

01/18/23 BCC AGENDA SHEET

WIGWAM CIMARRON
(TITLE 30)

WIGWAM AVE/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500163-CANKIDS INVESTMENTS 2012:

HOLDOVER TENTATIVE MAP consisting of 42 single family residential lots and common lots on 22.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037; 176-16-301-038

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.5
- Number of Lots: 42
- Density (du/ac): 1.87
- Minimum/Maximum Lot Size (square feet): 16,388/29,166
- Project Type: Single family residential subdivision

The plans depict a single family residential subdivision consisting of 42 lots on 22.5 acres with a density of 1.87 dwelling units per acre. Access to the gated subdivision is from Cimarron Road with internal 39 foot wide private streets ending in 4 radius cul-de-sacs and 1 stub street. A 5 foot wide relocated equestrian trail is located along the southerly portion of Cimarron Road with improvements per rural standards along Cimarron Road and Wigwam Avenue which are both 80 feet wide.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified numerous parcels in Enterprise to establish the R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Estate Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Rural Estate Residential (up to 2 du/ac) & Open Lands	R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
VS-22-0457	A vacation and abandonment of easements and right-of-way (portions of Cougar Avenue and Tomsik Road) is a companion item on this agenda.
WS-22-0456	A waiver of development standards to increase retaining wall height and waive off-sites for a single family residential subdivision is a companion item on this agenda.
PA-22-700003	Master Plan Amendment for a trail realignment is a companion item on this agenda.
CP-22-900623	Resolution for Master Plan Amendment for a trail realignment 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; however, approval of this request is contingent upon approval of WS-22-0456, which staff cannot support.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners' meeting 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 Master Plan, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: October 18, 2022 – APPROVED – Vote: Unanimous Absent: Castello

Current Planning

- 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;
- Existing equestrian trail sign on Tomsik Street north of Ford Avenue, to be relocated to new trail location on Ford Avenue between Cimarron Road and Gagnier Boulevard, and coordinate with Clark County Public Works to meet installation requirements.

- 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;
- Right-of-way dedication to include 40 feet for Cimarron Road, 40 feet for Wigwam Avenue, **a cul-de-sac for Tomsik Street (north of Ford Avenue)**, and associated spandrel;
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in lieu of constructing full off-site improvements.
- 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.

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;
- Fleetwood Drive is previously recorded and shall be replaced with an approved street name;
- Cul-de-sac shown as Catera Avenue shall have the suffix of Court.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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 #0099-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: October 4, 2022 – HELD – To 10/18/22 – per the applicant.

COUNTY COMMISSION ACTION: November 16, 2022 – HELD – To 12/21/22 – per the Board of County Commissioners.

COUNTY COMMISSION ACTION: December 21, 2022 – HELD – To 01/18/23 – per the applicant.

APPLICANT: BRUIN CAPITAL PARTNERS

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST., BOSTON, MA 02116