MINIMUM SETBACKS:

FRONT: 18 REAR: 10

SIDE 3.5 CORNER: 8

APPROVED

Lot Fit per discussion about two car driveway

BY Robert Summerfield 5/10/06

CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "0LV01 19Swa", BEING A RIVET & PLATE IN TOP OF CURB @ NE CORNER OF DECATUR AND VEGAS DRIVE.

ELEVATION: 2203.33 (FEET)
671.576 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

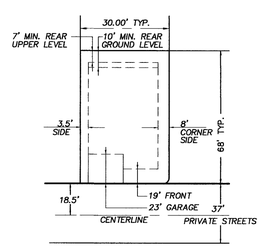
Avoid overhead power line contact.
Call before you Overhead
1-702-227-2929
NEVADA POWER ENVIRONMENT, SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEMS CONDUITS IT'S COSTLY
CALL BEFORE YOU DIG UNDERGROUND
Call before you UnderGround
1-702-455-7511
1-702-229-5611

91301

BASIS OF BEARING

NORTH 89°55'00" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AS RECORDED IN FILE 98 OF SURVEYS, AT PAGE 01, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.



LOT DETAIL
(TYPICAL SETBACKS)
N.T.S.

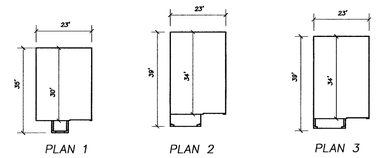
CONDITION OF APPROVAL:

ZONE CHANGE/ZON-6726
APPROVED ZONING R-PD11
CITY COUNCIL 7-20-05

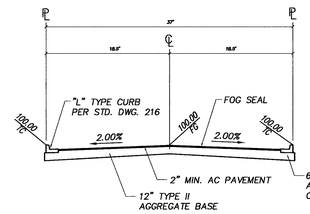
SDR-6727
NO TURF SHALL BE PERMITTED IN THE NON-RECREATIONAL COMMON AREAS, SUCH AS MEDIANS AND AMENITY ZONES IN THE DEVELOPMENT.
PROPERTY LINE WALLS SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS.

TMP-8896

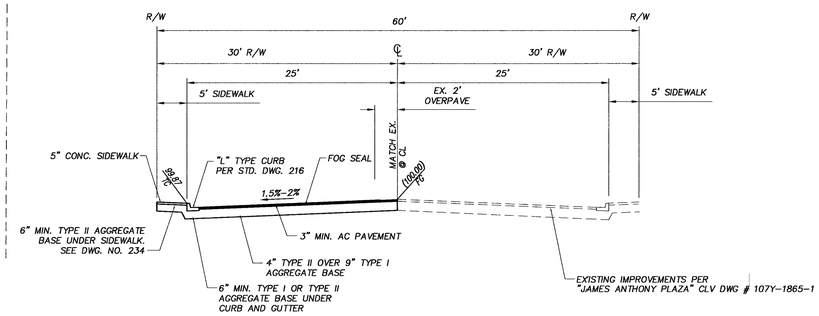
SETBACKS
10' TO FRONT OF HOUSE
18' TO FRONT OF GARAGE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK.
3.5' TO SIDE
8' TO CORNER SIDE
10' TO REAR
7' REAR(UPPER LEVELS)



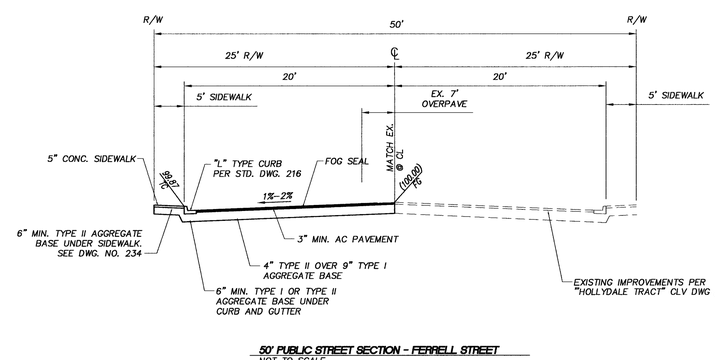
TYPICAL FOOTPRINTS
N.T.S.



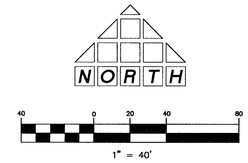
37' PRIVATE STREET SECTION
N.T.S.



60' PUBLIC STREET SECTION - HOLLY AVENUE
NOT TO SCALE



50' PUBLIC STREET SECTION - FERRELL STREET
NOT TO SCALE



LEGEND

- PROPOSED 250W HPS STREETLIGHT
- PROPOSED 150W HPS STREETLIGHT
- PROPOSED 100W HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCARP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- BLOCK WALL
- RETAINING WALL

LOT FIT ANALYSIS
HOLLY / FERRELL

LOT	PLAN 1695	PLAN 1814	PLAN 1958	DRIVEWAY	DRIVEWAY SLOPE %	DROP GARAGE
1	●	●	●	L	8.9%	N
2	●	●	●	R	8.7%	N
3	●	●	●	L	8.9%	N
4	●	●	●	R	8.8%	N
5	●	●	●	L	6.0%	N
6	●	●	●	R	6.1%	N
7	●	●	●	L	5.9%	N
8	●	●	●	R	8.2%	N
9	●	●	●	L	8.2%	N
10	●	●	●	R	5.9%	N
11	●	●	●	L	6.1%	N
12	●	●	●	R	6.0%	N
13	●	●	●	L	6.4%	N
14	●	●	●	R	6.2%	N
15	●	●	●	L	6.1%	N
16	●	●	●	R	8.3%	N
17	●	●	●	L	6.4%	N
18	●	●	●	R	5.6%	N
19	●	●	●	L	5.5%	N
20	●	●	●	R	5.2%	N
21	●	●	●	L	5.9%	N
22	●	●	●	R	5.7%	N
23	●	●	●	L	5.3%	N
24	●	●	●	R	6.8%	N
25	●	●	●	L	5.9%	N
26	●	●	●	R	5.5%	N
27	●	●	●	L	5.9%	N
28	●	●	●	R	5.5%	N
29	●	●	●	L	5.8%	N
30	●	●	●	R	5.4%	N
31	●	●	●	L	5.8%	N
32	●	●	●	R	5.4%	N
33	●	●	●	L	5.8%	N
34	●	●	●	R	5.4%	N
35	●	●	●	L	5.8%	N
36	●	●	●	R	5.4%	N
37	●	●	●	R	5.3%	N
38	●	●	●	L	5.4%	N
39	●	●	●	R	5.2%	N
40	●	●	●	L	5.0%	N
41	●	●	●	R	7.3%	N
42	●	●	●	L	7.5%	N
43	●	●	●	R	7.4%	N
44	●	●	●	R	9.0%	N
45	●	●	●	L	8.3%	N
46	●	●	●	R	5.7%	N
47	●	●	●	L	5.6%	N
48	●	●	●	R	5.7%	N
49	●	●	●	L	5.8%	N
50	●	●	●	L	6.3%	N
51	●	●	●	L	5.6%	N
52	●	●	●	R	8.5%	N
53	●	●	●	L	5.4%	N
54	●	●	●	L	8.1%	N
55	●	●	●	R	5.7%	N
56	●	●	●	L	5.6%	N
57	●	●	●	R	5.7%	N
58	●	●	●	R	5.6%	N
59	●	●	●	L	5.7%	N
60	●	●	●	R	5.6%	N
61	●	●	●	L	8.6%	N
62	●	●	●	R	8.8%	N
63	●	●	●	L	6.1%	N
64	●	●	●	R	6.3%	N
65	●	●	●	L	5.8%	N
66	●	●	●	R	6.0%	N
67	●	●	●	L	6.1%	N
68	●	●	●	R	6.2%	N
69	●	●	●	L	5.8%	N
70	●	●	●	R	5.7%	N
71	●	●	●	L	6.1%	N
72	●	●	●	R	5.4%	N
73	●	●	●	L	5.4%	N
74	●	●	●	R	4.8%	N

● FITS ON LOT
O DOESN'T FIT ON LOT

REV	DATE	BY	REASON

T:\Projects\001\05036\PLOT PLANS\05036-LOTFIT.dwg 5/9/2006 9:57:19 AM PST

DRAWN BY KH
DESIGNED BY
CHECKED BY
COMMENTS ADDRESSED BY
SCALE 1" = 40'
PROJECT NO 001.05036

THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

RICHMOND AMERICAN HOMES
HOLLY / FERRELL

LOTFIT ANALYSIS

SHEET 1 OF 1
DRAWING NO 10-4-05

TMP-8896

T-4053-06 thru T-4055-06