

12/07/21 PC AGENDA SHEET

BUFFALO CHARTAN  
(TITLE 30)

BUFFALO DR/CHARTAN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500163-G T REVOCABLE LIVING TRUST & TAM GEORGE S & IRENE Y TRS:**

**TENTATIVE MAP** consisting of 34 single family residential lots and common lots on 4.9 acres in an R-2 (Medium Density Residential) Zone.

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

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RELATED INFORMATION:

**APN:**

176-33-801-007

**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: 34
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,308/4,312
- Project Type: Single family residential

The plans depict a single family residential development totaling 34 single family lots and 3 common area lots on 4.9 acres. The density of the residential subdivision is 7.0 dwelling units per acre. The lots range in size from a minimum of 3,308 square feet to a maximum of 4,312 square feet. One access point is shown from Buffalo Drive to the east. The proposed street terminates in cul-de-sacs on the north and south ends. 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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Open Land (up to 1 du/10 ac)	R-E	Undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South & East	Major Development Project (Mountains Edge) – Suburban Residential (up to 8 du/ac)	R-2	Single family residential development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0587	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-21-0588	A vacation of patent easements 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 January 5, 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 to the back of curb for Buffalo 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 subdivision map.
- Applicant is advised that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb 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**

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

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

**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 #0010-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HOLDEN DEVELOPMENT COMPANY, LLC

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