

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500033-SOUTH DECATUR HOLDING CO, LLC:

HOLDOVER TENTATIVE MAP for a 19 lot and common lots on 2.64 acres in a RS2 (Residential Single-Family 2) Zone.

Generally located east of Decatur Boulevard and south of Robindale Road within Enterprise.
MN/rg/cv (For possible action)

 RELATED INFORMATION:
APN:

177-07-301-016; 177-07-301-036

PROPOSED LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.64
- Project Type: Attached single-family residential development
- Number of Lots: 19
- Density (du/ac): 7.20
- Lot Size (square feet): 2,340

Project Description

The map depicts a proposed subdivision consisting of 19 attached single-family residential lots and 4 common lots. All lots are accessed from Decatur Boulevard by way of a private street that extends east into the site from the east side of Decatur before looping north and west, in a reversed “C” configuration to provide internal circulation to all lots. Lots 1 through 10 are located south of Common Element “A,” and Lots 11 through 19 are located to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0128	Zone change from RS3.3 and RS20 to CG zoning for a mini-warehouse facility	Approved by BCC	May 2024
UC-24-0129	A use permit, waiver of development standards and design review for a mini-warehouse facility	Approved by BCC	May 2024
VS-24-0130	Vacation and abandonment of patent easements and right-of-way for a mini-warehouse facility	Approved by BCC	May 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0116-09*	Zone change from R-E to C-P zoning for an office building - expired	Approved by BCC	April 2009
TM-0277-05**	Tentative map for a 16 lot single family residential subdivision	Withdrawn by Applicant	June 2005
ZC-1592-99**	Zone change from R-E to R-2 zoning for a single-family residential subdivision with compact lots	Approved by BCC	December 1999

* APN 177-07-301-036 only ** APN 177-07-301-016 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Single-family detached residential
East & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Single-family detached residential

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

Related Applications

Application Number	Request
PA-26-700010	A plan amendment from NC to CN is companion item on this agenda.
ZC-26-0137	A zone change from CG to RS2 is a companion item on this agenda.
WS-26-0138	A waiver of development standards and design review for an attached 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**

The map demonstrates an orderly subdivision layout consistent with the intended residential development pattern, and the subdivision meets the minimum lot-size requirement for the RS2 zoning district. While staff supports the related plan amendment and zone change; staff cannot support the waiver of development standards to reduce street width and modify uniform standard drawings. Therefore, staff cannot support the tentative map.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to

continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 22, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a 5 feet x 25 feet bus turnout including passenger loading/shelter areas in accordance with RTC standards along Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Decatur Boulevard improvement project;
- 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

- The street suffixes shall be spelt out.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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.

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 #0453-2026 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: April 21, 2026 – HELD – To 05/05/26 – per the applicant.

PLANNING COMMISSION ACTION: May 5, 2026 – HELD – To 05/19/26 – per the applicant.

PLANNING COMMISSION ACTION: May 19, 2026 – HELD – To 06/16/26 – per the Planning Commission to rewrite.

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – No Date – per the applicant.

APPLICANT: WIGMAR, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119