

11/21/23 BCC AGENDA SHEET

VALLEY VIEW & RICHMAR - SOUTH
(TITLE 30)

RICHMAR AVE/VALLEY VIEW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500127-COLINN, IMANI LIVING TRUST & IMANI, DARIUSH TRS:

TENTATIVE MAP consisting of 12 single family detached residential lots and 2 common lots on 2.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Richmar Avenue, 165 feet west of Valley View Boulevard within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-703-010; 177-19-703-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Number of Lots/Units: 12 lots and 2 common lots
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 6,362/6,958 (gross)
- Project Type: Single family detached residential development

The plans depict a single family residential detached development totaling 12 single family lots and 2 common area lots on 2.4 acres located on the north side of Richmar Avenue, approximately 165 feet west of Valley View Boulevard. The density of the overall development is shown at 5 dwelling units per acre. The lots range in size from a minimum gross acreage of 6,362 square feet to a maximum gross acreage of 6,958 square feet. The development will have access from Richmar Avenue to the south. The lots within the subdivision will be served by a 330 foot long, 49 foot wide internal public street, which will terminate in a cul-de-sac. The public street will include a 5 foot wide sidewalk on both sides of the street. A 10 foot wide and 6 foot long private drainage easement is proposed at the northern tip of the proposed cul-de-sac. Parking within the development will be provided by 2 and 3 car garages and driveways on each lot with 4 on-street visitor parking spaces within the public street. The plans also depict that the finished grade of the site will be increased up to 10 feet along the south and east portions of the development to properly drain the site due to existing terrain.

Landscaping

A 15 foot wide landscape strip is provided along Richmar Avenue, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. The landscaping strip contains 19 Blue Palo Verde (Parkinsonia Florida) trees, spaced 10 feet apart in 2 staggered rows, where possible, with several 5 gallon shrubs dispersed between the trees. Two common lots are provided to contain the 15 foot landscaping strip with 1 common lot located on the west side of the entrance to the subdivision and a second common lot on the eastern side of the subdivision entrance.

Increased retaining wall heights are proposed on the eastern and northern sides of the subdivision. A 6 foot retaining wall with a 6 foot decorative screen wall is proposed on the east side of the site, along the eastern portion of the northern property line, and along the south property line adjacent to Lot 1. The remainder of the northern property line and western side of the subdivision only contains a 6 foot decorative screen wall. A 6 foot decorative screen wall is also placed on the southern portion of the development behind the 15 foot landscaping strip. The eastern, western, and northern sides of the project are adjacent to undeveloped R-E or R-1 zoned unsubdivided lots.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0255	Vacated and abandoned easements - the subject parcels were removed from the application prior to approval	Approved by BCC	January 2023
NZC-22-0254	Reclassified 11.8 acres from R-E to R-1 and R-2 zoning for an 87 lot single family development - subject parcels were removed from the application prior to approval	Approved by BCC	January 2023
TM-22-500087	87 lot single family detached subdivision - subject parcels were removed from the application prior to approval	Approved by BCC	January 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-1 & R-E	Undeveloped
South & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0608	A zone change to reclassify from an R-E to an R-1 zone for a 12 lot single family detached subdivision development is a companion item on this agenda.
VS-23-0609	A vacation and abandonment of easements and right-of-way 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**Comprehensive Planning**

The proposed tentative map meets the requirements as outlined in Title 30. However, since staff is not supporting the companion waivers of development standards and design review of ZC-23-0608, staff cannot support this 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue.
- Applicant is advised 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; and that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning - Addressing

- No comment.

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 #0331-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89113