Importance: Normal

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

Sent: 10/19/2024 21:03:06

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

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

Bcc:

Title: APR-24-101114 Cactus and Buffalo Planning 1st Review 2nd Email

Attachment(s): Elevations - redlines as of 10.17.24.pdf(1.71 MB); Site Section PG 1 - redlines as of 10.17.24.pdf(2.01 MB); TM - redlines as of 10.17.24.pdf(4.33 MB);

Content:

Hello Again,

Here is the 1st Review ---2nd E-mail.
-Elevations
-Site Sections
-Tentative Map

Thank you!

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

All elevations must be broken down by model type.
-show 4 sided architecture
-call out proposed exterior finishes, design elements, paint colors
-overall height from finished grade must be shown



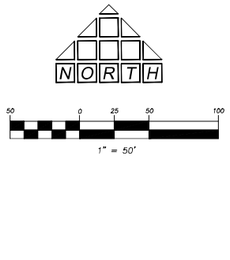
proposed street scene

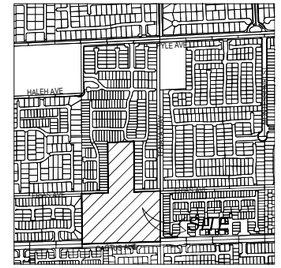
aRK studio Architecture Planning

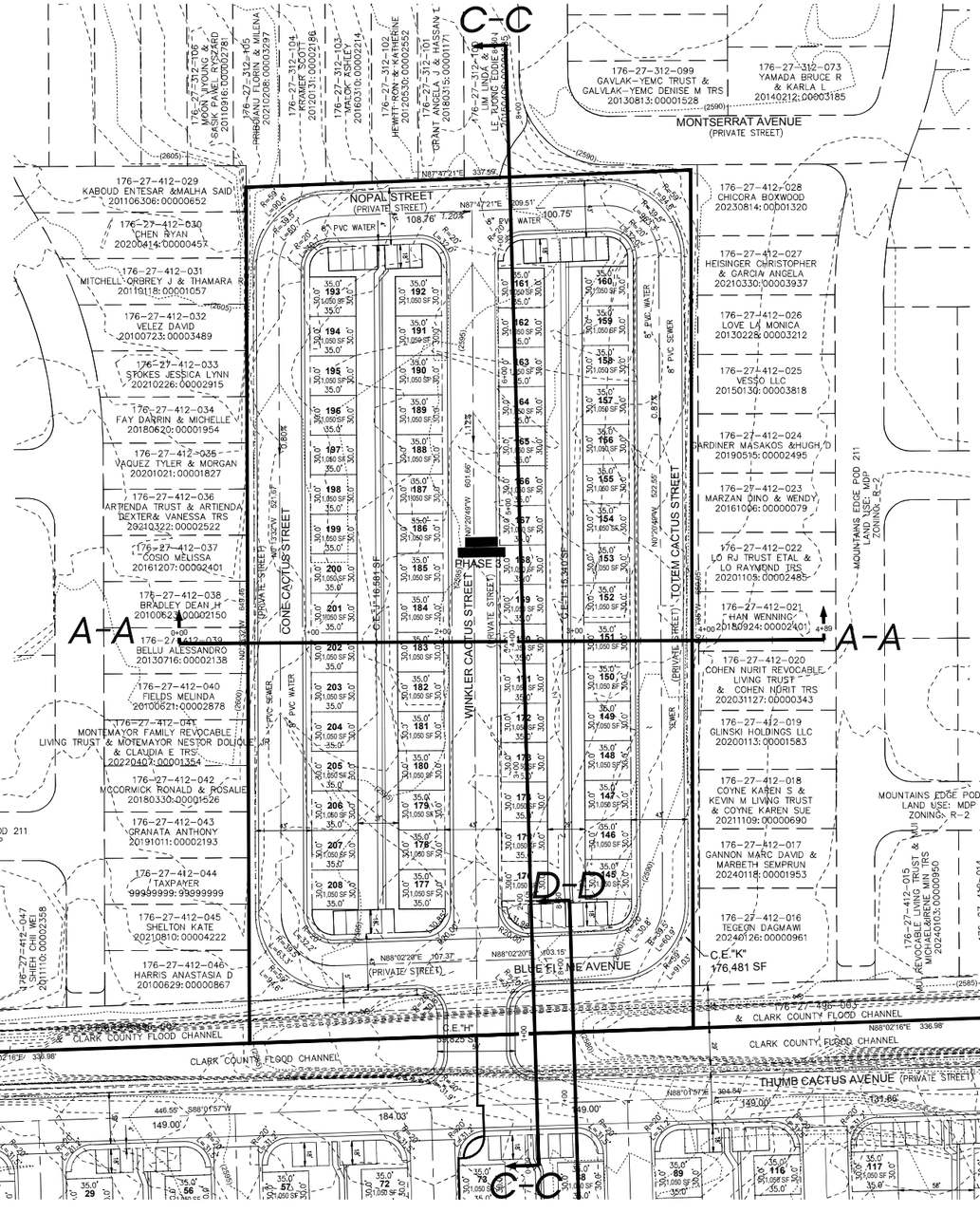
KAVISON HOMES

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 GO OVER-HEAD
1-702-227-2929







Site Section PG 1 - redlines as of 10.17.24
1 of 1

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: JDT – 3-19-19
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
PROJECT NO. 221-000

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 SECTION PLAN 1

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

FILENAME: C:\Users\jthomason\CRONUS\appdata\local\temp\AcPublish_12208\421+2400\SITE SECTIONS-INVERTED CROWN-ALT 1.dwg, LAST SAVED ON: Sep 24 2024 1:35pm PLOTTED BY: JTHOMASON, ON: Sep 24 2024 1:36pm

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BASIS OF BEARING

NORTH 88°17'014" 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

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 3200302545 F REVISED TO REFLECT LOMAR DATED NOVEMBER 16, 2011.

TENTATIVE MAP OF CACTUS TRAILS

A RESIDENTIAL SUBDIVISION BY KAVISON HOMES LLC

SINGLE FAMILY??

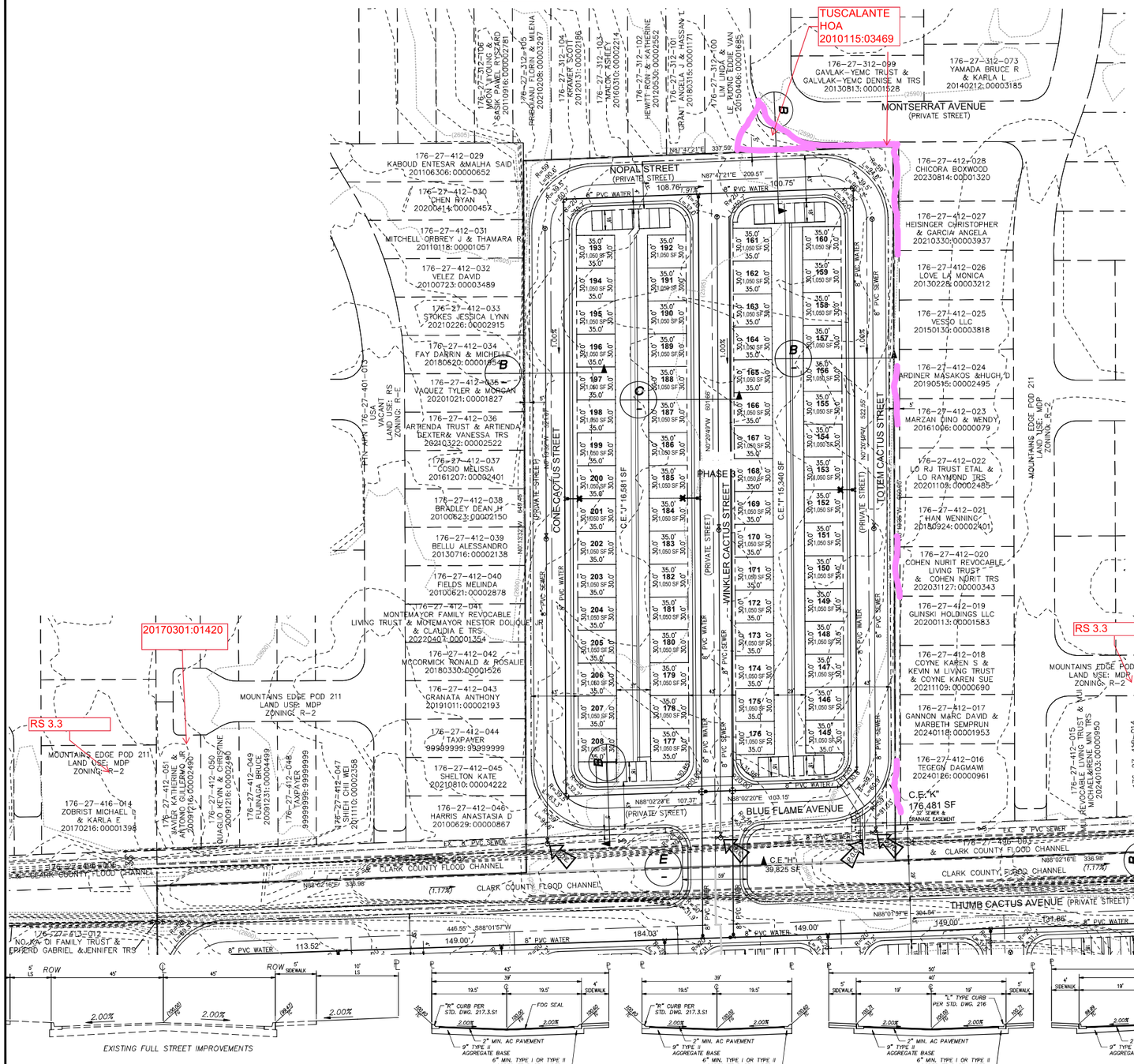
BENCHMARK

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



EXISTING FULL STREET IMPROVEMENTS

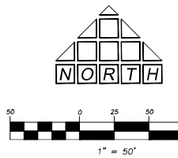
A 100' STREET SECTION — NOT TO SCALE

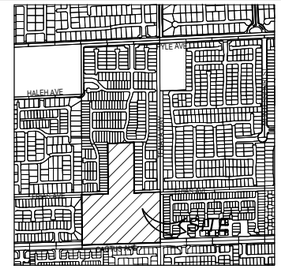
B 43' PRIVATE STREET — NOT TO SCALE

C 39' PRIVATE STREET — NOT TO SCALE

D 50' PRIVATE ENTRY STREET — NOT TO SCALE

E 59' PRIVATE ENTRY STREET — NOT TO SCALE




HALEHAVE
PALE MOON
PALE MOON
PALE MOON

TENTATIVE MAP OF CACTUS TRAILS

A RESIDENTIAL SUBDIVISION

BY KAVISON HOMES LLC

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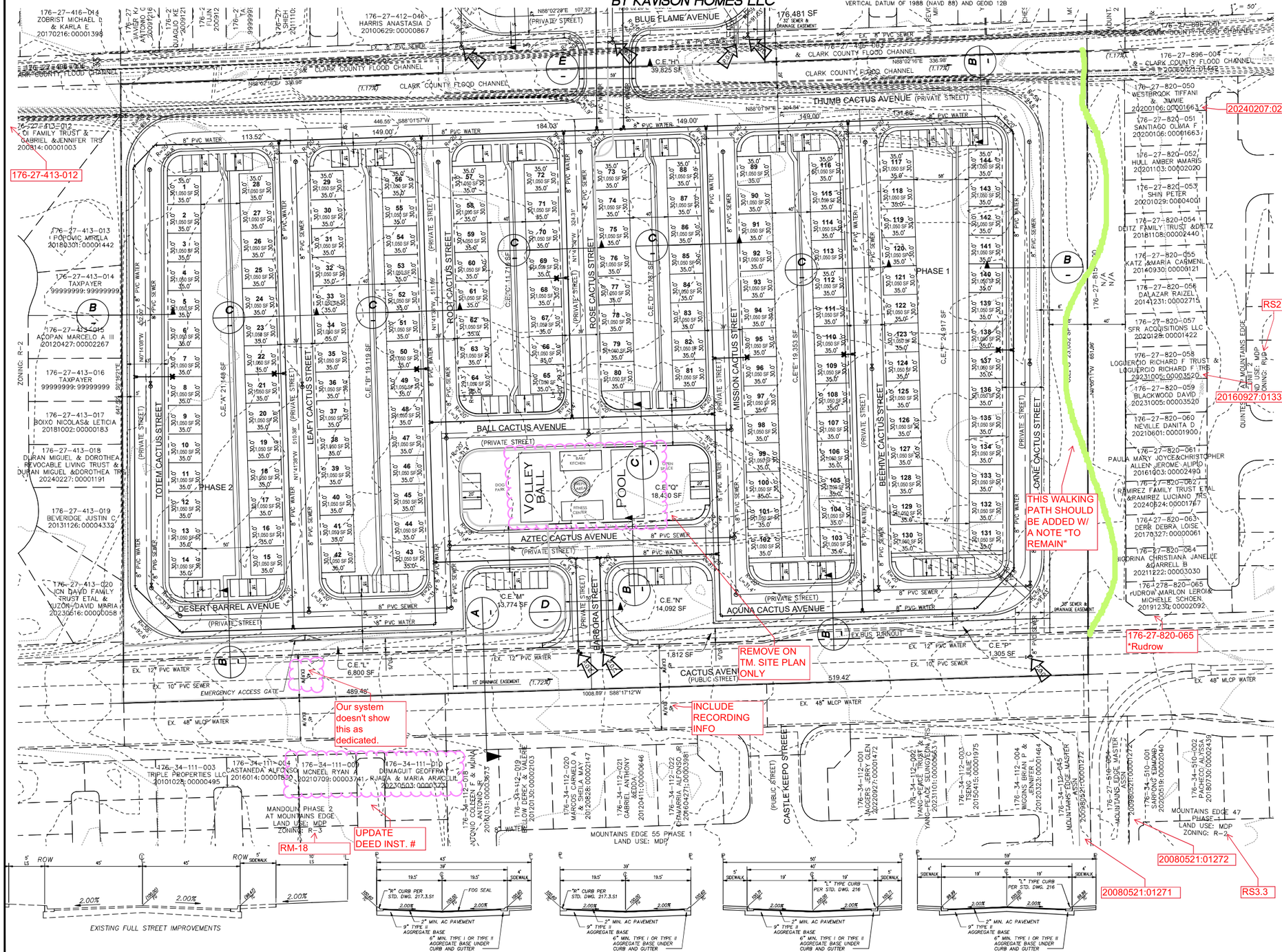
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A — 100' STREET SECTION — NOT TO SCALE

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



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

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:	MS – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
CURRENT ZONING:	RS-20
PROPOSED ZONING:	RS-2 PUD
TOTAL GROSS AREA:	20.1± AC
DENSITY:	10.34 DUA (GROSS)
TOTAL NUMBER OF LOTS:	208
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:	428,432 S.F.
PARKING SPACES REQUIRED	0
PARKING SPACES PROVIDED:	100

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) = 0.8320
5. STORM WATER TO SURFACE DRAIN ON STREETS.
6. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP AND IS A PORTION OF ANY MOUNTAINS EDGE 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.

LEGAL DESCRIPTION

NW¼ NE¼ SE¼ OF SECTION 29, TOWNSHIP 22 SOUTH RANGE 60 EAST, MDM

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REV.	DATE	BY	REVISION

DRAWN BY: JDT – 5-19-19
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
PROJECT NO. 221-000
SCALE: 1"=40'

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