

01/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0783-RICHMAR 13, LLC:

DESIGN REVIEW for alternative yards in conjunction with a previously approved single-family residential subdivision on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Richmar Avenue and west of Rosanna Street within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-22-815-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.51
- Project Type: Alternative yards

History, Site Plan, & Request

The site was originally approved through a tentative map and design review for a 13 lot single-family residential subdivision via TM-17-500041 and WS-17-0204, respectively. Both of those applications expired, so a new development consisting of 13 single-family residential lots and 1 common element was approved via WS-23-0153 and TM-23-500036. The approved project has an overall area of 7.5 acres, a density of 1.73 dwelling units per acre with a maximum gross lot size of 22,943 square feet and a minimum gross lot size of 20,000 square feet. The maximum net lot size is 21,642 square feet with the minimum net lot size being 18,851 square feet. The subdivision is accessed by 2 public streets, Richmar Avenue on the north and Gary Avenue on the south, with Rosanna Street (public street) bisecting the subdivision connecting these 2 streets. ADR-25-900769 was approved in October 2025, which updated the floor plans and elevations for the residences of the subdivision.

The overall layout of the subdivision as approved by WS-23-0153 and TM-23-500036 remains the same. However, the applicant is now requesting a design review for alternative lot orientation for Lot 3 of the subdivision, which is APN 176-22-815-003. This lot is on the southeast corner of a cul-de-sac, located along the west side of Rosanna Street. The subject lot will feature the west

property line as the front, rather than the north property line as originally planned. The north and south sides of the lot will be the side property lines, while the east side will be the rear property line.

Landscaping

There are no changes proposed to the previously approved landscaping.

Applicant's Justification

The applicant states that the developer has added new plans for the single-family residential subdivision, which will require an alternative lot orientation for Lot 3 of the subdivision, which is APN 176-22-815-003. The subject lot will have the front property line on the west side, rather than the north as originally designed. This will result in the north and south sides of the lot being the side yard, the west side being the front yard, and the east side being the rear yard. The configuration will not adversely impact adjacent parcels and will provide driveway access to the cul-de-sac bulb.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900769	Administrative design review for revised floor plans and elevations	Approved by ZA	October 2025
TM-23-500036	Tentative map for 13 lot single-family residential subdivision	Approved by BCC	May 2023
WS-23-0153	Waiver to increase wall height and a design review for finished grade for an approved single-family residential subdivision	Approved by BCC	May 2023
ET-22-400043 (WS-17-0204)	Second extension of time for increased finished grade and a single-family residential subdivision - expired	Approved by BCC	May 2022
ET-20-400035 (WS-17-0204)	First extension of time for increased finished grade and a single-family residential subdivision - expired	Approved by BCC	June 2020
TM-17-500041	Tentative map for a 13 lot single-family residential subdivision - expired	Approved by BCC	February 2018
VS-17-0206	Vacated and abandoned a portion of Rosanna Street - expired	Approved by BCC	February 2018
WS-17-0204	Reduced lot area, increased finished grade, with a design review for a single-family residential subdivision - expired	Approved by BCC	February 2018
ZC-1026-05	Reclassified the area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

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**Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed alternative yard request will allow the subject lot to maintain the required setbacks while providing safe access to the site from the cul-de-sac bulb. Staff does not anticipate the lot orientation having any adverse effects on the other properties within the cul-de-sac or those in the surrounding area. Therefore, staff can support this request.

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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; instructions for submitting a POC request are available on the CCWRD website.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

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