

BUFFALO CACTUS WEST
(TITLE 30)

CACTUS AVE/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500187-WATTOO FAMILY LP:

TENTATIVE MAP consisting of 38 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Cactus Avenue (alignment), 650 feet west of Buffalo Drive within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-33-501-003

LAND USE PLAN:

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 38
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,311/5,010
- Project Type: Single family residential

The plans depict a single family residential development totaling 38 single family lots and 3 common area lots on 4.9 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,311 square feet to a maximum of 5,010 square feet. One access point is shown from Cactus Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. One street runs north to south with 1 cul-de-sac and 1 cul-de-sac and stub street farther south branching off the north/south street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Undeveloped
South, East, & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
NZC-21-0669	A nonconforming zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0670	A vacation of patent easements on the site 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 2, 2022 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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet the to back of curb for Cactus Avenue;
- Provide paved legal access;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;

- 90 days to record required right-of-way dedications and any corresponding easements for the Cactus Avenue Improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Cactus Avenue Improvement project;
- Dedicate any right-of-way and easements necessary for the Cactus Avenue Improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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

- Streets shall have approved street names and suffixes;
- The street shown as Oliva shall have the suffix of Court;
- Approved street name list from the Combined Fire Communications Center shall be 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 #0412-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135