10/06/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500124-USA:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on a 2.50 acre portion of a 45.0 total acre site in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the north side of Wigwam Avenue and the east side of Hauck Street within Enterprise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-13-601-032 ptn

LAND USE PLAN:
ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.50 (portion)/45.0 (overall)
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 5
- Minimum/Maximum Lot Size (square feet): 5,526/10,881

Project Description
The proposed plans depict a 10 lot single-family residential subdivision with lots ranging from 5,526 to 10,881 square feet. All lots will be on both sides of a 44 foot wide private cul-de-sac street which is accessed from Wigwam Avenue. The site is abutting the NPO-RNP overlay to the north and west. Lots 1 through 4 along the west side of the subdivision are less than 10,000 square feet. Additionally, fill heights exceed 3 feet within 5 feet of a shared property line. Retaining walls are proposed along portions of the north and east property lines of Lots 5 through 10, with wall heights up to 6 feet behind Lots 5 and 6 and wall heights to 6.5 feet along the east side of Lot 6. The site plan also indicates that full off-street improvements will be provided along Wigwam Avenue, but not along Hauck Street which is the subject of a waiver request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to add the RNP-I overlay to the site and surrounding area 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	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Compact single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
PA-26-700039	A plan amendment from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) is companion item on this agenda.
ZC-26-0538	A zone change from RS20 (NPO-RNP) to RS5.2 is a companion item on this agenda.
VS-26-0539	A vacation and abandonment of rights-of-way is a companion item on this agenda.
WS-25-0540	A waiver of development standards and design review for a single-family residential development 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
This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation
The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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

- 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;
- Full off-site improvements on Wigwam Avenue;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 30 feet for Huack Street and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All street suffixes shall be spelled out;
- Street names shall not include directional prefixes;
- The street shown as Silent Valley Court in the vicinity map shall be shown as Silent Valley Avenue;
- The street shown as Huack Street shall be spelled Hauck Street.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

#0076-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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