

RICHMAR - VALLEY VIEW
(TITLE 30)

UPDATE
RICHMAR AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500087-VAN 86 HOLDINGS TRUST:

HOLDOVER TENTATIVE MAP consisting of 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Richmar Avenue and Valley View Boulevard within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-703-006 through 177-19-703-012; 177-19-704-001 through 177-19-704-003; 177-19-704-005

LAND USE PLAN:

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

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.4
- Number of Lots: 155
- Density (du/ac): 8.0
- Minimum/Maximum Lot Size (square feet): 3,325/5,070
- Project Type: Single family residential

The plan depicts a single family residential development consisting of 155 lots on approximately 19.4 acres with a density of 8 dwelling units per acre. The site has frontage along Richmar Avenue to the south, Meranto Avenue along the north, Hinson Street along the west, and Valley View Boulevard along the east. Valley View Boulevard is an arterial street, the other streets are local streets. The plan shows that 12 lots will take access from Hinson Street and 23 lots from Meranto Avenue. The remainder of the lots will take access from 48 foot wide public streets within the proposed development. Each of the interior streets will have a 5 foot wide sidewalk on both sides of the street. The plan depicts 3 entrances to the development, 2 from Meranto Avenue and the third from Hinson Street. The plan depicts 3 common element lots with a total area of 44,090 square feet, which includes 2 common elements along the perimeter streets, and a private neighborhood park in the central portion of the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Business Employment	R-E	Undeveloped

This site and the surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0254	Nonconforming zone change to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-22-0255	A request to vacate and abandon 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; however, staff does not support the zone change request necessary to allow this project; therefore, staff cannot support this 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

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, 45 feet to the back of curb for Valley View Boulevard, and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- 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 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.

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 #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 36 letters

PLANNING COMMISSION ACTION: June 21, 2022 – HELD – To 07/19/22 – per the applicant.

PLANNING COMMISSION ACTION: July 19, 2022 – DENIED – Vote: Aye: Stone, Kirk, Kilarski, Nguyen, Frasier, Lee Nay: Castello

COUNTY COMMISSION ACTION: August 17, 2022 – HELD – To 09/07/22 – per the applicant.

COUNTY COMMISSION ACTION: September 7, 2022 – HELD – To 09/21/22 – per the applicant.

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120