**Importance:** Normal

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

**Sent:** 10/10/2024 17:22:23

**To:** smacias@tce-lv.com

**Cc:** ccpwmapteam@clarkcountynv.gov; pwlanduse@clarkcountynv.gov; cassandra.vazquez@clarkcountynv.gov

**Bcc:**

**Title:** APR-24-101114 - TM - Map Team

**Attachment(s):** APP.pdf(70.79 KB); JL.pdf(104.62 KB); APRR.pdf(172.84 KB); TM Red-Bluelines.pdf(2.42 MB);

**Content:**

The Map Team has completed the review on this Application Pre-Review (APR) submittal based on the documents provided. Please see Map Team APR Response (APRR.pdf), as well as the TM RED-BLUELINES.pdf attached to this email. All corrections and/or comments must be addressed prior to final submittal with Comprehensive Planning. You need to resubmit this APR to the Map Team for a subsequent review.

Full review will be completed by PW Land Use and Current Planning. Do not change the subject line of the email when replying to us. Our system needs the subject to remain the same for tracking purposes.

NOTE: If requested changes are not addressed, additional revisions/approvals may be needed.

Thanks,

Cassandra Vazquez
Clark County Public Works - Survey Division, Map Team
500 S Grand Central Pkwy, 2nd Floor, Las Vegas, NV 89155
Main: 702-455-2100
ccpwmapteam@ClarkCountyNV.gov

**Comments:**
**Event:**
**Status:** Sent

# Department of Comprehensive Planning
# Application Form

ASSESSOR PARCEL #(s): 176-27-401-013

PROPERTY ADDRESS/ CROSS STREETS: Cactus / Buffalo

**DETAILED SUMMARY PROJECT DESCRIPTION**

We are requesting for a RS-20 Zone Change, Tentative map and a Design Review for a 208 lot subdivision.

**PROPERTY OWNER INFORMATION**

NAME: USA
ADDRESS:
CITY: STATE: ZIP CODE:
TELEPHONE: CELL EMAIL:

**APPLICANT INFORMATION (must match online record)**

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St.
CITY: Las Vegas STATE: NV ZIP CODE: 89074 REF CONTACT ID #
TELEPHONE: 702-721-6111 CELL EMAIL: todd@kavisonhomes.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Sonia Macias
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170761
TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-lv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | Raymond Todd Stratton (Property Owner (Print)) | 9-16-2024 (Date)

DEPARTMENT USE ONLY:

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ AC | ☐ AR | ☐ ET | ☐ PUDD | ☐ SN | ☐ UC | ☐ WS |
| ☐ ADR | ☐ AV | ☐ PA | ☐ SC | ☐ TC | ☐ VS | ☐ ZC |
| ☐ AG | ☐ DR | ☐ PUD | ☐ SDR | ☐ TM | ☐ WC | OTHER |

APPLICATION # (s)
PC MEETING DATE
BCC MEETING DATE
TAB/CAC LOCATION DATE
ACCEPTED BY
DATE
FEES

CLARK COUNTY PUBLIC WORKS SURVEY DIVISION - MAP TEAM

# APPLICATION PRE-REVIEW RESPONSE CHECKLIST

☑ TENTATIVE MAP - TM ☐ VACATION & ABANDONMENT - VS

| TM - REQUIRED DOCUMENTS PROVIDED | FILE NAME | ✓ | N/A |
|---|---|---|---|
| Application | APP | ☐ | ☐ |
| Tentative Map | TM | ☐ | ☐ |
| Justification Letter, if waiving standard requirements | JL | ☐ | ☐ |
| **VS - REQUIRED DOCUMENTS PROVIDED** | **FILE NAME** | **✓** | **N/A** |
| Application | APP | ☐ | ☑ |
| Vacation Site Plan | VSSP | ☐ | ☑ |
| Justification Letter | JL | ☐ | ☑ |
| Vacation Legal Description | LD | ☐ | ☑ |
| Easement Document (how easement or right-of-way was created) | EDOC | ☐ | ☑ |

| APR NUMBER | |
|---|---|
| APR-24-101114 | |
| **CHECKED BY (STAFF)** | **DATE** |
| Cassandra Vazquez | 10/10/2024 |
| **RESPONSE** | |
| See comments on Page 2. | |

**All required documents must be provided and follow the file naming conventions in the table above for review.**
**Line items with a blank checkbox in the "✓" column indicates deficiency and must be provided or resolved for Map Team approval.**

| TM DOCUMENT/PLAN REQUIREMENTS | | |
|---|---|---|
| **TM - ALL** | **✓** | **N/A** |
| Development type is clearly and correctly indicated on map. Type: _____ | ☐ | ☐ |
| Subdivision boundary and each lot/CE within it is labeled with dimensions and gross lot size. Lots are numbered. | ☑ | ☐ |
| Subdivision boundary includes areas to be dedicated and existing or proposed vacated areas. | ☐ | ☐ |
| Subdivision boundary reflects current ownership and no portions of parcels (unless BLM owned - provide evidence). | ☐ | ☐ |
| All parcel numbers within boundary are listed on the application. Each parcel owner has signed the application. | ☐ | ☐ |
| Legend on the TM clearly/correctly defines all line types used on the map. Boundary line is clearly shown. | ☐ | ☐ |
| Sidewalks are labeled correctly. ☑ Detached sidewalks are required. | ☐ | ☐ |
| If detached sidewalks require vacation of right-of-way, APR documents for VS are provided. | ☐ | ☑ |
| If the detached sidewalk requirement is being waived, JL is provided or there is an existing waiver. | ☐ | ☐ |
| Existing and proposed easements are shown. | ☑ | ☐ |
| Adjacent and proposed streets are located and labeled with dimensions. Development has legal access. | ☑ | ☐ |
| Existing buildings/structures are located and notates removal/demolition or "to remain". | ☐ | ☑ |
| If proposed plat is a portion of a larger holding intended for subsequent development, map shows entire area. | ☐ | ☑ |
| **TM - RESIDENTIAL ZONING** PLU: CN / Zoning: RS2 / # of Lots: 208 lots 17 C.E. / Min. Lot Size: 1,050 SF | **✓** | **N/A** |
| Lot sizes and lot density matches zoning district allowances; if waived or zoning is changed, provide JL or ZC/WS exists. | ☐ | ☐ |
| All lots are buildable and not encumbered by easements. | ☐ | ☐ |
| **TM - RS80/40/20/10 ZONING** | **✓** | **N/A** |
| If lots are mapped to centerline, net area is provided and meets minimum required; if waived, provide JL or WS exists. | ☐ | ☑ |
| **TM - CONDOMINIUM** | **✓** | **N/A** |
| Streets are not permissible; therefore, all driveways are labeled as "drive aisles". | ☐ | ☑ |
| **VS DOCUMENT/PLAN REQUIREMENTS** | | |
| **VS - ALL** | **✓** | **N/A** |
| APP, VSSP, LD, JL and TM (if applicable) are uniform and reflect the same parcels. | ☐ | ☑ |
| An EDOC is provided for all easements and/or right-of-way being vacated. | ☐ | ☑ |
| If right-of-way is being vacated and is on the Master Plan Transportation Map, a JL for a Plan Amendment is provided. | ☐ | ☑ |
| If right-of-way is being vacated, it will not eliminate legal access for any site. | ☐ | ☑ |
| Any unnecessary patent easements have been or will be vacated with this application. | ☐ | ☑ |

## MAP TEAM COMMENTS

10/10/2024 - CV

1. Application must be properly filled out.

2. Clearly show the entire boundary of the area being mapped with solid bold line type and define it in the Legend.

3. All line types used on the map must correspond with the Legend. Define the line types used for easements and existing boundary in the Legend.

4. Show detached sidewalks along Cactus Avenue or provide a justification letter that requests a waiver for the detached sidewalk requirement.

5. Provide an detailed justification letter for the zone change, use permit, design review, waiver of development and PUD.

6. Show northerly ROW of Cactus Avenue at 50 feet.

7. Include the bus turnout as a part of the ROW.

8. Please see the attached TM Red-Bluelines for additional comments.

THOMASON
CONSULTING
ENGINEERS

September 20, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Cactus Trails**
**Zone Change, Use Permit for PUD, Design Review and Waiver of Development Standards.**
**APN# 176-27-401-013**
**Project#: 221-24008**

On behalf of our client Kavison Homes LLC, we respectfully request that the Tentative Map be heard concurrent with the Design Review, Waiver of Development Standards, Zone Change and Use Permit for the PUD.

Sincerely,

Sonia Macias

Digitally signed by Sonia Macias
DN: C=US, E=smacias@tce-lv.com, CN=Sonia Macias
Date: 2024.09.24 14:20:57-07'00'

Sonia Macias
Project Coordinator

7080 La Cienega Street #200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129

# TENTATIVE MAP OF CACTUS TRAILS

## A 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°17'014" 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 3200C2545 F REVISED TO REFLECT LOMAR DATED NOVEMBER 16, 2011.

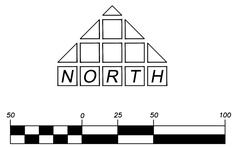
### BENCHMARK

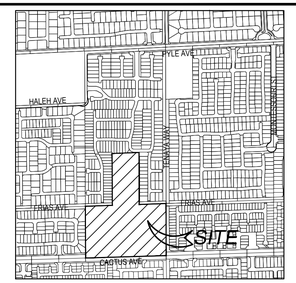
CLARK COUNTY VERTICAL CONTROL V. 2018
ID NO. Z366_1989

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




## 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 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: | RS-20 |
| PROPOSED ZONING: | RS-2 PUD — RS3.3 (please confirm) |
| TOTAL GROSS AREA: | 20.14 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) | 46,100 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) = 0.0.8320
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.

### LEGAL DESCRIPTION

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

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

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


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


| REV | DATE | BY | REVISION |
|---|---|---|---|
| | | | |

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

KAVISON HOMES LLC
CACTUS TRAILS
TENTATIVE MAP

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

6/7

# TENTATIVE MAP OF CACTUS TRAILS

## A RESIDENTIAL SUBDIVISION BY KAVISON HOMES LLC

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

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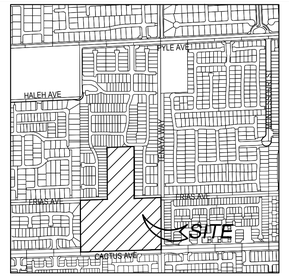
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CLARK COUNTY VERTICAL BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND GEOID 12B

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




LOCATION MAP
NOT TO SCALE

single

176-27-416-014 ZOBRIST MICHAEL L & KARLA E 20170216: 00001398
176-27-412-046 HARRIS ANASTASIA D 20100629: 00000867
176-27-496-005 CLARK 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
176-27-413-003 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 BOIXO 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 & YUZON-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 DELTZ FAMILY TRUST &DELTZ 20181108: 00002440
176-27-820-055 KATZ &MARIA CARMENL 20140930: 00000121
176-27-820-056 SALAZAR 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 BIGORRA CHRISTIANA JANELLE &DARRELL B 20211222: 00003030
176-27-820-065 RUDROW MARLON LEROI& MICHELLE SCHOEN 20191230: 00002892
176-27-815-000 N/A N/A
176-34-111-003 TRIPLE PROPERTIES LLC 20101028: 00000495
176-34-111-004 CASTANEDA ALFONSO, MCNEEL RYAN A 2016014: 00001830
176-34-111-009 20210709: 00003741
176-34-111-010 DUMAGUIT GEOFFRAY & MARIA ARACELIL 20230503: 00003731
176-34-112-018 COLLEEN F & ANTONIO JR 20161031: 00003673
176-34-112-019 BELLOW DEREK & VALERIE 20120130: 00002103
176-34-112-020 MARCOS CARMELO A & SHEILA MAY 20120628: 00002147
176-34-112-021 GABRIEL ANTONY & KEDDY 20120411: 00000646
176-34-112-022 CHAVARRIA ALFONSO JR 20160427: 00000381
20160427
176-34-112-001 JAGGERS JERRY GLEN 20220927: 00001472
176-34-112-002 YANG-PEACE TRUST & YANG-PEACE SEUNGYEON TRS 20231101: 00000863
176-34-112-003 TSENG JULIE C 20150415: 00001975
176-34-112-004 WIGGINS BRIAN P & JENNIFER L 20120323: 00001464
176-34-112-045 MOUNTAINS EDGE MASTER 20080522: 00001272
176-27-510-054 MOUNTAINS EDGE MASTER 20080522: 00001272
176-34-510-001 SARPONG EDMOND 20200519: 00002040
176-34-510-002 PACHECO ALYSSA 20180730: 00002439
20080521

BLUE FLAME AVENUE (PRIVATE STREET)
THUMB CACTUS AVENUE (PRIVATE STREET)
ROOT CACTUS STREET (PRIVATE STREET)
ROSE CACTUS STREET (PRIVATE STREET)
MISSION CACTUS STREET (PRIVATE STREET)
BEEHIVE CACTUS STREET (PRIVATE STREET)
CANE CACTUS STREET (PRIVATE STREET)
TOTEM CACTUS STREET (PRIVATE STREET)
LEAFY CACTUS STREET (PRIVATE STREET)
BALL CACTUS STREET (PRIVATE STREET)
AZTEC CACTUS AVENUE (PRIVATE STREET)
DESERT BARREL AVENUE (PRIVATE STREET)
BARBORA STREET (PRIVATE STREET)
ACUNA CACTUS AVENUE (PRIVATE STREET)
CACTUS AVENUE (PUBLIC STREET)
CASTLE KEEPO STREET (PUBLIC STREET)
PHASE 1
PHASE 2
MANDOLIN PHASE 2 MOUNTAINS EDGE LAND USE: MDP ZONING: R-3
MOUNTAINS EDGE 55 PHASE 1 LAND USE: MDP
MOUNTAINS EDGE 47 PHASE 1 LAND USE: MDP ZONING: R-2
QUINTESSA AT MOUNTAINS EDGE UNIT 2 LAND USE: MDP ZONING: RUD
ZONING: R-2
176.481 SF 32' SEWER & DRAINAGE EASEMENT
30' SEWER & DRAINAGE EASEMENT
15' DRAINAGE EASEMENT (1.72%)
C.E."H" 39,825 SF
C.E."A" 21,148 SF
C.E."B" 19,119 SF
C.E."C" 11,715 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" 18,430 SF
C.E."J" 13,774 SF
C.E."K" 14,092 SF
C.E."L" 6,800 SF
C.E."M" 1,812 SF
C.E."P" 1,305 SF
EX. 12" PVC WATER
EX. 10" PVC SEWER
EX. 48" MLCP WATER
EMERGENCY ACCESS GATE
EX. BUS TURNOUT
8" PVC WATER
8" PVC SEWER
489.48'
519.42'
1008.89'
S88°17'12"W
N88°02'20"E 107.37'
N88°02'16"E 336.98'
N88°01'57"E 394.84'
S88°01'57"W 446.55'
N1°41'38"W 511.69'
N1°41'38"W 324.31'
N1°41'38"W 510.38'
N0°06'11"W 651.86'
S0°19'21"E 647.92'
N0°18'08"W 432.80'
149.00'
184.03'
131.86'
113.52'
(1.17%)
(1.72%)
(PRIVATE STREET)
DOG PARK
VOLLEY BALL
BAR/ KITCHEN
RESTROOMS
FITNESS CENTER
POOL
OPEN SPACE

missing info
fix spacing
update
paual
tejada
antocin
land use: MN zoning: RM18
fix overlap
fix spelling
fix spacing and capitalization
salazar
1
MN
20160427
20080521

## 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 — RS3.3 (please confirm)
TOTAL GROSS AREA: 20.12 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) = 0.0.8320
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

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

"R" CURB PER STD. DWG. 217.3.S1; FOG SEAL; 2" MIN. AC PAVEMENT; 9" TYPE II AGGREGATE BASE; 6" MIN. TYPE I OR TYPE II AGGREGATE BASE UNDER CURB AND GUTTER
"L" TYPE CURB PER STD. DWG. 216

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

TM Red-Bluelines
2 of 2

| REVISION | BY | DATE | BY |
|---|---|---|---|
| | | | |

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


T 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

7/7