

11/15/22 PC AGENDA SHEET

RICHMAR - VALLEY VIEW  
(TITLE 30)

**UPDATE**  
**RICHMAR AVE/HINSON STREET**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-22-500087-VAN 86 HOLDINGS TRUST:**

**HOLDOVER AMENDED TENTATIVE MAP** consisting of 87 single family residential lots and common lots on 11.8 acres in an R-1 (Single Family Residential) Zone and R-2 (Medium Density Residential) Zone (previously 155 single family residential lots and common lots on 19.4 acres in an R-2 (Medium Density Residential) Zone).

Generally located on the northeast corner of Richmar Avenue and Hinson Street (alignment) within Enterprise. JJ/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-703-006; 177-19-704-001 through 177-19-704-003; 177-19-704-005 (177-19-703-007 through 177-19-703-012 no longer needed)

**LAND USE PLAN:**

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

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: **R-1 2.4/R-2 9.4/total 11.8 (previously 19.4 R-2)**
- Number of Lots: **R-1 12/R-2 75/total 87 (previously 155 R-2)**
- Density (du/ac): **R-1 5.0/R-2 8.0/total 7.3 (previously 8.0 R-2)**
- Minimum/Maximum Lot Size (square feet): **3,500/9,971 (previously 3,325/5,070)**
- Project Type: Single family residential

The western 9.4 acres of the site is designated as Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the northeastern 2.4 acres is designated Low-Intensity Suburban Neighborhood (up to 5 du/ac). The request to develop the site to the R-1 and R-2 zoning districts is in conformance with the Master Plan. The plan depicts a single family residential development consisting of 87 lots on approximately 11.8 acres with the lot sizes and densities in compliance with the regulations for the respective zoning district. The site has frontage along Richmar Avenue to the south, Meranto Avenue along the north and Hinson Street along the west, which are all local streets. The plan shows that 12 lots will take access from Hinson Street and 14 lots from Meranto Avenue. The remainder of the lots will take access from 48 foot wide public streets within the proposed development. Each of the

interior streets will have a 5 foot wide sidewalk on both sides of the street. The plan depicts 3 entrances to the development, 2 from Meranto Avenue and the third from Hinson Street. **The plan depicts common element lots with a total area of 40,301 square feet, which includes common elements along the perimeter streets, and a private neighborhood park in the central portion of the site.**

#### **Surrounding Land Use**

	<b>Planned land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped & single family residential
East	<b>Low-Intensity Suburban Neighborhood (up to 5 du/ac)</b>	<b>R-E</b>	<b>Undeveloped</b>
West	Business Employment	R-E	Undeveloped

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

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-22-0254	<b>Zone change to reclassify the site to an R-1 and R-2 zone for a single family residential development is a companion item on this agenda.</b>
VS-22-0255	A request to vacate and abandon easements 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 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 will be forwarded to the Board of County Commissioners' meeting for final action on December 7, 2022 at 9:00 a.m., unless otherwise announced.**

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.

## **STAFF CONDITIONS:**

### **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**

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue, 30 feet for Hinson Street, 30 feet for Richmar Avenue, and associated spandrels.
- 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; and 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.

### **Current Planning Division - Addressing**

- 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.

### **Fire Prevention Bureau**

- No comment.

**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 #0411-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:** 36 letters

**PLANNING COMMISSION ACTION:** June 21, 2022 – HELD – To 07/19/22 – per the applicant.

**PLANNING COMMISSION ACTION:** July 19, 2022 – DENIED – Vote: Aye: Stone, Kirk, Kilarski, Nguyen, Frasier, Lee Nay: Castello

**PLANNING COMMISSION ACTION:** November 1, 2022 – HELD – To 11/15/22 – per Commissioner Nguyen.

**COUNTY COMMISSION ACTION:** August 17, 2022 – HELD – To 09/07/22 – per the applicant.

**COUNTY COMMISSION ACTION:** September 7, 2022 – HELD – To 09/21/22 – per the applicant.

**COUNTY COMMISSION ACTION:** September 21, 2022 – HELD – To 11/01/22 – per the applicant to rewrite/re-notify.

**APPLICANT:** AMH DEVELOPMENT, LLC

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