

11/16/22 BCC AGENDA SHEET

MASTER PLAN (MAP) AMENDMENT
(TITLE 30)

UPDATE
COUGAR AVE/TOMSIK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-22-700003-CANKIDS INVESTMENTS 2012:

PLAN AMENDMENT to amend the adopted Clark County Trail Map - Las Vegas Valley in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located between Gagnier Boulevard and Cimarron Road, and between Cougar Avenue and Ford Avenue within Enterprise. JJ/mc (For possible action)

RELATED INFORMATION:

APN:
176-16-301-038

LAND USE PLAN:
ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Project Type: Master Plan Trail map amendment (*Clark County Trail Map - Las Vegas Valley*)

Overview

The applicant requests to delete the existing equestrian trail alignment on Cougar Avenue between Gagnier Boulevard and Cimarron Road, and on Tomsik Street between Cougar Avenue and Ford Avenue. These existing alignments are not improved, constructed trails; rather, they are marked with horse crossing signage.

In their place, the applicant proposes new alignments on Ford Avenue between Gagnier Boulevard and Cimarron Road, and on Gagnier Boulevard and Cimarron Road between Cougar Avenue and Ford Avenue. The Clark County Trail Map - Las Vegas Valley was initially adopted by the Board of County Commissioners in 2007, and the current version was adopted in 2022.

Applicant's Justification

As shown on the trail realignment exhibit submitted with this application, the applicant requests to relocate the trail alignment that runs east on Cougar Avenue, from Gagnier Boulevard to Cimarron Road, and to relocate the alignment that runs south on Tomsik Street, from Cougar Avenue to Ford Avenue. The proposed realignment will relocate the equestrian trail to the

intersection of Cougar Avenue and Gagnier Boulevard, south to the intersection of Gagnier Boulevard and Ford Avenue, east to the intersection of Ford Avenue and Cimarron Road, and north on Cimarron Road. The proposed realignment will intersect the existing equestrian trail alignment at approximately midpoint of Cimarron Road between Wigwam Avenue and Ford Avenue. The proposed development associated with this plan amendment application intends to comply with the rural nature of the existing community and re-route the existing trail in order to maintain the equestrian access in this area, states the applicant. Therefore, the proposed trail realignment is compatible with the existing and planned land uses of the surrounding area.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
TM-22-500163	A 42 lot single family residential subdivision is a companion item on this agenda.
WS-22-0456	A waiver of development standards for wall height, off-site improvements, and a design review for the 42 lot subdivision is a companion item on this agenda.
VS-22-0457	A vacation for easements and right-of-way (portions of Cougar Avenue and Tomsik Street) is a companion item on this agenda.
CP-22-900623	Resolution for Master Plan Amendment for a trail realignment 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

Advanced Planning

The first part of the plan amendment request is to remove the existing future equestrian trail alignments (which travel through a proposed subdivision site) on Cougar Avenue and Tomsik Street. The second part of the request is for approval of 3 new future equestrian trail alignments. The first is on Ford Avenue between Gagnier Boulevard and Cimarron Road. The second is on Gagnier Boulevard between Cougar Avenue and Ford Avenue, and the third alignment is on Cimarron Road between Cougar Avenue and Ford Avenue. The trail alignments are part of the existing North Blue Diamond RNP Area, which contains a 5 mile equestrian trail alignment network. These alignments are not improved, constructed equestrian trails, they are marked with horse crossing signage. One such sign is located on Tomsik Street and would require relocation to Ford Avenue in order to mark the new trail alignment if this request is approved.

The proposed new alignments on Ford Avenue, Gagnier Boulevard, and Cimarron Road would not reduce any equestrian trail alignment length from the trail map. The North Blue Diamond RNP Area future equestrian trails would integrate with an existing multi-use, non-equestrian trail alignment to the west of the proposed subdivision, on Durango Drive. Policy EN-3.5 in the Master Plan states in part, “Encourage the integration of equestrian trails and paths for people walking and riding bikes in large lot developments with existing and proposed trail systems....” The proposed realignments are consistent with this policy as they will still connect to the multi-use, non-equestrian trail to the west on Durango Drive.

Staff finds the request for the equestrian trail realignments to be appropriate for this location and can support this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the 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: October 18, 2022 – APPROVED – Vote: Unanimous Absent: Castello

Advanced Planning

- Existing equestrian sign on Tomsik Street north of Ford Avenue to be relocated to new trail location on Ford Avenue between Gagnier Boulevard and Cimarron Road, and coordinate with Clark County Public Works.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTEST: 6 cards, 1 letter

APPLICANT: BRUIN CAPITAL PARTNERS, LLC

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