

03/18/26 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500216-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

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

RELATED INFORMATION:

APN:

176-16-101-007

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.39
- Project Type: Single-family residential development
- Number of Lots: 57
- Density (du/ac): 6.07
- Minimum/Maximum Lot Size (square feet): 3,325/13,986

Project Description

The plans show a proposed 57 lot single-family detached residential development located south of Windmill Lane and west of Cimarron Road. The overall site is 9.39 acres with a density of 6.07 dwelling units per acre. The lots range in size from 3,325 square feet to 13,986 square feet with 2 types of lots being provided. Along the south and west boundaries, adjacent to existing residential properties within the NPO-RNP, larger lots will be provided that will range in size from 10,058 square feet up to 13,986 square feet. These larger lots are provided to act as a buffer for those existing NPO-RNP properties, as residential adjacency standards require adjacent lots to be at least 10,000 square feet. Within the interior of the subdivision and along the east and north boundaries, smaller lots will be provided and will range in size from 3,325 square feet up to 5,636 square feet. Overall, all lots will be accessed from the interior of the site through a 43 foot wide private street located in the northeast corner of the site along Windmill Lane. This private street will access an internal, square-shaped network of 43 foot wide private streets, with 4 foot wide attached sidewalks on one side of the streets. All internal streets terminate in 30 foot wide stub streets in the northwest, southeast, and southwest corners of the site. Five foot wide detached sidewalks are provided along Windmill Lane, in the northern portion of the site, and along Mistral Avenue, in the southern portion of the site, within common element areas. Additional common elements are provided along the second frontages of all corner lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	A zone change to reclassify the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
MPC-0466-02	Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & James Regional Soccer Complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CG	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & agricultural uses

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

Related Applications

Application Number	Request
PA-25-700058	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0887	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0886	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
WS-25-0888	A waiver of development standards and design review for a 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

Tentative Map

The layout of the subdivision is orderly with lots on both sides of the internal streets. The lots are only accessible from internal private streets and there are no double frontage lots, as common lots or other spaces are used to separate lots from the perimeter streets. Staff, however, is not supporting the accompanying master plan amendment and zone change. For this reason, staff is unable to support this request.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners 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, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: February 17, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Kirk, Roitman, Stone, Gibson Nay: Kilarski

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 25 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- 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;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: LENNAR

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