

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-50044-USA:**

**HOLDOVER TENTATIVE MAP** consisting of 25 lots and common lots on a 7.50 acre portion of 32.50 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located 330 feet east of Buffalo Drive, 320 feet south of Gomer Road (alignment) within Enterprise. JJ/md/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-27-101-031 ptn

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.50 portion of 32.50
- Project Type: Single-family residential development
- Number of Lots: 25
- Density (du/ac): 3.33
- Minimum/Maximum Lot Size (square feet): 7,436/22,145

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Undeveloped - previously approved for a PUD via ZC-22-0168
South & East	Ranch Estates Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Unimproved trail adjacent to single-family residential development

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

## Related Applications

Application Number	Request
PA-24-700006	A plan amendment to redesignate the land use from Ranch Estates Neighborhood to Low-Intensity Suburban Neighborhood is a companion item on this agenda.
ZC-24-0169	A zone change request to reclassify the project site to RS5.2 zoning for a single-family residential development at 3.3 dwelling units per acre is a companion item on this agenda.
WS-24-0170	A waiver of development standards to increase retaining wall height and residential adjacency standards in conjunction with design reviews for single-family residential development and hillside development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

##### Tentative Map

Staff finds that the design of the subdivision lacks connectivity to a secondary street, allowing only a single point of entry and exit to the development via Buffalo Drive. Staff is not supporting the related zone change, waivers of development standards, and design review requests; therefore, staff recommends denial of the tentative map.

#### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **August 7, 2024 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, Title 30, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

**Building Department - Addressing**

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

**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 #0206-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** June 18, 2024 – HELD – To 07/02/24 – per the Planning Commission.

**APPLICANT:** THOMASON CONSULTING ENGINEERS

**CONTACT:** THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET, SUITE 200, LAS VEGAS, NV 89119