

04/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500034-CIMMARON SPRING DEUX, LLC:

TENTATIVE MAP consisting of 12 single-family residential lots and common lots on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-601-045

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Project Type: Single-family residential subdivision
- Number of Lots: 12
- Density (du/ac): 4.93
- Minimum/Maximum Lot Size (square feet): 5,640/8,899

Project Description

The map depicts a proposed 12 lot single-family subdivision consisting of all lots facing internally toward an east to west oriented private street. Access to the subdivision is via a proposed driveway along the east property line adjacent to Miller Lane. The private street includes roll curbs on both sides and a sidewalk along the south side. The street terminates in a hammerhead turnaround at the west end of the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change which adopted the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence with an equestrian facility

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

Related Applications

Application Number	Request
PA-26-700011	A plan amendment from RN to LN is companion item on this agenda.
ZC-26-0139	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-26-0140	A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda.
WS-26-0141	A waiver of development standards and design review for a single-family residential subdivision 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

The layout of the subdivision is orderly, with lots arranged on both sides of the internal streets. The lots take access only from internal and external local public streets, and no double-frontage lots are proposed, as common lots are used to separate the subdivision from the perimeter streets. The lot sizes meet the minimum requirements of the RS5.2 zoning district. However, staff finds that the applicant did not provide a compelling justification for terminating the internal street as a hammerhead rather than a cul-de-sac and therefore did not satisfy the requirements of Title 30. Staff finds that the hammerhead design represents a self-imposed hardship. Staff does not support the companion plan amendment, zone change, or waivers of development standards; therefore, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Shelbourne Avenue, 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- The street shown as Wigwam Avenue shall be labeled as Camero Avenue on the key map.

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 #0213-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRINGS DEUX LLC

CONTACT: CIMARRON SPRINGS DEUX LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135