

12/17/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500182-WINDMILL CIMMARRON, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in a CG (Commercial General) Zone.

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-008

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Commercial complex
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the southwest corner of Windmill Lane and Cimarron Road. The site is currently undeveloped. Access to the site is provided by 2 commercial driveways; 1 located along the north property line adjacent to Windmill Lane, and the second is centrally located along the east property line adjacent to Cimarron Road. The proposed tentative map will facilitate the development of a commercial complex on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0600-07	Zone change from R-E to C-1 and a design review for a shopping center - expired	Approved by BCC	July 2007
MPC-0466-02	Major project for a neighborhood plan for a mixed-use planned community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS3.3	Single-family residential

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	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-25-0749	A vacation and abandonment of patent easements is a companion item on this agenda.
UC-25-0748	A use permit, waivers of development standards, and a design review for a commercial complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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:**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- The street suffixes shall be spelt out.

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 #0074-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAKE WASSERKRUG

CONTACT: SCA DESIGN, 2140 E PEBBLE ROAD #140, LAS VEGAS, NV 89123