

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0620-CIUFO TRUST & CIUFO, JOHN JR. & LINDA R. TRS:

DESIGN REVIEW for a single-family residential subdivision 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: 1.25
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 10
- Density (du/ac): 6.67
- Minimum/Maximum Lot Size (square feet): 3,500/6,922
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 1,590/2,127
- Open Space Required/Provided: 3,484

Site Plans

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.

Landscaping

The plans depict a landscape strip on both sides of a detached sidewalk along Richmar Avenue. Trees will be planted 30 feet on center.

Elevations

The plans depict 2 story single-family homes that vary in height from 22 feet to 24 feet and includes stucco finish, stucco roof trim, decorative clay pipes, covered entries, garage door, and decorative window enhancements, and a pitched roofline.

Floor Plans

The plans depict homes with a garage, great room, bedrooms, bathrooms, kitchen, loft, utility room, and den.

Applicant’s Justification

The applicant states that this proposed subdivision will not impact the adjacent land uses. Each home includes unique architecture on all sides, including but not limited to covered entries, porches, patios, variable rooflines, window enhancements, and varied building materials.

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
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.
TM-24-500136	A tentative map 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

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.

The design of the proposed homes is similar to previously approved single-family homes within the immediate area. Staff can support the design review.

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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

- 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.

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.

TAB/CAC: Enterprise - approval (8 foot wall adjacent to APN 177-19-802-003).

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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