:

HOLDOVER TENTATIVE MAP consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

176-27-101-031 ptn

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.50 portion of 32.50
- Project Type: Single-family residential development
- Number of Lots: 25
- Density (du/ac): 3.33
- Minimum/Maximum Lot Size (square feet): 7,436/22,145

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped - previously approved for a PUD via ZC-22-0168
South & East	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Unimproved trail adjacent to single-family residential development

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700006	A plan amendment to redesignate the land use from Ranch Estates Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0169	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 3.3 dwelling units per acre is a companion item on this agenda.
WS-24-0170	A waiver of development standards to increase retaining wall height and residential adjacency standards in conjunction with design reviews for single-family residential development and hillside development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Tentative Map

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Buffalo Drive. Staff is not supporting the related zone change, waivers of development standards, and design review requests; therefore, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 7, 2024 at 9:00 a.m.**, unless otherwise announced.

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

Building Department - Addressing

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

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 #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: June 18, 2024 – HELD – To 07/02/24 – per the Planning Commission.

APPLICANT: THOMASON CONSULTING ENGINEERS

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119