Importance: Normal

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

Sent: 10/19/2024 21:09:05

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

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

Bcc:

Title: APR-24-101114 Cactus and Buffalo Planning 1st Review 3rd Email

Attachment(s): Full Site Plan-Redlines as of 10.17.24.pdf(3.34 MB)

Content:

Hello,

Please see the attached site plan redlines.

Sincerely,

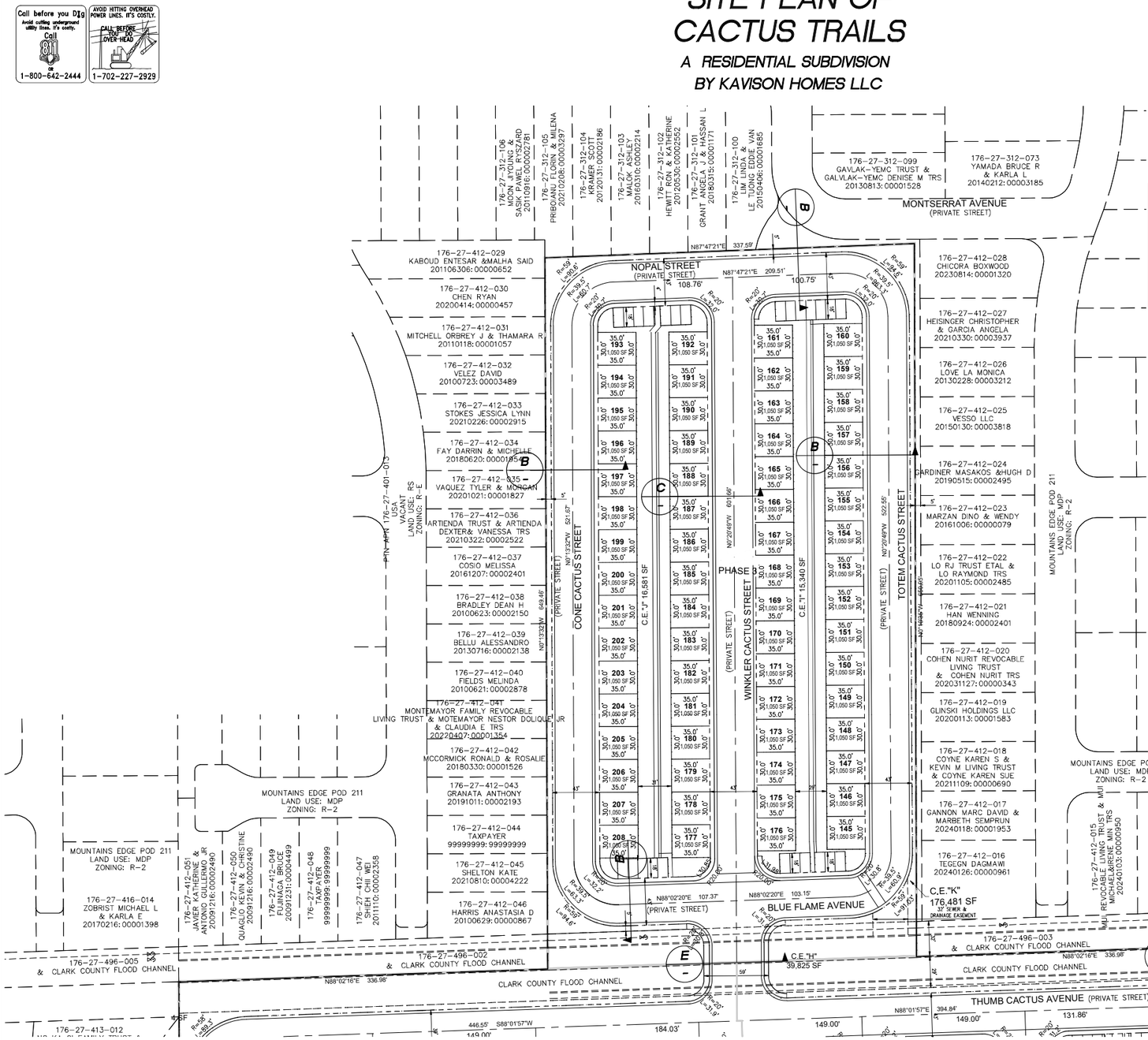
Jillee Opiniano-Rowland
Assistant Planning Manager
|| Clark County Current Planning and Zoning ||
500 S. Grand Central Parkway Las Vegas, NV 89115
Phone: 702-455-3132
E-mail: Jillee.opiniano@clarkcountynv.gov

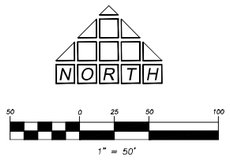
Comments:
Event:
Status: Sent

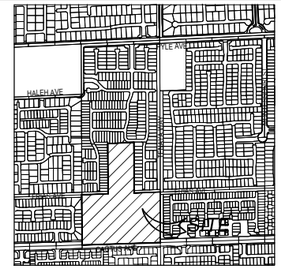
SITE PLAN OF CACTUS TRAILS

A RESIDENTIAL SUBDIVISION

BY KAVISON HOMES LLC







LOCATION MAP
NOT TO SCALE

CORRECTIONS MADE ON THE TM TO BE REFLECTED ON THE SITE PLAN.
-SURROUNDING INFORMATION, R-O-W INFORMATION, ETC...

PLEASE SHOW WHERE THE PERIMETER WALLS ARE LOCATED, THE LENGTH, AND OVERALL HEIGHTS. ARE THERE ANY REDUNDANT WALLS?

YOU CAN PROVIDE A WALL EXHIBIT OR SHOW IT ON THE SITE PLAN. THIS WILL HELP ME WHEN I WRITE THE STAFF REPORT. I HAVE TO DESCRIBE WHERE ALL PROPOSED WALLS ARE LOCATED.

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)

SITE TABULATIONS:

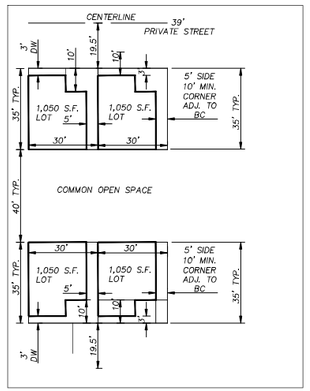
APN:# 176-27-401-013	
CURRENT LAND USE:	MN – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
CURRENT ZONING:	RS-20
PROPOSED ZONING:	RS-2 PUD
TOTAL GROSS AREA:	20.1± AC
DENSITY:	10.34 DUA (GROSS)
TOTAL NUMBER OF LOTS:	208
MIN. LOT SIZE:	1050 SF
AVERAGE LOT SIZE:	1050 SF
NUMBER OF COMMON 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

DEVELOPER

KAVISON HOMES LLC
8975 S. PECOS, 6C
HENDERSON, NEVADA 89074
PHONE: (702) 727-6111
CONTACT: TODD STRATTON

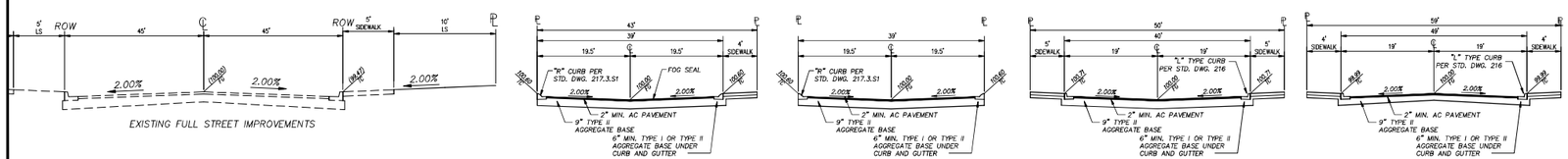
OWNER

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'



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: JDT – 3-19-19
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

SITE PLAN 1

SHEET SP1
1 OF 2
DRAWING 2 of 3
DATE PREPARED: 8/22/24

SITE PLAN OF CACTUS TRAILS

A RESIDENTIAL SUBDIVISION

BY KAVISON HOMES LLC

LEGAL DESCRIPTION

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

NORTH

BLUE FLAME AVENUE (PRIVATE STREET)

THUMB CACTUS AVENUE (PRIVATE STREET)

BALL CACTUS AVENUE (PRIVATE STREET)

AZTEC CACTUS AVENUE (PRIVATE STREET)

ACUNA CACTUS AVENUE (PRIVATE STREET)

CACTUS AVENUE (PUBLIC STREET)

DESERT BARREL AVENUE (PRIVATE STREET)

TOTEM CACTUS STREET (PRIVATE STREET)

LEAFY CACTUS STREET (PRIVATE STREET)

RODT CACTUS STREET (PRIVATE STREET)

ROSE CACTUS STREET (PRIVATE STREET)

MISSION CACTUS STREET (PRIVATE STREET)

BEEHIVE CACTUS STREET (PRIVATE STREET)

CANE CACTUS STREET (PRIVATE STREET)

BARBORA STREET (PRIVATE STREET)

CASTLE KEEPO STREET (PUBLIC STREET)

CLARK COUNTY FLOOD CHANNEL

PHASE 1

PHASE 2

MANDOLIN PHASE 2 AT MOUNTAINS EDGE LAND USE: MDP

MOUNTAINS EDGE 47 PHASE 1 LAND USE: MDP

QUINTESSA AT MOUNTAINS EDGE UNIT 2 LAND USE: MDP ZONING: RUD

VOLLEY BALL

POOL

DOG PARK

BAR/ KITCHEN

OPEN SPACE

FITNESS CENTER

EXIT BUS TURNOUT

EMERGENCY ACCESS GATE

30' SEWER & DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

176,481 SF 32' SEWER & DRAINAGE EASEMENT

C.E."H" 39,825 SF

C.E."A" 21,148 SF

C.E."B" 19,139 SF

C.E."C" 11,716 SF

C.E."D" 11,787 SF

C.E."E" 19,353 SF

C.E."F" 24,917 SF

C.E."G" 23,052 SF

C.E."I" 6,800 SF

C.E."M" 13,774 SF

C.E."N" 14,092 SF

C.E."O" 18,430 SF

C.E."P" 1,305 SF

1,812 SF

need a detail of this bridge

are these enclosed buildings?

who's maintaining?

SVZs

NO POOL. REMOVE.

label the existing sidewalk, proposed L/S area, future PL,

behind the L/S? how will it be used? is there a path? curb cut?

show the existing meandering trail

maintained by?

176-27-496-005 ARK COUNTY FLOOD CHANNEL

176-27-496-002 & CLARK COUNTY FLOOD CHANNEL

176-27-496-003 & CLARK COUNTY FLOOD CHANNEL

176-27-896-001 & CLARK COUNTY FLOOD CHANNEL

176-27-896-004 & CLARK COUNTY FLOOD CHANNEL 20060021: 01442

176-27-412-046 HARRIS ANASTASIA D 20100629: 00000867

176-27-413-012 OI FAMILY TRUST & GABRIEL &JENNIFER TRS 200814: 00001003

176-27-413-013 POPOVIC MIRELA 20180301: 00001442

176-27-413-014 TAXPAYER 99999999: 99999999

176-27-413-015 ACOPAN MARCELO A III 20120427: 00002267

176-27-413-016 TAXPAYER 99999999: 99999999

176-27-413-017 BOXIO NICOLAS& LETICIA 20181002: 00000183

176-27-413-018 DURAN MIGUEL & DOROTHEA REVOCABLE LIVING TRUST & DURAN MIGUEL &DOROTHEA TRS 20240227: 00001191

176-27-413-019 BEVERIDGE JUSTIN C 20131126: 00004332

176-27-413-020 JCN DAVID FAMILY TRUST ETAL & UZON-DAVID MARIA 20230516: 00000058

176-27-820-050 WESTBROOK TIFFANI & JIMMIE 20200106: 00001663

176-27-820-051 SANTIAGO OLIVIA F 20200106: 00001663

176-27-820-052 HULL AMBER AMARIS 20201103: 00002020

176-27-820-053 SHIN PETER 20201029: 00004001

176-27-820-054 DEITZ FAMILY TRUST &DIETZ 20181108: 00002440

176-27-820-055 KATZ &MARIA CARMENL 20140930: 00000121

176-27-820-056 DALAZAR RAIZEL 20141231: 00002715

176-27-820-057 SFR ACQUISITIONS LLC 20201028: 00001422

176-27-820-058 LOGUERCIO RICHARD F TRUST & LOGUERCIO RICHARD F TRS 20231005: 00003520

176-27-820-059 BLACKWOOD DAVID 20231005: 00003520

176-27-820-060 NEVILLE DANITA D 20210601: 00001900

176-27-820-061 PAULA MARY JOYCE&CHRISTOPHER ALLEN JEROME ALIPIO 20161003: 00002490

176-27-820-062 RAMIREZ FAMILY TRUST ETAL &RAMIREZ LUCIANO TRS 20240624: 00001767

176-27-820-063 DERR DEBRA LOISE 20170327: 00000061

176-27-820-064 BICORINA CHRISTIANA JANELLE &DARRELL B 20211222: 00003030

176-27-820-065 CARLON LEROI& SCHOEN 00002092

176-27-815-000 N/A N/A

176-34-111-003 TRIPLE PROPERTIES LLC 20101028: 00000495

176-34-111-004 CASTANEDA ALFONSO & 20160114: 00001830

176-34-111-009 MCNEEL RYAN A 20210709: 00003741

176-34-111-010 DUMAGUIT GEOFFRAY RJARA & MARIA ARACELIL 20230503: 00003731

76-34-112-018 O COLLEEN F & MUNA ANTONIO JR 20161031: 00003673

176-34-112-019 LLLP 20120130: 00002103

176-34-112-020 MARCOS CARMELO A 20120828: 00002147

176-34-112-021 GABRIEL ANTHONY &EDDA 20120411: 00000646

176-34-112-022 CHANG FAMILY TRUST 20160427: 00003981

176-34-112-001 JAGGERS JERRY GLEN 20220927: 00001472

176-34-112-002 MANGEACE TRUST & ANGELA C TRUSTEES 20231101: 00000663

176-34-112-003 TSENG JUDE C 20150418: 00001975

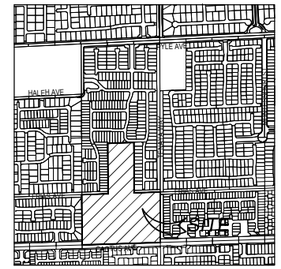
176-34-112-004 WIGGINS BRIAN L & JENNIFER L 20120323: 00001464

176-34-112-045 OUNTAINS EDGE MASTER ASSN 20090521: 00001272

176-27-510-054 MOUNTAINS EDGE MASTER ASSN 20090521: 00001272

176-34-510-001 SARPONG EDMOND 20200519: 00002040

176-34-510-002 PACHECO ALYSSA 20180730: 00002436



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NOT TO SCALE

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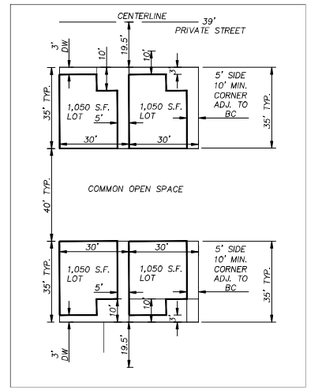
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237 CHACO CANYON
HENDERSON, NEVADA 89074
PHONE: (702) 727-6111
CONTACT: TODD STRATTON

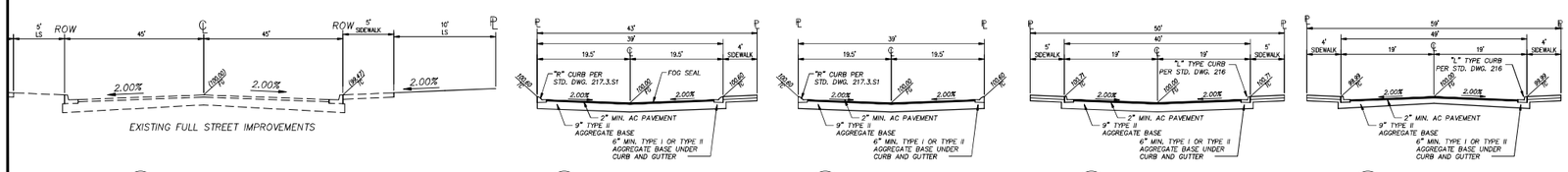
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USA



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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

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REV.	DATE	BY	REVISION

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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 SP2
DATE PREPARED: 8/22/24