

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500136-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:

TENTATIVE MAP consisting of 10 single-family residential lots and 2 common lots on 1.25 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Richmar Avenue, 610 feet west of Valley View Boulevard within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-802-004; 177-19-802-005

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 10
- Density (du/ac): 6.67
- Minimum/Maximum Lot Size (square feet): 3,500 (min)/6,922 (max)

Project Description

The plans depict a 10 lot single-family residential subdivision located along Richmar Avenue on 1.5 acres. This proposed subdivision will be an extension of the approved subdivision to the east. That subdivision was approved with Novi Avenue terminating as a stub street just west of Apple Cactus Street. Since the new proposed subdivision is from the same developer, Novi Avenue will be modified to continue through the proposed subdivision where it will terminate in a cul-de-sac on the west side of the site. Due to the prior configuration as a stub street, 2 lots are being removed from the approved subdivision and will be incorporated into this proposed subdivision.

Access to the proposed subdivision is through the approved subdivision to the east by way of private streets that ultimately connect to Richmar Avenue. Common elements are provided along Novi Avenue and Richmar Avenue.

Prior Land Use Requests (APN: 177-19-802-005)

Application Number	Request	Action	Date
VS-23-0926	Vacated and abandoned rights-of-way and easements	Approved by BCC	April 2024

Prior Land Use Requests (APN: 177-19-802-005)

Application Number	Request	Action	Date
ZC-23-0925	Reclassified from R-E to R-2 zoning with waivers of development standards and a design review for a proposed single-family residential subdivision	Approved by BCC	April 2024
TM-23-500194	113 lot single-family residential subdivision	Approved by BCC	April 2024
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood to Mid-Intensity Suburban Neighborhood	Approved by BCC	April 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Single-family residential

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

Related Applications

Application Number	Request
VS-24-0621	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-24-0622	A zone change to reclassify 1.25 acres from RS20 to an RS3.3 zone is a companion item on this agenda.
DR-24-0620	A design review for a 10 lot single-family subdivision 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

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff finds the proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The private street network allows for sufficient access to each lot approved with eventual access to Richmar Avenue. In addition, staff finds the lots are only accessible from streets internal to the subdivision, with no double frontage lots. The proposed

subdivision uses the appropriate termination of the street into a cul-de-sac. Staff can support the proposed tentative map.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation

Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0348-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118