PW – ROW

176-27-401-013

☐ MANAGERS ☐ DONE
☐ ARTERIALS ☐ DONE
☐ VACATIONS ☐ DONE

APPLICATION #:	PUD-25-0572
DESCRIPTION:	Affordable Housing

__ZC __ UC __ WS __DR __WC

10/22/2025 BCC
09/16/2025 PC
08/27/2025 Enterprise
210-lot SFR affordable housing development (Kavison Homes)

CONCURRENT APPS:	PREVIOUS APPS:		WAIVERS:
ZC-25-0571	APR-24-101114	A☐ D☐	Reduced distance from property line to DW to 1.5
WS-25-0573	UC/MTE-02-1833	A☐ D☐	
TM-25-500142	DA/MTE-02-1319	A☐ D☐	
PA-25-700036	ZC/MTE-02-1313	A☐ D☐	
	VS-96-1176	A☐ D☐	

PUBLIC WORKS:
N/A

NOTES:

◯CONDITIONS:
☐ D/S
☐ T/S
☑ O/S ☑ DET SW
☐ RES. COVENANT
☐ NDOT
☐ NDOT/BLUE DIAMOND
☑ VS LEGAL
☐ VS REC PERMIT/MAP
☑ ROW PROJECTS
Rush Channel Ped Bridge
☐ LVBS ☐ L & M
☐ BUS STOP

☑ ROW: 45' BC for Cactus Avenue

☐ OTHER:

☐ ADVISORY:

◯ETs/ARs: ◯ANALYSIS NEEDED? ☐ PREVIOUS ☐ NO COMMENT

SCAN TO FILE

REV. 6/16/2025

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
PUD-25-0572/USA

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices. /cv

Applied by: Cassandra Vazquez
Date entered: 8/12/2025

APN(s):
176-27-401-013

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

Ready for final Review. Give to Kelly.

APPLICATION NUMBER/OWNER
PUD-25-0572/USA

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Preliminary Conditions
~~NOT READY TO MERGE.~~ 8/7

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;
- Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices. /cv

Applied by: Cassandra Vazquez
Date entered: 8/6/2025

APN(s):
176-27-401-013

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Monday, July 28, 2025 8:36 AM
To: toddstratton63@gmail.com; smacias@tce-lv.com
Cc: PWLanduse; Jillee Opiniano-Rowland
Subject: APR-24-101114 - APN 176-27-401-013 - Public Works Ok

Good morning,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you,
Sarah Mabry-Padovese

Important information:

Please note that although Public Works has no comments on this APR, it does not mean that we will recommend approval.

From: PWLanduse
Sent: Thursday, July 17, 2025 7:41 AM
To: smacias@tce-lv.com; PWLanduse; Jillee Opiniano-Rowland
Cc: 'Joe Thomason'; 'Todd Stratton'
Subject: RE: APR-24-101114 - APN 176-27-401-013 - Public Works Comments

It is my understanding that per a meeting with Antonio yesterday 7/16/25 there might be a new set of revisions and Waiver #1 is no longer needed? Can you please confirm.

Thanks

Sarah Y. Mabry-Padovese
Plan Check Specialist
Public Works – Development Review
(702)455-4607

From: smacias@tce-lv.com <smacias@tce-lv.com>
Sent: Monday, July 14, 2025 3:59 PM
To: PWLanduse <PWLanduse@ClarkCountyNV.gov>; Jillee Opiniano-Rowland <Jillee.Opiniano@ClarkCountyNV.gov>
Cc: 'Joe Thomason' <jthomason@tce-lv.com>; 'Todd Stratton' <tstratton63@gmail.com>
Subject: RE: APR-24-101114 - APN 176-27-401-013 - Public Works Comments

Good afternoon,

Attached please find the revised Tentative map and site plan, along with the justification and response letter.

Thank you.

Sonia Macias
Project Coordinator
TCE
7080 La Cienega St. #200
Las Vegas, NV 89119
P – 702-932-6125
C – 702-336-4071

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, July 10, 2025 2:26 PM
To: toddstratton63@gmail.com; smacias@tce-lv.com
Cc: PWLanduse@clarkcountynv.gov
Subject: APR-24-101114 - APN 176-27-401-013 - Public Works Comments

Good afternoon,

Please see the Public Works comments below:

Justification letter (waiver)

- Waiver #1 – It is our understanding based on a meeting on 7/10/2025, that detached sidewalks will be installed. If that is the case please remove the waiver from the letter.

- Waiver #2 should be two different waivers.
  - Reducing the distance from the property line to the driveway (the amount of feet you have) where 6 feet is required per Uniform Standard Drawing 222.
  - Reduce the distance from the BCR (back of curb radius) to the driveway (the amount of feet you have) where 12 feet is required per Uniform Standards Drawing 222.

Thank you,

Sarah Mabry-Padovese

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6330 – Keith Haywood
  - 702-455-6344 – Cassandra Vazquez
  - 702-455-4600 – Main number for Development Review

From: smacias@tce-lv.com
Sent: Monday, July 14, 2025 3:59 PM
To: PWLanduse; Jillee Opiniano-Rowland
Cc: 'Joe Thomason'; 'Todd Stratton'
Subject: RE: APR-24-101114 - APN 176-27-401-013 - Public Works Comments
Attachments: 221-24008-SITE PLAN -7-14-25.pdf; 221-24008-TM-7-14-25.pdf; Response letter - CC PW 7-14-25.pdf; Waiver of Standards 7-11-25-CCPW COMMENTS.pdf

Categories: Sarah

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Cc: PWLanduse
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    - 702-455-6330 – Keith Haywood
    - 702-455-6344 – Cassandra Vazquez
    - 702-455-4600 – Main number for Development Review

From: smacias@tce-lv.com
Sent: Tuesday, July 8, 2025 2:52 PM
To: PWLanduse
Cc: Jillee Opiniano-Rowland; 'Todd Stratton'
Subject: RE: APR-24-101114 - APN 176-27-401-013 - Public Works Comments

Categories: Sarah

Good afternoon,

Please use the link for our resubmittal.

https://www.dropbox.com/scl/fo/73o4qnvpis19hlu8wualc/AJW8bH4J6GOYqeTz6N-9lfM?rlkey=gddk7rvds81dwki7szvybk17q&st=c5t3848t&dl=0

Thank you.

Sonia Macias
Project Coordinator
TCE
7080 La Cienega St. #200
Las Vegas, NV 89119
P – 702-932-6125
C – 702-336-4071

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Monday, April 14, 2025 4:01 PM
To: toddstratton63@gmail.com; smacias@tce-lv.com
Cc: PWLanduse@clarkcountynv.gov; Jillee.Opiniano@clarkcountynv.gov
Subject: APR-24-101114 - APN 176-27-401-013 - Public Works Comments

Good afternoon,

Please see the Public Works comments below:

General:

Note: Public Works will not support a waiver for detached sidewalks.

Justification letter:

- Public Works waiver cannot be part of the PUD, a waiver application will need to be added for any Public Works request.

Site Plans:

- **Repeat comment:** On the typical lot label the distance from the property line to the driveway minimum distance is 6 feet and the driveway widths. **As you have stated that you are meeting the 6 feet for corner lot you are not meeting the minimum standard. The driveway should be a minimum 12 feet from radius for corner lots and 6 feet from property line. If you cannot meet the minimum a waiver will need to be added.**

- Provide a typical corner lot with the distance form the point of curve to the driveway shown.

- Provide street section for Cactus Avenue.

Thank you,

Sarah Mabry-Padovese

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
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  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

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- 702-455-6387 – JaWaan Dodson
- 702-455-6330 – Keith Haywood
- 702-455-6344 – Cassandra Vazquez
- 702-455-4600 – Main number for Development Review

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Sent: Monday, April 14, 2025 4:01 PM
To: toddstratton63@gmail.com; smacias@tce-lv.com
Cc: PWLanduse; Jillee Opiniano-Rowland
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Sarah Mabry-Padovese

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    - 702-455-6344 – Cassandra Vazquez
    - 702-455-4600 – Main number for Development Review

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, October 10, 2024 5:22 PM
To: smacias@tce-lv.com
Cc: ccpwmapteam; PWLanduse; Cassandra Vazquez
Subject: APR-24-101114 - TM - Map Team
Attachments: APP.pdf; JL.pdf; APRR.pdf; TM Red-Bluelines.pdf

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

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, October 8, 2024 10:51 AM
To: toddstratton63@gmail.com; smacias@tce-lv.com
Cc: PWLanduse
Subject: APR-24-101114 - APN 176-27-401-013 - Public Works Comments

Good morning,

Please see the Public Works comments below:

General:

- Detached sidewalk is required along Cactus Avenue.

Site Plans:

- Show locations of the existing streetlights.
- Shows sight visibility zones nothing of 24 inch in height measured from the adjacent curb can be within the sight zones.
- On the typical lot label the distance from the property line to the driveway minimum distance is 6 feet and the driveway widths.
- Label the radius on both sides of Barbora Street at Cactus, the south side of Aztec Cactus at Root Cactus and the north side of Thumb Cactus at the bridge over the flood channel.
- Right-of-way with attached sidewalk is from center line to back of sidewalk.

Tentative Map:

- Label the radius on both sides of Barbora Street at Cactus, the south side of Aztec Cactus at Root Cactus and the north side of Thumb Cactus at the bridge over the flood channel.

Landscape plan:

- Shows sight visibility zones nothing of 24 inch in height measured from the adjacent curb can be within the sight zones.

Thank you,

Sarah Mabry-Padovese

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- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
    - A detailed written response to each of our comments.
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Department of Comprehensive Planning
Application Form

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

PROPERTY ADDRESS/ CROSS STREETS: Cactus /Buffalo

DETAILED SUMMARY PROJECT DESCRIPTION

A 210 a single family residential development. We are request a Zone Change with a PUD

PROPERTY OWNER INFORMATION

NAME: Clark County RPM
ADDRESS: 500 S. Grand Central Parkway 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Kavison Homes LLC
ADDRESS: 8975 S. Pecos St #6C
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-721-6111 CELL _____ EMAIL: todd@kavisionhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Thomason Consuting Engineers
ADDRESS: 7080 La Cienega St. #200
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 170791
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)* | Joshua Erickson - Deputy Director of RPM **Property Owner (Print)** | 4/17/2025 **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) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

THOMASON
CONSULTING
ENGINEERS

July 8, 2025

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Cactus Trails
Planned Unit Development
APN# 176-27-401-013
Project#: 221-24008

On behalf of Kavison Homes, we respectfully request your approval of a PUD for the proposed Cactus Trails project.

The project proposes a 210 lot single family detached residential development on approximately 20 acres at a density of 10.4 dwelling units per acre within the Enterprise Land Use planning area. This in-fill parcel has been designated by Clark County and the BLM as a site for Affordable Housing development.

Location: The proposed project is located north of Cactus Avenue approximately 1,700 feet east of Buffalo Drive Section 27, Township 22 South, Range 60 East. This in-fill parcel is divided by the existing 'Rush Channel' with approximately 5 acres located north of the channel and 15 acres located south of the channel with access only along Cactus Avenue.

The project proposes a 210 lot single family detached residential subdivision to be developed in three phases. Access is provided by two private streets that connect to Cactus Avenue. The internal private streets are 39' wide on the interior and 43' around the perimeter of the site and an emergency access gate is provided west of the main entrance on Cactus Avenue. The proposed subdivision provides a 30' by 35' lot with a zero lot line setback on rear and garage side of the lots. The proposed front setback is 3' and the non-garage side of the lot provides a 5' setback. The small lots serve to maximize the open space provided for the residents. The majority of the open space is located between the rear of the homes with common element widths that vary from 28.5' to 30' on the northern five acre portion (Phase 3) to 40' in the southern fifteen acre portion (Phases 1 and 2). In addition to the large open space areas between homes, an approximately 18,430 sf open space is provided at the entrance for site amenities such a sports court, fitness facility, covered seating areas, and a dog park. These areas combined provide a total of approximately 158,300 sf of common open space where 42,000 sf is required by code under the RS-2 district.

In general, there will be both two and three story homes offered that range in size from 1,200 to 1,600 square feet and provide one or two car garages.

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

THOMASON
CONSULTING
ENGINEERS

PUD Development Standards

The following table provides the development standards for the project along with comparison to Title 30 requirements as noted:

	PROPOSED	***PER 30.02.24***
LOT AREA, MIN	1,050 SF	2,000 SF
SETBACKS:		
FRONT/DRIVEWAY	3’	20’/20’
REAR	0’ (ZERO LOT LINE)	15’
SIDE (INTERIOR)	0’ MIN (ZERO LOT LINE)	5’
SIDE (STREET)	10’	10’
	PROPOSED	***PER 30.64.03.C.2.i***
WALL HEIGHTS	6’ SCREEN/10’ RETAINING - 16’ Max	6’ SCREEN/3’ RETAINING - 9’ MAX

Retaining Wall Heights: Approval of a maximum 10’ retaining wall height (for 16’ total wall height with 6’ screen wall) where a 3’ retaining wall height (for total 9’ wall height with 6’ screen wall) is allowed by Title 30 section 30.64.03.C.2.i, p.140. The maximum height condition typically occurs along the west side of the project the proposed grade will be lower than neighboring residences to the west. Over height walls will also occur on the east side of the project with maximum retaining wall height of 6’ (for a total 12’ wall height with a 6’ screen wall).

Justification: The increase in wall height allows the project to ‘flatten’ the developed area across the site to maximize usable open space in the common lots between the homes. The site falls approximately 20’ from west to east across the southern fifteen acres and approximately 10’ across the northern five acres. The actual wall heights will be determined during final grading in compliance with flood control design requirements as reviewed and approved by CCPW and CCRFCD.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator

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