

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:

TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-801-001 ptn

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.03 (portion)/5.16 (site)
- Project Type: Single-family residential development
- Number of Lots/Units: 48
- Density (du/ac): 9.3
- Minimum/Maximum Lot Size (square feet): 2,767/3,604

Project Description

The plans depict a proposed 48 lot single-family detached residential subdivision located on the south side of Richmar Avenue and the west side of Ensworth Street, with the US I-15 directly to the west. The overall site is 5.03 acres with a density of 9.55 dwelling units per acre. The lots range in size from 2,767 square feet up to 3,604 square feet. Lots 1 through 18 will be directly accessible from Ensworth Street to the east of the development. Lots 19 through 48 are internal to the subdivision and will front a 48 foot wide street running north to south that will take access from Richmar Avenue and terminates in a cul-de-sac. Lots 37 through 48 are separated from the US I-15 to the west by a 5 foot wide drainage easement located between the rear walls of the lots and a future NDOT sound wall; however, the NDOT sound wall is not proposed at this time. The plans also depict an existing off-premise sign between Lots 41 and 42 along the west property line that is set to remain. The 0.13 acre area around the sign is currently set to become its own parcel separate from the residential development via MSM-25-600082. Additionally, there is an 8,726 square foot common element located in the southwest corner of the site, and another 1,529 square foot common element in the northwest corner of the site. Detached sidewalks are provided along Richmar Avenue and Ensworth Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900177-12	Administrative design review for the conversion to an electronic message unit for an off-premise sign	Approved by ZA	March 2012
UC-0175-08	Use permit to allow a temporary sales office for resort condominiums prior to a tentative or subdivision map - expired	Approved by PC	April 2008
ET-400305-05 (DR-1765-03)	First extension of time for an office building - expired	Approved by BCC	February 2006
ZC-1309-05	Zone change from C-1 to U-V with use permits and a design review for a mixed-use development consisting of offices, retail, and residential units within a high-rise building - expired	Approved by BCC	January 2006
DR-1765-03	Design review for an office building - expired	Approved by BCC	December 2003
UC-0784-03	Use permit for off-premise advertising (billboard)	Approved by BCC	June 2003
ZC-0810-01	Zone change from R-E to C-1 for an office warehouse complex	Approved by BCC	December 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Manufactured home park
South	Entertainment Mixed-Use	RM32	Multi-family residential
East	Entertainment Mixed-Use	RM18	Single-family residential
West*	Business Employment	RS20	Undeveloped

*Immediately to the west is I-15

Related Applications

Application Number	Request
PA-25-700048	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0763	A zone change from CG to RS2 is a companion item on this agenda.
WS-25-0764	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
WS-25-0782	A waiver of development standards for a Public Works standards related to a minor subdivision is a companion item on this agenda.
VS-25-0765	A vacation and abandonment for patent easements 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. The project complies with the subdivision design standards with the exception of allowing lots to access directly onto a collector road (Ensworth Street). Staff can however support the subdivision design considering the lots to the east take direct access on to Ensworth Street and also because if Ensworth is ever fully built. Vehicles will be coming into or out of a hard turn as Ensworth Street jogs west towards the I-15 at Richmar Avenue.

Analysis

Comprehensive Planning

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

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

PLANNING COMMISSION ACTION: December 16, 2025 – APPROVED – Vote: Unanimous Absent: Gibson

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 Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac 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.

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 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD strict estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: NEVADA INTERNATIONAL INVEST, LTD

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