

WINDMILL & CIMARRON
(TITLE 30)

WINDMILL LN/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500088-VENTO GAIL ETAL & GAGLIARDI LIVING TRUST:

TENTATIVE MAP consisting of 36 residential lots and 4 common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Windmill Lane, 300 feet east of Cimarron Road within Enterprise. JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-501-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 36
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,300/9,831
- Project Type: Single family residential

Project Description

The applicant is proposing a development for single family detached residences to be constructed on APN 176-16-501-002. The site has an overall total acreage of 5 acres with a density of 7.2 dwelling units per acre where 8 dwelling units per acre is allowed per Table 30.40-2. The development, Windmill & Cimarron, will be a 36 lot single family residential subdivision with 4 common lots with approximately 0.3 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 38 foot wide private street that connects to Windmill Lane. Common Element A is located along Windmill Lane. Common Element B is also located along Windmill Lane and extends south along the western edge of the subdivision within a proposed 5 foot wide drainage easement. The other common elements are located along the internal private streets. Detached sidewalks with landscaping will be located along Windmill Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0466-02	Major Project for neighborhood plan on 3,125 acres	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

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

Related Applications

Application Number	Request
VS-23-0422	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-23-0421	A zone change from R-E to R-2 zoning for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County is currently rewriting Title 30 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 the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final

map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0237-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC

CONTACT: TOLL SOUTH LV LLC, 1140 N. TOWN CENTER DRIVE, SUITE 280, LAS VEGAS, NV 89144