

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500033-A & A III, LLC & A& A REVOCABLE LIVING TRUST:**

**TENTATIVE MAP** consisting of 20 single-family residential lots and common lots on 2.54 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Hinson Street and the south side of Richmar Avenue within Enterprise. JJ/rr/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-801-007; 177-19-801-008

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.54
- Project Type: Single-family detached residential
- Number of Lots: 20
- Density (du/ac): 7.87
- Minimum/Maximum Lot Size (square feet): 3,518/3,567

Project Description

The plans depict a proposed single-family detached residential development totaling 20 single-family lots and 4 common lots on 2.54 acres located on the south side of Richmar Avenue and the west side of Hinson Street. The density of the overall development is shown at 7.87 dwelling units per acre. The lots range in size from a minimum of 3,518 square feet to a maximum of 3,567 square feet. Lots 1 through 7 will have direct access to Richmar Avenue, a public street. Richmar Avenue is proposed to be improved with a 5 foot wide attached sidewalk and full off-site improvements. Hinson Street is proposed to be improved with a 5 foot wide detached sidewalk and full off-site improvements. Lots 8 through 20 are proposed to be accessed from a 39 foot wide private street which is accessible from Hinson Street to the east. The private street, which features a 5 foot wide sidewalk on the north side, is proposed to terminate in a hammerhead turnaround to the west. Common Element A is proposed for an additional parking area for 2 residents. Common Element B will include a 5 foot wide drainage easement. Common Elements C and D are intended for the street landscaping along Hinson Street. A retaining wall is proposed along the west boundary of the site adjacent to Common Element B near Lot 14.

**Prior Land Use Requests (APN 177-19-801-007 only)**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-23-0429	Zone change from RE to R2, waivers, and design review for a single-family residential development	Approved by BCC	September 2023
VS-23-0430	Vacated and abandoned patent easements	Approved by BCC	September 2023
TM-23-500089	Tentative map for 9 single-family residential lots	Approved by BCC	September 2023

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0145	A vacation and abandonment of easements is a companion item on this agenda.
ZC-25-0146	A zone change to reclassify APN 177-19-801-008 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0147	Waivers of development standards and design review for a single-family residential 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**

The lots are accessible from an internal private street with rows of lots on each side of the street. Lots also front along an external local street, Richmar Avenue. The lot sizes are compliant with the underlying zoning and Master Plan land use category. Staff, however, finds the use of a hammerhead cul-de-sac is not the preferred design for terminating streets and there are no constraints on the site that make a hammerhead necessary. Additionally, staff is not supporting the waivers of companion item WS-25-0147, which impacts the tentative map design. As a result, staff is unable to support this tentative map request.

**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.

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:

- Expunge TM-23-500089.
- 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 30 feet for Richmar Avenue, 25 feet to the back of curb for Hinson Street, 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.

**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](mailto: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.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**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 #0544-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIMARRON SPRING DEUX, LLC

**CONTACT:** TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147