Importance: Normal

From: Clark County [Clarkcounty-accela@clarkcountynv.gov]

Sent: 10/19/2024 20:59:06

To: Raymond Todd Stratton [toddstratton63@gmail.com]; smacias@tce-lv.com; jthomason@tce-lv.com

Cc: margoth.tello@clarkcountynv.gov; dagney.stapleton@clarkcountynv.gov; sarahy@clarkcountynv.gov

Bcc:

Title: APR-24-101114- Cactus and Buffalo -Planning 1st Review. ** 1st Email

Attachment(s): 1st Comment Letter - Cactus Buffalo 10.17.2024.pdf(483.56 KB); PUD-WS-DR - Justification Letter Redlines.pdf(696.69 KB); SFR COMPLETED CHECKLIST.pdf(934.6 KB); Justification Letter-DR-WS- redlines - 10.17.2024.pdf(794.63 KB); MPA letter.pdf(1.49 MB); MASTER PLAN AMMENDMENT SUBMITTAL REQUIREMENT 3-27-2024.pdf(181.22 KB);

Content:

Hello Everyone,

Please see the attached files. There will be a series of emails (possibly 3) due to the file sizes. Please feel free to contact me if you have any questions regarding my redlines/comments. Thank you for your time.

Sincerely,

Jillee Opiniano-Rowland
Assistant Planning Manager
|| Clark County Current Planning and Zoning ||
500 S. Grand Central Parkway Las Vegas, NV 89115
Phone: 702-455-3132
E-mail: Jillee.opiniano@clarkcountynv.gov

Comments:
Event:
Status: Sent

CUSTOMER APPOINTMENT CHECKLIST & NOTES

Appointment Planner: Jillee Opiniano-Rowland, Assistant Planning Manager

Appt. Date/Time: None
Level 3: APR-24-101114

CACTUS AND BUFFALO
RS2 PUD
PA/ZC/WS/DR

PW APPROVAL NEEDED

- Please e-mail your plans and justification letter to PWLANDUSE@CLARKCOUNTYNV.GOV

GENERAL NOTES:

- Once revised plans are ready for review, please let me know if you would like a virtual or in person follow-up.

REQUIRED DOCUMENTS:

1. **Land Use Application**
- Can any additional owner information be added to the Owner Section?
- The rest is good to go.

2. **Signature Authorization**
- Good to go.

3. **Deed**
- Good to go.

4. **Assessor's Map**
- Good to go.

5. **Disclosure Form**
- Good to go.

6. **Justification Letter**
- Your Justification Letters should be the following (all separate from one another):
  - **a. Plan Amendment**
    - from MN to CN. See redlines.
  - **b. PUD**
    - All of your "waived" standards and design review is under the PUD.
    - Be sure to update your PUD table.
    - See attached redlines
  - **c. Zone Change**
    - This was good to go.

REQUIRED PLANS:

Master Plan Amendment (PA)
- Please provide staff with all required submittal documents. See checklist.

Tentative Map, Site Plan, Landscape Plan, Elevations, Sections:
- See attached redlines for the plans.

- I need the site plan to show me more information about the proposed perimeter wall which includes the increased retaining wall height. Please show if there are existing walls, redundant walls, etc.. I will provide an example of wall exhibit.

Thank you for your time!

JILLEE OPINIANO-ROWLAND | Assistant Planning Manager |
Clark County Current Planning/Zoning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Office Hours: M-THR 8 am to 5 pm (closed every Friday)
702-455-3132 (direct)
702-455-4314 (option 2, then 1) Main Line

THOMASON
CONSULTING
ENGINEERS

September 18, 2024

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

Re: Cactus Trails
Design Review and Waiver of Development Standards
APN# 176-27-401-013
Project#: 221-24008

On behalf of Kavison Homes, we respectfully request your approval of a Design Review for a PUD for the proposed Cactus Trails project.

The project proposes a 208 lot single family detached residential development on approximately 20 acres at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel has been designated by Clark County and the BLM as a site for Affordable Housing development.

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

Design Review: The project proposes a 208 lot single family detached residential subdivision to be developed in three phases. Access is provided by a 50' private street that connects to Cactus Avenue. The internal private streets are 39' wide on the interior and 43' around the perimeter of the site and an emergency access gate is provided west of the main entrance on Cactus Avenue. The proposed subdivision provides a 30' by 35' lot with a zero lot line setback on rear and garage side of the lots. The proposed front setback is 3' and the non-garage side of the lot provides a 5' setback. The small lots serve to maximize the open space provided for the residents. The majority of the open space is located between the rear of the homes with common element widths that vary from 28.5' to 30' on the northern five acre portion (Phase 3) to 40' to 58' in the southern fifteen acre portion (Phases 1 and 2). In addition to the large open space areas between homes, an approximately 18,430 sf open space is provided at the entrance for site amenities such as community pool, sports court, and outdoor fitness and BBQ area. These areas combined provide a total of approximately 158,300 sf of common open space where 46,100 sf is required by code under the RS-2 district.

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

A separate design review for the proposed homes on these lots is requested at this time as the design of the two-story homes is underway. In general, there will be both two and three story homes offered that range in size from 1,200 to 1,600 square feet and provide one or two car garages.

PUD Development Standards

The following table provides the development standards for the project along with comparison to RS-2 standards provided in Title 30.02.24:

	PROPOSED	***PER 30.02.24***
LOT AREA, MIN	1,050 SF	2,000 SF
SETBACKS:		
FRONT/DRIVEWAY	3’	20’/20’
REAR	0’ (ZERO LOT LINE)	15’
SIDE (INTERIOR)	0’ MIN (ZERO LOT LINE)	5’
SIDE (STREET)	10’	10’
INTERIOR DRIVEWAY (TO CURB RETURN)	2’	-

Waiver of Development Standards #1: Approval of a Waiver of Development Standards to allow a maximum 16’ perimeter wall height (with 6’ screen and 10’ retaining wall) where 9’ wall height is allowed by Title 30 section 30.64.03.C.2.i, p.140. The maximum height condition typically occurs along the west side of the project the proposed grade will be lower than neighboring residences to the west. Over height walls will also occur on the east side of the project with maximum wall height of 12’ (6’ screen and 6’ retaining). Call out the lots that include this wall. Provide a wall exhibit. See Example.

Justification: The increase in wall height allows the project to ‘flatten’ the developed area across the site to maximize usable open space in the common lots between the homes. The site falls approximately 20’ from west to east across the southern fifteen acres and approximately 10’ across the northern five acres. The actual wall heights will be determined during final grading in compliance with flood control design requirements as reviewed and approved by CCPW and CCRFCD.

Waiver of Development Standards #2: Approval of a Waiver of Development Stand[illegible] increase in finish grade up to 6’ within 5’ and 20’ of a shared property line where [illegible] 30.04.06.F.1 and 2 allows a maximum fill of 3’ within 5’ and 6’ within 20’ of the shared

NO LONGER NEEDED. CODE UPDATED

Justification: The increase in finish grade is necessary to ‘flatten’ the developed area to maximize usable open space for residents. The site falls approximately 20’ from west to east across the southern fifteen acres and approximately 10’ across the northern five acres. The actual wall heights will be

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determined during final grading in compliance with flood control design requirements as reviewed and approved by CCPW and CCRFCD.

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

Sincerely,

Thomason Consulting Engineers

Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

Clark County Comprehensive Planning Department

SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CHECKLIST & EXCEPTIONS

TITLE 30 CODE SECTIONS *Not for use with Tentative Maps. Refer to the TM Checklist for requirements*										Y	N	NA
Site is not commercially mapped (dwelling units are not permissible on commercially mapped lots)												
DENSITY (Master Plan)												
	ON:.5	EN: 1	RN: 2	LN: 5	MN: 8	CN: 18	UN: 18↑	CM: ↓18	EM: 18↑			
30.02 ZONING DISTRICTS												
	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2 (requires Open Space)					
Lot Area Minimum	80K	40K	20K	10K	5.2K	3.3K,	2K PUD – 1050 SF					
Net Lot Area	72K	36K	18K	9K	NA	NA	NA					
Lot Coverage Max%	15%	25%	50%	50%	NA	NA	NA					
Primary Height Max	35											
Accessory Height Max	25	25	25	14	14	14	14					
Setback Front	40	40	40	30	20	20	20	HOW TO MEASURE 30.02.25				
SB Side Interior	15/5	15/5	10/5	10/5	5	5	5	ZERO	SIDE STREET – 10			
SB Rear	50/5	50/5	30/15	25/5	20/5	15/5	15/5	ZERO	FRONT/DW - 3			
Building Separation	6 FOR ALL											
30.02.25 OVERLAYS												
	ABO	AAO	AEO	HDO	MPO	NPO	PCO	RRO	SMO	NONE		
30.02.26 MEASUREMENTS AND EXCEPTIONS												
No Water/Wastewater Minimum Lot Sizes per SNHD/State Engineer										Y		
RS20, RS10, **adjacent arterial/collector** reduce no more than 10'										N		
Front setback **50% width reduced by 12'** with enhanced decorative features bay windows, stucco popouts										N		
ONE Side **OR** Rear setback eliminated for SF attached										N		
Front setback RS5.2, RS5.3 50% width reduced by 10 feet										N		
Front Setback RS3.3 2nd story architectural enclosure up to 4 feet										N		
Front Setback RS2 10' reduction full primary structure width										N		
Table 30.02-4 Arch Enc/Intr * Balc/Stair 3-6↑ Side St. * Balc/Stair <6 All RS * Carport Side Int/Side St: 3' into req setback no closer than 5' PL/3' Bldg/fire										N		
Enclosures maximum 12' wide										N		
Foundation or support column permissible										-		
Balcony or Stairs 3-6' above grade RS – Side Interior, Rear: no closer than 3' from PL										N		
Patio Cover/Carport Rear NOMORE THAN xx FROM PL RS80, RS40, RS20 (17) RS10 (12) RS5.2, RS3.3, RS2 (3) (detach ok w/in 6')										N		
Sheds (200) AV if visible/not complementary or above building/fence/wall										N		
Community Buildings 35'										-		
Communication Antenna										N		
Chimney exceed up to 3'										N		
30.03.03 USES												
Confirm conditions/applications required/Accessory Uses 30.03.01 D										PUD		
30.04.01 LANDSCAPING												
Plan: Trees to scale/significant kept/any removed/all proposed/adequate spatial for anticipated growth (not attached sw/internal sub sts)												
Landscaping Side/Rear NA (behind wall/fence)												
Plants on the recommended plant list												
2" Minimum Ground Covering any LS are not planted												
NO TURF										Y		
Street Landscaping Detached 15' from back of curb, 2 strips 5' /Attached 6' wide strip 10' Landscaping (back of sidewalk)												
Trees one large and 3 shrubs outside canopy (not within 10' of streetlight)												
30.04.03 FENCES AND WALLS												
Fences and Walls Front Setback 3' up to 6 if decorative fence												
Fences and Walls Side/Rear Setbacks 6' maximum unless adjacent to Comm (8') or Ind (10') CAN BE												
Fences and Walls Outside Setbacks limited to primary or accessory structure height, whichever is less												
Lighting/Decorative Features allowed additional 1 foot										-		
Fence/Wall Materials: brick, stone, stucco, dec. cmu, wrought iron, metal picket, wood, omega, composite, durable vinyl/alum										Y		

Retaining Walls 3' OR tiered unlimited 3' horizontal to 3' of height. Fence permissible on top of any	
Proposed Retaining Walls if adjacent higher/lower (30.06.06 C) ← NEED WALL EXHIBIT.	
Access Gates Arterial Collector – 20' from PL	-
30.04.05 D GENERAL DESIGN STANDARDS	
Screen Ground-Mounted Equipment visible from public street screened 1' above (renewable excluded)	-
Screen Roof-Mounted Equipment visible from public street within 100' screened to at least equipment height (renew ex)	-
Building Materials – exterior decorative glass, masonry, stucco, wood. Metal element decorative.	Y
Accessory Uses and Structures Meet zoning district setbacks where provided	-
Accessory Uses and Structures Front yard complementary exterior colors compatible building materials	-
Accessory Uses and Structures Side/Rear Yard: complementary exterior colors if 2' above wall	-
Agriculture Buildings less than 80k lot structures sited side/rear yard	-
30.04.05 E SINGLE-FAMILY RESIDENTIAL DESIGN STANDARDS	
Building Design (2) cover entry/recess window/porch: balcony/patio: deck/min 3': offset walls :roof line vary: vary bldg. mat/parapet	
Additions Architecturally Compatible or complementary including exterior materials, colors, and architectural features.	
SFR 20' Driveway/cul-de-sac 18'/SFA 10' IF GARAGE ← PUD 3' D/W	
~~Manufactured Home AGE~~	
~~Manufactured Home SECTION~~	
~~Manufactured Home FOUNDATION~~	
~~Manufactured Home LIVING AREA~~	
~~Manufactured Home Park EXCEPTION~~	
~~RS80/RS40/NONURBAN EXCEPTION~~	
30.04.05 K HILLSIDE	
~~(no sfr lot pre 7/1/00) Large Lot~~	
~~double fronted lots encouraged~~	
~~<12% minimize grading per table SLOPE:12.01 ≤ 25 – 50% NATURAL AREA/SLOPE 25%↑ 25 65% NATURAL AREA~~	
~~No Stockpiling~~	
~~Grading Cuts 12% slopes minimized~~	
~~Walls Topography/Graduated Steps/Native Materials/Earth Tones/Decorative Fence Preferred~~	
~~Decorative Fences Surrounding Natural Area~~	
~~Buildings Natural Colors/Limited Slab/Horizontal Features/Increased Rear Yards/Viewshed Analysis?~~	
30.04.07 B LIGHTING	
Lighting Shielded/Motion Sensor Encouraged	
30.04.10 B SWIMMING POOLS ←REMOVE.	
600 sf	REMOVE

THOMASON
CONSULTING
ENGINEERS

September 18, 2024

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

Re: Cactus Trails
~~**Design Review and Waiver of Development Standards**~~
APN# 176-27-401-013
Project#: 221-24008

PLANNED UNIT DEV.

On behalf of Kavison Homes, we respectfully request your approval of a ~~Design Review for a~~ PUD for the proposed Cactus Trails project.

The project proposes a 208 lot single family detached residential development on approximately 20 acres at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel has been designated by Clark County and the BLM as a site for Affordable Housing development.

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

~~**Design Review:**~~ The project proposes a 208 lot single family detached residential subdivision to be developed in three phases. Access is provided by a 50' private street that connects to Cactus Avenue. The internal private streets are 39' wide on the interior and 43' around the perimeter of the site and an emergency access gate is provided west of the main entrance on Cactus Avenue. The proposed subdivision provides a 30' by 35' lot with a zero lot line setback on rear and garage side of the lots. The proposed front setback is 3' and the non-garage side of the lot provides a 5' setback. The small lots serve to maximize the open space provided for the residents. The majority of the open space is located between the rear of the homes with common element widths that vary from 28.5' to 30' on the northern five acre portion (Phase 3) to 40' to 58' in the southern fifteen acre portion (Phases 1 and 2). In addition to the large open space areas between homes, an approximately 18,430 sf open space is provided at the entrance for site amenities such as community pool, sports court, and outdoor fitness and BBQ area. These areas combined provide a total of approximately 158,300 sf of common open space where 46,100 sf is required by code under the RS-2 district.

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A separate design review for the proposed homes on these lots is requested at this time as the design of the two-story homes is underway. In general, there will be both two and three story homes offered that range in size from 1,200 to 1,600 square feet and provide one or two car garages.

PUD Development Standards

The following table provides the development standards for the project along with comparison to RS-2 standards provided in Title 30.02.24:

	PRO	
LOT AREA, MIN	1,(	
SETBACKS:		
FRONT/DRIVEWA		
REAR	0' (ZERO	
SIDE (INTERIOR)	0' MIN (ZERO LOT LINE)	
SIDE (STREET)	10'	
INTERIOR DRIVEWA CURB RETURN)	2'	

-Access
-retaining walls
-
sidewalks

-1 access
-retaining wall heights
-allow sidewalks to remain

Tentative maps for single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives (30.04.09)

-retaining wall height maximum allowed (add section)

-detached sidewalks required (add section)

Proposed retaining wall heights

Approval of a Waiver of Developmer maximum 16' perimeter wall height (with 6' screen and 10' retaining wall) w allowed by Title 30 section 30.64.03.C.2.i, p.140. The maximum height con along the west side of the project the proposed grade will be lower than neighboring residences to the west. Over height walls will also occur on the east side of the project with maximum wall height of 12' (6' screen and 6' retaining). (YOUR SITE PLAN NEEDS TO SHOW THE LOCATION AND LENGTH OF THESE WALLS)

Justification: The increase in wall height allows the project to 'flatten' the developed area across the site to maximize usable open space in the common lots between the homes. The site falls approximately 20' from west to east across the southern fifteen acres and approximately 10' across the northern five acres. The actual wall heights will be determined during final grading in compliance with flood control design requirements as reviewed and approved by CCPW and CCRFCD.

Waiver of Development Standards #2: Approval of a Waiver of Development Stand increase in finish grade up to 6' within 5' and 20' of a shared property line where 30.04.06.F.1 and 2 allows a maximum fill of 3' within 5' and 6' within 20' of the shared

NO LONGER NEEDED. CODE UPDATED

Justification: The increase in finish grade is necessary to 'flatten' the developed area to maximize usable open space for residents. The site falls approximately 20' from west to east across the southern fifteen acres and approximately 10' across the northern five acres. The actual wall heights will be

Allow and attached s/w where detached is required along Cactus Avenue. Add justification.

determined during final grading in compliance with flood control design requirements as reviewed and approved by CCPW and CCRFCD.

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

Sincerely,

Thomason Consulting Engineers

Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

THOMASON CONSULTING ENGINEERS

THE APPLICANT IS REQUESTING TO CHANGE THE PLANNED LAND USE TO CN (COMPACT NEIGHBORHOOD - 8 TO 18 DU/ AC)

September 19, 2024

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

from MN (Mid-Intensity Suburban Neighborhood to CN (Compact Neighborhood)

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

The project proposes a 208 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.*

THOMASON
CONSULTING
ENGINEERS

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

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

Clark County Comprehensive Planning Department
SUBMITTAL REQUIREMENTS - MASTER PLAN AMENDMENT

GENERAL PROCESSING			
• Pre-review and appointment required Citizen Access Portal. • Numbers listed below are the amount of required copies, otherwise PDF format is required. • All documents must be legible for reproduction. • **ALL APPLICATIONS REQUIRE FEES.** See Policy: https://webfiles.clarkcountynv.gov//T30%20Fee%20Policy_010824.pdf. Additional Notice Fees may be required after submittal. • Prior to acceptance of any application, materials shall demonstrate compliance with Title 30.	**Master Plan Amendment**	**Transportation or Trails Amendment**	**Staff Use Only (Y/N)**
REQUIREMENTS			
Application Form	1	1	
Assessor's Parcel Map	2		
Deed – Most current required**.**	PDF	PDF (Only for property making request)	
Disclosure Form	1	1	
Justification Letter *	2	2	
Concurrence from a Member of the Board	PDF	PDF	
Neighborhood Meeting Summary	PDF		
Master Plan Amendment Exhibit*	2	2	
Fees	✓	✓	

*See Submittal Guideline for specific Justification Letter requirements as it relates to Master Plan Amendments.