

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0141-CIMMARON SPRING DEUX, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; and **2)** reduce street width.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.43 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Shelbourne Avenue and west of Miller Lane within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-601-045

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow lot sizes less than 10,000 square feet (as small as 5,640 square feet) where residential development within abutting or adjacent to a Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
 - b. Reduce the rear setback to 20 feet where 30 feet is required on residential development abutting to Neighborhood Protection (RNP) Overlay shall transition along RNP boundaries on lots along any shared lot lines per Section 30.04.06G (a 33% decrease).
2. Reduce the width of a street (Miller Lane) to 48 feet where 60 feet is the minimum required per Section 30.04.08D (a 20% decrease).

PROPOSED LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.43
- Project Type: Single-family residential development
- Number of Lots: 12
- Density (du/ac): 4.93
- Minimum/Maximum Lot Size (square feet): 5,640/8,899
- Number of Stories: 1
- Building Height (feet): Up to 20

- Square Feet: 2,029 to 2,300

Site Plan

The site plan depicts a proposed 12 lot single-family subdivision consisting of all lots facing internally toward an east to west oriented private street. Access to the subdivision is via a proposed driveway along the east property line adjacent to Miller Lane. The private street includes roll curbs on both sides and a sidewalk along the south side. The street terminates in a hammerhead turnaround at the west end of the subdivision. This subdivision is also subject to several waiver requests, including reductions in required lot size and setbacks adjacent to the Neighborhood Protection Overlay, as well as a request to reduce the required right-of-way width for Miller Lane. Two lots are shown on the west side of the development with lots less than 9,000 square feet. The lots along the south side of the development range in area from 5,647 square feet to 6,221 square feet.

Landscaping

The plan depicts two, 5 foot wide landscaped strips separated by a detached sidewalk, providing a total of 10 feet of landscaping along Shelbourne Avenue and Miller Lane. Large trees are provided with a minimum of 3 shrubs planted for each tree.

Elevations

The plans depict single-story homes with a maximum height of up to 20 feet. Each elevation includes sufficient architectural variation to meet Title 30 requirements. The homes incorporate a combination of covered entries, recessed and trimmed windows, wall offsets, varied rooflines, and optional stone or brick accents.

Floor Plans

The plans depict homes with 3 to 4 bedrooms and 2 to 3 bathrooms, depending on the selected layout and optional conversions. Each home includes a 2 car garage. The submitted floor plans show living areas ranging from 2,029 square feet to 2,300 square feet, excluding optional features such as outdoor living room spaces and covered porches.

Applicant's Justification

A waiver is requested to allow reduced lot sizes adjacent to the RNP/NPO, which the applicant indicates remain generally consistent with nearby development patterns, noting that surrounding parcels are either vacant or expected to redevelop in a compatible manner. A second waiver is requested to reduce the required rear setback along the southern boundary, with the applicant stating that the adjacent parcel is vacant and that the reduced setback maintains appropriate separation and compatibility with potential future development. A third waiver is requested to reduce the width of Miller Lane, which the applicant states is suitable for a low-volume residential street serving a small number of homes. The applicant also seeks design review approval for 2, one-story architectural floor plans, stating that the homes incorporate decorative windows and stucco finishes, do not exceed 35 feet in height, meet the requirement for 2 architectural features per façade, and include 2 car garages with EV-charging capability and full-length driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change which adopted the RNP-I overlay to the site and reclassified the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence with an equestrian facility

Related Applications

Application Number	Request
PA-26-700011	A plan amendment from RN to LN is companion item on this agenda.
ZC-26-0139	A zone change from RS20 to RS5.2 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-26-0140	A vacation and abandonment of easements and portion of right-of-way is a companion item on this agenda.
TM-26-500034	A tentative map for a 12 lot single-family residential subdivision 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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1a & #1b

Staff does not support the requests to reduce the required lot size or the required rear setback adjacent to NPO-RNP properties. Title 30 requires a minimum lot size of 10,000 square feet adjacent to NPO-RNP, and a 30 foot rear setback on lots adjacent to NPO-RNP boundaries to

ensure an appropriate transition to the larger-lot character protected within the Neighborhood Protection Overlay. The proposed lot sizes, some as small as 5,640 square feet, and the reduced 20 foot rear setback represent substantial deviations that do not provide the scale, separation, buffering, or privacy intended for development adjoining NPO-RNP properties. The applicant has not demonstrated a site-specific constraint, physical limitation, or unique hardship that prevents compliance with these transition standards, and the subdivision can be designed to meet both the minimum lot size and the full rear setback requirement along the NPO-RNP interface. For these reasons, staff cannot support the waivers.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The development has been evaluated against the applicable design review criteria and reflects a conventional single-family residential pattern that is generally compatible with surrounding neighborhoods. However, since staff does not support the companion plan amendment and zone change, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that the proposed reduced street width for Miller Lane will have no negative impact as Miller Lane does not continue north of Shelbourne Avenue. Therefore, staff has no objection to the reduction in the street width.

Staff Recommendation

Approval of waiver of development standards #2; denial of waiver of development standards #1 and the design review. 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.

STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; 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 25 feet to the back of curb for Shelbourne Avenue, and associated spandrel;
- 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.

Fire Prevention Bureau

- No comment.

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 #0213-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTESTS: 24 cards, 4 letters

PLANNING COMMISSION ACTION: April 21, 2026 – DENIED – Vote: Unanimous

COUNTY COMMISSION ACTION: May 20, 2026 – HELD – To 06/17/26 – per the applicant.

APPLICANT: CIMARRON SPRINGS DEUX, LLC

CONTACT: CIMARRON SPRINGS DEUX, LLC, 11452 OPAL SPRINGS WAY, LAS VEGAS, NV 89135