

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:

TENTATIVE MAP consisting of 41 single-family lots and common lots on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise.
JJ/md/kh (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: 22.79
- Project Type: Single-family residential
- Number of Lots: 41
- Density (du/ac): 1.80
- Minimum/Maximum Lot Size (square feet): 18,900/28,830 (gross); 17,192/23,783 (net)

Project Description

The plans show a proposed 41 lot single-family detached residential subdivision. Access to the residential development is granted via 39 foot wide private streets connecting to Wigwam Avenue on the north, Tomsik Street on the south, Cimarron Road on the east, and Cougar Avenue on the west. The internal network of private streets consists of two, 39 foot wide north/south streets and three, 39 foot wide east/west streets. The first north/south private street, being Tomsik Street, transitions from a proposed public cul-de-sac on the southwest side of the subdivision adjacent to Lots 19 through 22. The second north/south private street terminates in a cul-de-sac on the southeast side of the subdivision, adjacent to Lots 37 and 38. The first east/west private street is located in the north portion of the subdivision and provides access to Lots 3 through 10. This private street terminates in a cul-de-sac adjacent to Lots 8 through 10. The second east/west private street transitions from a proposed public cul-de-sac (Cougar Avenue) to a private street and serves Lots 13 through 20. The third east/west street is approximately 150 feet in length and connects the subdivision to Cimarron Road. Five foot wide detached sidewalks are proposed on all public streets. The cross sections indicate 6 foot high retaining walls topped with 6 foot high block walls are proposed along the eastern and southern

boundaries of the site with 6 feet of fill proposed within 5 feet of a shared residential property line in the southern portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0207	A 41 lot single-family residential development with waivers for increased retaining wall height and increased fill height	Approved by PC	April 2025
TM-25-500035	A 41 lot single-family residential subdivision	Approved by PC	April 2025
VS-25-0156	Vacation and abandonment of easements and portions of right-of-way	Approved by PC	April 2025
DA-24-900081	Development Agreement for Wigwam & Cimarron - recorded	Approved by BCC	June 2024
ADR-24-900213	Amended WS-22-0456 & TM-22-500163 to remove a stub street and change the home models - expunged	Approved by ZA	May 2024
TM-22-500163	A 42 lot single-family residential subdivision - expunged	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way.	Approved by BCC	January 2023
WS-22-0456	A 42 lot single-family residential development with waivers for increased retaining wall height, offsites, and a design review for increased grade - expunged	Approved by BCC	January 2023

Surrounding Land Use

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

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

Related Applications

Application Number	Request
WS-25-0787	Waivers of development standards and design review for a 41 lot single-family residential development 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. However, since staff is not supporting the accompanying waivers of developments standards for reduced lot size, retaining wall height, and increase fill, staff is unable to support this request due to the possibility of changes to the layout of the map because of possible modifications needed to address staff's concerns.

Staff Recommendation

Denial.

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:

- Expunge TM-25-500035.
- 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 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, a cul-de-sac for Cougar Avenue, a cul-de-sac for Tomsik Street and associated spandrel;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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 suffixes shall be spelt out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0176-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: GREYSTONE NEVADA, LLC, 9275 W. RUSSELL ROAD, 4TH FLOOR, LAS VEGAS, NV 89148