TIA MAP #26-11566

SITE PLAN OF CACTUS TRAILS

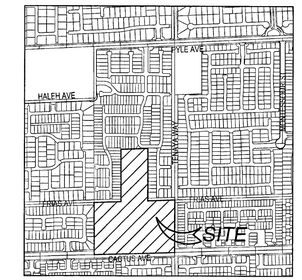
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

BY KAVISON HOMES LLC

LEGAL DESCRIPTION

Mount Diablo Meridian, Nevada
T. 22 S., R. 60 E.,
SEC. 27, W½ NE¼ SE¼ SW¼, E½ SW¼ SE¼ SW¼, and SE¼ SE¼ SW1/4.

NORTH
50 0 25 50 100
1" = 50'



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)
- PATIO EASEMENT (FINAL LOCATIONS ON FINAL MAP TO BE BASED ON HOUSE MODELS SELECTED FOR EACH LOT)

SITE TABULATIONS:

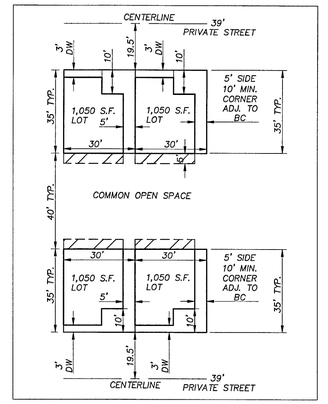
APN:# 176-27-401-013	
CURRENT LAND USE:	MN – MID-INTENSITY SUBURBAN
PROPOSED LAND USE:	CN – COMPACT NEIGHBORHOOD
CURRENT ZONING:	RS20
PROPOSED ZONING:	RS2 PUD
TOTAL GROSS AREA:	20.1± AC
DENSITY:	10.44 DUA (GROSS)
TOTAL NUMBER OF LOTS:	210
MIN. LOT SIZE:	1050 SF
AVERAGE LOT SIZE:	1050 SF
NUMBER OF COMMON ELEMENTS:	17
OPEN SPACE REQUIRED (Per 30.02.08)	41,600 SF (200 SF/UNIT)
TOTAL OPEN SPACE PROVIDED:	254,856 S.F.

DEVELOPER

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

OWNER

USA

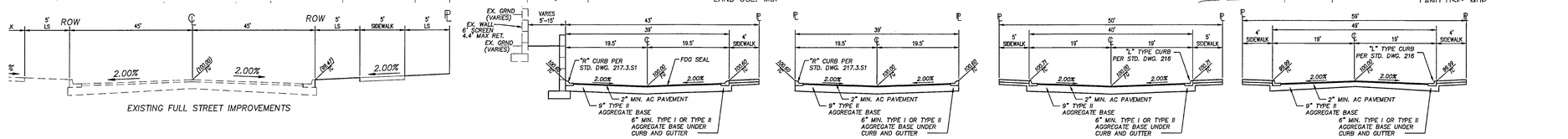


SETBACKS -

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

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.
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1-702-227-2929



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

REVISION	DATE	BY

DRAWN BY: JDT – 3-19-24
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
PROJECT NO. 221-24008

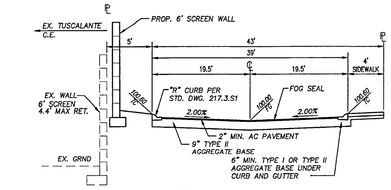
THOMASON CONSULTING ENGINEERS
7080 LA CIENEGA STREET, SUITE 200
LAS VEGAS, NEVADA 89119
702-932-6125 FAX: 702-932-6129

KAVISON HOMES LLC
CACTUS TRAILS
SITE PLAN 2

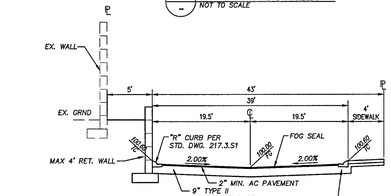
SHEET SP2
2 OF 2
DRAWING NO.
DATE PREPARED: 8/22/24

SITE PLAN OF CACTUS TRAILS

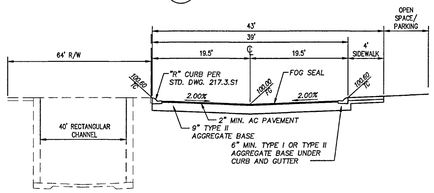
A SINGLE FAMILY RESIDENTIAL SUBDIVISION BY KAVISON HOMES LLC



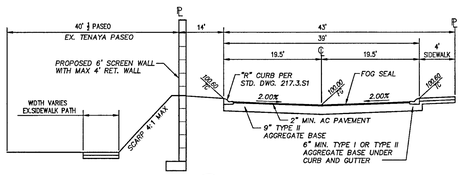
B2 – 43' PRIVATE STREET
NOT TO SCALE



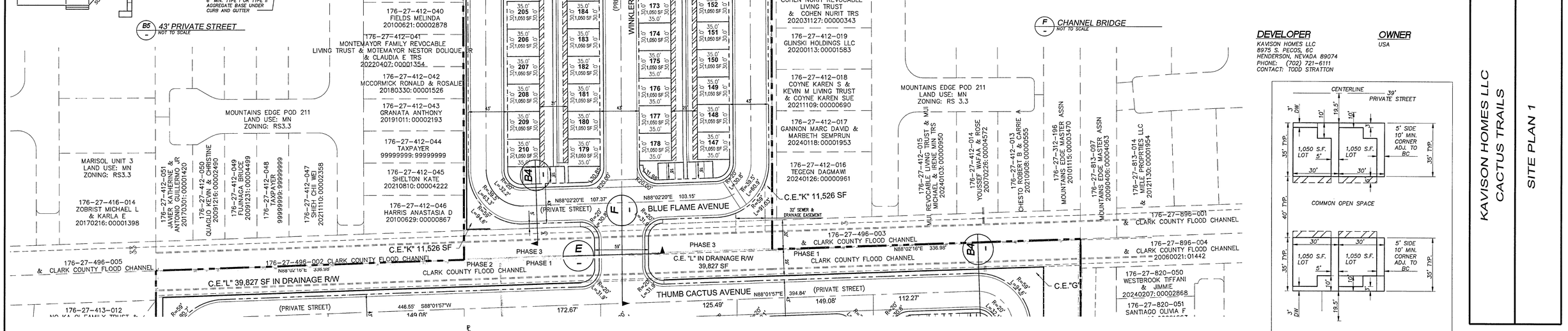
B3 – 43' PRIVATE STREET
NOT TO SCALE

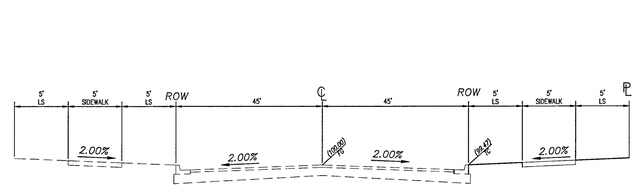


B4 – 43' PRIVATE STREET
NOT TO SCALE



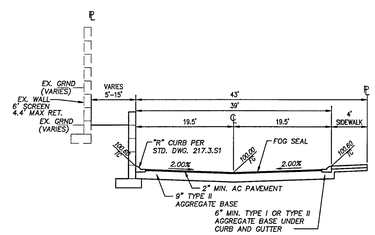
B5 – 43' PRIVATE STREET
NOT TO SCALE



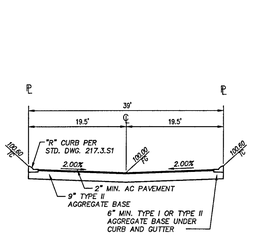


EXISTING FULL STREET IMPROVEMENTS

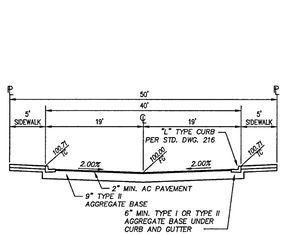
A – 100' STREET SECTION
NOT TO SCALE



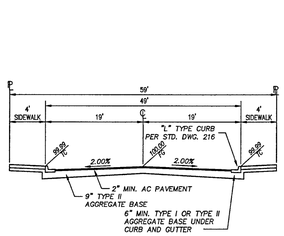
B – 43' PRIVATE STREET
NOT TO SCALE



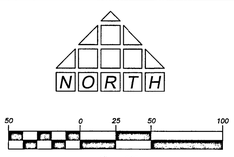
C – 39' PRIVATE STREET
NOT TO SCALE

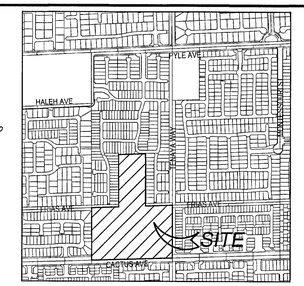


D – 50' PRIVATE ENTRY STREET
NOT TO SCALE

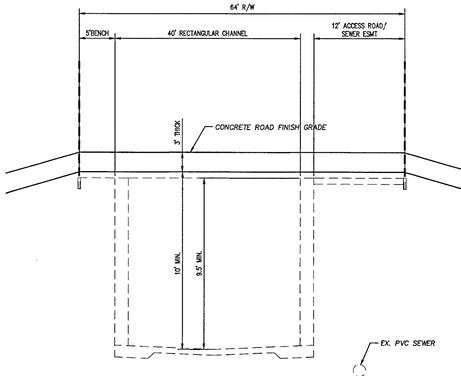


E – 59' PRIVATE ENTRY STREET
NOT TO SCALE





LOCATION MAP
NOT TO SCALE



F – CHANNEL BRIDGE
NOT TO SCALE

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PHONE: (702) 721-6111
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OWNER

USA

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REVISION	BY	DATE	REV.

DRAWN BY: JDT – 3-19-132
DESIGNED BY:
CHECKED BY:
COMMENTS ADDRESSED BY:
SCALE: 1"=40'
PROJECT NO. 221-24008

T☐ THOMASON
C☐☐ CONSULTING
E☐☐☐ ENGINEERS
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KAVISON HOMES LLC
CACTUS TRAILS
SITE PLAN 1

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