Importance: Normal

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

Sent: 04/14/2025 10:54:12

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

Cc: margoth.tello@clarkcountynv.gov; dagny.stapleton@clarkcountynv.gov; sarahy@clarkcountynv.gov; tga@clarkcountynv.gov; jason.allswang@clarkcountynv.gov; negar.masoomi@clarkcountynv.gov; jad@clarkcountynv.gov; sami.real@clarkcountynv.gov; apierce@kcnvlaw.com; bgronauer@kcnvlaw.com; mmulhall@kcnvlaw.com

Bcc:

Title: APR-24-101114- Cactus Trails - 2nd Review (Planning). ** 3rd Email (FP/EL/SP Plan)

Attachment(s): SITE PLAN - redlines as of 4.14.2025.pdf(1.96 MB); Floor Plan And Elevation - redlines as of 4.14.2025.pdf(2.73 MB);

Content:

Hello,

Please see the attached Floor Plan, Elevation Plan, and Site Plan with redlines.

Thank you!

Jillee Opiniano-Rowland, Assistant Planning Manager
Clark County Current Planning and Zoning
500 S. Grand Central Parkway,
Las Vegas, NV 89155
702-455-3132
jillee.opiniano@clarkcountynv.gov

Comments:
Event:
Status: Sent

SITE PLAN OF CACTUS TRAILS

A SINGLE RESIDENTIAL SUBDIVISION BY KAVISON HOMES LLC

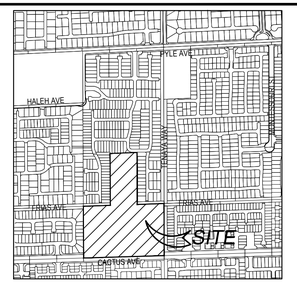
PLEASE MAKE THE SAME CORRECTIONS FROM TM PLANS.

SEE SHEET 2 FOR COMMENTS ABOUT THE PROPOSED AMENITIES.

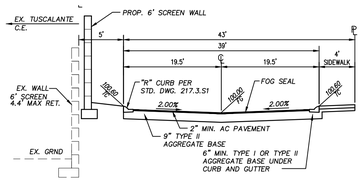
family

NORTH

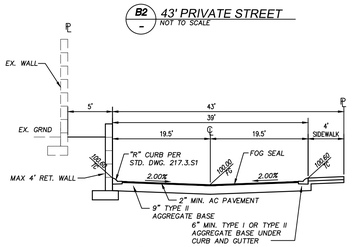
50 0 25 50 100
1" = 50'



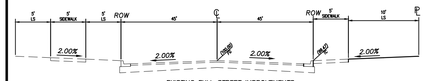
LOCATION MAP
NOT TO SCALE



B2 43' PRIVATE STREET
NOT TO SCALE



B3 43' PRIVATE STREET
NOT TO SCALE



A 100' STREET SECTION
NOT TO SCALE

B5 43' PRIVATE STREET
NOT TO SCALE

Call out all proposed screening around the entire perimeter of the development. Include heights for screen/ retaining wall

F 2 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)

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.
PARKING SPACES REQUIRED:	0
PARKING SPACES PROVIDED:	107

333,486 S.F.

DEVELOPER

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

OWNER

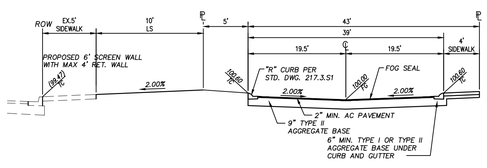
USA

107? or is it 100 per the TM?

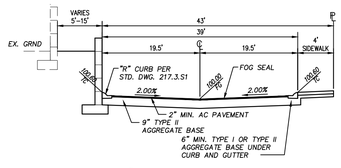
Include where the "patio space" easement would be.

SETBACKS -

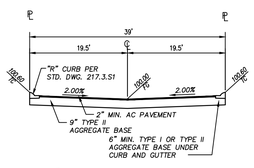
FRONT SETBACK TO BUILDING	3' MIN
GARAGE SETBACK	3' MIN
SIDE PROPERTY LINE	0'/5'
REAR PROPERTY LINE	0'
CORNER SIDE PROPERTY LINE	10'



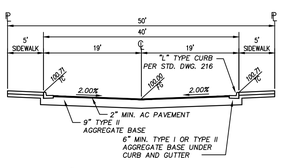
B6 43' PRIVATE STREET
NOT TO SCALE



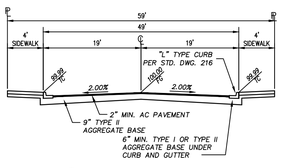
B 43' PRIVATE STREET
NOT TO SCALE



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:
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
JOB # 3-19-19
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

SAME COMMENTS FROM TM PLANS AND SHEET 1

SITE PLAN OF CACTUS TRAILS

A SINGLE RESIDENTIAL SUBDIVISION

BY KAVISON HOMES LLC

LEGAL DESCRIPTION

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

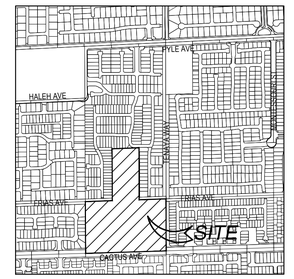
27

NORTH

50 0 25 50 100

1" = 50'

Call out all proposed screening around the entire perimeter of the development. Include heights for screen/ retaining wall



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)

SITE TABULATIONS:

APN: # 176-27-401-013

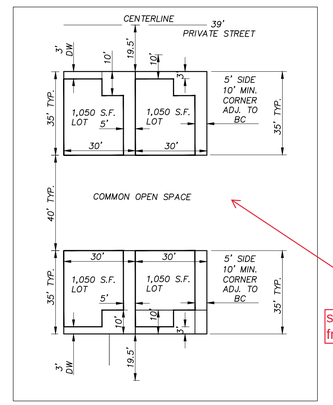
CURRENT LAND USE:	MN – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
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TOTAL GROSS AREA:	20.1± AC
DENSITY:	10.44 DUA (GROSS)
TOTAL NUMBER OF LOTS:	210
MIN. LOT SIZE:	1050 SF
AVERAGE LOT SIZE:	1050 SF
NUMBER OF COMMON ELEMENTS:	17
OPEN SPACE REQUIRED (Per 30.02.08)	46,100 SF (200 SF/UNIT)
TOTAL OPEN SPACE PROVIDED:	254,856 S.F.
PARKING SPACES REQUIRED	0
PARKING SPACES PROVIDED:	100

DEVELOPER

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

OWNER

USA



same commen from sheet 1

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'

Dog park? See LS Plan

VOLLEY BALL

COVERED SEATING AREA

ENCLOSED FITNESS CENTER

PLAY GROUND

No volleyball/ sand

Commissioner wants a multi-sport court.

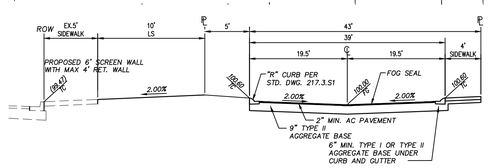
include an area for a splash pad

THE LS PLAN SHOWS THIS AS A DRAINGAGE EASEMENT?

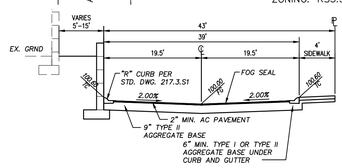
THIS IS MISSING A NOTE

ADD THE GATE SETBACK EVEN THOUGH ITS FOR EMERGENCY ONLY.

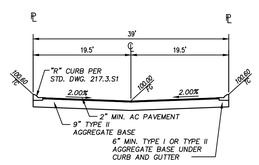
NOTE:EX.WALKING PATH TO REMAIN



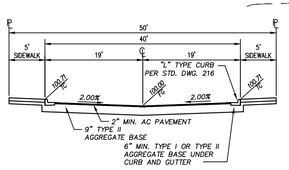
B6 43' PRIVATE STREET — NOT TO SCALE



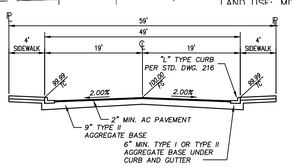
B 43' PRIVATE STREET — NOT TO SCALE



C 39' PRIVATE STREET — NOT TO SCALE



D 50' PRIVATE ENTRY STREET — NOT TO SCALE



E 59' PRIVATE ENTRY STREET — NOT TO SCALE

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

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

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

REVISION	BY	DATE

DRAWN BY:
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
DATE: 4-19-19
PROJECT NO. 221-24008

KAVISON HOMES LLC
CACTUS TRAILS

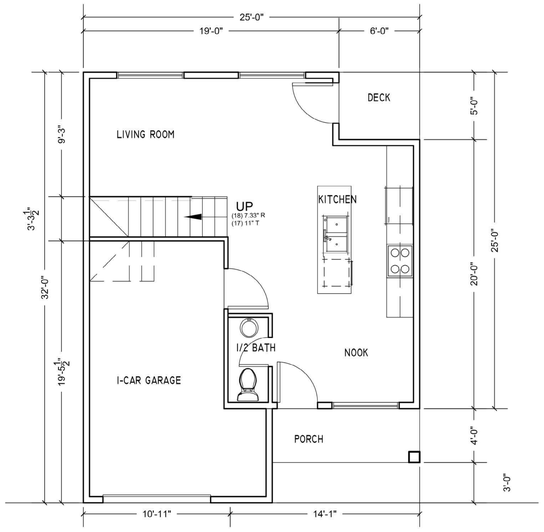
SITE PLAN 2

SHEET SP2
2 OF 2
DRAWING NO.

DATE PREPARED: 8/22/24

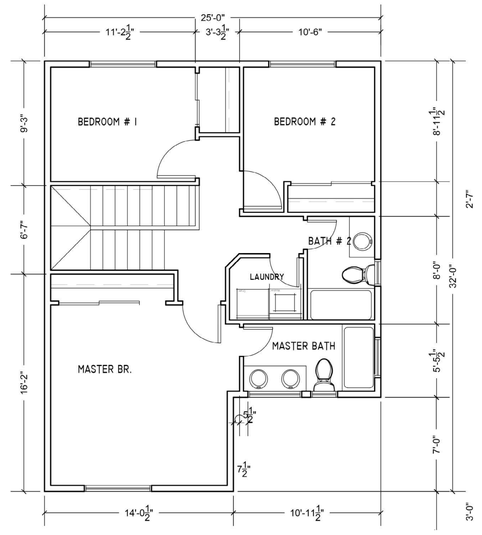
PLEASE PROVIDE OVERALL SF FOR ALL FLOOR PLANS.

PLEASE SEE MY NOTES ON THE COMMENT LETTER.



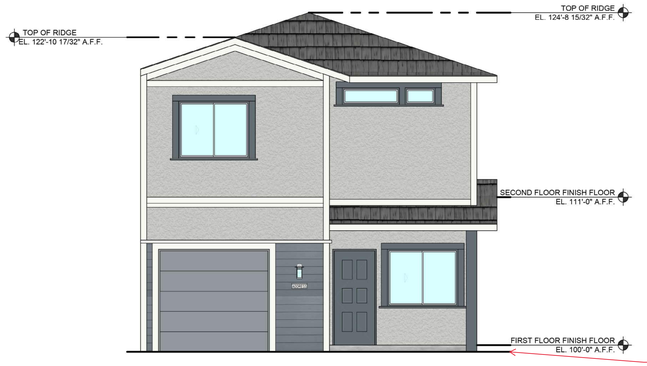
1 OPTION 1 - FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



2 OPTION 1 - SECOND FLOOR PLAN

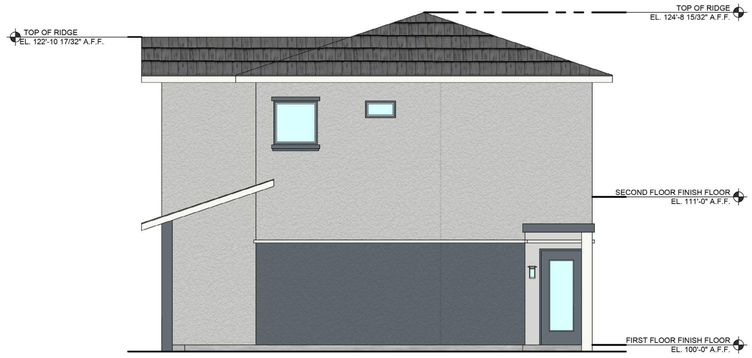
SCALE: 3/16"=1'-0"



3 OPTION 1 - CONTEMPORARY FRONT ELEVATION

SCALE: 3/16"=1'-0"

I NEED THE OVERALL HEIGHT STARTING FROM THE FINISHED GRADE.



4 OPTION 1 - CONTEMPORARY SIDE ELEVATION

SCALE: 3/16"=1'-0"



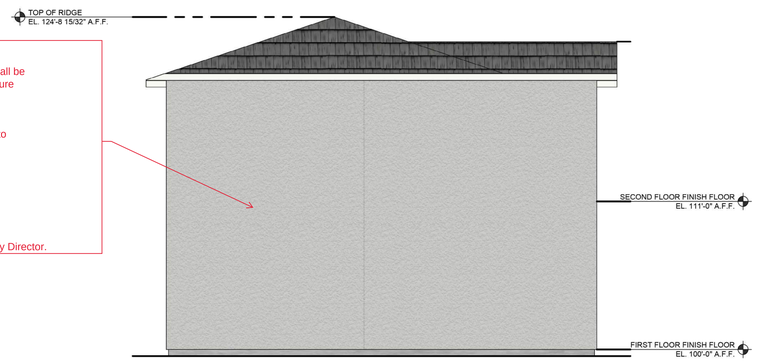
5 OPTION 1 - CONTEMPORARY REAR ELEVATION

SCALE: 3/16"=1'-0"

Building Design:

At least 2 of the following architectural features shall be provided on each façade of the structure (See Figure 30.04-8):

i. Covered entry;
ii. Recessed windows with overhangs or shutters to shade glass;
iii. Porch or balcony;
iv. Patio or deck;
v. Walls off-set a minimum 3 feet;
vi. Variable roof line;
vii. Varied building materials;
viii. Parapets; or
ix. Other unique or varied architectural features that meet the intent of this Section, as approved by Director.



6 OPTION 1 - CONTEMPORARY SIDE ELEVATION

SCALE: 3/16"=1'-0"

Suzana Rutar Architect LTD.
Architectural Planning and Design
1850 E. Warm Springs Rd. Las Vegas Nevada, 89119
Ph. 702.263.6176

SEAL

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THIS OFFICE PRIOR TO COMMENCING WORK. "THESE DRAWINGS ARE NOT TO BE SCALED"

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© COPYRIGHT 2022
SUZANA RUTAR, ARCHITECT

PROJECT NAME:
MOUNTAINS EDGE
AFFORDABLE HOUSING

OWNER:
KAVISON HOMES LLC
TODD STRATTON
LAS VEGAS, NV

OPTION 1 - 2 STORY FLOOR PLANS & CONTEMPORARY ELEVATIONS

DRAWING TITLE:

PROJECT NO.: 2024-07-36	DATE: 12.20.2024
DRAWN BY: JB	CHECKED BY: SR/SS

NO.:	DATE:	DESCRIPTION

DRAWING NO.:
A4.0

PERMIT