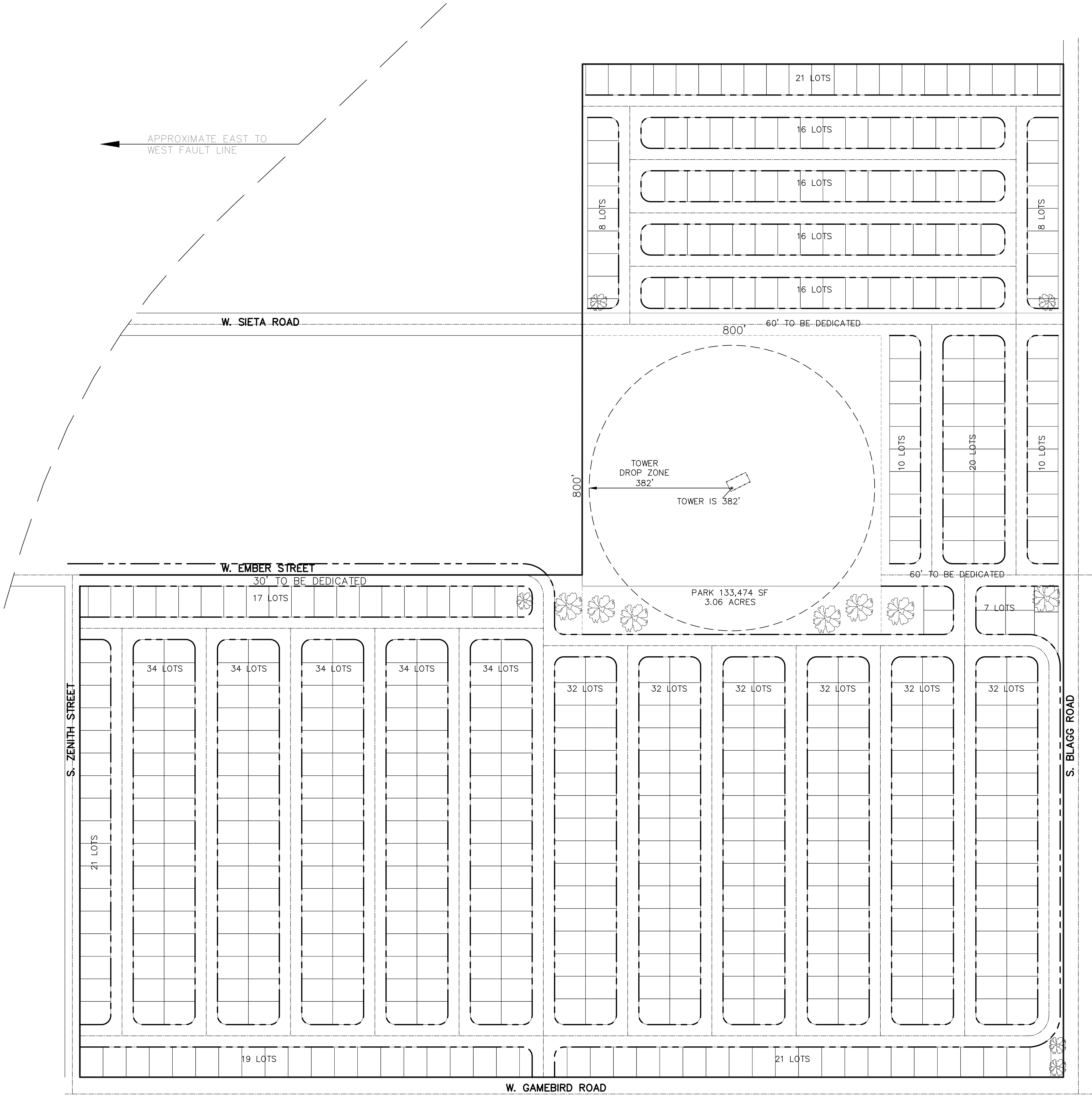
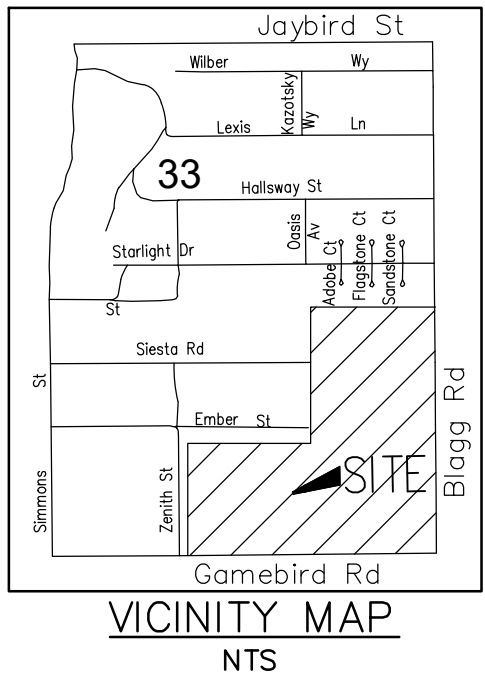


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LEGEND:

PROPERTY LINE
RIGHT OF WAY LINE
LOT LINE
STREET CENTERLINE



OWNER INFORMATION:

CHO TRUST
7225 MONTECITO CIR
LAS VEGAS, NV 89120-3118

ENGINEER INFORMATION:

CIVILWISE SERVICES INC.
1240 E. STATE STREET SUITE 101
PAHRUMP, NV 89048

LEGAL DESCRIPTION:

APN: 035-451-12
3750 S. BLAGG ROAD
PAHRUMP NV, 89048

TOWNSHIP 20 SOUTH, RANGE 53 EAST, SECTION 33, E
SE SW SE 120AC, P#12374(40AC) & P#13384(80AC)

WATER AND SEWER NOTE:

WATER AND SEWER TO BE PROVIDED BY GREAT BASIN
WATER CO.

LANDSCAPE:

SUBJECT PROPERTY WILL HAVE DROUGHT TOLERANT
SHRUBS WITH GRAVEL GROUND COVER IN PROPOSED
LOCATIONS.

FLOOD ZONE STATEMENT:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "AO" AS
SHOWN ON COMMUNITY PANEL #32023C8825F, DATED
DECEMBER 2, 2015. ANY CONSTRUCTION OR
IMPROVEMENT WITHIN A SPECIAL FLOOD HAZARD AREA
MUST HAVE PRIOR APPROVAL BY THE NYE COUNTY
FLOODPLAIN ADMINISTRATOR AND BE IN ACCORDANCE
WITH NYE COUNTY CODE TITLE 15.12, THE FLOOD
DAMAGE PREVENTION ORDINANCE.

CURRENT ZONE:

ZONING: RE-1 SINGLE FAMILY HOME

LAND USE: 480 - VACANT - SINGLE-RESIDENTIAL

PARKING:

PROPOSED DRIVEWAYS WITH FRONT LOAD GARAGES
AND STREET PARKING

PROPERTY SIZE:

LOT SIZE: 5,000 SQFT NET
0.114 ACRES NET

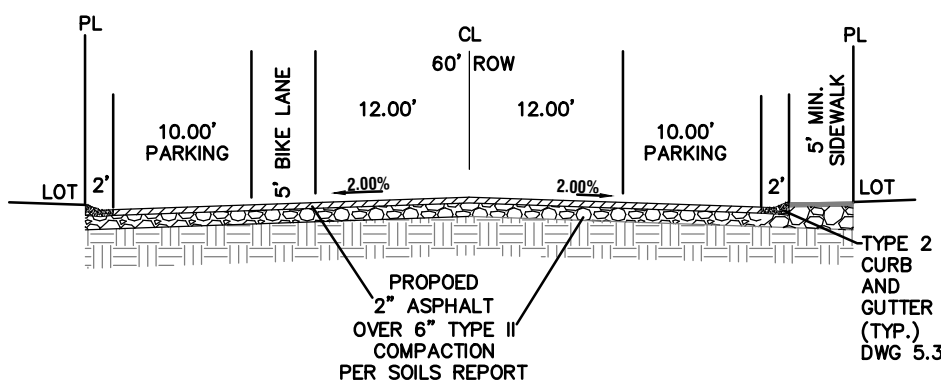
PROJECT SIZE: 5,227,200 SQFT NET
120 ACRES NET

LOT QUANTITIES: 581 LOTS

PARK: 133,474 SQFT NET
3.06 ACRES NET

STREETS:

ALL STREETS WILL BE 60' WIDE



PRELIMINARY, NOT FOR CONSTRUCTION

CIVILWISE SERVICES, INC.
1240 E. STATE STREET SUITE 101
PAHRUMP, NV 89048
PHONE: 775-751-1413



REVIEWS	NO.	DESCRIPTION	DATE	
			DATE	
	1			

CHO TRUST
RESIDENTIAL SUBDIVISION
PAHRUMP, NEVADA
CONCEPTUAL SITE PLAN

DATE 2/25/26
DESIGNER JCA
DRAFTER JCA
CHECKER ART

PROJECT NO.
0226-15

CSP