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July 8, 2025

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Cactus Trails
Master Plan Amendment
APN# 176-27-401-013
Project#: 221-24008

The project proposes a 210 lot single family detached residential development that supports the *'Transform Clark County Master Plan*' stated Core Values, Goals, and Policies to provide affordable housing access for the community. The 'for-sale' in-fill development is on approximately 20 acres and will be developed at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel is divided by the existing 'Rush Channel' with approximately 5 acres located north of the channel and 15 acres located south of the channel with access only along Cactus Avenue.

Location: The proposed project is located on the north side of Cactus Avenue approximately 1,700 lf east of Buffalo Drive within Section 27, Township 22 South, Range 60 East.

The site is presently master planned as Mid-Intensity Suburban Neighborhood (MN). The properties that surround the site are existing single family detached residential subdivisions developed under the Mid-Intensity Suburban land use. The proposed project will not have a substantial adverse effect to the area roadways, Fire and Police facilities, parks, and area utilities. According to CCSD, the area schools are at or over capacity, however, the project is not anticipated to cause a substantial adverse effect. Stormwater management will be in accordance with Clark County Flood Control standards and will not adversely affect adjacent properties.

The project supports Clark County's Master Plan Goals and Policies as follows:

- ***Goal 1.1 –Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities***
  - *Policy 1.1.1 – Mix of Housing Types by expanding 'middle' housing options*
  - *Policy 1.1.3 – Multi-Generational Housing by expanding the supply of smaller dwelling units*
- ***Goal 1.2 – Expand the number of long-term affordable housing units available in Clark County***
  - *Policy 1.2.4 – Regulatory Tools through public-private partnership to promote expanded construction of affordable housing units*
  - *Policy 1.2.5 – Disposal Land by implementing development on BLM lands designated for development of affordable housing*
  - *Policy 1.2.6 – New Affordable Units by pursuing strategies that expand the number of affordable units.*

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The proposed project complies with the policies of the Enterprise Land Use area as follows:

- ***Goal EN-6 – Facilitate orderly, incremental growth in Enterprise***
  - *Policy EN-6.5 – Contiguous development that promotes the efficient use of public services and facilities*
  - *Policy EN-6.6 – Development in areas already serviced by the County and service providers*

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

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