

03/20/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500191-CANKIDS INVESTMENTS 2012, LLC:**

**TENTATIVE MAP** consisting of the following: **1)** 25 lots in an R-E (Rural Estates Residential) (RNP-I) Zone; and **2)** 20 lots in an R-2 (Medium Density) Zone on 16.2 acres.

Generally located on the southwest corner of Wigwam Avenue and Gagnier Boulevard within Enterprise. JJ/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-16-301-010; 176-16-301-033 through 176-16-301-034

**LAND USE PLAN:**

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

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 16.2
- Project Type: Single family residential subdivision
- Number of Lots/Units:
  - R-E (RNP-I): 25
  - R-2: 20
- Density (du/ac):
  - R-E (RNP-I): 1.8
  - R-2: 7.7
- Minimum/Maximum Lot Size (square feet):
  - R-E (RNP-I): 16,193 (net)/30,978 (net)
  - R-2: 3,656/5,089

The proposed community is a residential subdivision with 45 single family homes (25 lots for R-E (RNP-I) Zone and 20 lots for R-2 Zone) on approximately 16.2 acres. The density is 1.8 for the R-E (RNP-I) zoned portion of the site and 7.7 for the R-2 zoned portion. The lots for the R-E (RNP-I) zoned portion of the map will be accessed directly from Gagnier Boulevard, Cougar Avenue, or 1 of 2 private cul-de-sacs. The lots for the R-2 zoned portion of the map will be accessed either directly from Cougar Avenue or from 2 private streets. No vehicular access is shown from either Wigwam Avenue or Ford Avenue.

**Surrounding Land Use**

|                      | <b>Planned Land Use Category</b>                                                                 | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                |
|----------------------|--------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| North, South, & East | Ranch Estates Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-E (RNP-I)                      | Single family residential & undeveloped |
| West                 | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial                    | R-2 & R-E                        | Single family residential & undeveloped |

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                                                                                               |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| VS-23-0922                | A request to vacate and abandon easements and right-of-way is a companion item on this agenda.                                               |
| ZC-23-0921                | A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review 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**

Since staff is recommending denial of ZC-23-0921, staff recommends denial of the proposed tentative map.

**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:

- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0386-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BRUIN CAPITAL PARTNERS

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