

BUFFALO/GOMER 10
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500060-SCHELL, WILLIAM A. SEPARATE PROPERTY TRUST & SCHELL, WILLIAM A. TRS:

HOLDOVER TENTATIVE MAP consisting of 30 residential lots and common lots on 9.9 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on southeast corner of Buffalo Drive and Gomer Road (alignment) within Enterprise. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-27-101-001 through 176-27-101-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.9
- Number of Lots/Units: 30
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 8,082/9,870
- Project Type: Single family residential (detached)

The plans depict a detached single family residential planned unit development situated on a 9.9 acre site consisting of 30 residential lots with a density of 3 dwelling units per acre. The planned unit development (PUD) is more than 5 acres, with proposed gross lot sizes of 8,082 square feet to 9,870 square feet, respectively. Open space is not required for this PUD as the site is located within a rural residential zoning district, with a required open space area less than 10,000 square feet (7,471 square feet for this site). The minimum setbacks for the detached single family residences are as follows:

	Front Setback (feet)	Rear Setback (feet)	Side Setback (feet)	Side Street (Corner) Setback (feet)
Single family residence*	20	20	5	10
Patio cover	-	3	3	7
Balcony (under 6')	-	3	3	7

	Front Setback (feet)	Rear Setback (feet)	Side Setback (feet)	Side Street (Corner) Setback (feet)
Balcony (over 6')	-	17	3	7
Accessory structure (accessory apartment or pool house)	-	5	5	5

* The PUD establishes alternative front, side, side street (corner) and rear setbacks; however street corner setbacks which are less than 10 feet from a street require a waiver of development standards.

Access to the project site is granted via a 49 foot wide public street, terminating in a cul-de-sac bulb, connecting to Buffalo Drive. A 5 foot wide sidewalk is provided along the north and south sides of the proposed public street, per Public Works standards.

Two existing communication towers are located approximately 230 feet east of Buffalo Drive. The subdivision is designed around the towers, establishing a common lot for the towers. Due to the creation of the new street and residential lots, reductions to the setbacks are required.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-1026	Reclassified from R-E to R-2 zoning for a single family hillside development (APN's 176-27-101-002 through 176-27-101-004) - expired	BCC Held no Date	May 2019
VS-18-1025	Vacation of easements (APN's 176-27-101-002 through 176-27-101-004) - expired	BCC Held no Date	May 2019
TM-18-500242	41 single family residential lots (APN's 176-27-101-002 through 176-27-101-004) - expired	BCC Held no Date	May 2019
UC-18-0923	Communication tower increased height	Approved by PC	February 2019
UC-0463-10	Communication tower (stealth Monopine) and associated equipment	Approved by PC	November 2010
ADR-0686-07	Stealth Monopine not to exceed 80 feet	Approved by ZA	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Public park (Exploration)
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
West & South	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban (up to 8 du/ac)	R-D, R-2, & R-E (RNP-I)	Mountains Edge single family residential development & undeveloped

Related Applications

Application Number	Request
ZC-22-0168	A zone change to reclassify an R-E to an R-D zone, reduce setbacks, increase wall height, off-set street intersection for a single family residential (detached) development, and finished grade is a companion item on this agenda.
VS-22-0172	A vacation and abandonment of 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 is supporting the related zoning request and most use permits, waivers, and design reviews associated with this tentative map. Staff can support the tentative map.

Staff Recommendation

Approval.

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;
- Full off-site improvements.
- Applicant is advised 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; and 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

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 #0242-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: May 18, 2022 – HELD – To 06/08/22 – per the applicant.

APPLICANT: EDDIE DUENAS

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST., STE 200, LAS VEGAS, NV 89119