

AMENDED BELCARRA
(TITLE 30)

RICHMAR AVE/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500176-MCCURDY DIANA & BRUCE:

TENTATIVE MAP consisting of 56 residential lots and common lots on a 6.6 acre portion of an approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Richmar Avenue, 300 feet west of Decatur Boulevard within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-24-801-002 through 176-24-801-004; 176-24-801-006; 176-24-801-007; 176-24-801-029
ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5125 W. Richmar Avenue
- Site Acreage: 6.6 (Unit 2)/16.1 (overall)
- Number of Lots: 56 (Unit 2)/128 (overall)
- Density (du/ac): 8.4 (Unit 2)/7.9 (overall)
- Minimum/Maximum Lot Size (square feet): 3,301/4,524
- Project Type: Single family residential development

This application request is an amendment to a previously approved gated single family residential development on 16.1 acres consisting of 118 lots with a density of 7.3 dwelling units per acre. Plans have been slightly revised for Unit 2 which now depicts 56 single family lots and 5 common area lots on 6.6 acres. The developer acquired an additional parcel of land located near the northerly portion of the subdivision. The density of the Unit 2 area is 8.4 dwelling units per acre; however, the overall development is shown at 7.9 dwelling units per acre. Approximately the southern half of the overall development will not change from the approval of TM-21-500051.

The overall site has frontage along Richmar Avenue, Edmond Street, Gary Avenue, and Decatur Boulevard; however, none of the proposed lots will take access directly from any of these streets.

The plans depict the entrance to the subdivision is from Edmond Street on the west side of the site. Access to the lots within the development will be provided by 43 foot wide private streets that will have a 5 foot wide sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	July 2021
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacation of easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac), Public Facilities & Commercial Neighborhood	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential High (from 8 to 18 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Neighborhood & Business and Design/Research Park	R-E	Single family residential & undeveloped
West	Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-21-0621	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0622	A vacation of patent easements on a portion of the site 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: December 21, 2021 – APPROVED – Vote: Unanimous

Current Planning

- 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

- Provide an ingress/egress point on Richmar Avenue;
- Work with Public Works - Traffic Division for traffic calming solutions (including stop signs, crosswalks, etc.);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Gary Avenue with a portion of an elbow at Hauck Street, 30 feet for Edmond Street, 30 feet for Richmar Avenue, 5 additional feet to the back of curb for Decatur Boulevard, and associated spandrels;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the Decatur Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map.
- 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.

Current Planning Division - Addressing

- Private 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.

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 #0392-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (provide an ingress/egress point on Richmar Avenue).

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS, INC

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