

05/16/23 PC AGENDA SHEET

TORINO-BUFFALO
(TITLE 30)

BUFFALO DR/TORINO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500032-LJC PROPERTIES, LLC:

TENTATIVE MAP consisting of 8 lots and common lots on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-401-008 through 176-15-401-011

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8764 S. Buffalo Drive
- Site Acreage: 4.9
- Number of Lots: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,041/22,326 (gross & net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 8 lots on 4.9 acres with a density of 1.7 dwelling units per acre. The minimum and maximum lot sizes are 20,041 square feet and 22,326 square feet, respectively. The 8 residential lots take direct access to an internal 40 foot wide private street connecting to Jerlyn Street, a local and public street. The private street servicing the proposed residential development is oriented in an east/west direction and terminates in a cul-de-sac bulb at the west portion of the site, adjacent to Lots 3 through 6. A 5 foot wide detached sidewalk is proposed along Buffalo Drive; however, no sidewalks are proposed along Torino Avenue and Jerlyn Street. Furthermore, Torino Avenue and Jerlyn Street will be developed to non-urban street standards.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Buffalo Drive. The street landscape area includes trees, shrubs, and groundcover. A

4 foot wide landscape area, consisting of 24 inch box trees planted 20 feet on center, is provided along Torino Avenue and Jerlyn Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

Related Applications

Application Number	Request
WS-23-0140	A waiver of development standards for alternative street landscaping is a companion item on this agenda.
VS-23-0141	A vacation and abandonment for patents easement and right-of-way 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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:

Comprehensive 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

- Comply with approved drainage study PW22-16217;
- Traffic study and compliance;
- 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;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 30 feet for Torino Avenue, 30 feet for Jerlyn Street, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, and dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Comprehensive Planning - Addressing

- No comment.

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 #0289-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES OLIVER

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