TM-19-500077-DOGWOOD HICKORY LLC:

TENTATIVE MAP consisting of 64 single family residential lots and 4 common lots on 10.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-32-101-008; 176-32-101-009

LAND USE PLAN:
ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description
General Summary
• Site Address: N/A
• Site Acreage: 10
• Number of Lots/Units: 64
• Density (du/ac): 6.4
• Minimum/Maximum Lot Size (square feet): 3,957/5,739
• Project Type: Single family subdivision

The site plan depicts a 64 lot residential subdivision with 4 common lots. Access is provided to the subdivision from a 47 foot wide private street from Cactus Avenue. Forty-two foot wide private streets with a sidewalk on one side provide access within the subdivision. A 6 foot wide landscape strip behind an attached sidewalk is provided along Quarterhorse Lane, and a 15 foot wide landscape area with a detached sidewalk is provided along Cactus Avenue. Landscaping strips are also provided on both sides of the private street entering the subdivision. Secondary pedestrian access to Cactus Avenue is provided at the end of one of the stub streets through a common lot, and internal pedestrian access is enhanced by another common lot that provides pedestrians access between 2 internal streets.
Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-18-0549</td>
<td>Request to R-2 zoning for a 64 lot single family residential subdivision</td>
<td>Withdrawn by the applicant</td>
<td>August 2018</td>
</tr>
<tr>
<td>NZC-0442-06</td>
<td>Request to R-2 &amp; R-3 zoning to add approximately 20 acres into the Mountain’s Edge Master Planned Community</td>
<td>Withdrawn by the applicant</td>
<td>April 2006</td>
</tr>
</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Major Development Project (Mountain’s Edge)</td>
<td>R-2</td>
</tr>
<tr>
<td>South, East, &amp; West</td>
<td>Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)</td>
<td>R-E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Undeveloped</td>
</tr>
</tbody>
</table>

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>NZC-19-0250</td>
<td>A nonconforming zone change to R-2 for a 64 lot single family residential subdivision is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-19-0251</td>
<td>Vacation and abandonment of patent easements is a companion item on this agenda.</td>
</tr>
</tbody>
</table>

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

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

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

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

STAFF CONDITIONS:

Current Planning
- Applicant is advised that 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue and associated spandrels;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that back of curb radii must meet the minimum dimensions per Uniform Standard Drawing 201; that the Regional Transportation Commission (RTC) has not requested a bus stop so the one shown on the plans may be removed, subject to RTC's concurrence; that the emergency access shown on Cactus Avenue may need to be redesigned to meet standards; that installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall be named;
- Street shown as "D" shall have the suffix of Court.

**Building Department - Fire Prevention**
- No comment.

**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0388-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.
**APPROVALS:**
**PROTESTS:** 2 letters

**PLANNING COMMISSION ACTION:** May 21, 2019 – HELD – To 06/04/19 – per the applicant.

**PLANNING COMMISSION ACTION:** June 4, 2019 – DENIED – Vote: Unanimous
Abstained: Nguyen  Absent: Frasier, Morley
APPLICANT: BEAZER HOMES
CONTACT: KATHRINE LOGAN, ACTUS, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120