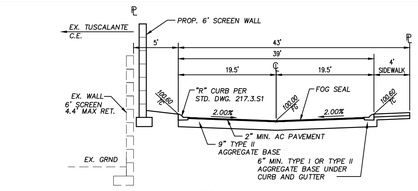
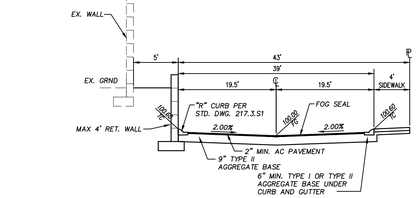
TENTATIVE MAP OF CACTUS TRAILS

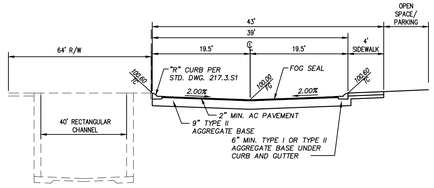
A SINGLE FAMILY RESIDENTIAL SUBDIVISION BY KAVISON HOMES LLC



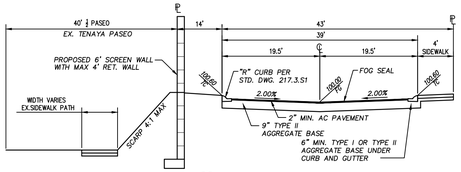
B2 – 43' PRIVATE STREET
NOT TO SCALE



B3 – 43' PRIVATE STREET
NOT TO SCALE



B4 – 43' PRIVATE STREET
NOT TO SCALE



B5 – 43' PRIVATE STREET
NOT TO SCALE

BENCHMARK

CLARK COUNTY VERTICAL CONTROL V. 2018
ID NO. Z366_1989

NGS 3" BRASS CAP INTHE TOP OF THE SOUTHWEST CONCRETE WING WALL OF THE RAILROAD BRIDGE UNDER CATUS RD. BRIDGE.

ELEVATION = 774.361 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION = 2,540.54 US SURVEY FEET (CALCULATED)

CLARK COUNTY VERTICAL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND GEOID 12B

BASIS OF BEARING

NORTH 88°17'01" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22 SOUTH, RANGWE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA , IN FILE 124 OF SURVEYS, AT PAGE 04.

THE COORDINATES ON THIS PLAN REFER TO NEVADA STATE PLANE EAST (NAD 83) U.S. SURVEY FOOT

N

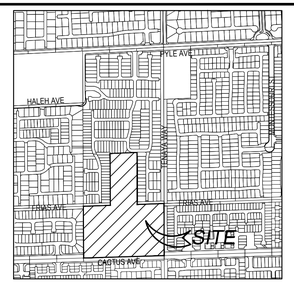
50 0 25 50 100
1" = 50'

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

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

FLOOD ZONE

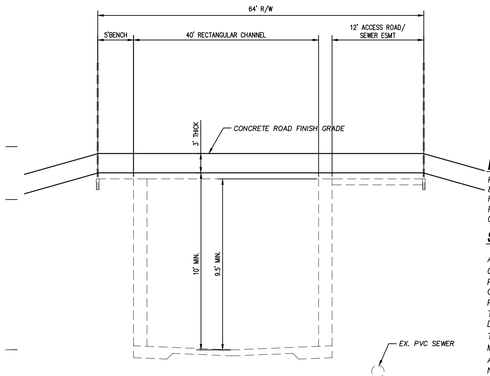
THIS SITE IS NOT LOCATED WITHIN FLOOD ZONE X, WHICH IS SPECIFIED AS "AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN" FIRM MAP NUMBER 32003C2545 F REVISED TO REFLECT LOMAR DATED NOVEMBER 16, 2011.



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- 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)
- 2675 — EXISTING GROUND CONTOUR LINE
- PATIO EASEMENT (FINAL LOCATIONS ON FINAL MAP TO BE BASED ON HOUSE MODELS SELECTED FOR EACH LOT)
- PHASE LINE



F – CHANNEL BRIDGE
NOT TO SCALE

DEVELOPER

KAVISON HOMES LLC
8975 S. PECOS ST. 6C
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

OWNER

USA

SITE TABULATIONS:

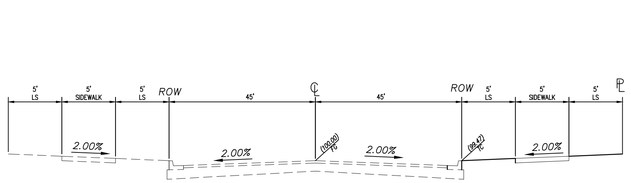
APN:# 176-27-401-013	
CURRENT LAND USE:	MN – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
CURRENT ZONING:	RS20
PROPOSED ZONING:	RS2 PUD
TOTAL GROSS AREA:	20.1± AC
DENSITY:	10.44 DUA (GROSS)
TOTAL NUMBER OF LOTS:	210
MIN. LOT SIZE:	1050 SF
AVERAGE LOT SIZE:	1050 SF
NUMBER OF COMMON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

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
   - WATER: LAS VEGAS VALLEY WATER DISTRICT
   - ELECTRIC: NV ENERGY
   - GAS: SOUTHWEST GAS CORPORATION
   - SEWER: CLARK COUNTY WATER RECLAMATION
   - SOLID WASTE DISPOSAL: REPUBLIC SERVICE
   - TELEPHONE: CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES
4. ESTIMATED SEWER CONTRIBUTION (0.004 MGD X 203 LOTS) = 0.0.8320
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS NOT A PORTION OF ANY MASTER PLANNED COMMUNITY AND WILL BE BUILT IN PHASES.
7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. PERIMETER STREETS ARE PUBLICLY MAINTAINED RIGHTS-OF-WAY OF 100
10. PRIVATE STREETS ARE PROPOSED AT THIS TIME.
11. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. THIS PLAN WAS PREPARED USING RECORD INFORMATION. NO LIABILITY IS ASSUMED.
12. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
13. GROUNDWATER DEPTHS HAVE NOT BEEN LOCATED WITHIN 20' OF THE EXISTING GROUND SURFACE.
14. CC&R'S WILL BE PROVIDED FOR THIS DEVELOPMENT.
15. ALL LANDSCAPE AREAS TO BE MAINTAINED BY THE HOA AND COMPLY WITH TITLE 30 AND APPROVED LANDSCAPE PLAN
16. ALL ONSITE STREET INTERSECTION RADII ARE 20' AT BACK OF CURB
17. DOUBLE FRONTAGE LOTS WILL HAVE ACCESS ONLY TO INTERIOR STREETS
18. THE PROJECT IS ANTICIPATED TO BE CONSTRUCTED IN THREE PHASES AS SHOWN.
19. NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC USE FACILITIES. ADJACENT TO THIS SITE.
20. ALL LOT SIZES ARE GROSS AND NET.

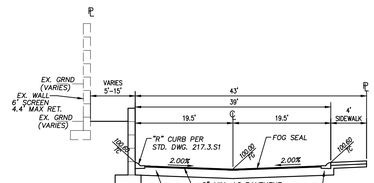
WATER/SEWER P.O.C.

1. POINTS OF CONNECTION FOR WATER ARE A 10" MAIN IN CACTUS AVENUE.
2. POINT OF CONNECTION FOR SANITARY SEWER IS AN 10" MAIN IN CACTUS AVENUE.

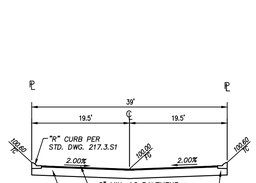


EXISTING FULL STREET IMPROVEMENTS

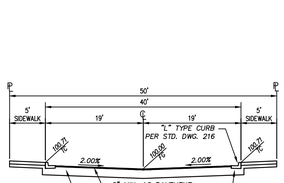
A – 100' STREET SECTION
NOT TO SCALE



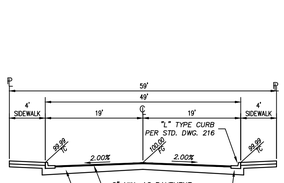
B – 43' PRIVATE STREET
NOT TO SCALE



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 AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

REVISION	BY	DATE	REV

DRAWN BY: JDT — 3-19-19
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
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
TENTATIVE MAP

SHEET TM1
1 OF 2
DRAWING NO.
DATE PREPARED: 8/22/24

TENTATIVE MAP OF CACTUS TRAILS

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BY KAVISON HOMES LLC

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

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

BASIS OF BEARING

NORTH 88°17'01.4" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22 SOUTH, RANGWE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA , IN FILE 124 OF SURVEYS, AT PAGE 04.

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FLOOD ZONE

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BENCHMARK

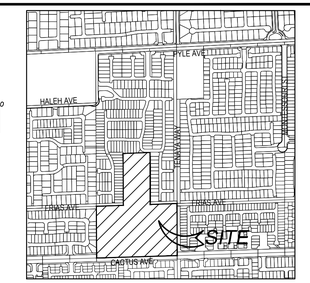
CLARK COUNTY VERTICAL CONTROL V. 2018
ID NO. 2366_1989

NGS 3" BRASS CAP IN THE TOP OF THE SOUTHWEST CONCRETE WING WALL OF THE RAILROAD BRIDGE UNDER CATUS RD. BRIDGE.

ELEVATION = 774.361 METERS (PUBLISHED NAVD 88 DATUM)
ELEVATION = 2,540.54 US SURVEY FEET (CALCULATED)

CLARK COUNTY VERTICAL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND GEOID 12B

N O R T H
50 0 25 50 100
1" = 50'



LOCATION MAP
NOT TO SCALE

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- CLEAN OUT
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- PHASE LINE

DEVELOPER

KAVISON HOMES LLC
8975 S. PECOS, 6C
HENDERSON, NEVADA 89074
PHONE: (702) 721-6111
CONTACT: TODD STRATTON

OWNER

USA

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)	42,000 SF (200 SF/UNIT)
TOTAL OPEN SPACE PROVIDED:	254,856 S.F.

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7. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE
8. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
9. PERIMETER STREETS ARE PUBLICLY MAINTAINED RIGHTS-OF-WAY OF 100'.
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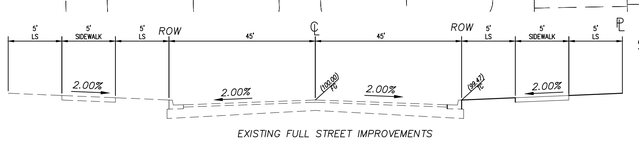
LEGAL DESCRIPTION

Mount Diablo Meridian, Nevada

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

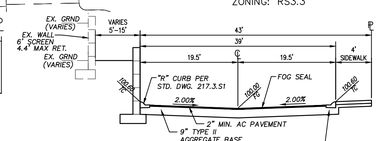
SEC. 27, W½ NE¼ SE¼ SW¼, E½ SW¼ SE¼ SW¼, and SE¼ SE¼ SW1/4.

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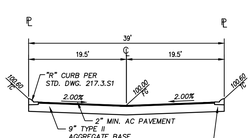


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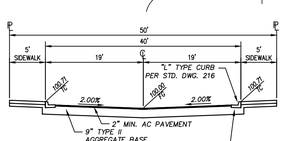
A – 100' STREET SECTION — NOT TO SCALE



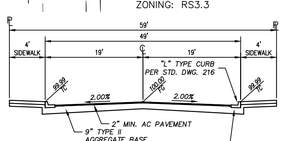
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D – 50' PRIVATE ENTRY STREET — NOT TO SCALE



E – 59' PRIVATE ENTRY STREET — NOT TO SCALE

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
TENTATIVE MAP

REVISION	REV. DATE	BY

DRAWN BY:
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
START – 4-14-24
PROJECT NO. 221-24008

SHEET TM2
2 OF 2
DRAWING NO.
DATE PREPARED: 8/22/24