

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-201-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 7,189/12,478

Project Description

The plans show a proposed 16 lot single-family detached residential development. The overall site is 5 acres with a density of 3.2 dwelling units per acre. The lots range in size from 7,189 square feet up to 12,478 square feet. Subdivision access is from a 39 foot wide north-south private street which is proposed to connect with Camero Avenue on the north side of the development. This private street provides direct access to 12 lots (Lots 1 through 6 and Lots 11 through 16). The southern end of this street terminates with a connecting 39 foot wide east-west private street which provides access to the remaining 4 lots in the subdivision (Lots 7 through 10). The perimeter streets, including Wigwam Avenue, Buffalo Drive, and Camero Avenue are proposed to have 5 foot wide detached sidewalks. The plan indicates that a 15 foot wide drainage easement located along the north side of the landscape strip along Wigwam Avenue. This drainage easement turns north along the eastern property boundary and increases 20 feet wide along the southeast portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-23-700043	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-23-0812	A zone change to reclassify the site from RS20 to RS5.2 and eliminate the NPO-RNP is a companion item on this agenda.
VS-25-0212	A vacation and abandonment of easements is a companion item on this agenda.
WS-25-0213	A waiver of development standards and 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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

The plans show that the lots are accessible from and face internal private streets. One through access drive is provided which is allowed for a subdivision 5 acres in size or less. However, because the property lines for Lots 7 through 16 extend to Buffalo Drive and Pebble Road without an intervening common lot, this effectively makes these double-frontage lots which is not permissible. In addition, staff is not supporting the plan amendment and zone change necessary to allow for the proposed subdivision design. Therefore, staff is unable to support this tentative map request.

Staff Recommendation

Denial.

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;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 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 subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118