

04/01/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:**

**TENTATIVE MAP** consisting of 41 lots and common lots on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Avenue within Enterprise. JJ/nai/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 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: 22.50
- Project Type: Single-family residential subdivision
- Number of Lots: 41
- Density (du/ac): 1.82
- Minimum/Maximum Lot Size (square feet): 20,002/28,830 (gross) / 17,192/23,783 (net)

Project Description

The plans show a proposed 41-lot single-family detached residential development located on the south side of Wigwam Avenue and the west side of Cimarron Road. The overall site is 22.50 acres with a density of 1.82 dwelling units per acre. The lots range in size from 20,002 square feet up to 28,830 square feet in gross acreage, and from 17,192 square feet up to 23,783 square feet in net acreage. The subdivision will have two main points of access, one 39 foot wide private access road in the west-central portion of the frontage with Wigwam Avenue in the north, and another 39 foot wide private access road in the central portion of the frontage with Cimarron Road in the east. Both access points will connect with an internal system of streets that all proposed lots will gain access. The internal street system consists of two main north-south running, 39 foot wide private streets with one located in the western portion of the site and directly in line with the access road along Wigwam Avenue. The plans show this western north-south private street will run the length of the subdivision and terminate in a cul-de-sac connecting to the existing 60 foot wide public street, Tomsik Street. This southern connection will serve as a third point of access to the subdivision and will maintain the through nature of the Tomsik Street alignment. The second north-south access road is in the eastern portion of the site, approximately 375 feet to the east of the western north-south street. The two north-south streets

are connected by an east-west running, 39 foot wide private street located in the northern portion of the site, approximately 145 feet south of Wigwam Avenue. This east-west private street starts 290 feet west of the access road to Wigwam Avenue and runs east to approximately 145 feet west of Cimarron Road where it bends south to become the eastern north-south private street. Approximately, 430 feet south of the northern east-west private street is another 39 foot wide east-west private street that will extend approximately 360 feet west off the western north-south private street. The plans show all streets will terminate in a cul-de-sac. Five foot wide detached sidewalks are provided along both Wigwam Avenue and Cimarron Road. The cross sections indicate 6 foot tall retaining walls topped with 6 foot 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**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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	Approved by ZA	May 2024
TM-22-500163	A 42 lot single-family detached residential tentative map	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way - expired	Approved by BCC	January 2023
WS-22-0456	A 42 lot single-family residential subdivision with waivers for increased retaining wall height, off-sites, and a design review for increased grade	Approved by BCC	January 2023

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

**Surrounding Land Use**

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-25-0207	A design review of a single-family residential subdivision with waivers for retaining wall height and fill is a companion item on this agenda.
VS-25-0156	The vacation and abandonment of easements and portions of rights-of-way 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 proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in cul-de-sacs, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, takes issue with the design of the retaining walls and fill along the south and east property lines, and due to the potential design changes, that would need to occur to remedy the issue, staff is unable to support this request.

#### **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-22-500163.
- 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 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Applicant to show fire hydrant locations on-site and within 750 feet.

**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 #0176-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTONE NEVADA, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W BADURA AVE., SUITE 100, LAS VEGAS, NV 89118