

RAINBOW AND RICHMAR  
(TITLE 30)

RAINBOW BLVD/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500036-MOSAIC SEVEN LLC:**

**TENTATIVE MAP** consisting of 13 single family residential lots and 1 common lot on 7.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Richmar Avenue, approximately 275 feet west of Rainbow Boulevard within Enterprise. JJ/hw/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-22-801-017

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 7.5
- Number of Lots/Units: 13 (lots)/1 (common element)
- Density (du/ac): 1.73
- Minimum/Maximum Lot Size (square feet): 20,000/22,943 (gross)/18,851/21,642 (net)
- Project Type: Single family residential subdivision

The tentative map depicts a proposed single family residential subdivision located on the south side of Richmar Avenue and approximately 275 feet west of Rainbow Boulevard. The proposed subdivision consists of 13 single family residential lots and 1 common element for a privately maintained drainage easement between Lot 1 and Lot 2. With an overall area of 7.5 acres, the density for the proposed subdivision will be 1.73 dwelling units per acre with a maximum gross lot size of 22,943 square feet and a minimum gross lot size of 20,000 square feet. The maximum net lot size is proposed to be 21,642 square feet with the minimum net lot size being 18,851 square feet. The subdivision will be accessed by 2 public streets, Richmar Avenue on the north and Gary Avenue on the south, with Rosanna Street (public street) bisecting the subdivision connecting these 2 streets. Lots 1 through Lot4, located to the northwest of Rosanna Street, will have access provided via a 40 foot wide private street (Toto Avenue) that connects to Rosanna Street on the east and terminates in a cul-de-sac on the west. The remaining 9 lots are all located to the east of Rosanna Street with 6 of the lots directly accessing Rosanna Street, 1 lot accessing Richmar Avenue, and the remaining 2 lots accessing Gary Avenue with 1 of the lots being a flag shaped lot with a 24 foot frontage along Gary Avenue. All streets will be developed to rural (non-urban) street standards with no detached sidewalks, as the design review for the subdivision

(WS-17-0204) was approved prior to the ordinance requiring detached sidewalks along local streets was adopted.

Landscaping

Landscaping is provided per the original design review for the subdivision (WS-17-0204). A 6 foot wide landscaping strip/buffer is provided along Richmar Avenue along Lots 1, Lot 2, and Lot 6, and a similar landscaping buffer is also provided along Gary Avenue along Lot 11. Another 6 foot landscaping buffer is provided along Rosanna Street, near the intersection with Toto Avenue, along Lots 3 and Lot 4. These landscaping buffers are provided to comply with Section 30.64.050 regarding landscaping for retaining walls along local streets. The proposed landscaping buffers contain 2 species (*Acacia stenophylla* and *Prosopis Chilensis*) of 36 inch box trees, approximately 30 feet on center. The space between the trees is taken up by a variety of 1 gallon to 5 gallon shrubs. Landscaping has been removed where it conflicts with sight visibility zones.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400043 (WS-17-0204)	Second extension of time for increased finished grade and a single family residential subdivision	Approved by BCC	May 2022
ET-20-400035 (WS-17-0204)	First extension of time for increased finished grade and a single family residential subdivision	Approved by BCC	June 2020
TM-17-500041	13 lot single family residential subdivision - expired	Approved by BCC	February 2018
VS-17-0206	Vacated and abandoned a portion of Rosanna Street - expired	Approved by BCC	February 2018
WS-17-0204	Reduced lot area, increased finished grade, with a design review for a single family residential subdivision	Approved by BCC	February 2018
ZC-1026-05	Reclassified the area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & Union Pacific Railroad line
East	Neighborhood Commercial	C-1	Mini-warehouse building
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

## Related Applications

Application Number	Request
WS-23-0153	A request to increase retaining wall height with a design review for increased finished grade 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 matches the previously approved design review for the site and the request meets the tentative map requirements as outlined in Title 30. Therefore, staff can support the request.

##### 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, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive 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

- Comply with approved drainage study PW19-17512;
- 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 to 60 feet for Rosanna Street, 30 feet for Gary Avenue 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.

**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 #0560-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VINCENT SCHESSLER

**CONTACT:** AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,  
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