Department of Public Works

Development Review Division

500 S Grand Central Pky | Box 554000 | Las Vegas NV 89155-4000
(702) 455-4600 | Fax (702) 388-2550
www.ClarkCountyNV.gov/PubWorks

Traffic Study Submittal Sheet

(Each Submittal must have a separate sheet and check)

Application # PW 26-115666 **Date Submitted:** 3/09/2026

Type of Submittal: ■ Initial ☐ Addendum ☐ Supplement

Number of Acres: ☐ up to 5 acres ■ up to 40 acres ☐ up to 320 acres ☐ over 320 acres

Project Name: Cactus Trails

Assessor's Parcel Numbers (APN's): 176-27-401-013

Street Location: **East/West** Cactus Ave. **North/South** Buffalo Drive

Land Use Applications: PA-25-700036 / PUD-25-0572 / TM-25-500142 / WS-25-0573 / ZC-25-0571

BC 03/09

Project Type: (Check any that apply)

- ☐ Traffic Study
- ■ Traffic Mitigation
- ☐ Traffic 3 Point Turn
- ☐ Traffic Queuing Analysis
- ☐ Traffic Pedestrian Analysis

Engineering Firm/Responsible Engineer Thomason Consulting Engineers **Phone number** 702-932-6125

Address 7080 La Cienega Street #200 **Fax number** 702-932-6129

City/State/Zip LV / NV / 89119

E-mail Address *(Required)* jthomason@tce-lv.com

Owner/Developer Kavison Homes LLC **Phone number** 702-721-6111

Address 8975 S. Pecos Rd Suite 6c **Fax number**

City/State/Zip Henderson / NV / 89074

E-mail Address *(Required)* tstratton63@gmail.com

Cover PW 26-115666

AFFORDABLE HOUSING FULL CERTIFICATION APPLICATION

Please complete the following application. Please type or print.

Name of Applicant: Kavison Homes LLC	Contact Person: Todd Stratton
Address of Applicant: 8975 S. Pecos Rd, Suite 6C, Henderson, NV 89074	Contact Phone: 702.721.6111

PROJECT SUMMARY

Name of Proposed Development: Cactus Trails		
Location (Major Cross-Streets: Cactus Avenue & Buffalo Drive		APN(s): 176-27-401-013
Land Use App. Number(s): N/A	Current Zoning: RS20	# Acres: 20
Application Date: N/A	Est'd Start Date: 4/01/2025	Est'd Completion Date: 04/30/2029
Total # of Units in Development: 210	**# Units-61% to 80% AMI:** 170	**# Units-60% AMI & Below:** 40
Type of Development (check one): For Sale ■ For Rent ☐	Estimated Total Development Fees (County, City, LVVWD, Utilities, etc):	1,944,000

AFFORDABLE UNIT DESIGNATION

Size of Unit	# of Units	Rental Rate	# of Bdrms	# of Units	Sales Price
Efficiency			1 Bdrm	0	
1 Bdrm			2 Bdrm	0	
2 Bdrm			3 Bdrm	140	$245,486/unit
3 Bdrm			4 Bdrm	70	$262,610/unit
4 Bdrm			5 Bdrm	0	

PROJECT FINANCING/AFFORDABLE HOUSING DOCUMENTATION

SOURCE	AMOUNT	SOURCE	AMOUNT
Conventional Loan		Private Activity Bonds	
HOME Investment Partnerships Program		Low Income Housing Tax Credits	
Affordable Housing Trust Fund		USDA-RD Section 515	
CC Community Housing Funds (CHF)		Deed Restriction:	
HUD Section 202 or 811		Other Financing:	Community Land Trust
Federal Home Loan Bank (AHP)			

The undersigned, being duly authorized, certifies that the foregoing information is true and accurately describes the proposed project.

Applicant Signature — Date: 8-4-24

Affordable Housing Full Certification

This project is "Certified" for expedited plans check/permitting as determined by the respective Clark County departments and qualifies for a project discount of 55%. **NOTE: This supersedes any Pre-Certification.**

Application-Certification Number 15

Dagny Stapleton, Community Housing Administrator
Clark County Community Housing Office

Date: 8.20.24