

06/21/22 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

BUFFALO DR/HALEH AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500085-WATTOO FAMILY LP:

TENTATIVE MAP consisting of 30 single family residential lots and common lots on 3.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Buffalo Drive and the north side of Haleh Avenue within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-301-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Number of Lots: 30
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/5,830
- Project Type: Single family residential development

The plans depict a single family residential development totaling 30 single family lots and 2 common area lots on 3.8 acres. The density of the overall development is shown at 7.9 dwelling units per acre. The lots range in size from a minimum of 3,325 square feet to a maximum of 5,830 square feet. The development will have access from Haleh Avenue to the south. 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.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|--|
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| East | Open Lands | P-F | Middle school |
| West | Open Lands | P-F | Undeveloped & Mountains Edge Regional Park |

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|--------------------|---|
| NZC-22-0249 | 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-22-0250 | A request to vacate a right-of-way and patent easements on the property 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 July 20, 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 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.
- 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 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;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0181-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** SIDHOM BROTHERS COMPANY LLC**CONTACT:** THE WLB GROUP, 3663 EAST SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120