

05/18/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RICHMAR AVE/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400043 (WS-17-0204)-MOAIC SEVEN, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a proposed single family residential development; and **2)** finished grade on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Richmar Avenue, 250 feet west of Rainbow Boulevard within Enterprise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-801-017

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade to 72 inches where a maximum of 36 inches (previously 18 inches) is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5
- Number of Lots: 13
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,000/24,598 (gross)/18,011/21,755 (net)
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): 28.6
- Square Feet: 2,031 to 2,574

Site Plans

The approved plans depict a proposed single family residential subdivision consisting of 13 residential lots on 7.5 acres at a density of 1.73 dwelling units per acre. Lots range from a

minimum of 18,011 square feet to a maximum of 21,755 square feet (net) and 20,000 square feet to 24,598 square feet (gross). The 4 lots located on the northwestern portion of the site will be served by a 40 foot wide private street with no sidewalks that terminates into a cul-de-sac with access to Rosanna Street. The remaining 9 lots are located on the east side of Rosanna Street. Six lots will front on and access Rosanna Street, 1 lot will front on and access Richmar Avenue, and 2 lots will front on and access Gary Avenue including a flag shaped lot. The public streets will be constructed to rural standards. Revised plans were submitted prior to the original hearing with adjustments that created larger lots so the waiver of development standards was no longer needed.

Landscaping

Street landscaping consists of 6 foot wide landscape areas in conformance with Figure 30.64-6 along Rosanna Street, Richmar Avenue, and Gary Avenue.

Elevations

The approved plans depict 3 models with heights up to 26 feet, 8 inches, consisting of 1 story models with 3 separate elevations per plans and two, 2 story models up to 28 feet, 8 inches high; however, a condition of approval was added limiting the height to 24.5 feet. Building materials consist of stucco, stone veneer, wrought iron, and tile roofing. Decorative trim and other architectural elements are shown on all elevations.

Floor Plans

The plans depict homes ranging in size from 2,031 square feet to 2,574 square feet. The various home models will include various options such as a 2 car garage, multiple bedrooms with options for dens, offices, and bathrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400035 (WS-17-0204):

Current Planning

- Until February 21, 2022, to commence.
- 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.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for WS-17-0204:

Current Planning

- Provide septic disclosure to new buyers on the affected lots;
- 24.5 feet maximum height excepting the chimney;

- Only single story homes on the 4 lots on the west side of Rosanna Street and the 1 lot at the southeast corner of Richmar Avenue and Rosanna Street.
- Applicant is advised that 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 this application must commence within 2 years of approval date 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;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Gary Avenue, 30 to 60 feet for Rosanna Street and associated spandrels.
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the improvement plans are currently in review by Public Works and the final map mylar is prepared and ready to be submitted and reviewed. The project has been delayed allowing for the Water Reclamation District collection system capacity upgrade package to be completed, extending the gravity sewer main up Rainbow Boulevard. This upgrade will allow for all lots in this development to be served by public sewer, in lieu of the septic sewer alternative currently proposed for some of the lots.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|---------------|
| ET-20-400035 (WS-17-0204) | First extension of time for a single family residential and increased finished grade | Approved by BCC | June 2020 |
| WS-17-0204 | Single family residential development with increased finished grade | Approved by BCC | February 2018 |
| TM-17-500041 | 13 single family residential lots | Approved by BCC | February 2018 |
| VS-17-0206 | Vacated and abandoned patent easements and right-of-way | Approved by BCC | February 2018 |
| ZC-1026-05 | Established the RNP-I Overlay on the subject parcels and the surrounding area | Approved by BCC | October 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|------------------------|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial | R-E (RNP-I) & C-1 | Single family residential & undeveloped |
| South & West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E (RNP-I) | Single family residential & undeveloped |
| East | Neighborhood Commercial | C-1 | Mini-warehouse facility (Mountain's Edge) |

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has been processing various technical studies and improvement plans related to this site. Although the related tentative map has expired, the applicant is in the pre-review process to submit a new tentative map. Therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:**Current Planning**

- Until February 21, 2024 to commence.
- 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; and that 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.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Railroad Channel improvement project;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: VINCENT SCHETTLER

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