UPDATE
CACTUS AVE/QUARTERHORSE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0251-DOGWOOD HICKORY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Conn Avenue (alignment), and between Quarterhorse Lane (alignment) and El Capitan Way (alignment) within Enterprise (description on file). 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
The plans depict the vacation and abandonment of government patent easements. The easements to be vacated on the western parcel include a 3 foot wide strip along Quarterhorse Lane and 33 feet wide strips along the south and east sides. On the eastern parcel, the easements to be vacated are 33 feet wide and located on the south, east, and west sides. According to the applicant, the vacation and abandonment of these patent easements is necessary to accommodate the proposed single family subdivision.

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Withdrawn by the applicant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Withdrawn by the applicant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</td>
<td>R-2</td>
</tr>
</tbody>
</table>
### Surrounding Land Use

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<th>Zoning District</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)</td>
<td>R-E</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>TM-19-500077</td>
<td>A tentative map for a 64 lot single family subdivision is a companion item on this agenda.</td>
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</tbody>
</table>

### STANDARDS FOR APPROVAL:

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

### Analysis

**Public Works - Development Review**

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

**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, Title 30, and/or the Nevada Revised Statutes.

### STAFF CONDITIONS:

**Current Planning**

- Satisfy utility companies’ requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
• Revise legal description, if necessary, prior to recording.
• Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

**Clark County Water Reclamation District (CCWRD)**
• No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:** 1 card

**PROTESTS:** 10 cards, 3 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