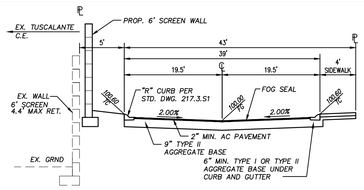
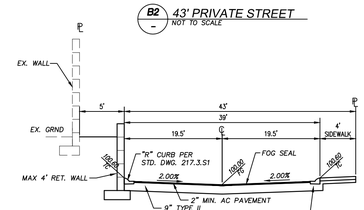
SITE PLAN OF CACTUS TRAILS

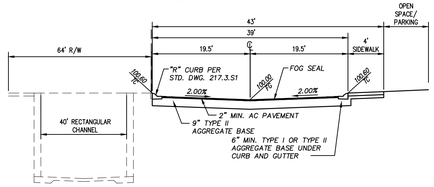
A SINGLE FAMILY RESIDENTIAL SUBDIVISION BY KAVISON HOMES LLC



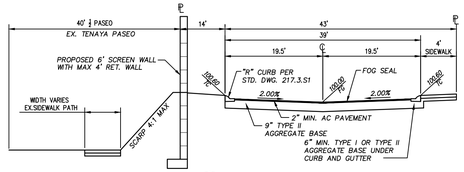
B2 43' PRIVATE STREET
NOT TO SCALE



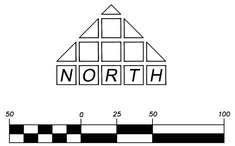
B3 43' PRIVATE STREET
NOT TO SCALE

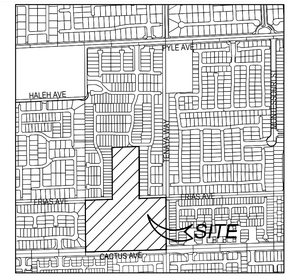


B4 43' PRIVATE STREET
NOT TO SCALE

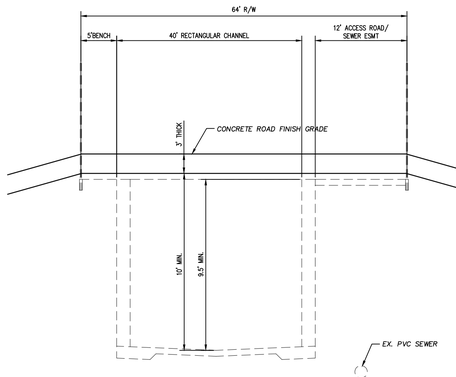


B5 43' PRIVATE STREET
NOT TO SCALE





LOCATION MAP
NOT TO SCALE



F CHANNEL BRIDGE
NOT TO SCALE

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- CO CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- STREETLIGHT
- 2 LOT NUMBER
- BOUNDARY LINE / LOT LINE
- 0.40% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- PATIO EASEMENT (FINAL LOCATIONS ON FINAL MAP TO BE BASED ON HOUSE MODELS SELECTED FOR EACH LOT)

SITE TABULATIONS:

APN: # 176-27-401-013

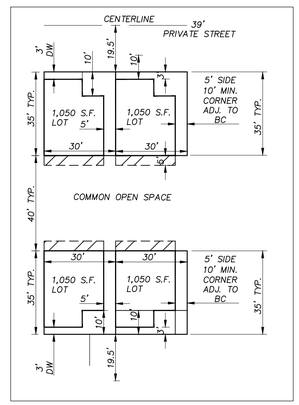
CURRENT LAND USE:	MN – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
CURRENT ZONING:	RS20
PROPOSED ZONING:	RS2 PUD
TOTAL GROSS AREA:	20.1± AC
DENSITY:	10.44 DUA (GROSS)
TOTAL NUMBER OF LOTS:	210
MIN. LOT SIZE:	1050 SF
AVERAGE LOT SIZE:	1050 SF
NUMBER OF COMMON ELEMENTS:	17
OPEN SPACE REQUIRED (Per 30.02.08)	41,600 SF (200 SF/UNIT)
TOTAL OPEN SPACE PROVIDED:	254,856 S.F.

DEVELOPER

KAVISON HOMES LLC
8975 S. PECOS, BC
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

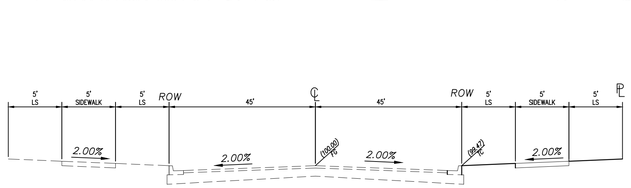
OWNER

USA



SETBACKS -

FRONT SETBACK TO BUILDING	3' MIN
GARAGE SETBACK	3' MIN
SIDE PROPERTY LINE	0'/5'
REAR PROPERTY LINE	0'
CORNER SIDE PROPERTY LINE	10'



EXISTING FULL STREET IMPROVEMENTS

A 100' STREET SECTION
NOT TO SCALE

B 43' PRIVATE STREET
NOT TO SCALE

C 39' PRIVATE STREET
NOT TO SCALE

D 50' PRIVATE ENTRY STREET
NOT TO SCALE

E 59' PRIVATE ENTRY STREET
NOT TO SCALE



NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE IN NATURE AND IS TO BE USEED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REVISION	BY	DATE	KEY

DRAWN BY:
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
DATE: 7-19-24
SCALE: 1"=40'
PROJECT NO. 221-24008

THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

KAVISON HOMES LLC
CACTUS TRAILS
SITE PLAN 1

SHEET SP1
1 OF 2
DRAWING NO.
DATE PREPARED: 8/22/24

SITE PLAN OF CACTUS TRAILS

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

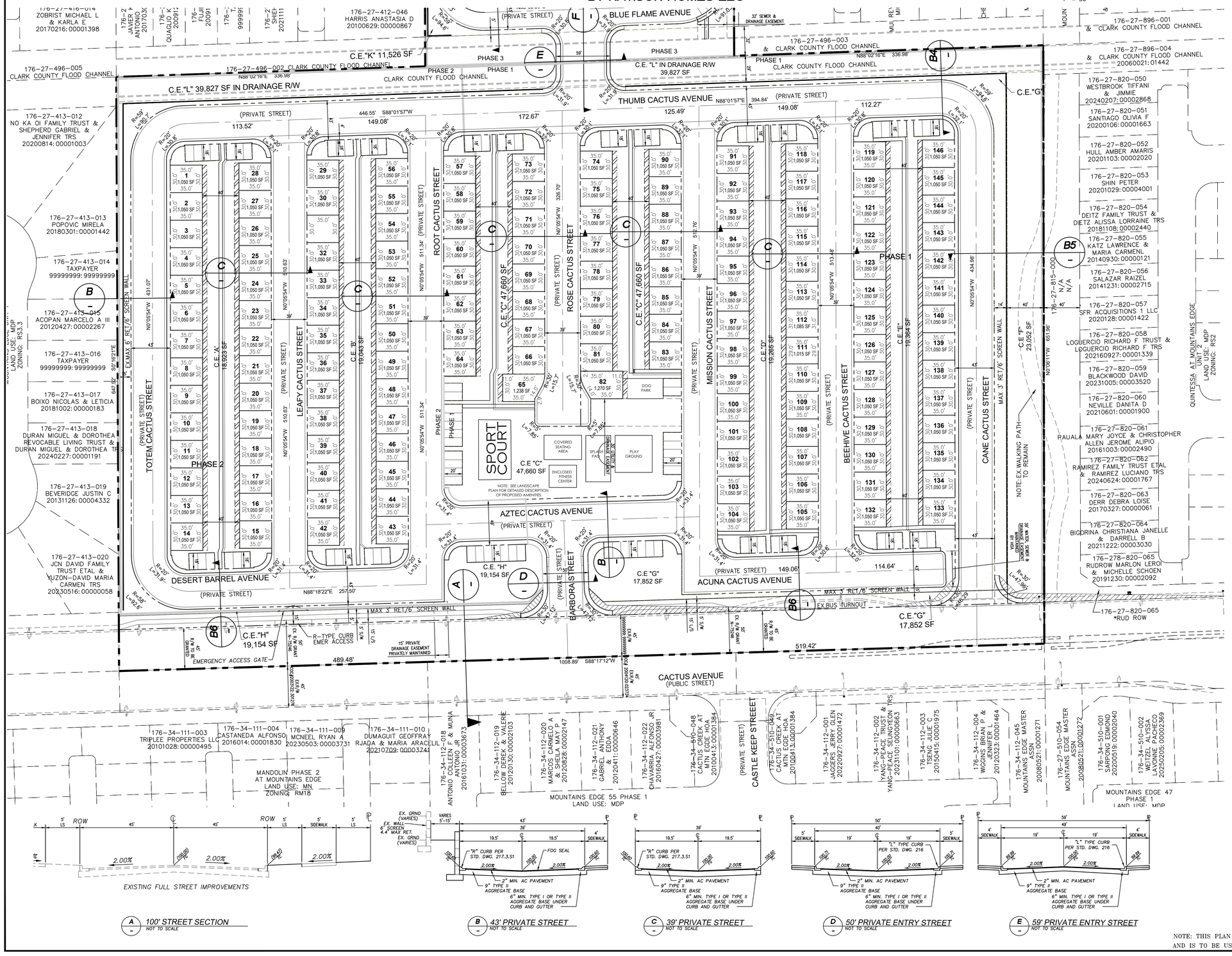
BY KAVISON HOMES LLC

LEGAL DESCRIPTION

Mount Diablo Meridian, Nevada

T. 22 S., R. 60 E.,

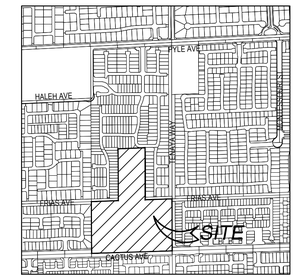
SEC. 27, W½ NE¼ SE¼ SW¼, E½ SW¼ SE¼ SW¼, and SE¼ SE¼ SW1/4.



NORTH

50 0 25 50 100

1" = 50'



LOCATION MAP

NOT TO SCALE

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- CO CLEAN OUT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE AND MANHOLE
- FIRE HYDRANT
- STREETLIGHT
- 2 LOT NUMBER
- BOUNDARY LINE / LOT LINE
- 0.40% RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- PATIO EASEMENT (FINAL LOCATIONS ON FINAL MAP TO BE BASED ON HOUSE MODELS SELECTED FOR EACH LOT)

SITE TABULATIONS:

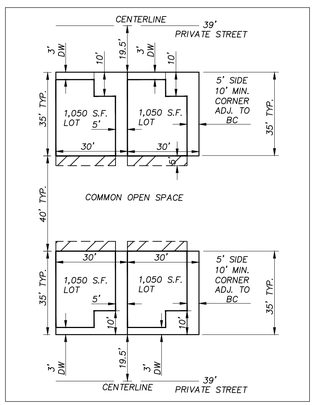
APN: # 176-27-401-013	
CURRENT LAND USE:	MN – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
CURRENT ZONING:	RS20
PROPOSED ZONING:	RS2 PUD
TOTAL GROSS AREA:	20.1± AC
DENSITY*:	10.44 DUA (GROSS)
TOTAL NUMBER OF LOTS:	210
MIN. LOT SIZE:	1050 SF
AVERAGE LOT SIZE:	1050 SF
NUMBER OF COMMON ELEMENTS:	17
OPEN SPACE REQUIRED (Per 30.02.08)	41,600 SF (200 SF/UNIT)
TOTAL OPEN SPACE PROVIDED:	254,856 S.F.

DEVELOPER

KAVISON HOMES LLC
237 CHACO CANYON
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

OWNER

USA



SETBACKS -

FRONT SETBACK TO BUILDING	3' MIN
GARAGE SETBACK	3' MIN
SIDE PROPERTY LINE	0'/5'
REAR PROPERTY LINE	0'
CORNER SIDE PROPERTY LINE	10'

Call before you Dig
Avoid cutting underground utility lines. It's costly.
811 or 1-800-642-2444

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU OVER-HEAD
1-702-227-2929

A – 100' STREET SECTION – NOT TO SCALE

B – 43' PRIVATE STREET – NOT TO SCALE

C – 39' PRIVATE STREET – NOT TO SCALE

D – 50' PRIVATE ENTRY STREET – NOT TO SCALE

E – 59' PRIVATE ENTRY STREET – NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REV	DATE	BY	REVISION

DRAWN BY:
SCALE: 1"=40'
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
PROJECT NO. 221-24008

T THOMASON
C CONSULTING
E ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

KAVISON HOMES LLC
CACTUS TRAILS

SITE PLAN 2

SHEET SP2
2 OF 2
DRAWING NO.
DATE PREPARED: 8/22/24