

Plans (PMT)



PLANS - PMT

Separator Sheet

**Planning & Development Department
Scanning Cover Sheet**

Case No EOT-33525

APN 125-24-203-022

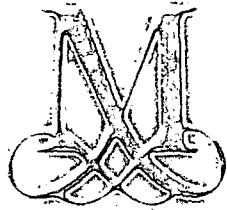
Location northwest corner of Bradley Road and
Deer Springs Way

Applicant APPLICANT: JOSEPH GOLSHAN - OWNER:
FALCON CREST PROPERTIES, LLC

Subject

Request for an Extension of Time of an approved Site Development Plan Review (SDR-17254) FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APN 125-14-504-006 through 008), R-E (Residence Estates) with a Resolution of Intent to R-PD2 (Residential Planned Development- 2 Units per Acre) Zone, Ward 6 (Ross).





MILLER DESIGN GROUP

Exterior Colors

For

Rivendell

By



SDR-17254

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RIVENDELL

Exterior Color Schemes

March 14, 2006

Exterior Scheme One - Colonial

Fascia & Trim Color:	Turret Brown	ICI 321
Primary Stucco Color:	Camel Tan	ICI 527
Secondary Stucco Color:	Russian White	ICI 560
Garage Door:	Camel Tan	ICI 527
Accent Color:	Scandia Green	ICI 1179
Roof Tile - Espana	California Mission Blend	1ESCS6464

Exterior Scheme Two - Colonial

Fascia & Trim Color:	Midnite Hour	ICI 202
Primary Stucco Color:	Eldorado Tan	ICI 485
Secondary Stucco Color:	Native Soil	ICI 329
Garage Door:	Eldorado Tan	ICI 485
Accent Color:	Chippendale	ICI 197
Roof Tile - Villa	Marbled Terra Cotta	1VICS6129

Exterior Scheme Three - Colonial

Fascia & Trim Color:	Andiron	ICI 1327
Primary Stucco Color:	Obelisk	ICI 533
Secondary Stucco Color:	Brown Tone	ICI 415
Garage Door:	Obelisk	ICI 533
Accent Color:	Manor House	ICI 198
Roof Tile - Villa	Sandstorm	1VICS0026

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Page II - Rivendell - Exterior Colors - Engle Homes

Exterior Scheme Four - Southern Italian

Fascia & Trim Color:	Midnite Hour	ICI 202
Primary Stucco Color:	Heron Grey	ICI 523
Secondary Stucco Color:	Canvas Cloth	ICI 716
Garage Door:	Heron Grey	ICI 523
Accent Color:	Pendulum	ICI 980
Roof Tile - Saxony Slate	Brown Blend	1STCS3233
Stone Veneer - Mesa Verde	Mountain Ledge	

Exterior Scheme Five - Southern Italian

Fascia & Trim Color:	Good Earth	ICI 265
Primary Stucco Color:	Taffy Pull	ICI 568
Secondary Stucco Color:	Sand Motif	ICI 422
Garage Door:	Taffy Pull	ICI 568
Accent Color:	Old Redwood	ICI 160
Roof Tile - Saxony Slate	Sandstorm	1STCS0026
Stone Veneer - Cascade	Rustic Ledge	

Exterior Scheme Six - Southern Italian

Fascia & Trim Color:	Obsidian Glass	ICI 1675
Primary Stucco Color:	Coastal Beige	ICI 381
Secondary Stucco Color:	Turret Brown	ICI 321
Garage Door:	Coastal Beige	ICI 381
Accent Color:	Covered Bridge	ICI 1135
Roof Tile - Saxony Slate	Sandstorm	1STCS0026
Stone Veneer - Mesa Verde	Mountain Ledge	

Exterior Scheme Seven - Tuscany

Fascia & Trim Color:	Hale Village	ICI 512
Primary Stucco Color:	Grand Canyon	ICI 538
Secondary Stucco Color:	Crème Bulee	ICI 414
Garage Door:	Grand Canyon	ICI 538
Accent Color:	Palm Court	ICI 902
Roof Tile - Villa	California Mission Blend	1VICS6464
Stone Veneer -Durango	Mountain Ledge	

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M I L L E R D E S I G N G R O U P

Page III - Rivendell - Exterior Colors - Engle Homes

Exterior Scheme Eight - Tuscany

Fascia & Trim Color:	Burrwood	ICI 579
Primary Stucco Color:	Corsican Treasure	ICI 424
Secondary Stucco Color:	Ochre Tan	ICI 366
Garage Door:	Corsican Treasure	ICI 424
Accent Color:	Sea Lane	ICI 903
Roof Tile - Espana	Desert Sunset	1ESCS6676
Stone Veneer - Cascade	Rustic Ledge	

Exterior Scheme Nine - Tuscany

Fascia & Trim Color:	Cedar Brown	ICI 450
Primary Stucco Color:	English Cottage	ICI 469
Secondary Stucco Color:	Maple Season	ICI 364
Garage Door:	English Cottage	ICI 469
Accent Color:	Woodhaven	ICI 262
Roof Tile - Espana	Rio Grande Blend	1ESCS6142
Stone Veneer - Mesa Verde	Mountain Ledge	

General Notes: Paint - ICI
 Roof Tile - Monier
 Stone Veneer - Eldorado Stone

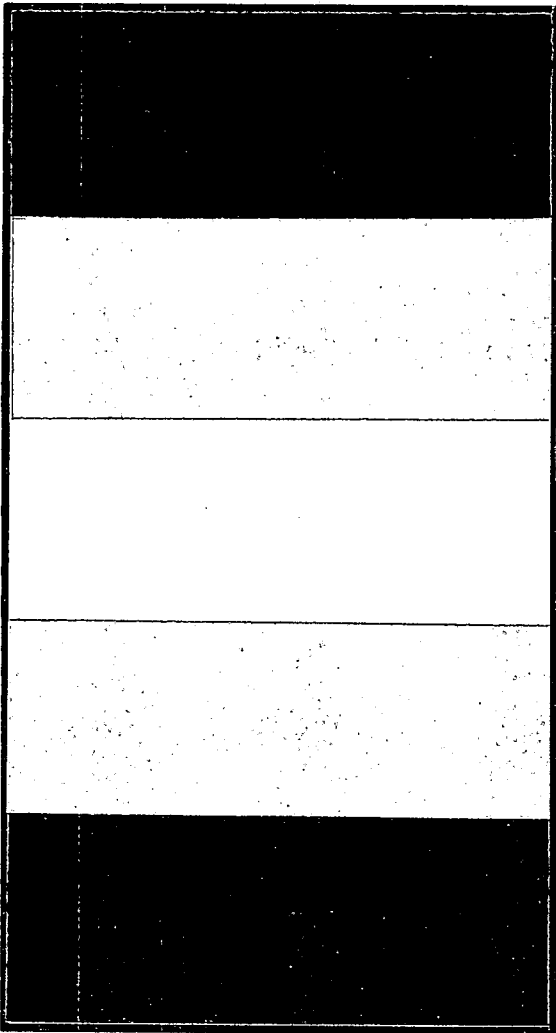
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RIVENDELL

Scheme 1 - Spanish Colonial



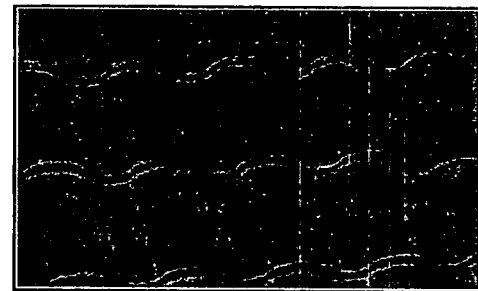
Fascia & Trim
Turret Brown
ICI 321

Primary Stucco
Camel Tan
ICI 527

Secondary Stucco
Russian White
ICI 560

Garage Door
Camel Tan
ICI 527

Accent
Scandia Green
ICI 1179



Roof Tile - Espana
California Mission Blend
1ESCS6464

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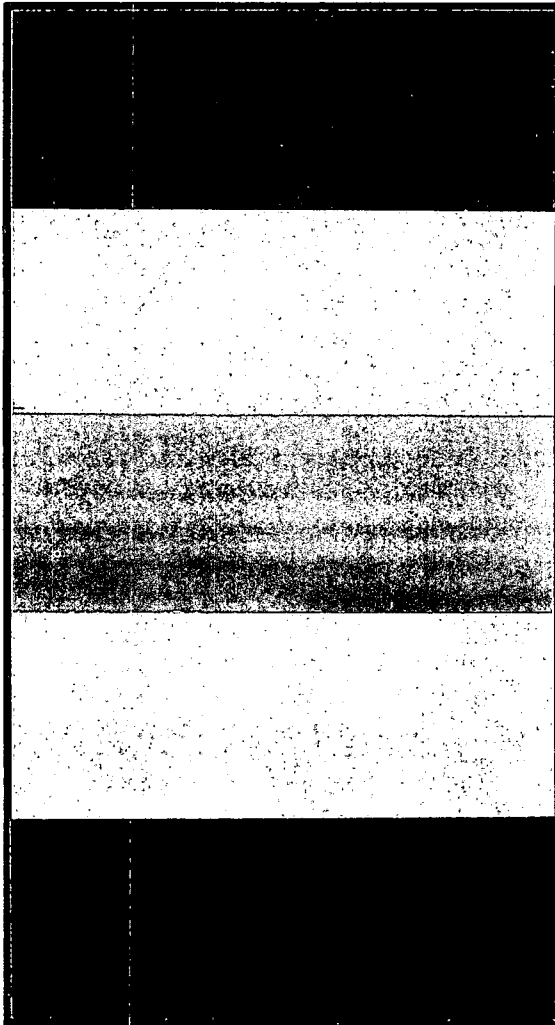
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Scheme 2 - Spanish Colonial



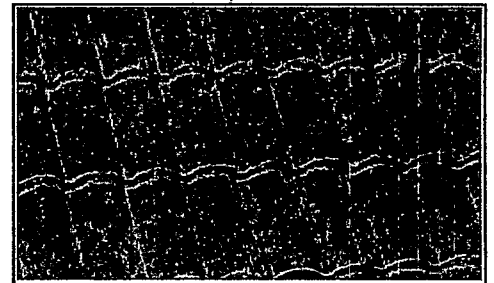
Fascia & Trim
Midnite Hour
ICI 202

Primary Stucco
Eldorado Tan
ICI 485

Secondary Stucco
Native Soil
ICI 329

Garage Door
Eldorado Tan
ICI 485

Accent
Chippendale
ICI 197



Roof Tile - Villa
Marbled Terra Cotta
1VICS6129

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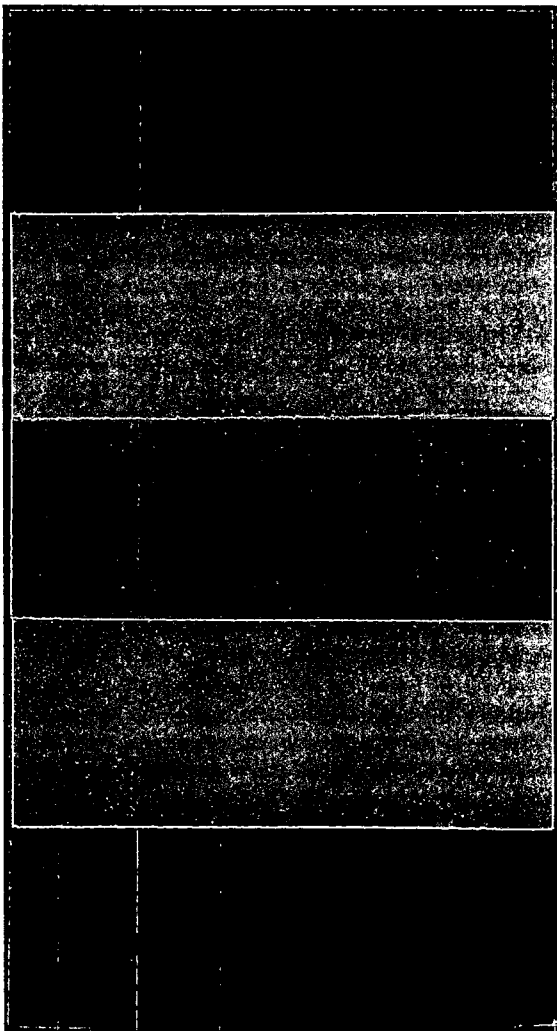
ENGLE

H O M E S

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RIVENDELL

Scheme 3 - Spanish Colonial



Fascia & Trim

Andiron

ICI 1327

Primary Stucco

Obelisk

ICI 533

Secondary Stucco

Brown Tone

ICI 415

Garage Door

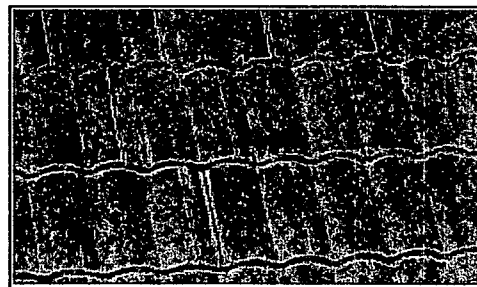
Obelisk

ICI 533

Accent

Manor House

ICI 198



Roof Tile - Villa

Sandstorm

1VICS0026

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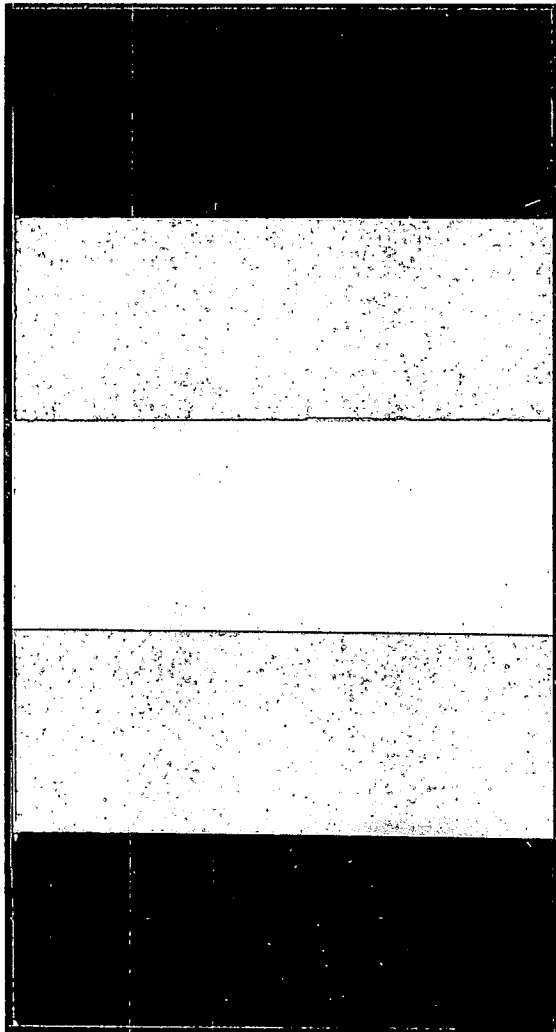
ENGLE

H O M E S

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Scheme 4 - Southern Italian



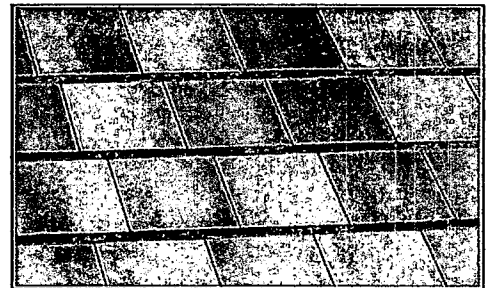
Fascia & Trim
Midnite Hour
ICI 202

Primary Stucco
Heron Grey
ICI 523

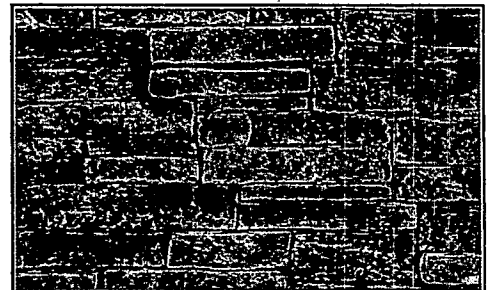
Secondary Stucco
Canvas Cloth
ICI 716

Garage Door
Heron Grey
ICI 523

Accent
Pendulum
ICI 980



Roof Tile - Saxony Slate
Brown Blend
1STCS3233



Stone Veneer - Mesa Verde
Mountain Ledge

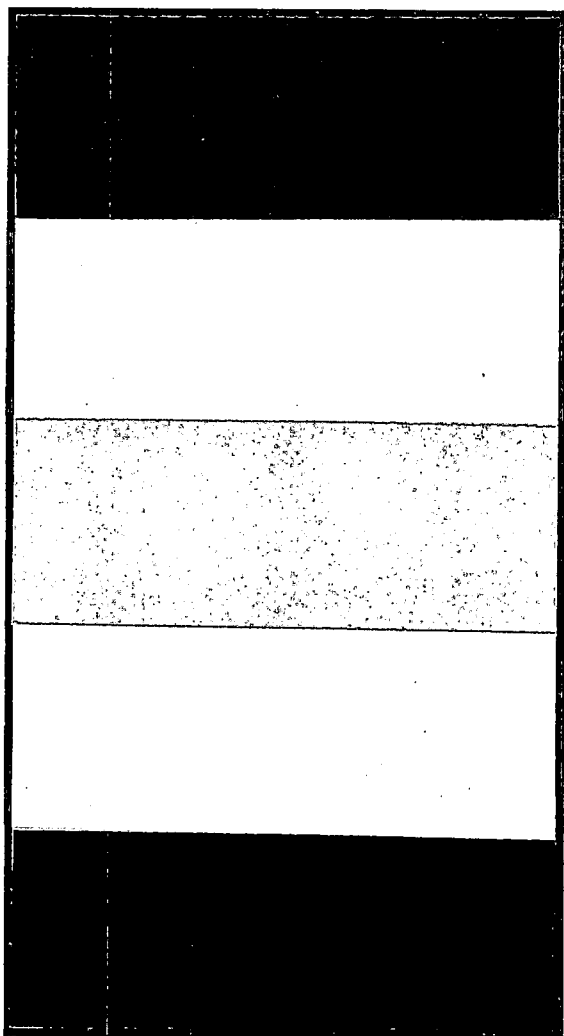
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Scheme 5 - Southern Italian



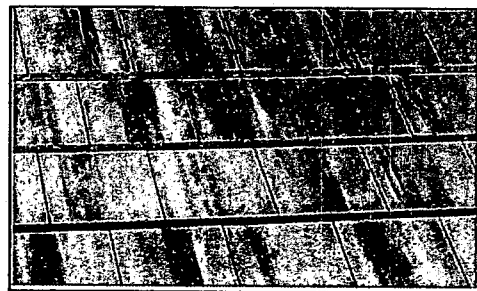
Fascia & Trim
Good Earth
ICI 265

Primary Stucco
Taffy Pull
ICI 568

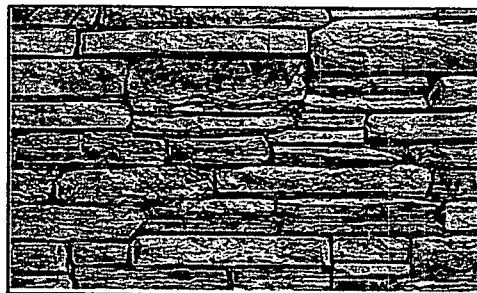
Secondary Stucco
Sand Motif
ICI 422

Garage Door
Taffy Pull
ICI 568

Accent
Old Redwood
ICI 160



Roof Tile - Saxony Slate
Sandstorm
1STCS0026



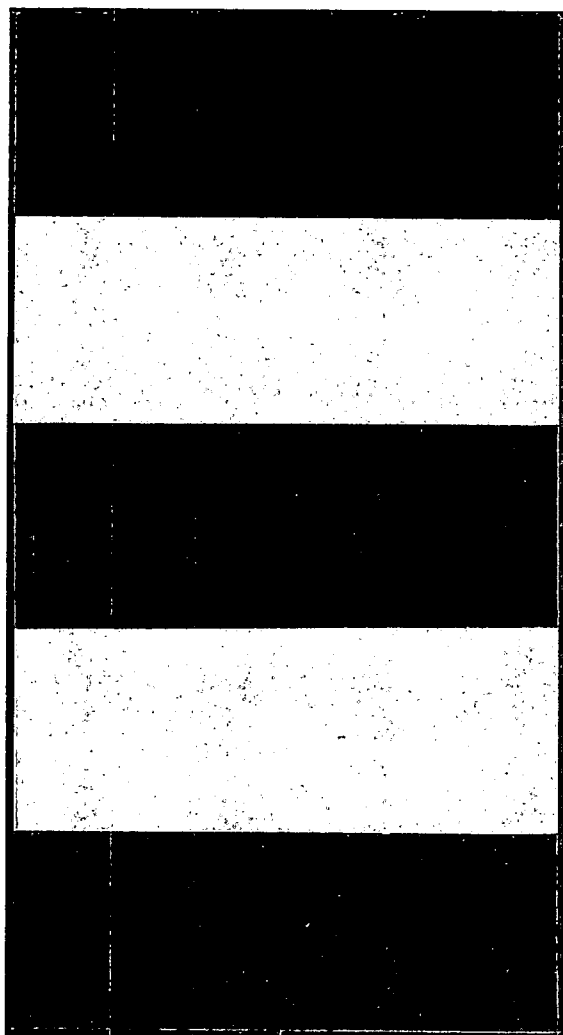
Stone Veneer - Cascade
Rustic Ledge

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Scheme 6 - Southern Italian



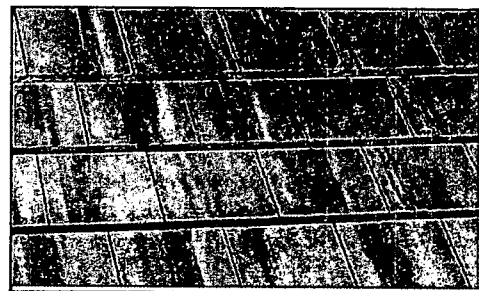
Fascia & Trim
Obsidian Glass
ICI 1675

Primary Stucco
Coastal Beige
ICI 381

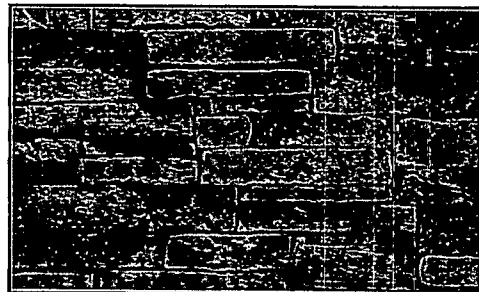
Secondary Stucco
Turret Brown
ICI 321

Garage Door
Coastal Beige
ICI 381

Accent
Covered Bridge
ICI 1135



Roof Tile - Saxony Slate
Sandstorm
1STCS0026



Stone Veneer - Mesa Verde
Mountain Ledge

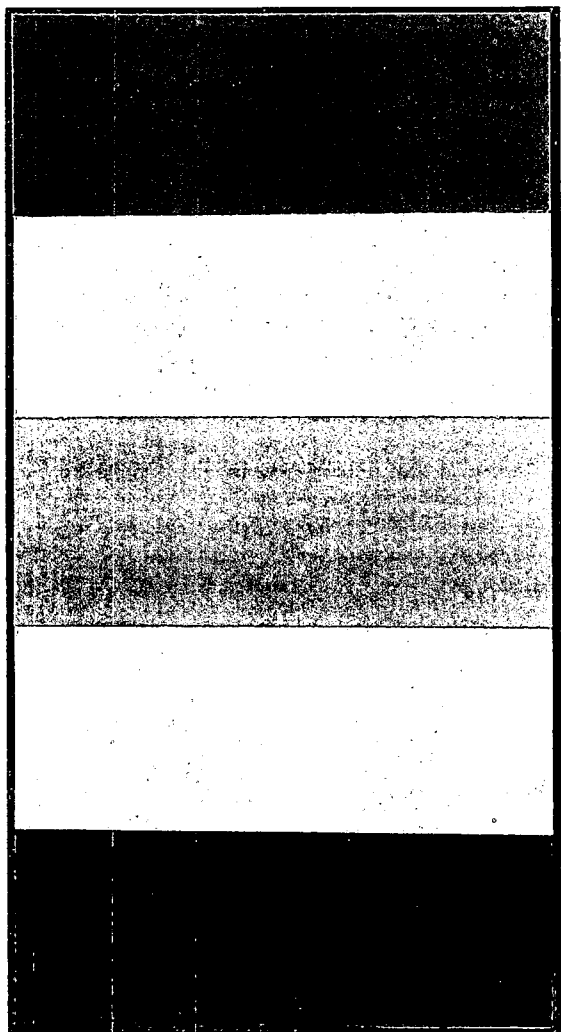
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Scheme 7 - Tuscany



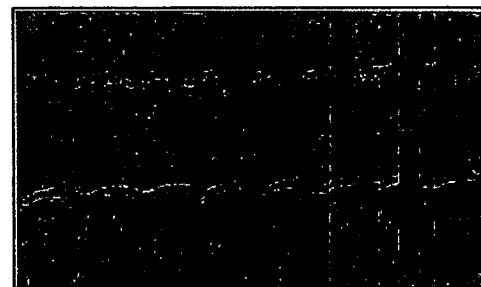
Fascia & Trim
Hale Village
ICI 512

Primary Stucco
Grand Canyon
ICI 538

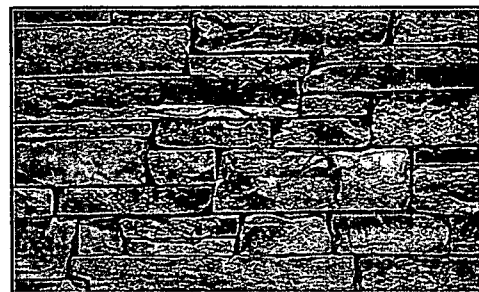
Secondary Stucco
Crème Bulee
ICI 414

Garage Door
Grand Canyon
ICI 538

Accent
Palm Court
ICI 902



Roof Tile - Villa
California Mission Blend
1VICS6464



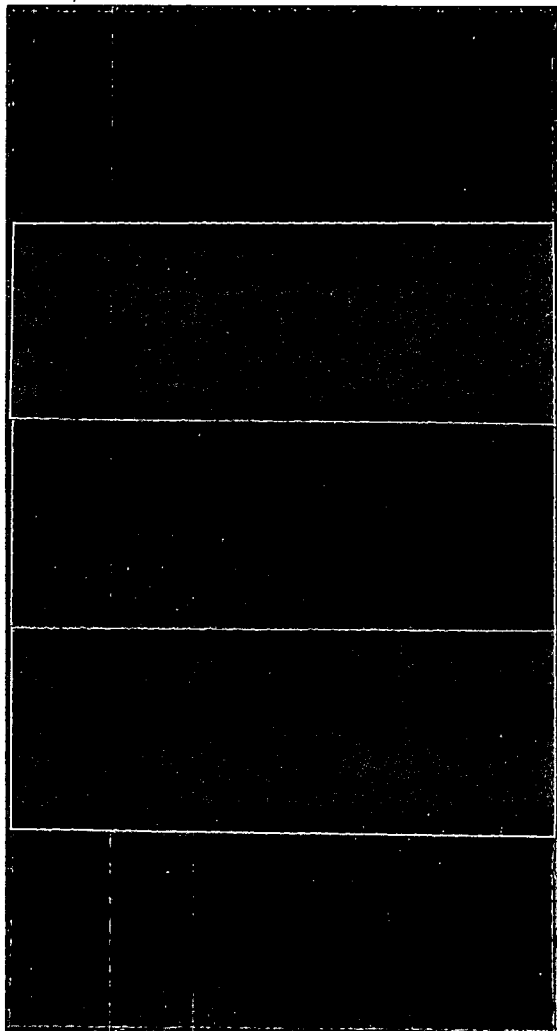
Stone Veneer -Durango
Mountain Ledge

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Scheme 8 - Tuscany



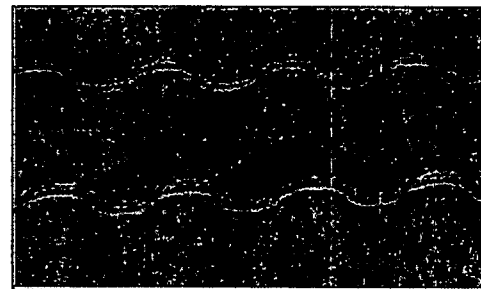
Fascia & Trim
Burrwood
ICI 579

Primary Stucco
Corsican Treasure
ICI 424

Secondary Stucco
Ochre Tan
ICI 366

Garage Door
Corsican Treasure
ICI 424

Accent
Sea Lane
ICI 903



Roof Tile - Espana
Desert Sunset,
1ESCS6676



Stone Veneer - Cascade
Rustic Ledge

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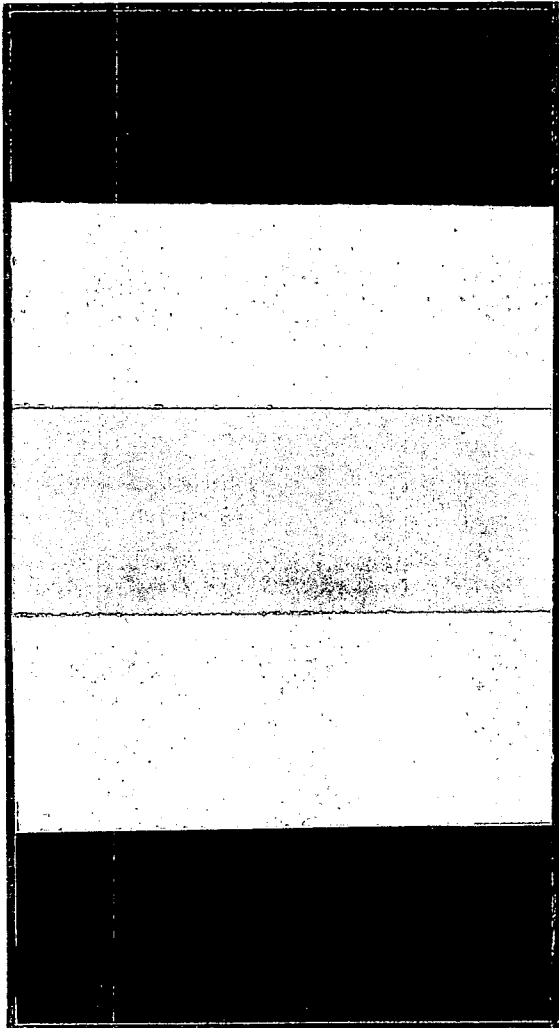
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Scheme 9 - Tuscany



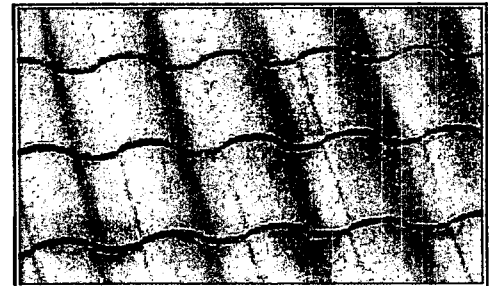
Fascia & Trim
Cedar Brown
ICI 450

Primary Stucco
English Cottage
ICI 469

Secondary Stucco
Maple Season
ICI 364

Garage Door
English Cottage
ICI 469

Accent
Woodhaven
ICI 262



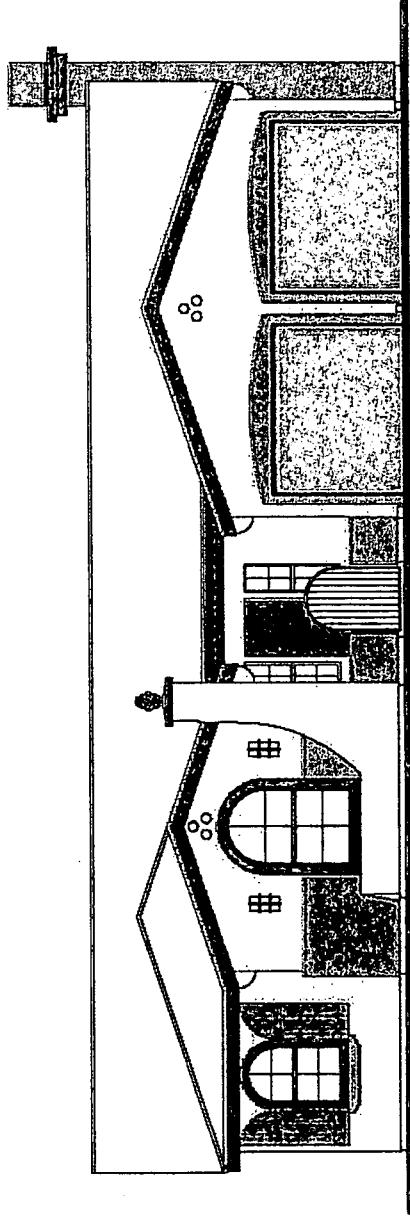
Roof Tile - Espana
Rio Grande Blend
1ESCS6142



Stone Veneer - Mesa Verde
Mountain Ledge

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FRONT ELEVATION
8/25/05 P7a 047

ELEVATION 'A'

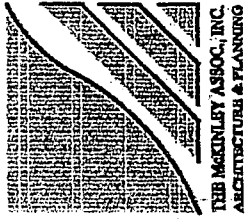
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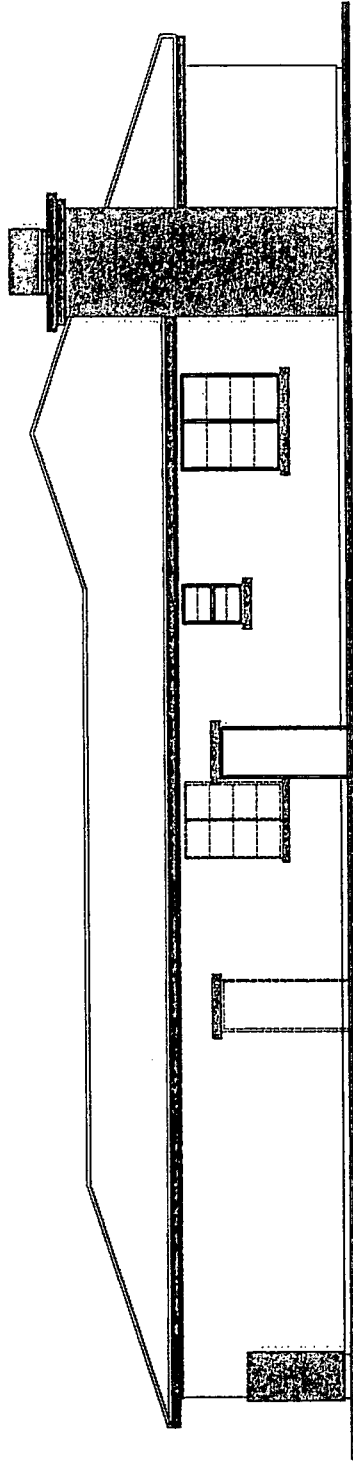
Plan 1

- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

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ENGLE HOMES

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RIGHT ELEVATION
SCALE 1" = 8'-0"

ELEVATION 'B'

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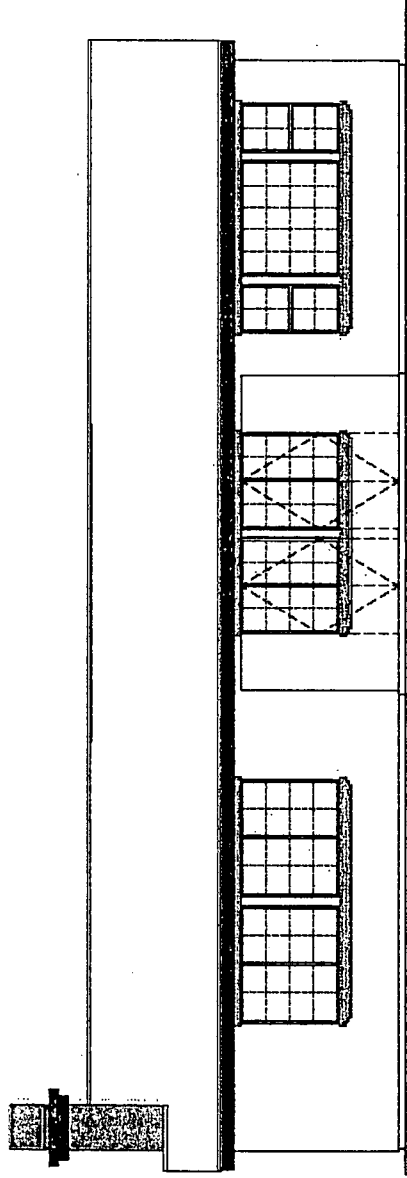
Plan 1

-  Primary Stucco
-  Secondary Stucco
-  Fascia
-  Accent
-  Decorative Tile
-  Garage Door

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 ENGLE HOMES

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REAR ELEVATION
0403 P- 040

ELEVATION 'A'

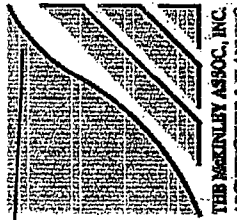
Plan 1

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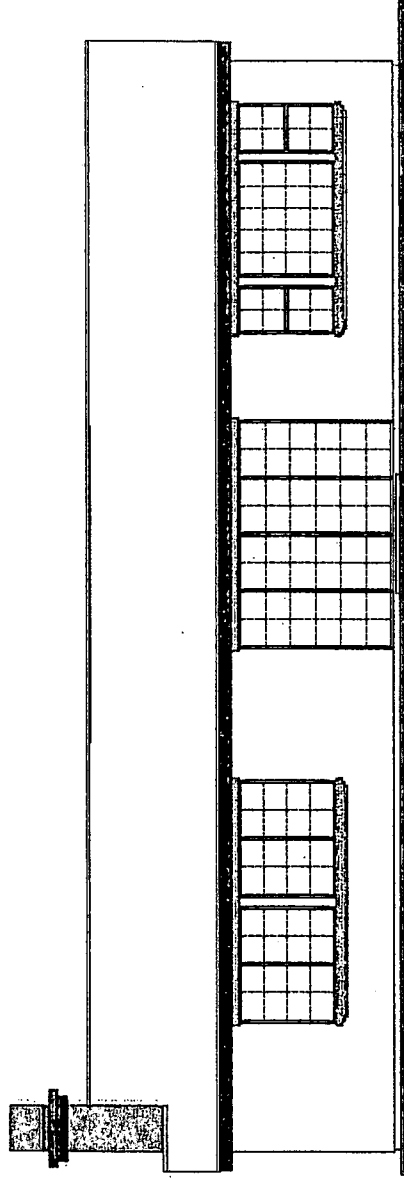
- ☐ Primary Stucco
- ☐ Secondary Stucco
- ☐ Fascia
- ☐ Accent
- ☐ Decorative Tile
- ☐ Garage Door

RIVENDELL
 ENGLE HOMES

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THE MCKINLEY ASSOC., INC.



REAR ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION 'A'
AT SUN ROOM OPTION

Plan 1

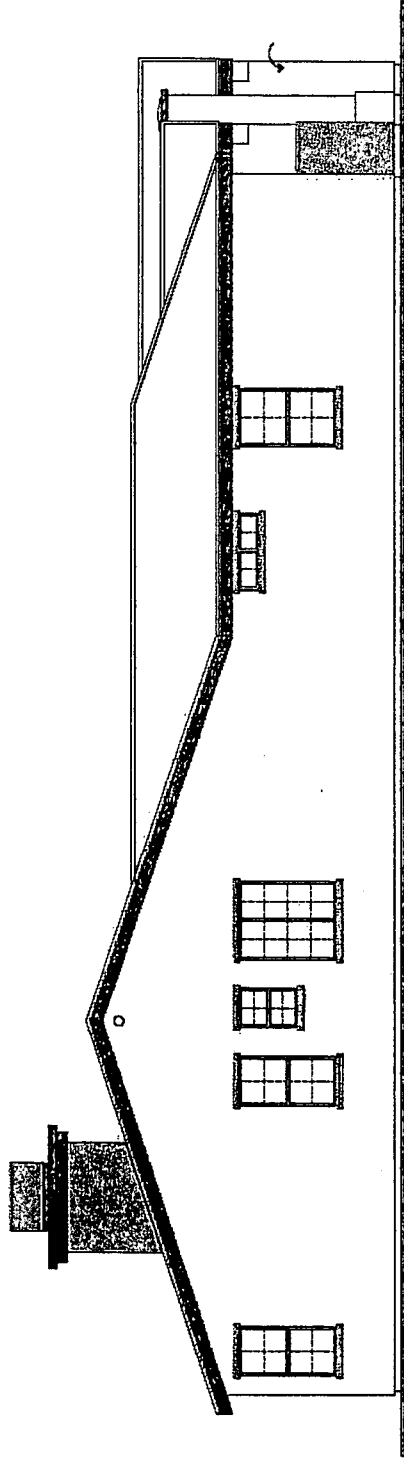
RECEIVED
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-  Primary Stucco
-  Secondary Stucco
-  Fascia
-  Accent
-  Decorative Tile
-  Garage Door

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ENGLE HOMES

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LEFT ELEVATION
6'0" x 12'0"

ELEVATION 'A'

Plan 1

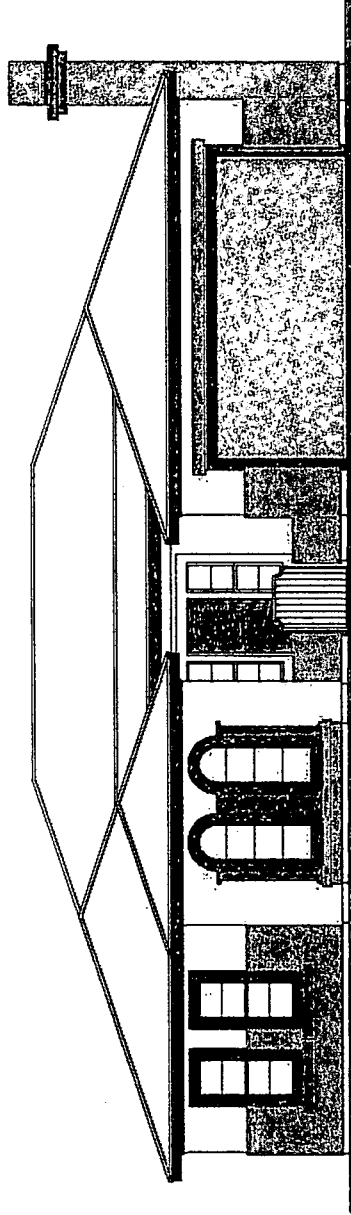
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- ☐ Primary Stucco
- ☐ Secondary Stucco
- ☐ Fascia
- ☐ Accent
- ☐ Decorative Tile
- ☐ Garage Door

RIVENDELL
 ENGLE HOMES

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FRONT ELEVATION
SAS 1-10-06

ELEVATION B'

Plan 1

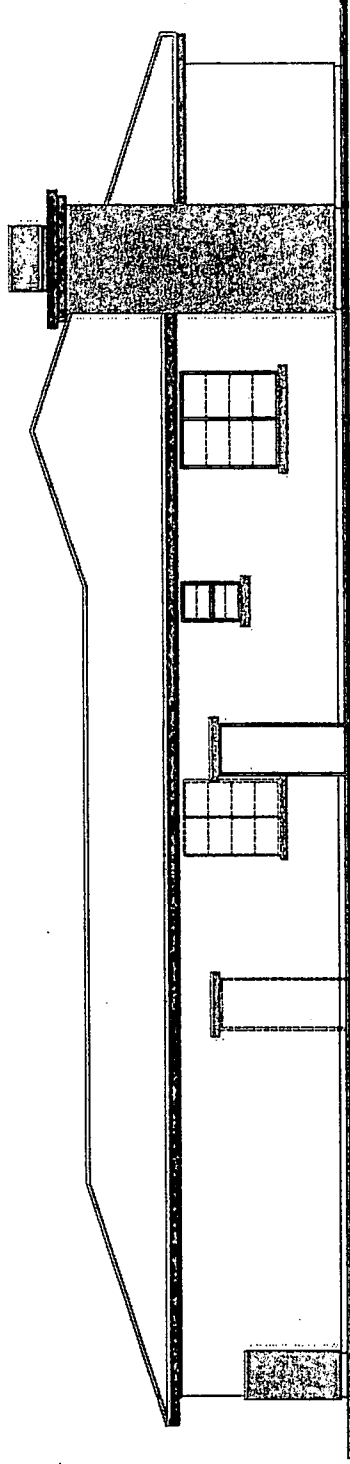
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	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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ENGLE HOMES

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RIGHT ELEVATION
ELEVATION 'B'

ELEVATION 'B'

Plan 1

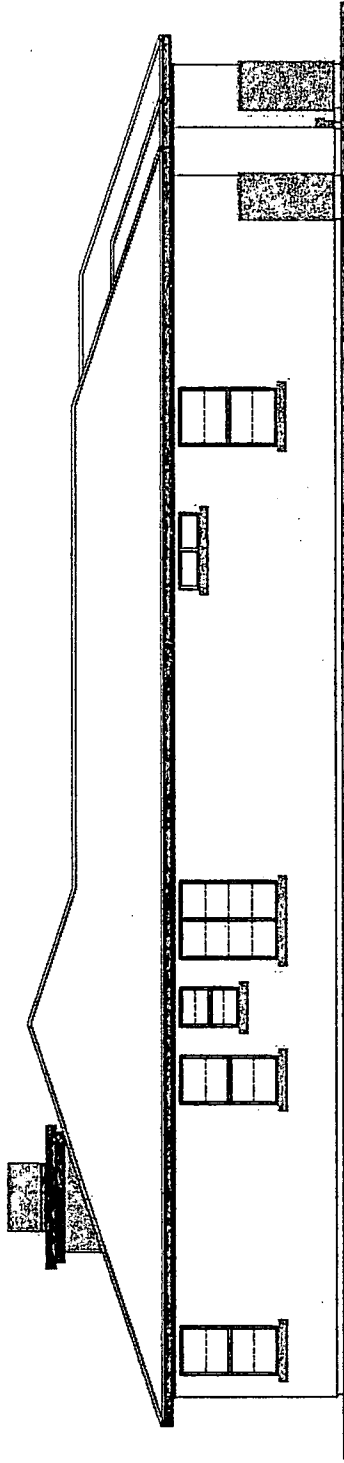
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- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

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ENGLE HOMES

SDR-17254
11/16/06 PC





LEFT ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION 'B'

Plan 1

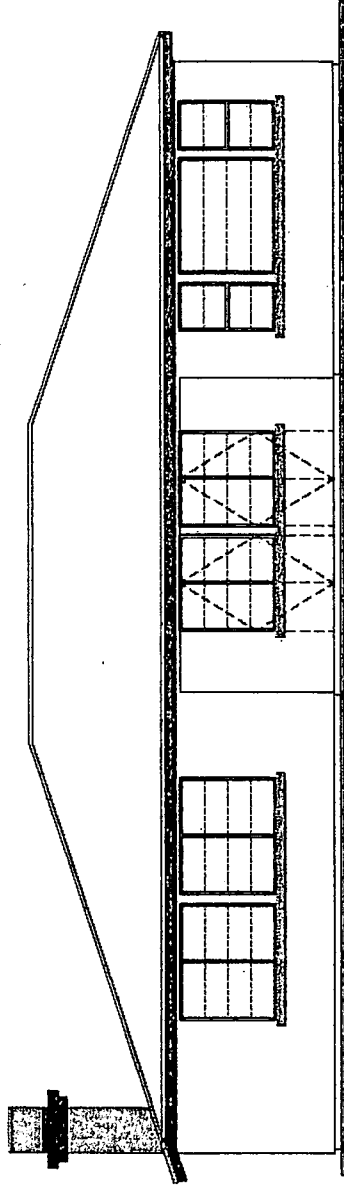
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- | | |
|--|------------------|
| | Primary Stucco |
| | Secondary Stucco |
| | Fascia |
| | Accent |
| | Decorative Tile |
| | Garage Door |

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REAR ELEVATION
ANSI 1-100

ELEVATION B

Plan 1

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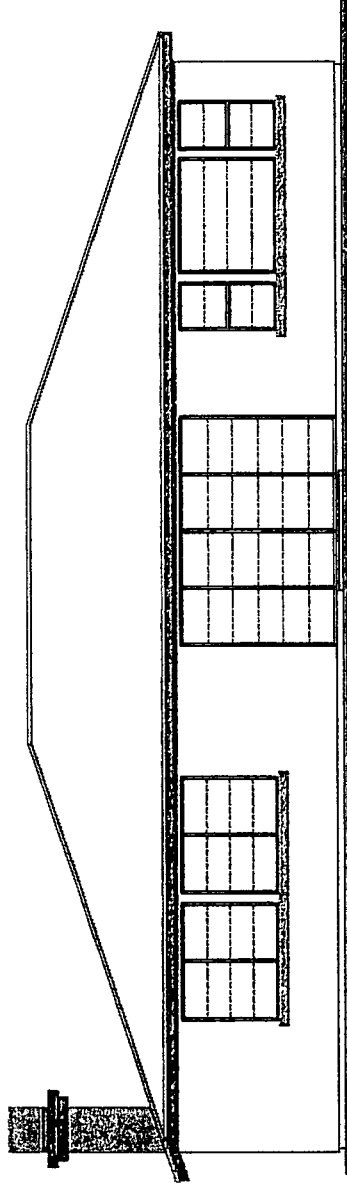
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



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ENGLE HOMES

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11/16/06 PC





REAR ELEVATION
8/15/11-200

ELEVATION B
 AT SUN ROOM OPTION

Plan 1

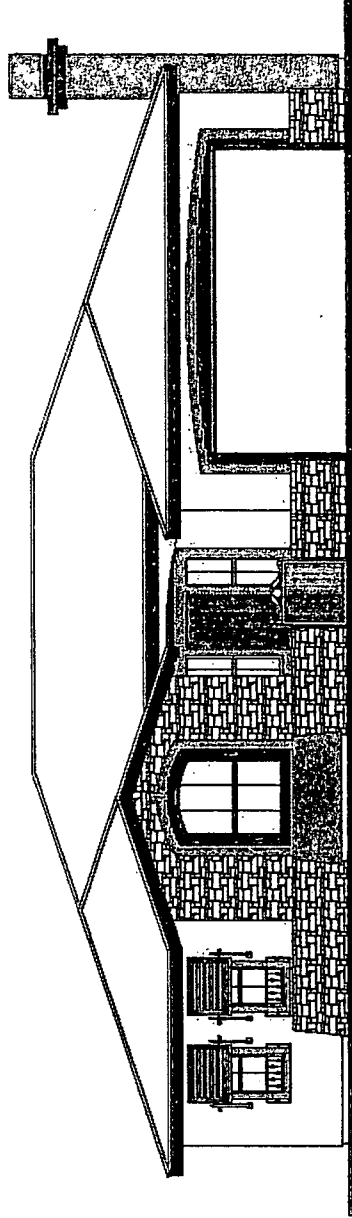
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	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
 ENGLE HOMES

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FRONT ELEVATION
2005.12.14

ELEVATION 'C'

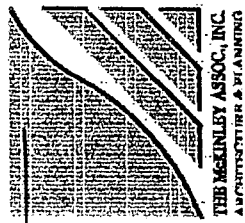
Plan 1

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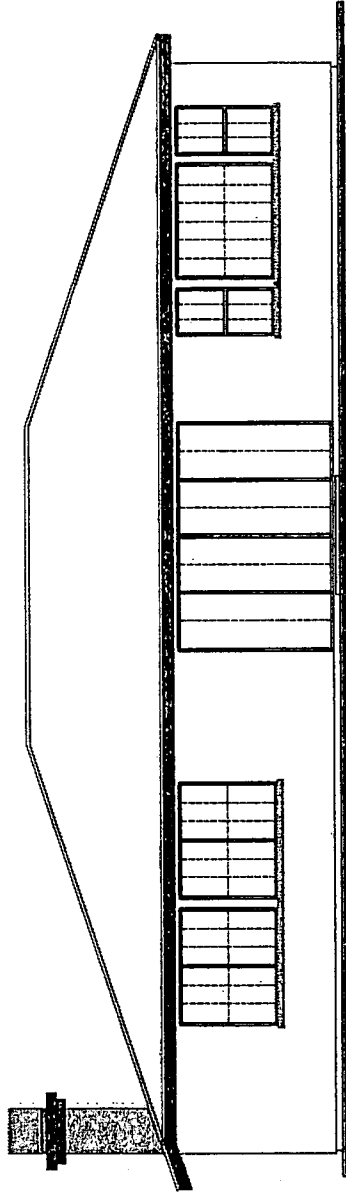
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

SDR-17254
11/16/06 PC



THE MCINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



REAR ELEVATION
GARAGE 12' x 20'

ELEVATION 'C'
AT SUN ROOM OPTION

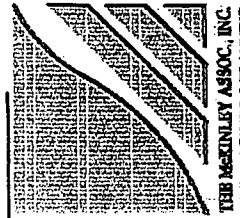
Plan 1

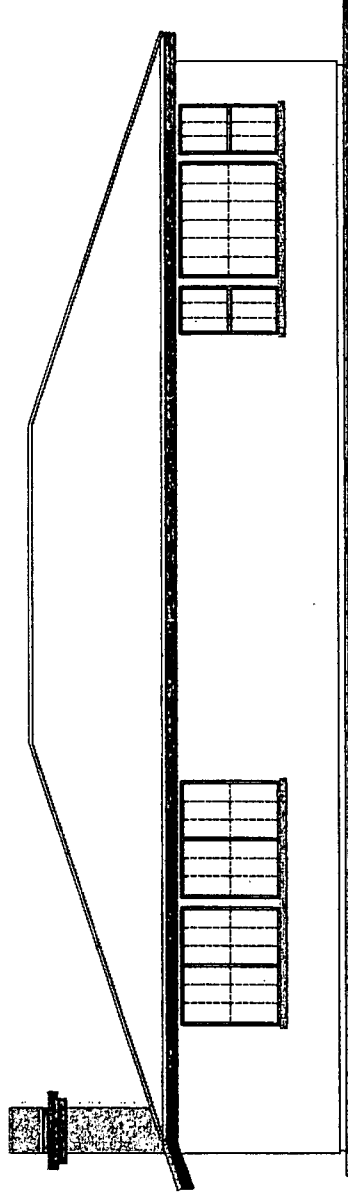
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	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

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REAR ELEVATION
8/10/06

ELEVATION 'C'

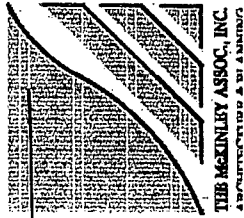
Plan 1

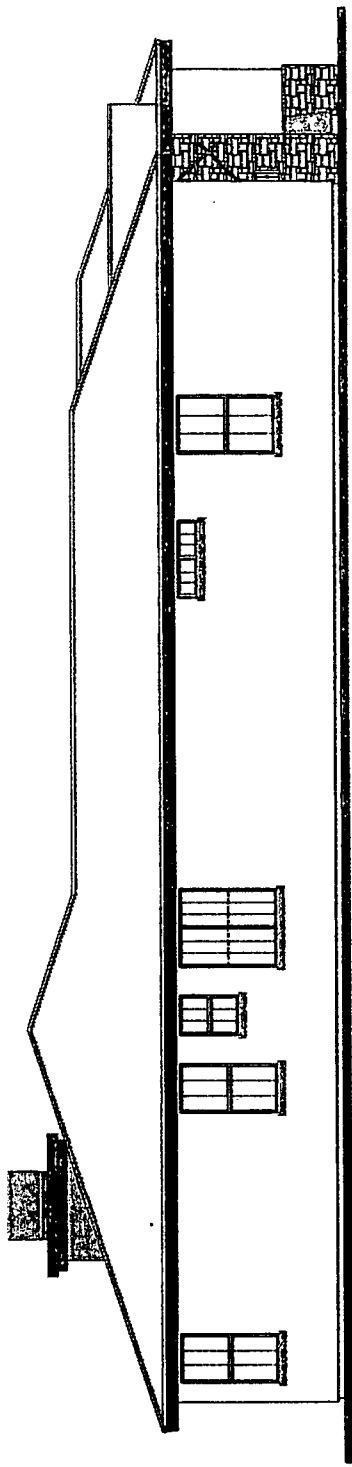
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	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

SDR-17254
11/16/06 PC





LEFT ELEVATION
ELEVATION 'C'

Plan 1

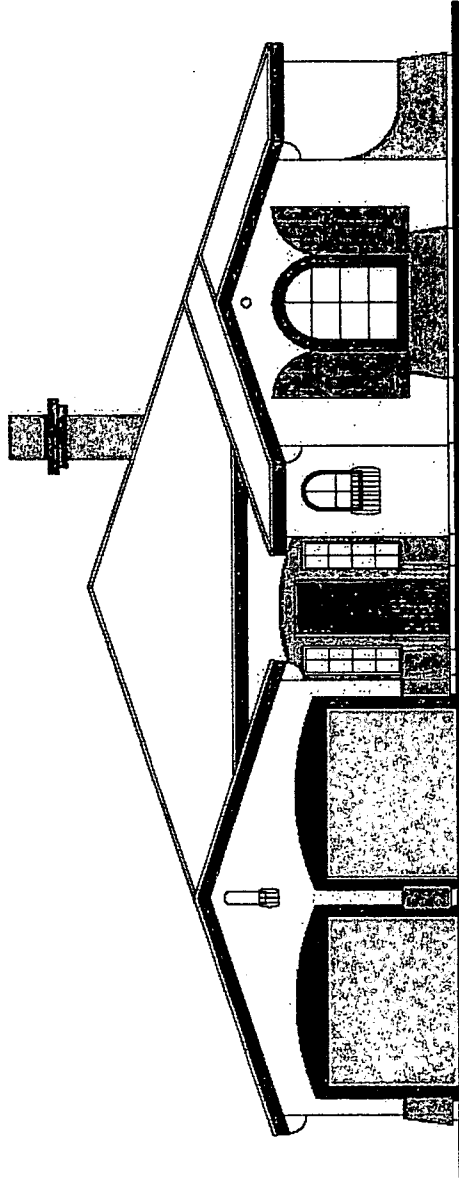
RECEIVED
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-  Primary Stucco
-  Secondary Stucco
-  Fascia
-  Accent
-  Decorative Tile
-  Garage Door

RIVENDELL
ENGLE HOMES

SDR-17254
11/16/06 PC





FRONT ELEVATION
SCALE 1" = 8'-0"

Plan 2

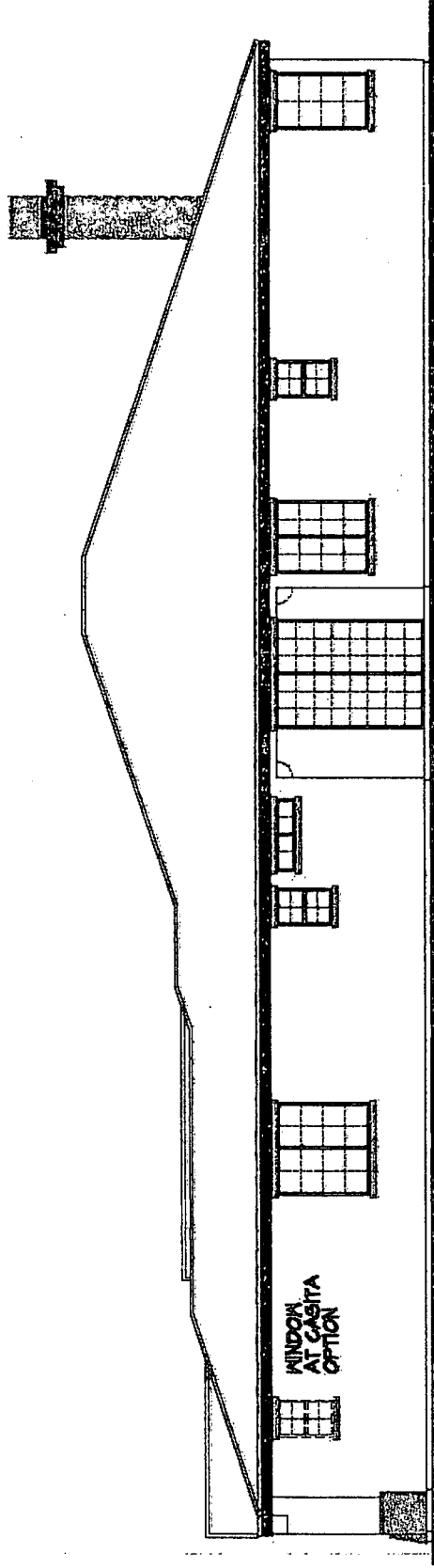
RECEIVED
OCT 02 2006

- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



RIVENDELL
ENGLE HOMES
SDR-17254
11/16/06 PC





RIGHT ELEVATION
6/15/11/10

ELEVATION 'A'

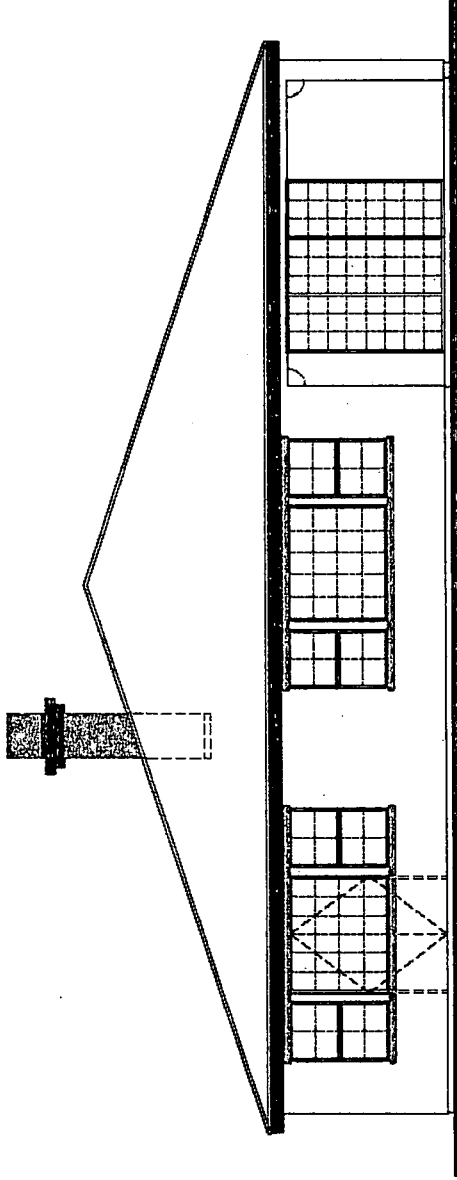
Plan 2

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	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
 ENGLE HOMES
 SDR-17254
 11/16/06 PC





REAR ELEVATION
ELEVATION 'A'

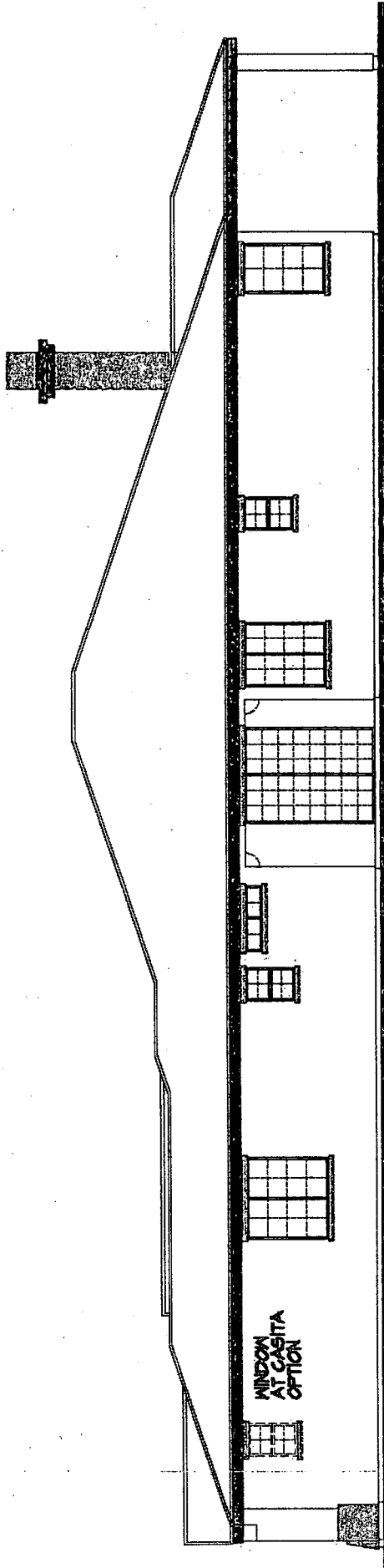
Plan 2

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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RIVENDELL
ENGLE HOMES



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION 'A'
AT ENLARGED SCALE WITH FINISH

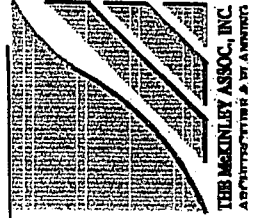
-  Primary Stucco
-  Secondary Stucco
-  Fascia
-  Accent
-  Decorative Tile
-  Garage Door

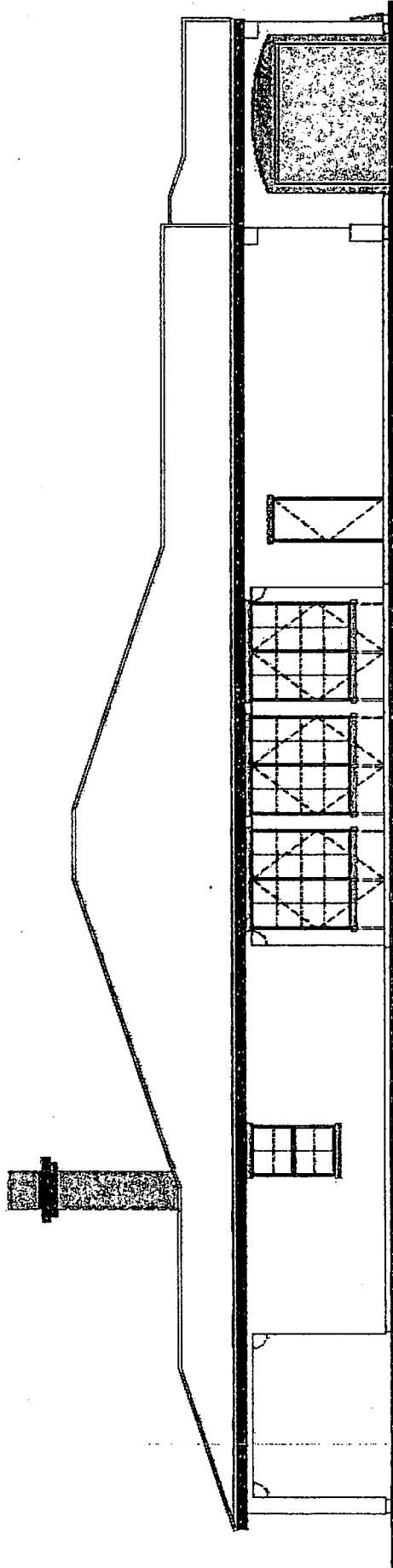
Plan 2

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RIVENDELL

ENGLE HOMES





LEFT ELEVATION

ELEVATION 'A'
AT INJURED NOSE WITH PLANT

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

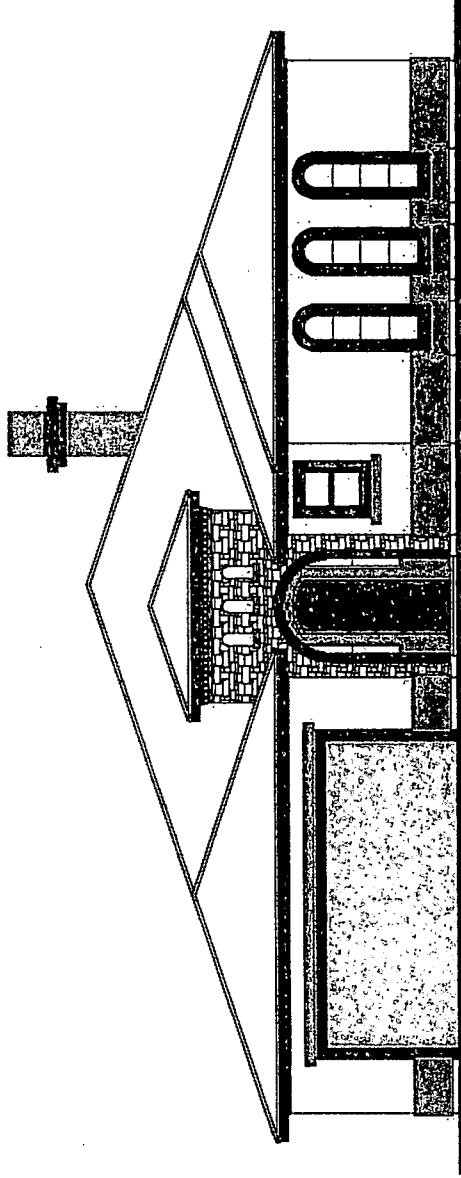
Plan 2

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ENGLE HOMES



THE MCINLEY ASSOC., INC.



FRONT ELEVATION
SCALE 1" = 8'-0"

ELEVATION 'B'

Plan 2

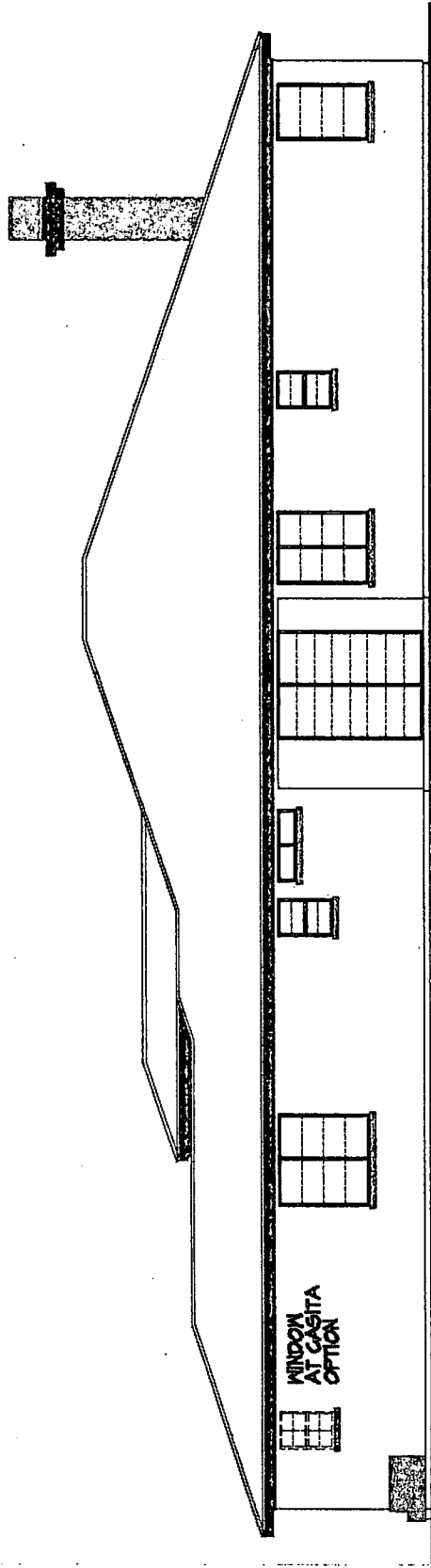
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL

ENGLE HOMES

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RIGHT ELEVATION

ELEVATION 'B'

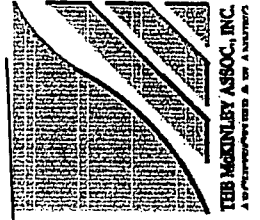
Plan 2

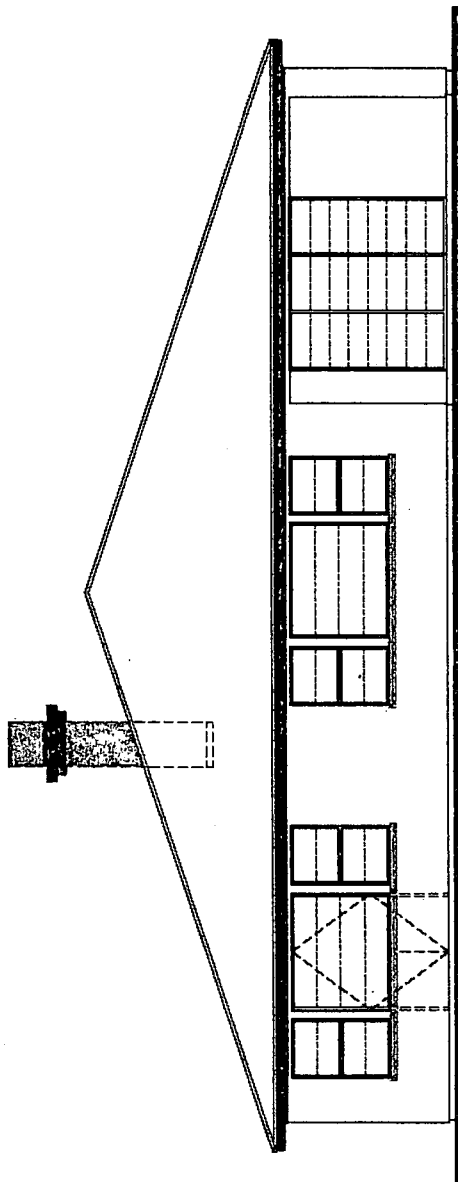
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- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



RIVENDELL
ENGLE HOMES





REAR ELEVATION
ELEVATION B

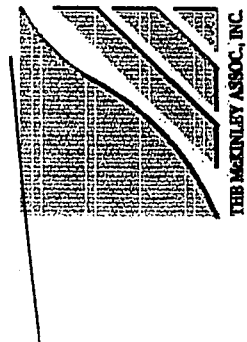
Plan 2

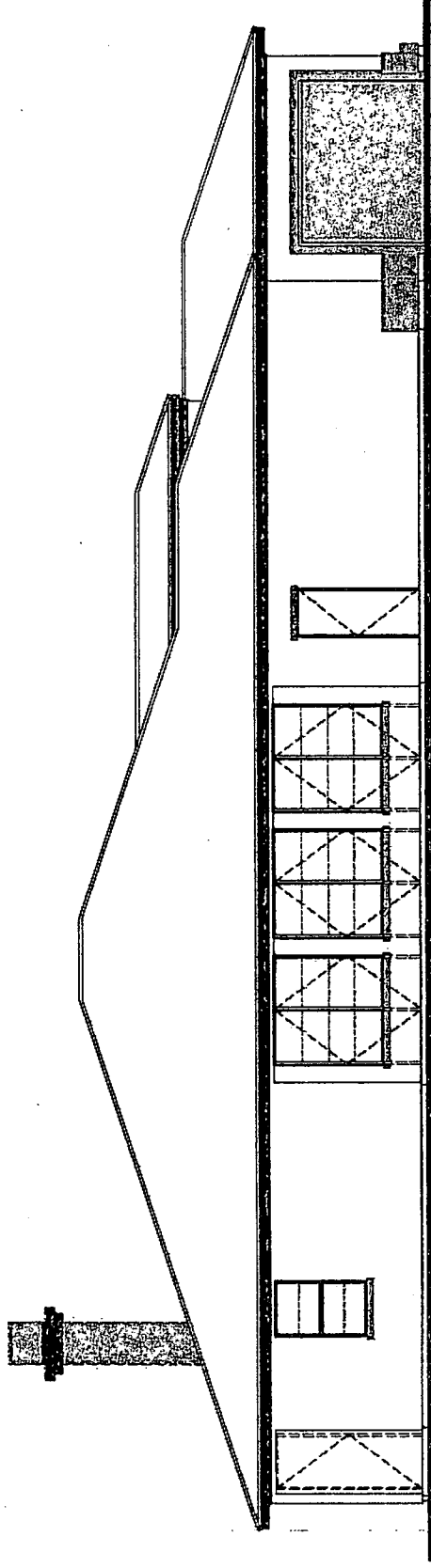
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL

ENGLE HOMES

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LEFT ELEVATION
CROSS SECTION

ELEVATION 'B'

Plan 2

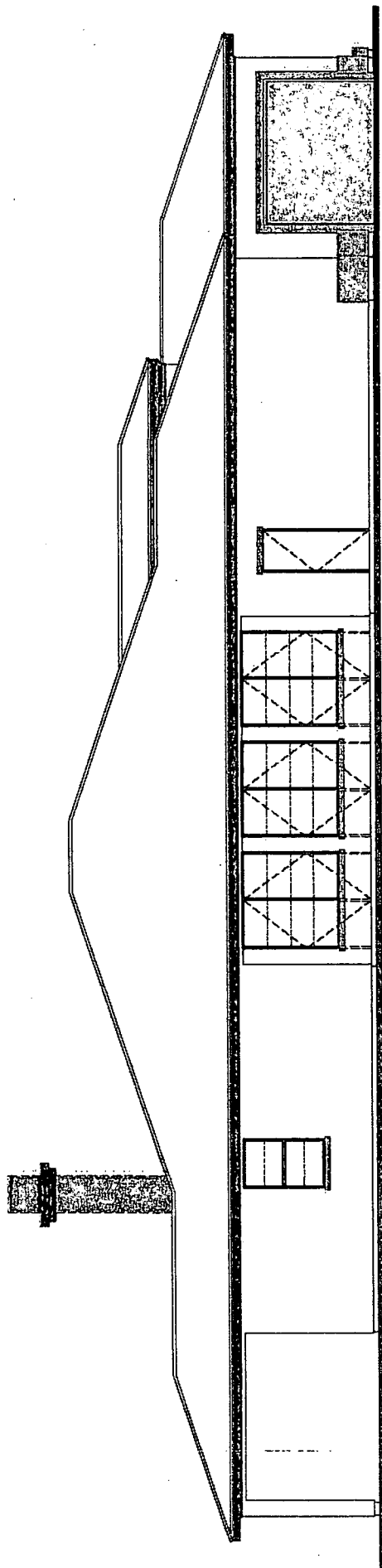
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



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RIVENDELL

ENGLE HOMES



LEFT ELEVATION
GROSS P = 84'0"

ELEVATION 'B'
AT BALANCED NOSE WITH PATIO

Plan 2

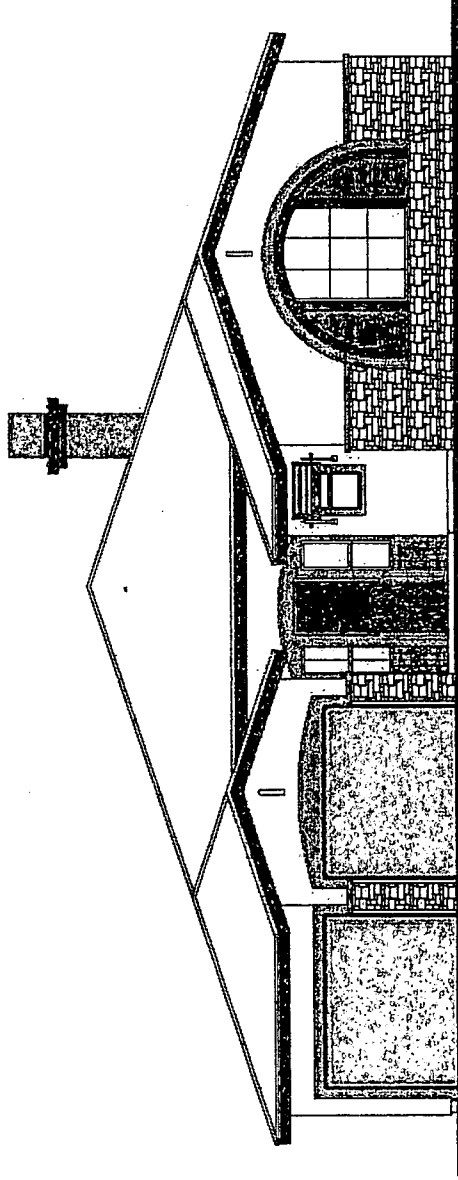
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

RIVENDELL

ENGLE HOMES

RECEIVED
OCT 02 2006





FRONT ELEVATION
SCALE 1" = 8'-0"

ELEVATION 'C'

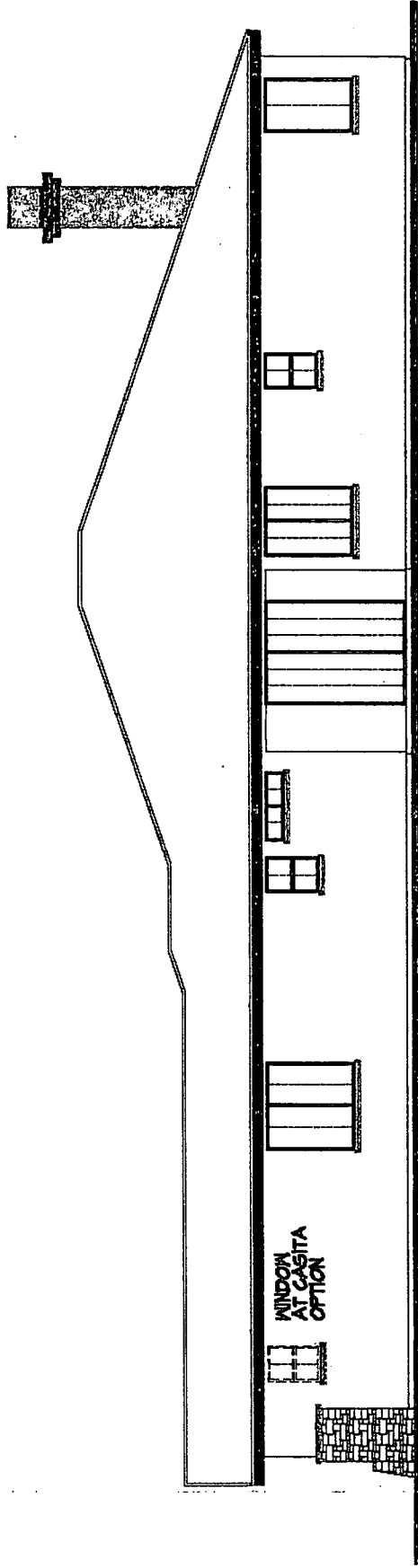
Plan 2

- | | |
|--|------------------|
| | Primary Stucco |
| | Secondary Stucco |
| | Fascia |
| | Accent |
| | Decorative Tile |
| | Garage Door |

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RIVENDELL
ENGLE HOMES



RIGHT ELEVATION
6513 P-140

ELEVATION 'C'

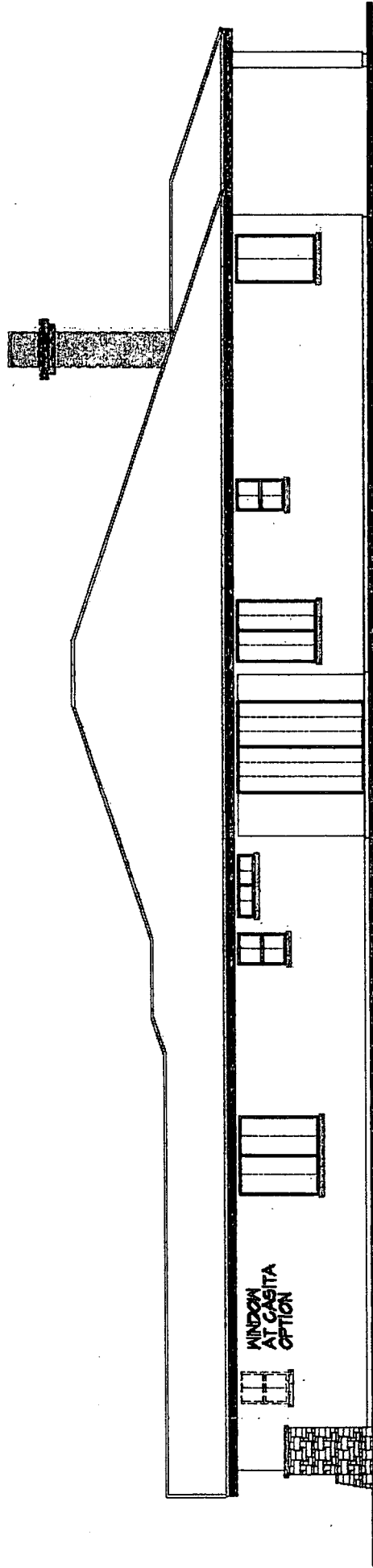
Plan 2

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- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



RIVENDELL
ENGLE HOMES



RIGHT ELEVATION
 SCALE 1/8" = 1'-0"

ELEVATION 'C'
 AT ENLARGED NOSE WITH PLATO

Plan 2

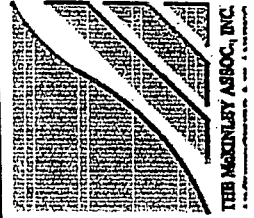
RECEIVED
 OCT 02 2006

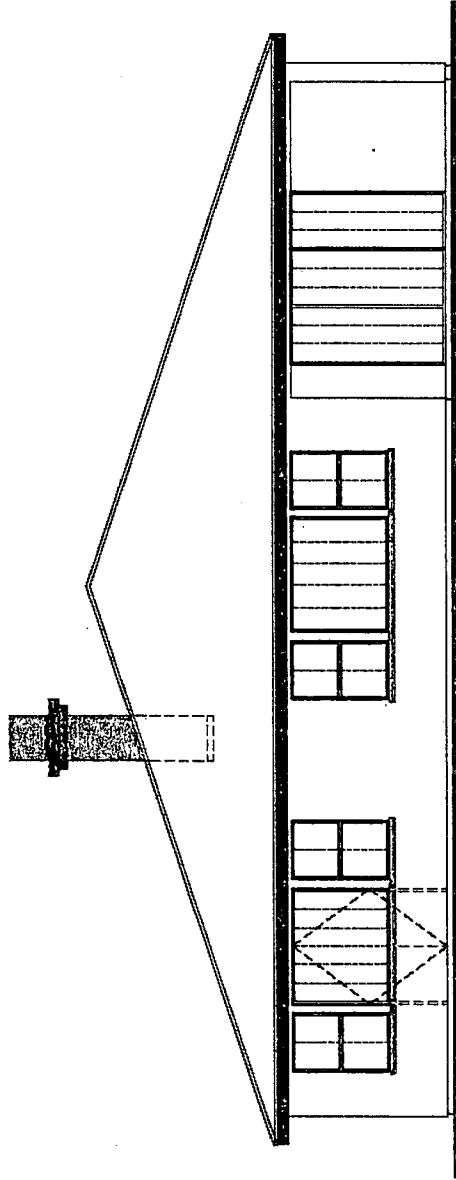
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



RIVENDELL

ENGLE HOMES





REAR ELEVATION
SHEET 1 - 1/4"

ELEVATION 'C'

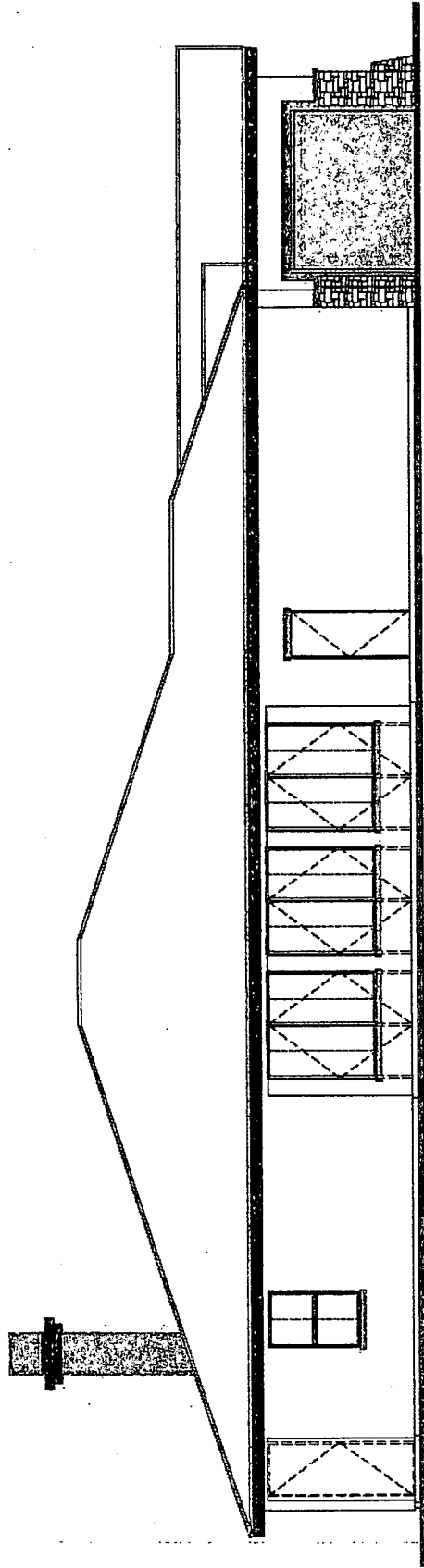
Plan 2

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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RIVENDELL
ENGLE HOMES



LEFT ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION 'C'

Plan 2

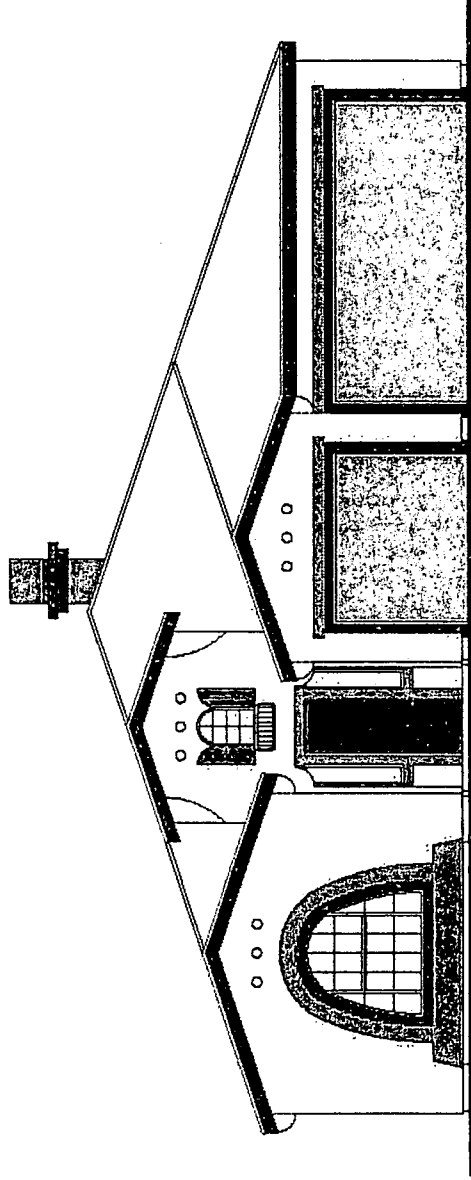
-  Primary Stucco
-  Secondary Stucco
-  Fascia
-  Accent
-  Decorative Tile
-  Garage Door

RIVENDELL

ENGLE HOMES

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FRONT ELEVATION
SCALE: 1" = 16'-0"

ELEVATION 'A'

Plan 3

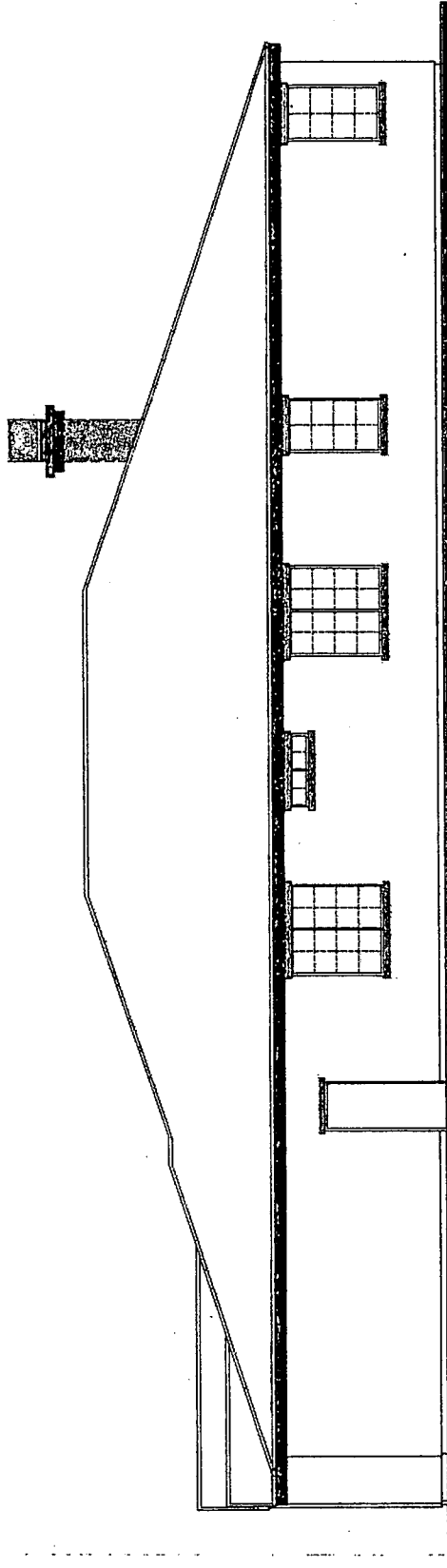
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL

ENGLE HOMES

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RIGHT ELEVATION
SCALE 1" = 10'-0"

ELEVATION 'A'

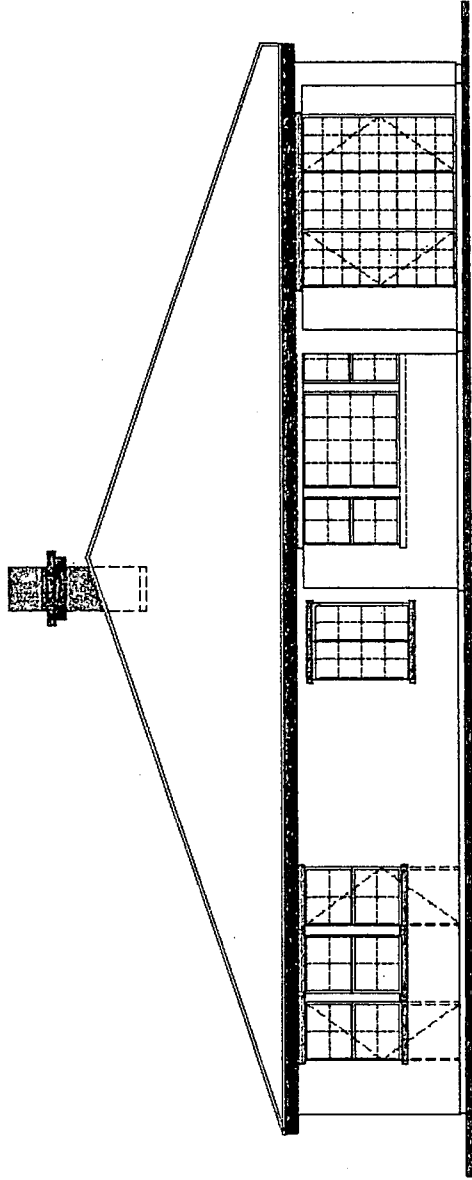
Plan 3

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

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REAR ELEVATION
SCALE: 1" = 16'-0"
ELEVATION 'A'

Plan 3

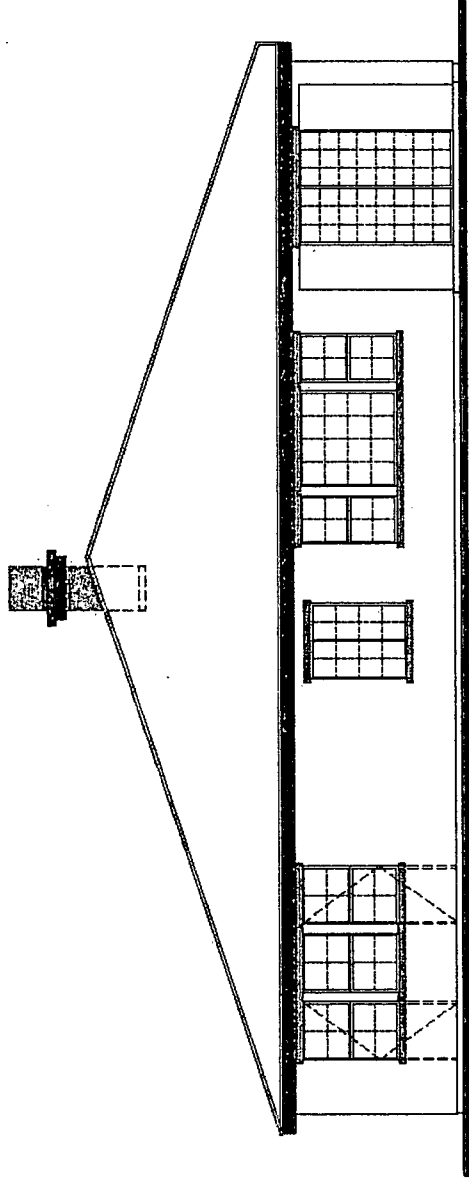
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL

ENGLE HOMES

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REAR ELEVATION
SCALE: 1" = 16'-0"

ELEVATION 'A'
AT ENLARGED FAMILY RM

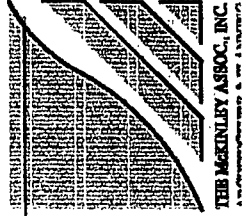
Plan 3

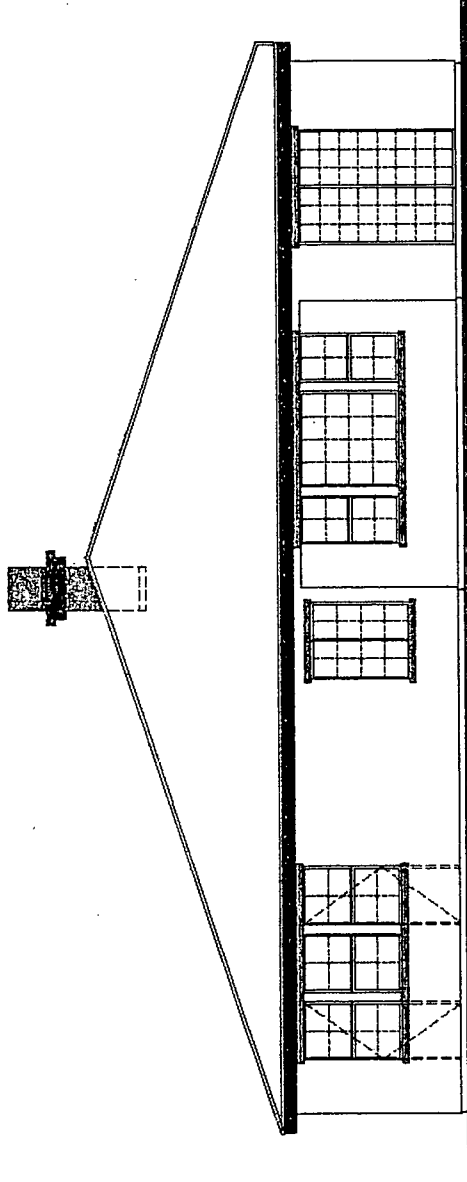
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL

ENGLE HOMES

RECEIVED
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REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION 'A'
 AT ENLARGED NOOK

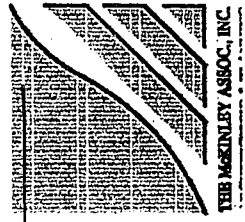
Plan 3

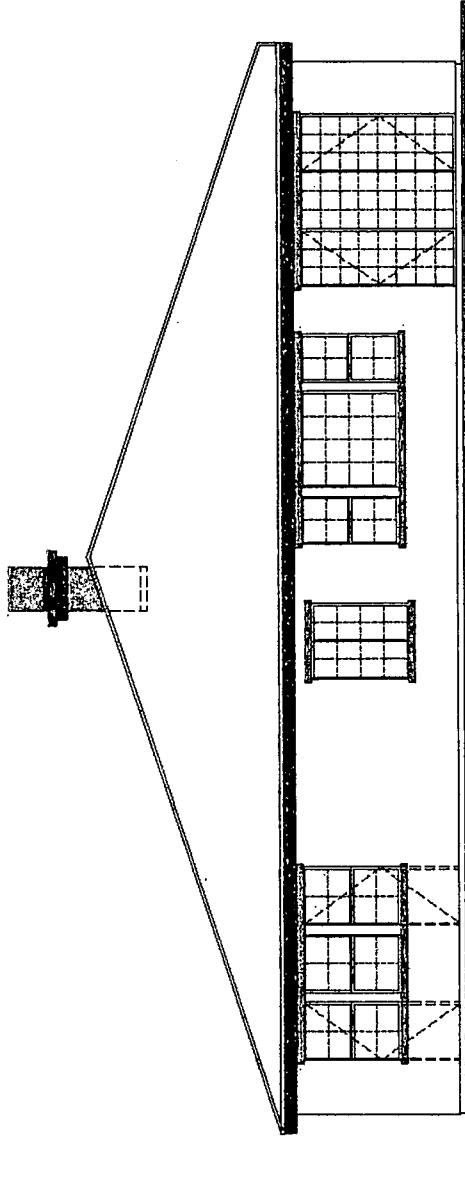
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

RIVENDELL

ENGLE HOMES

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REAR ELEVATION
SCALE: 1" = 16'-0"
ELEVATION 'A'
AT ENLARGED FAMILY RM AND NOOK

Plan 3

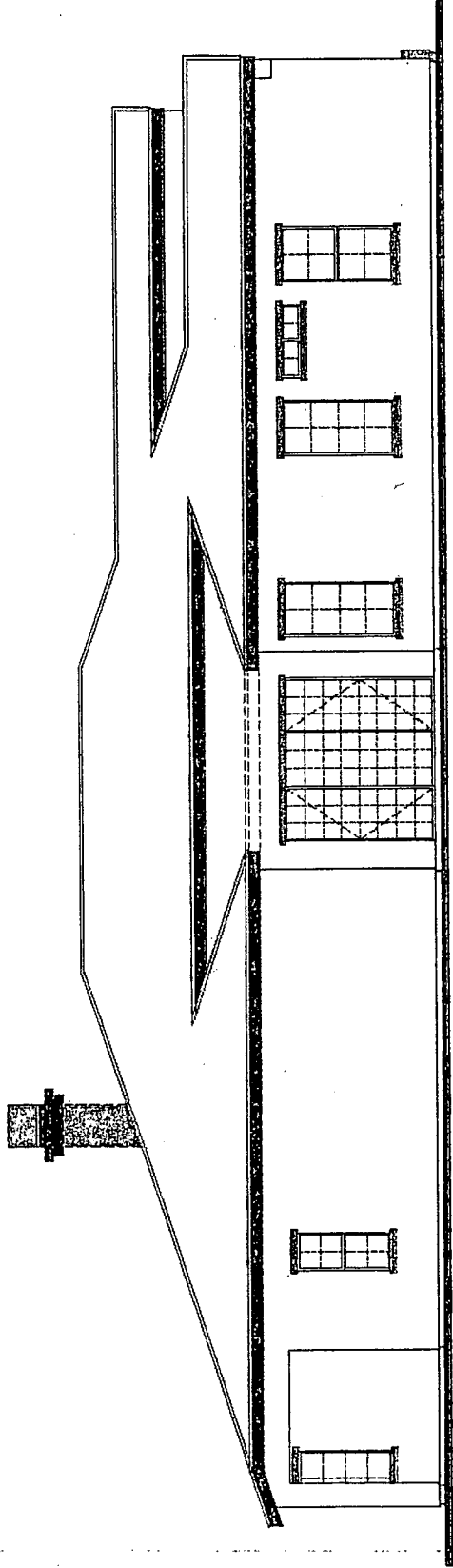
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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ELEVATION 'A'

LEFT ELEVATION

SCALE 1/8" = 1'-0"

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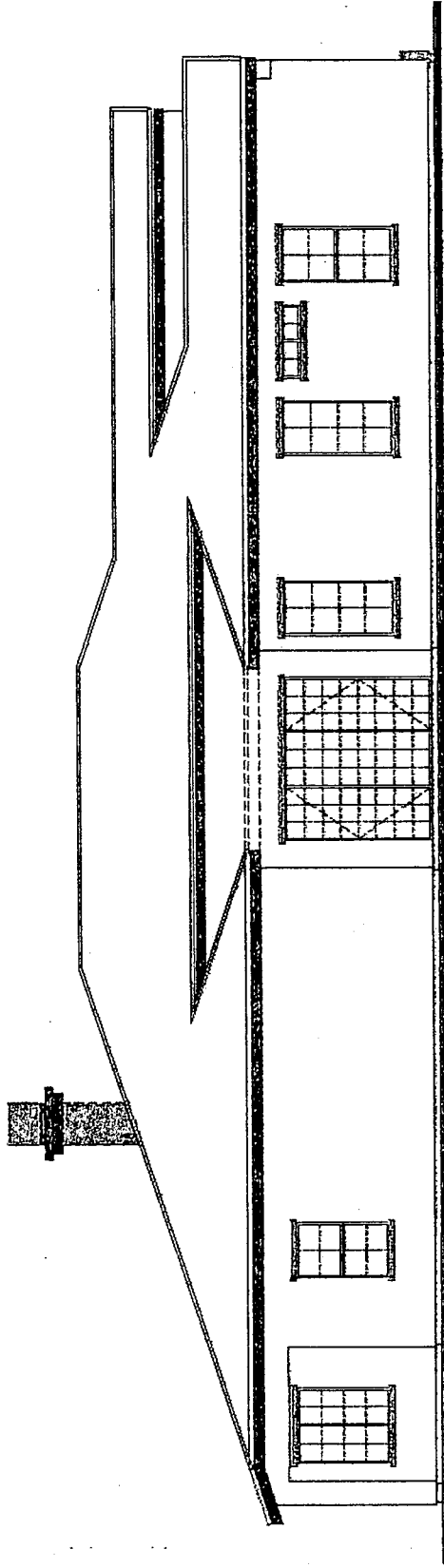
RIVENDELL

ENGLE HOMES

Plan 3

- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door





LEFT ELEVATION
SCALE 1" = 8'-0"

ELEVATION A
AT ENLARGED FAMILY RM

Plan 3

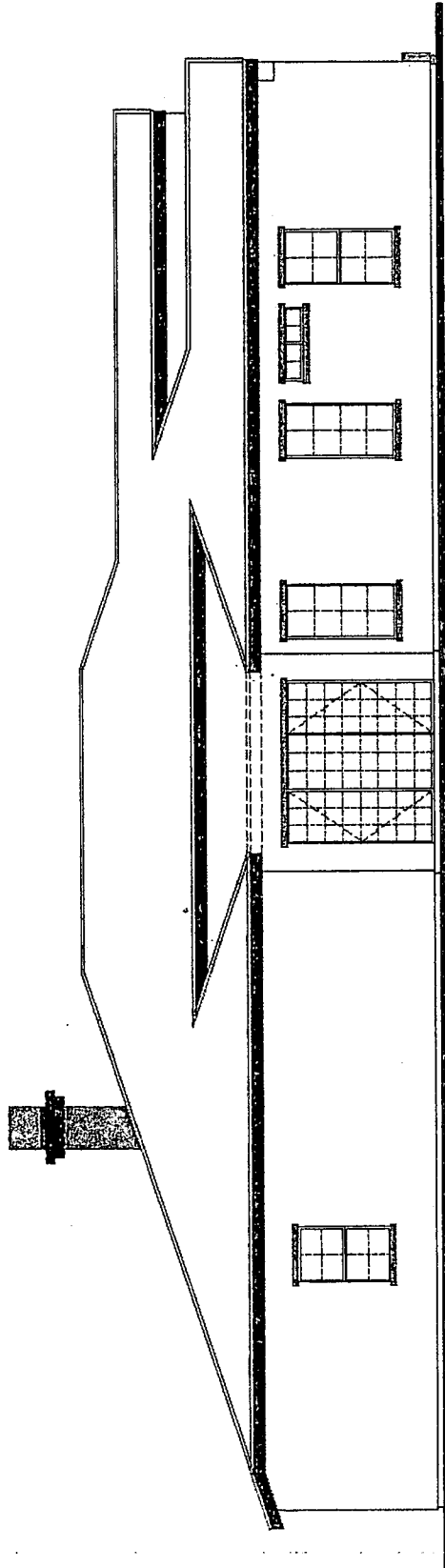
Primary Stucco
Secondary Stucco
Fascia
Accent
Decorative Tile
Garage Door



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RIVENDELL
ENGLE HOMES





LEFT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION 'A'
AT ENLARGED FAMILY RM AND NOOK

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

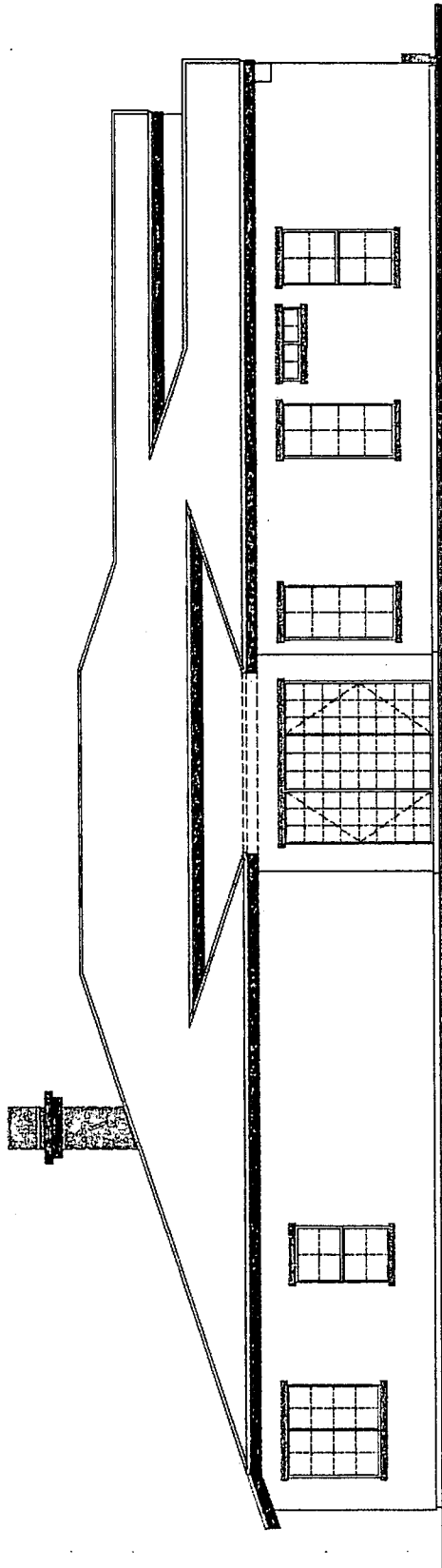
Plan 3

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ENGLE HOMES

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LEFT ELEVATION
SCALE 1" = 16'-0"

ELEVATION 'A'
AT ENLARGED NOOK

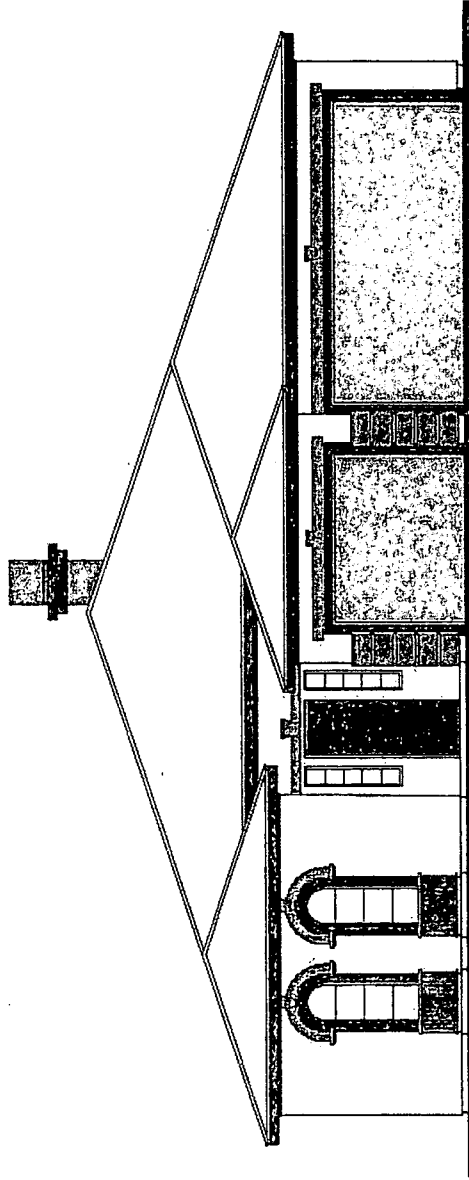
Plan 3

RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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THE MCKINLEY ASSOC., INC.



FRONT ELEVATION
SCALE: 1" = 16'-0"

ELEVATION 'B'

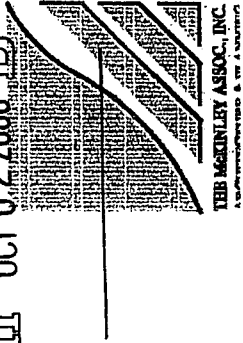
Plan 3

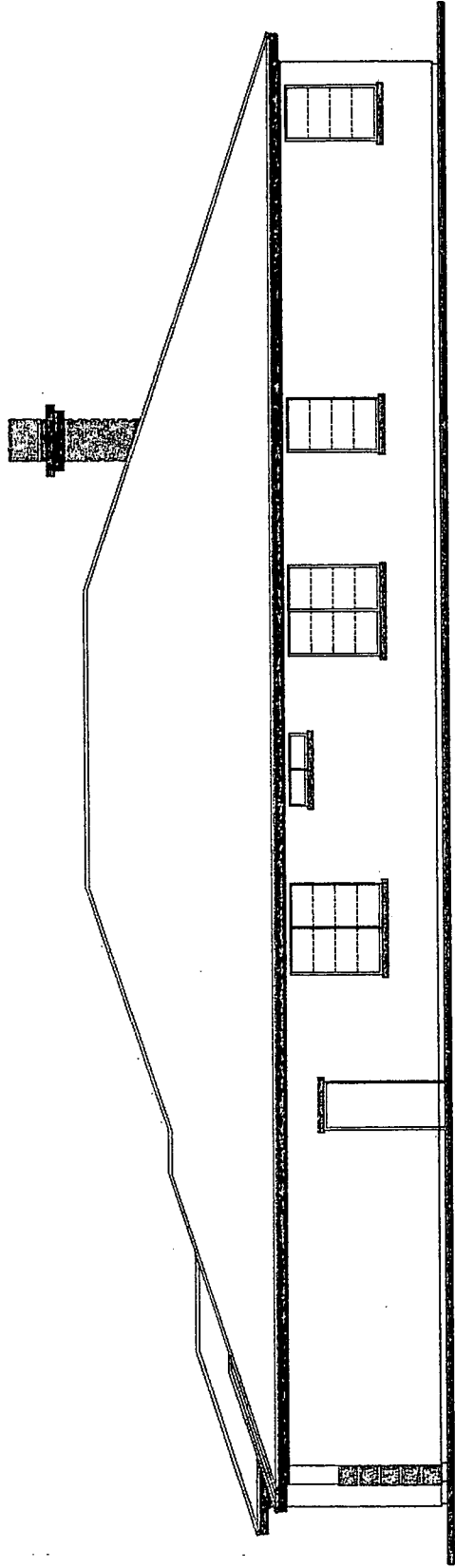
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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RIGHT ELEVATION
SCALE 1" = 16'-0"

ELEVATION 'B'

Plan 3

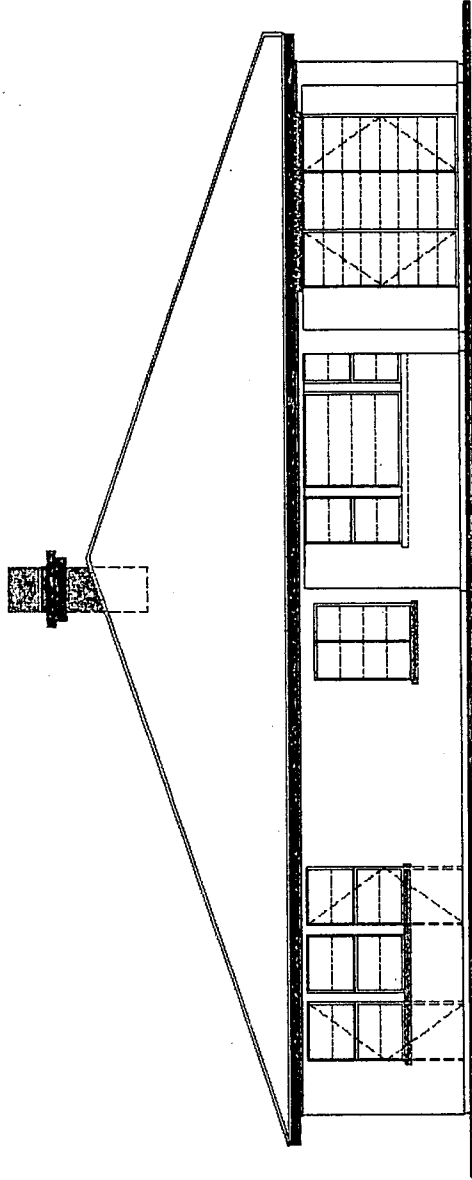
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

RIVENDELL
ENGLE HOMES

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THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'B'

Plan 3

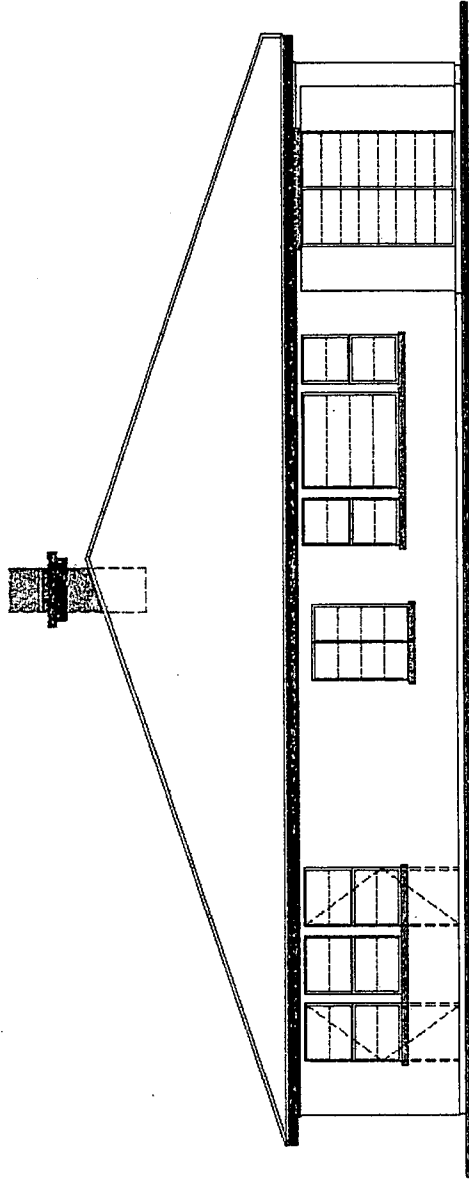
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'B'
AT ENLARGED FAMILY RM

Plan 3

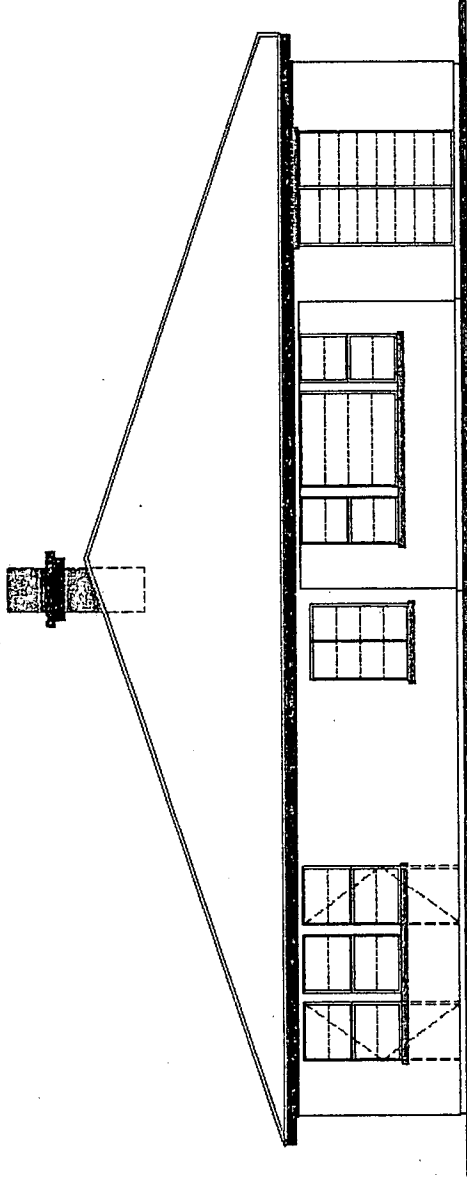
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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 ARCHITECTS & PLANNERS



REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION 'B'
 AT ENLARGED NOOK

Plan 3

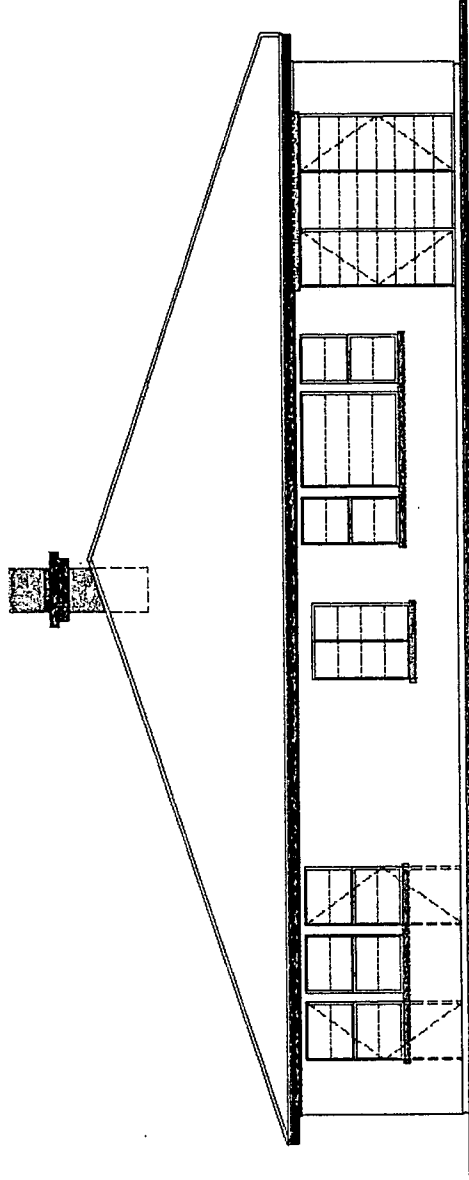
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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REAR ELEVATION
 SCALE: 1" = 8'-0"
 ELEVATION 'B'
 AT ENLARGED FAMILY RM AND NOOK

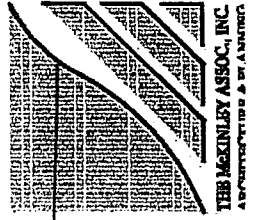
Plan 3

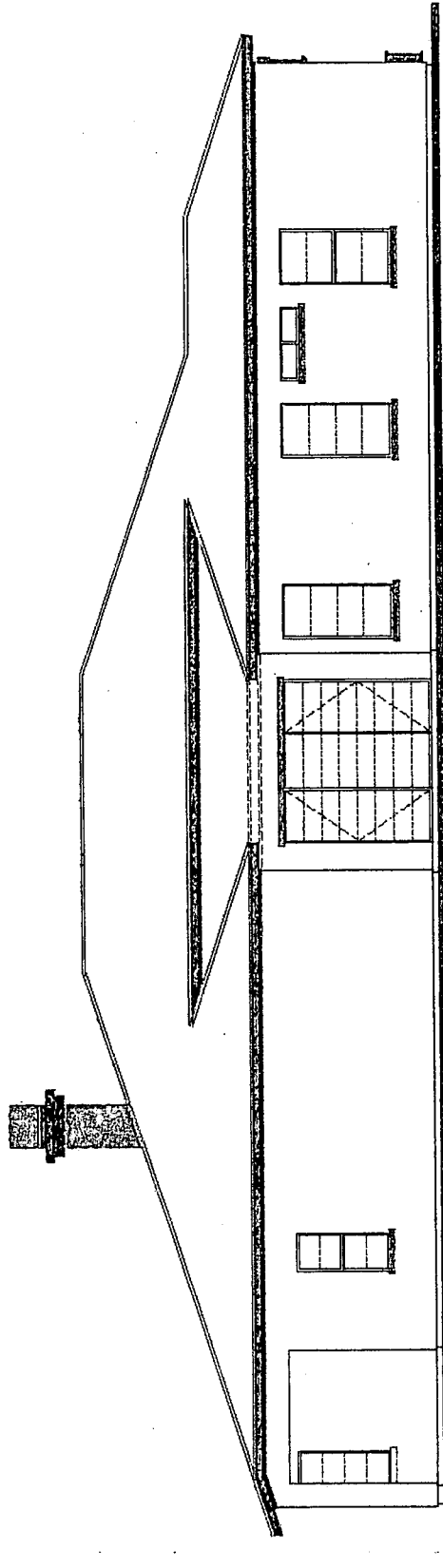
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

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LEFT ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION 'B'

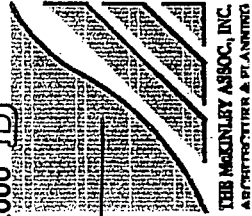
Plan 3

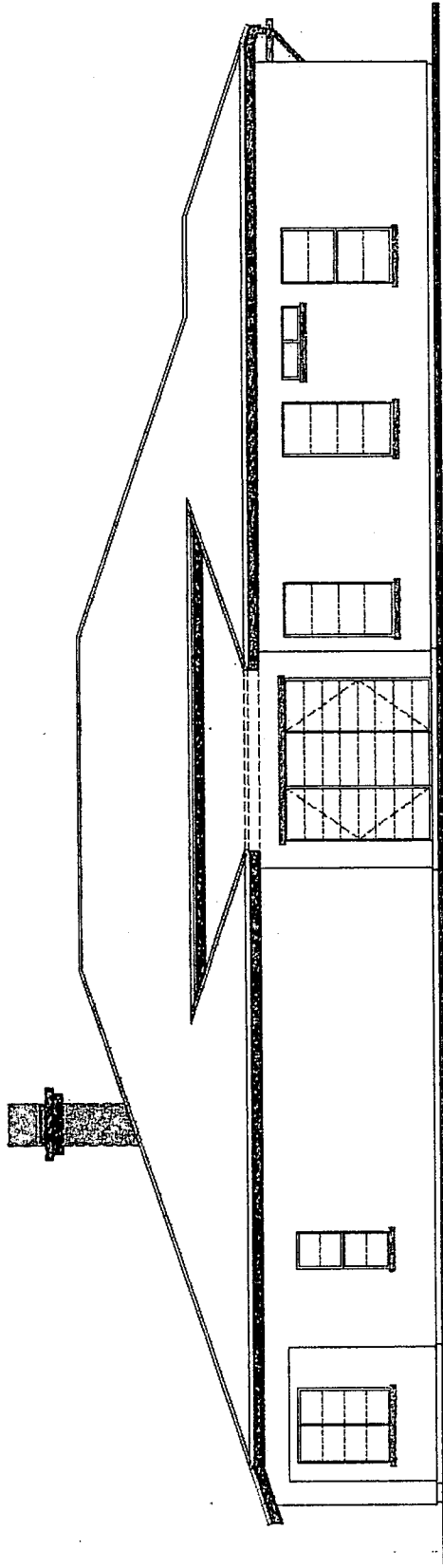
RIVENDELL

ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RECEIVED
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LEFT ELEVATION
1/4" = 1'-0"

ELEVATION 'B'
AT ENLARGED FAMILY RM

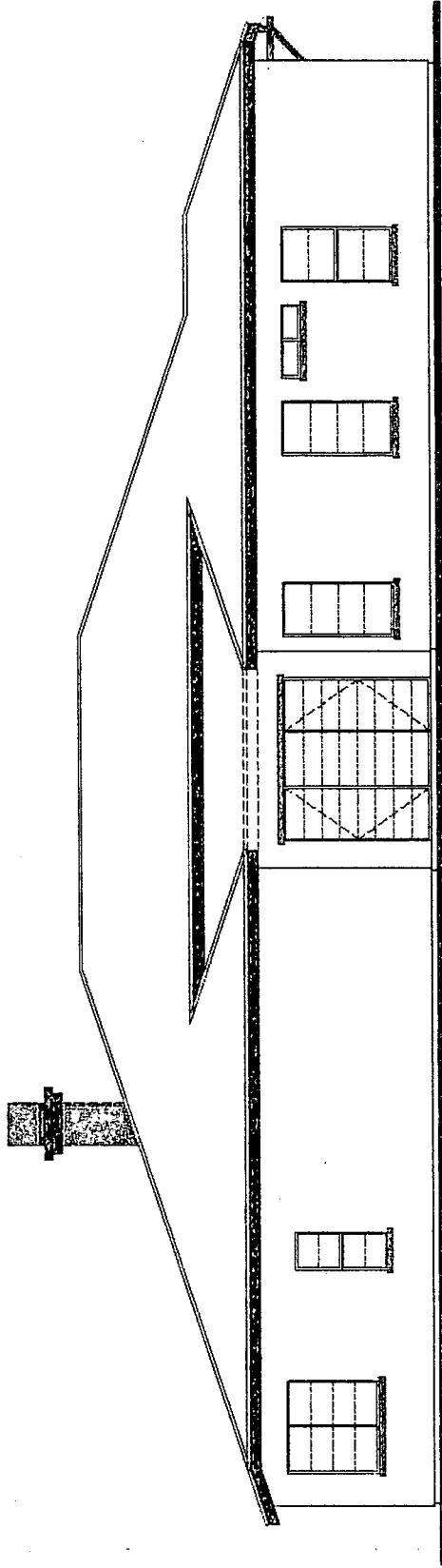
Plan 3

RIVENDELL
ENGLE HOMES

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RECEIVED
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LEFT ELEVATION
SCALE 1" = 16'

ELEVATION 'B'
AT ENLARGED NOOK

Plan 3

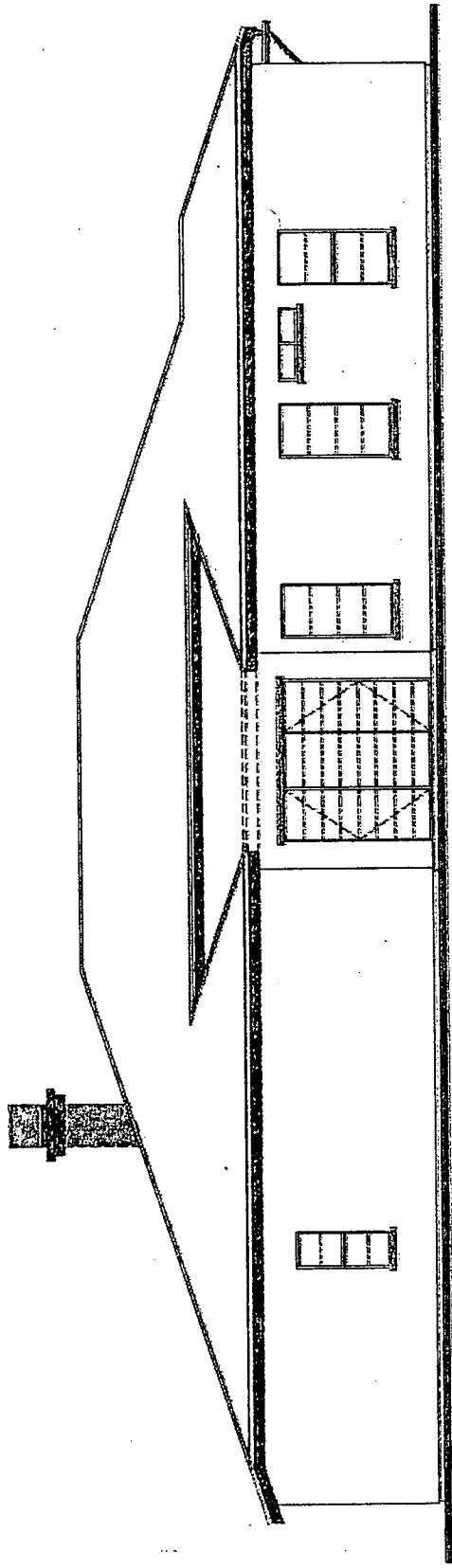
- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door



RIVENDELL
ENGLE HOMES

RECEIVED
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LEFT ELEVATION
1/2" = 1'-0"

ELEVATION 'B'
AT ENLARGED FAMILY RM AND NOOK

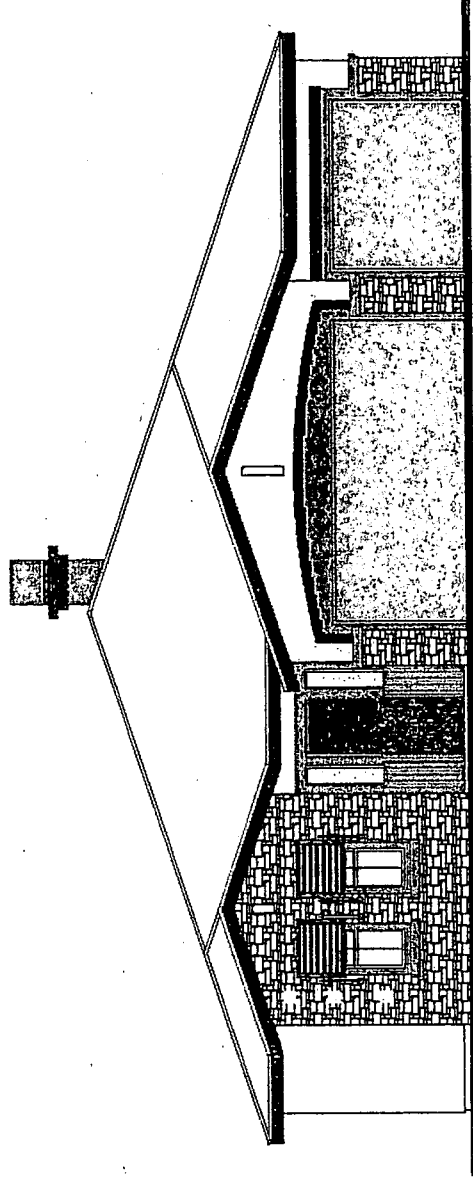
Plan 3

-  Primary Stucco
-  Secondary Stucco
-  Fascia
-  Accent
-  Decorative Tile
-  Garage Door

RIVENDELL
ENGLE HOMES

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THE MCKINLEY ASSOC., INC.
ARCHITECTS & PLANNERS



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 'C'

Plan 3

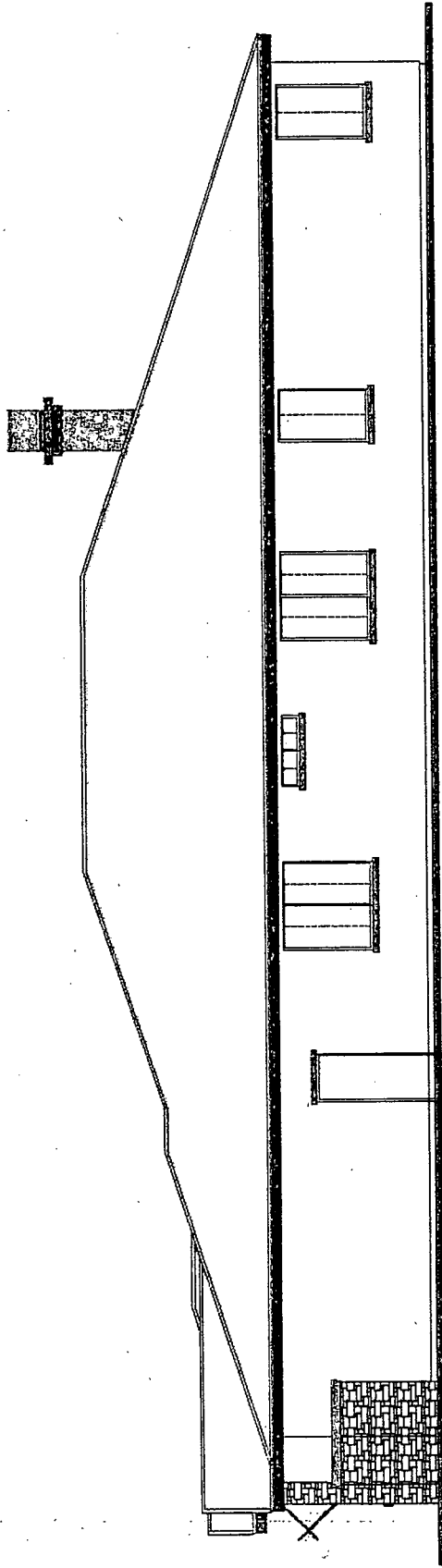
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL

ENGLE HOMES

RECEIVED
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RIGHT ELEVATION
SCALE 1/8" = 1'-0"

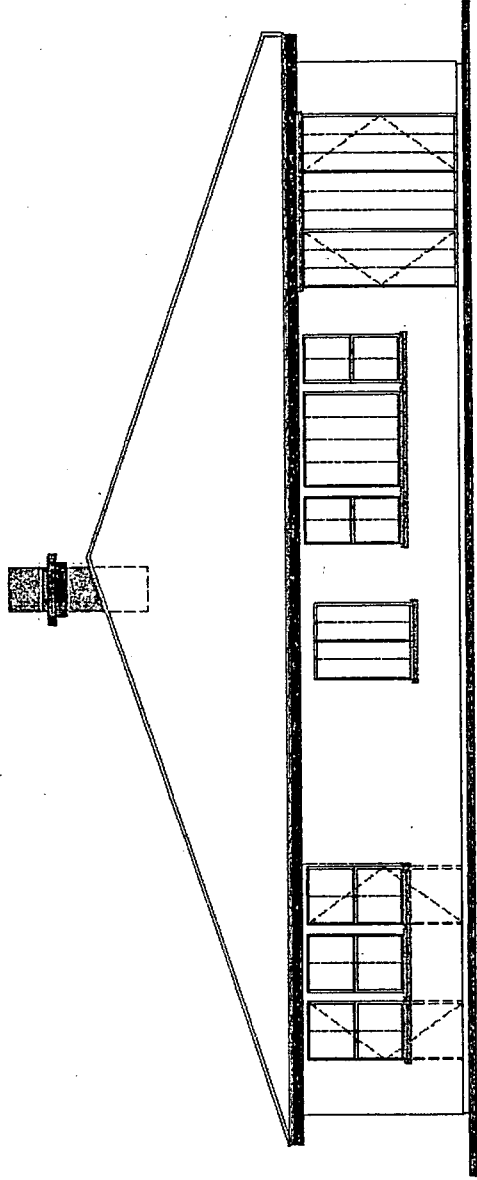
ELEVATION 'C'

Plan 3

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

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REAR ELEVATION
 SCALE: 1" = 12'-0"
 ELEVATION C
 AT ENLARGED FAMILY RM AND NOOK

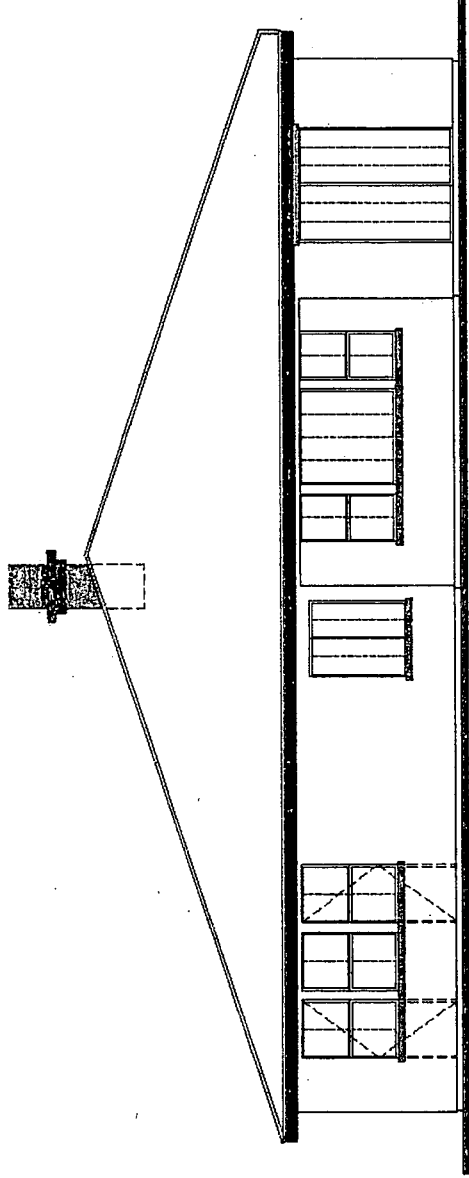
Plan 3

- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

RIVENDELL
 ENGLE HOMES

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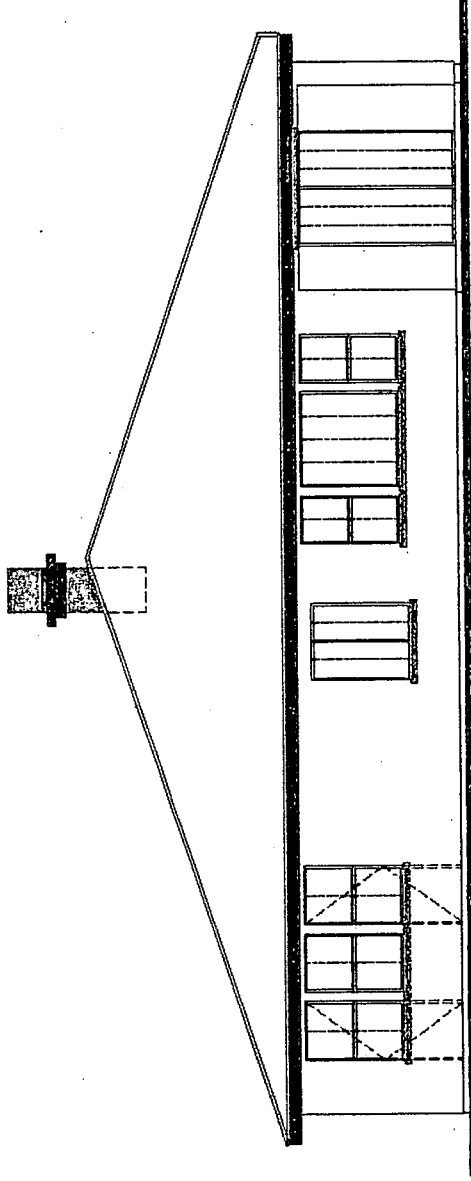
REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 ELEVATION 'C'
 AT ENLARGED NOOK

Plan 3

- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

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 THE MCKINLEY ASSOC., INC.
 1000 McKinley Avenue, Suite 100, San Francisco, CA 94102

RIVENDELL
 ENGLE HOMES



REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION 2
AT ENLARGED FAMILY RM

Plan 3

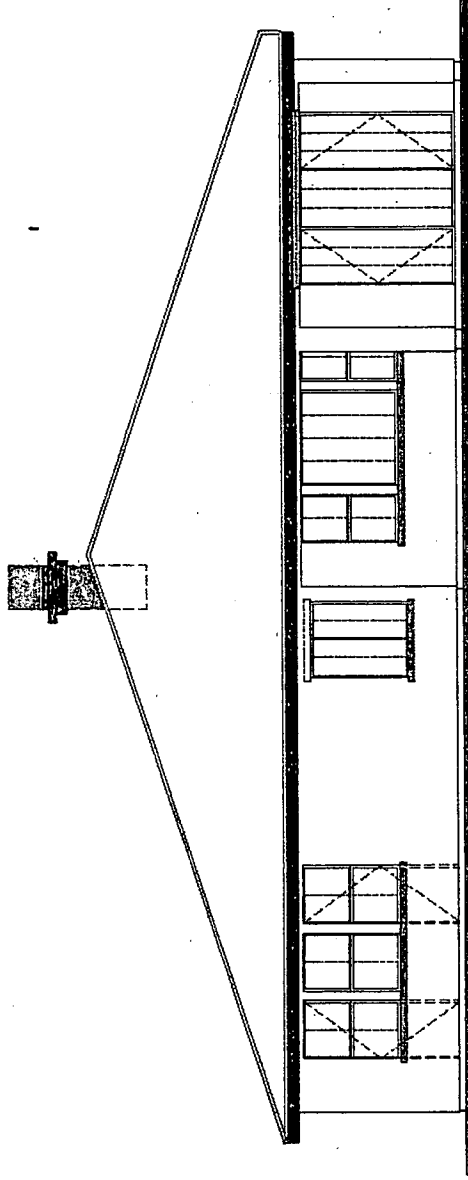
	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

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TEB McINLEY ASSOC., INC.
ARCHITECTURE & PLANNING



REAR ELEVATION
SCALE: 1/8" = 1'-0"

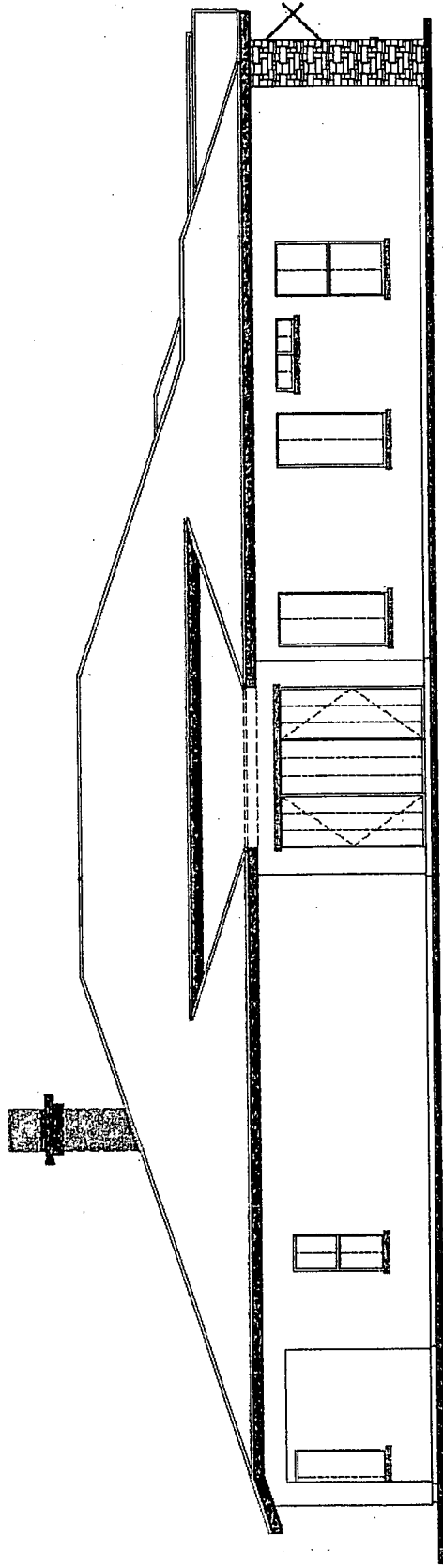
ELEVATION 'C'

Plan 3

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

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THE MCINLEY ASSOC., INC.
A PROFESSIONAL ARCHITECTURAL FIRM



LEFT ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION 'C'

Plan 3

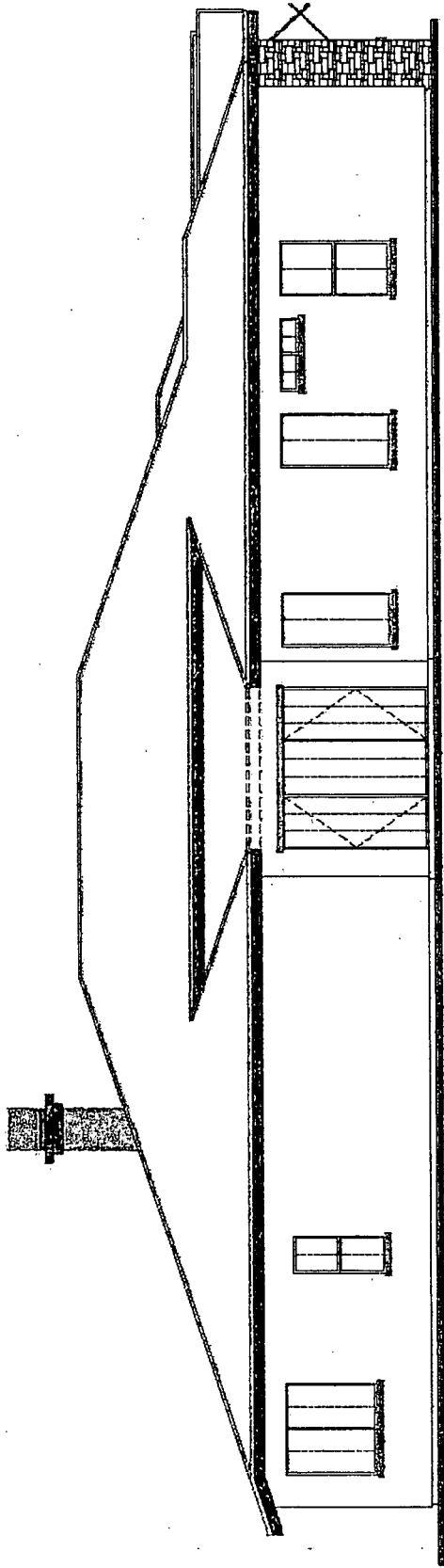
Primary Stucco
Secondary Stucco
Fascia
Accent
Decorative Tile
Garage Door



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ENGLE HOMES

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LEFT ELEVATION
SCALE 1" = 8'-0"

ELEVATION 'C'
AT ENLARGED NOOK.

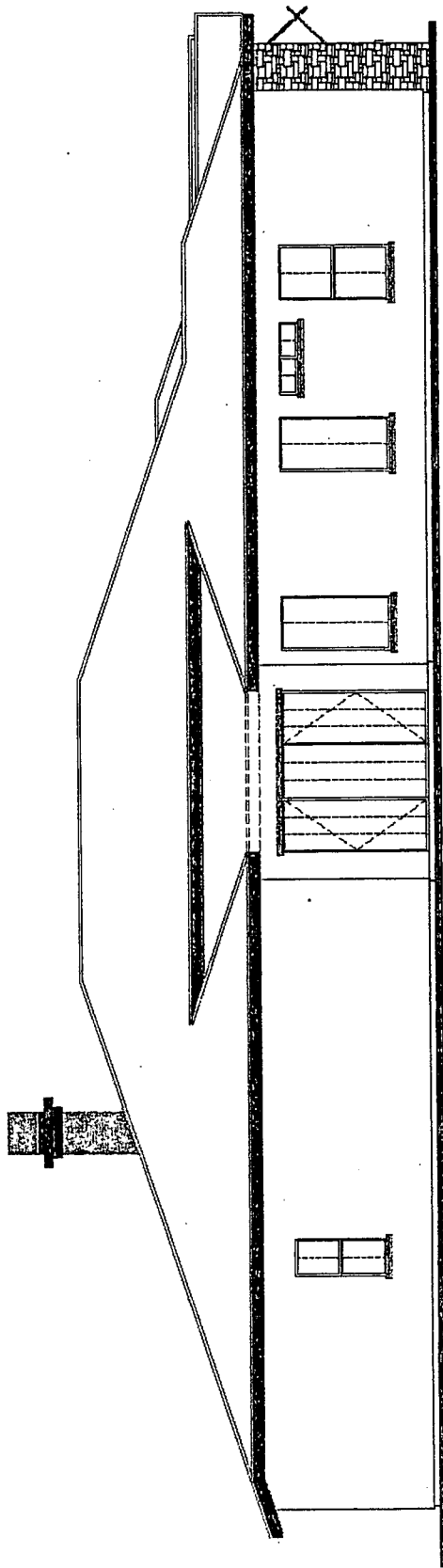
Plan 3

	Primary Stucco
	Secondary Stucco
	Fascia
	Accent
	Decorative Tile
	Garage Door

RIVENDELL
ENGLE HOMES

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LEFT ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION C
AT ENLARGED FAMILY RM AND NOOK

Plan 3

- Primary Stucco
- Secondary Stucco
- Fascia
- Accent
- Decorative Tile
- Garage Door

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ENGLE HOMES

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THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

CATEGORY 3
7A 6A 5A 4C
FINAL DOCUMENTATION
10/22/1998

TROY HOMES WESTWOOD EXTERIOR COLOR SELECTIONS

ROOF: PIO R
STUCCO: LA ABRA
PAINT: FRAZEE
FOR PAINT CONVERSION (CZ) NUMBERS
PLEASE CONTACT THE ANAHEIM STORE
@ 714/ 630-8040

9	R	411 100%			
			CZ-15-6607		
				CZ-15-8260	
				CZ-15-8100	
				CZ-15-7653	
				CZ-15-6586	112

10	R	582 100%			
			CZ-15-5591	CZ-15-6593	
			ACCENT STUCCO		
				CZ-15-5419	
			STUCCO		
				CZ-15-8100	
			TRIM		
				CZ-15-7657	
				CZ-15-7102	SC 171

11	R	582 80%	414 20%		
				CZ-15-7657	
				CZ-15-6620	
				CZ-15-3422	
				CZ-15-7658	
				CZ-15-8900	99

12	R	466 1/3	410 1/3	449 1/3	
				CZ-15-7322	
				CZ-15-7407	
				CZ-15-8261	
				CZ-15-8899	
				CZ-15-8096	
				CZ-15-8255	SC 172

ROOF SELECTIONS FOR 4C FLAT PROFILE

WS	411 1/3	472 1/3	432 1/3	
----	------------	------------	------------	--

WS	569 100%			
----	-------------	--	--	--

WS	472 1/3	491 1/3	569 1/3	
----	------------	------------	------------	--

WS	471 100%			
----	-------------	--	--	--

RECEIVED
10/22/1998

**TROY HOMES
WESTWOOD
EXTERIOR COLOR SELECTIONS**

**ROOF: PIO
STUCCO: LA
PAINT: FRAZEE**

**FOR PAINT CONVERSION (CZ) NUMBERS
PLEASE CONTACT THE ANAHEIM STORE
@ 714/ 630-8040**

[illegible]

10	R	582 100%			CZ-15-6593	ACCENT STUCCO	CZ-15-5419	STUCCO	CZ-15-8100	TRIM	CZ-15-7657	SC 171
----	---	-------------	--	--	------------	------------------	------------	--------	------------	------	------------	-----------

11	R	582	80%	414	20%	
		CZ-15-7657				
		CZ-15-6620				
		CZ-15-3422				
		CZ-15-7658				
		CZ-15-8914				
		CZ-15-7322				

12	R	466 1/3	410 1/3	449 1/3	CZ-15-7322	CZ-15-8261	CZ-15-8899	CZ-15-8096	CZ-15-8255	SC 172
----	---	------------	------------	------------	------------	------------	------------	------------	------------	-----------

ROOF SELECTIONS FOR 4C FLAT PROFILE

WS	411	13	472	13	432	13
----	-----	----	-----	----	-----	----

569	
100%	
SA	

WS		472 1/3
		491 1/3
		569 1/3

WS	471	100%
----	-----	------

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CADCOLOR IS A REPRESENTATION OF THE COLOR NUMBER INDICATED. PLEASE ALLOW UP TO A 5% SHIFT FROM ORIGINAL COLORS SPECIFIED. COLORS ARE BEST REPRESENTED UNDER NORMAL OFFICE FLOURESCENT LIGHTING. SM CADcolor TM. Colorization process, all displays and information herein exclusive property of Marcie Weatherholt & Assoc. © 1998 Marcie Weatherholt & Assoc. SM All rights reserved.

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**TROY HOMES
WESTWOOD
EXTERIOR COLOR SELECTIONS**

**FOR PAINT CONVERSION (CZ) NUMBERS
PLEASE CONTACT THE ANAHEIM STORE
@ 714/ 630-8040**

4

491 100 %			
DE SP 4009	FZ18715D		
CZ-15-8267	CZ=15-3981		
CZ-15-7402		BM-1054	
CZ-15-7573		DE SP 2680	
CZ-15-8102		SW 2029	
			SW 7439

148
ELDRIDGE CHEVENNE
LIMESTONE

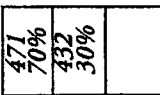
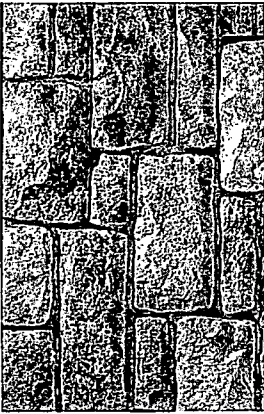
CADcolor is a representation of the color number indicated. Please allow up to a 5% shift from original colors specified. Colors are best represented under normal office fluorescent lighting.

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TROY HOMES
WESTWOOD
EXTERIOR COLOR SELECTIONS

ROOF: PLOI R
STUCCO: LA BREA
PAINT: FRAZEE

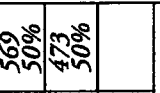
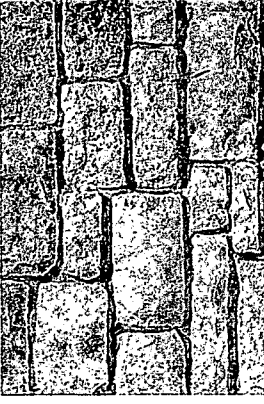
FOR PAINT CONVERSION (CZ) NUMBERS
PLEASE CONTACT THE ANAHEIM STORE
@ 714/ 630-8040

1		WS 471 70%
		432 30%
	DE 836	
	CZ-15-2669	
	X-30304	
	CZ-15-8265	
	CZ-15-8884	ICI 836 +20%
	VISTA-39B-4D-20%	IRON
	CZ-15-8885	SW 2732
	CZ-15-6799 (M)	MW GREEN
		

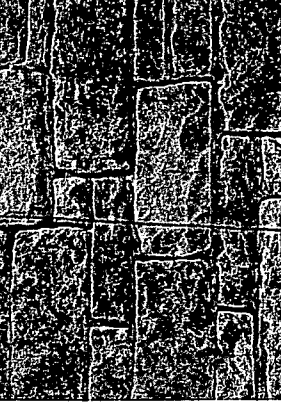
ELDORADO: PASADENA
LIMESTONE

2		WS 504 100%
	DE 836	SW 1033
	CZ-15-2669	CZ-15-5522
	CZ-15-8877	SW 2003 -20%
	CZ-15-8016	SW 1029
	ICI 521	SW 2732
	CZ-15-8558	CZ-15-7333
	CZ-15-8554	VISTA-39B-4D-20%
		

ELDORADO: APPALACHIAN LIMESTONE

3		WS 569 50%
		473 50%
	CZ-15-7657	BM 942
	CZ-15-7254	DE SP2250
	CZ-15-5789	BM HC-80
	CZ-15-8889	BM 1007-20%
	CZ-15-7607	SW 2724
		

ELDORADO: AUSTIN CREAM
LIMESTONE

4		WS 491 100%
	DE SP 4009	FZ 8715D
	CZ-15-8267	CZ-15-3981
	CZ-15-7402	BM 1054
	CZ-15-7573	DE SP-2680
	CZ-15-8102	SW 2029
	CZ-15-6113	SW 2139
		

ELDORADO: CHEYENNE
LIMESTONE

10/25/1999

***TROPHY HOMES
WESTWOOD
EXTERIOR COLOR SELECTIONS***

ROOF: PIER

STUCCO: LA HABRA

PAIN: FRAZEE

**FOR PAINT CONVERSION (CZ) NUMBERS
PLEASE CONTACT THE ANAHEIM STORE**

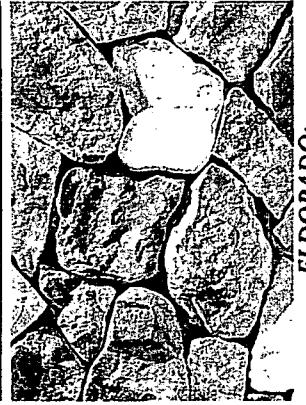
@ 714/ 630-8040

16		WS 544 100%
CZ-15-7706	SW 1094	
CZ-15-7738	FZ 8223M	
CZ-15-7723	BM 1044	
CZ-15-6127	BM 1077	
CZ-15-3250	SW 2243	



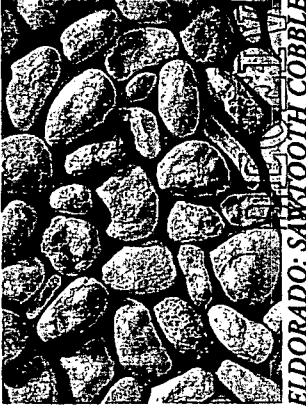
ELDORADO: ENGLISH COUNTRY RUBBLE

17		WS
	DE 836	SW 2077 CZ-15-7333
	CZ-15-2669	
		MERLEX P-249 CZ-15-7691
	CZ-15-7439	VISTA 38A-3P
	CZ-15-8773	VISTA 39B-4D 50%
	CZ-15-7441	SW 1160



**ELDORADO:
CHATEAU COUNTRY RUBBLE**

18	WS	
	411 1/3	
	472 1/3	
	432 1/3	
SV 2041	BM 969	
CZ-15-7652	CZ-15-7653	
CZ-15-8259	BM HC-44	
CZ-15-3769		
CZ-15-6309	SW-2061	



OCT 02 2000

CATEGORY 2
LEDGE STONE
3B 4B 6B 2B
FINAL DOCUMENTATION
10/25/1999

TROPHY HOMES
WESTWOOD
EXTERIOR COLOR SELECTIONS

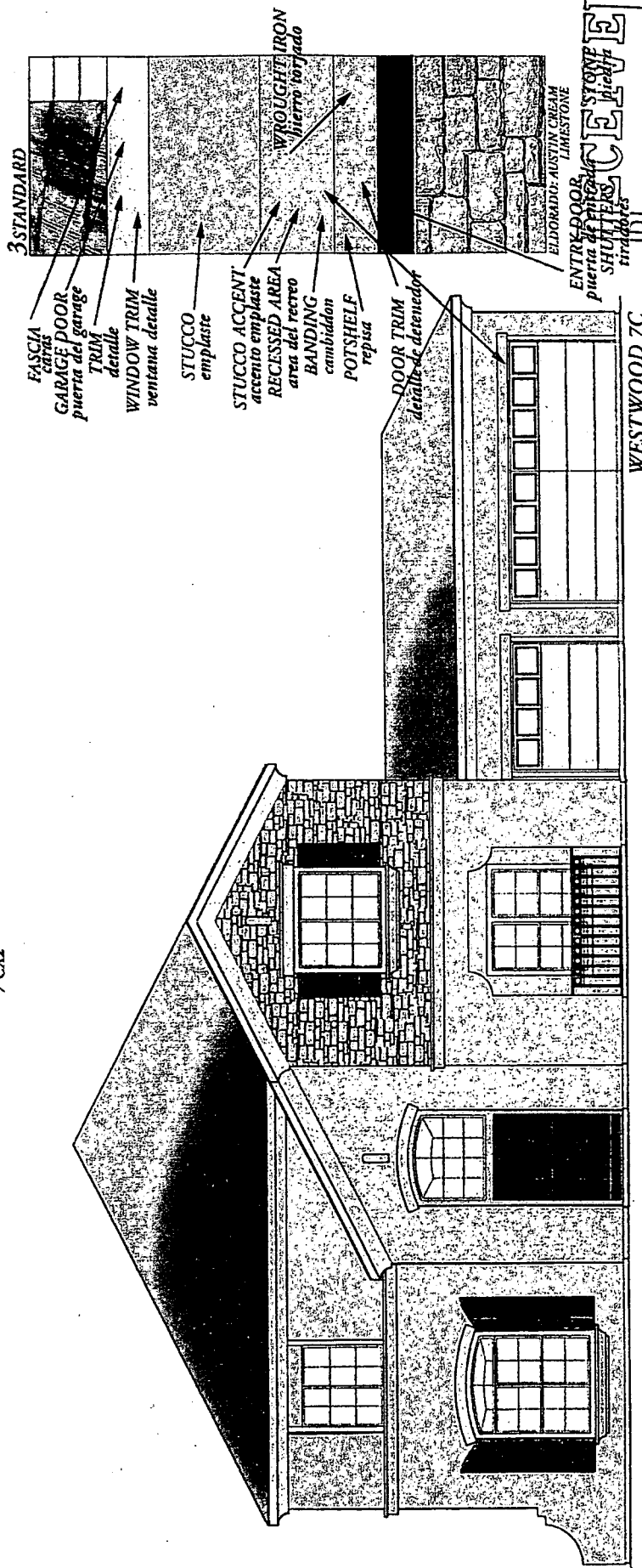
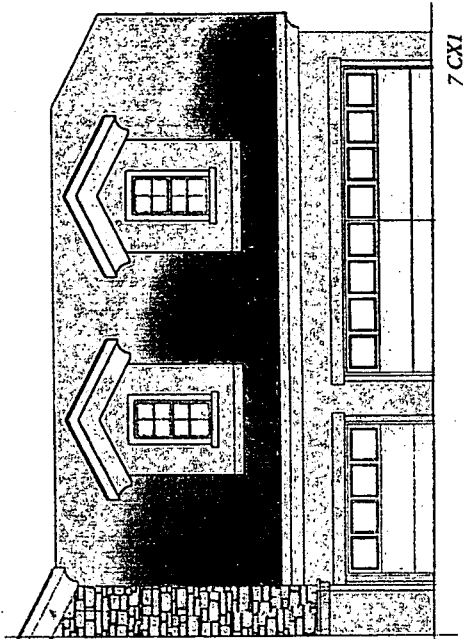
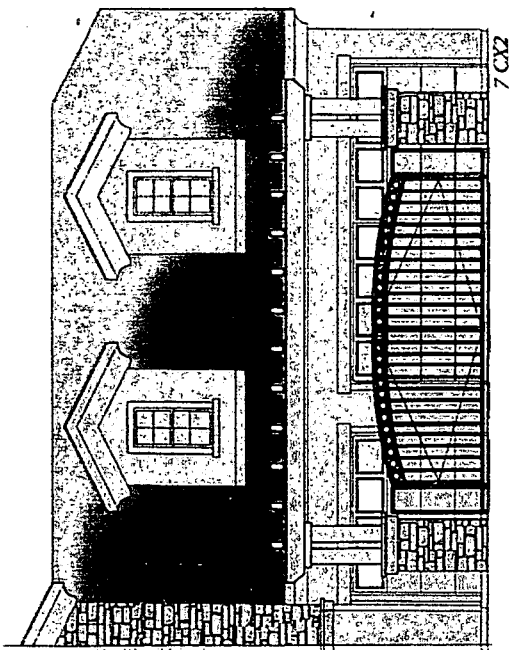
ROOF: PIONEER
STUCCO: LA HABRA
PAINT: FRAZEE

FOR PAINT CONVERSION (CZ) NUMBERS
PLEASE CONTACT THE ANAHEIM STORE
@ 714/ 630-8040

5 WS 569 60% 491 20% 472 20% CZ-15-7657 CZ-15-7606 CZ-15-7796 CZ-15-6464 CZ-15-8750 ELDORADO: MARSH CANYON 63	6 WS 411 1/3 432 1/3 472 1/3 CZ-15-7657 CZ-15-3769 CZ-15-3946 CZ-15-8891 CZ-15-7571 ELDORADO: SAWTOOTH LEDGE & RUBBLE 164	7 WS 471 100% CZ-15-2669 CZ-15-8616 CZ-15-7785 CZ-15-8894 CZ-15-6126 ELDORADO: PINETOP LEDGE 161	8 WS 411 100% CZ-15-2669 CZ-15-8898 CZ-15-8131 CZ-15-8558 CZ-15-8475 ELDORADO: RASIN SPICE 165
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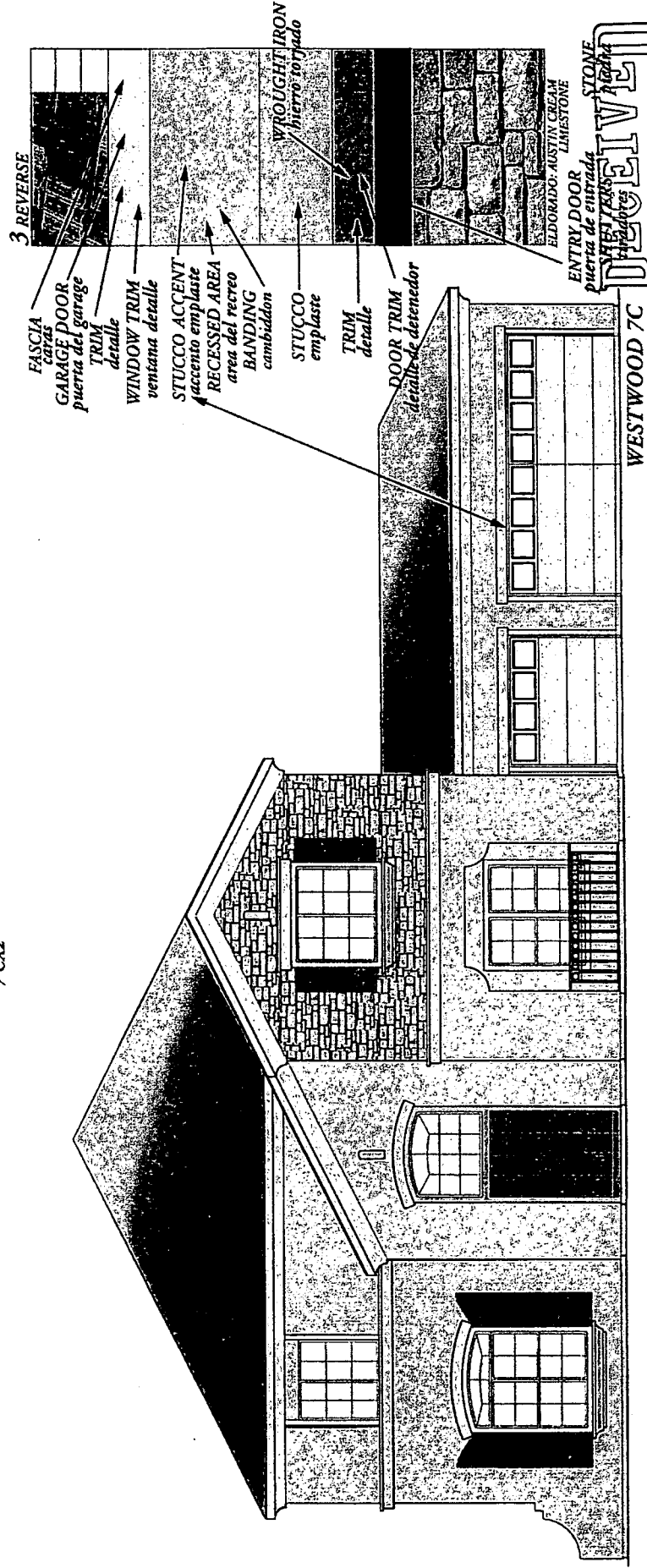
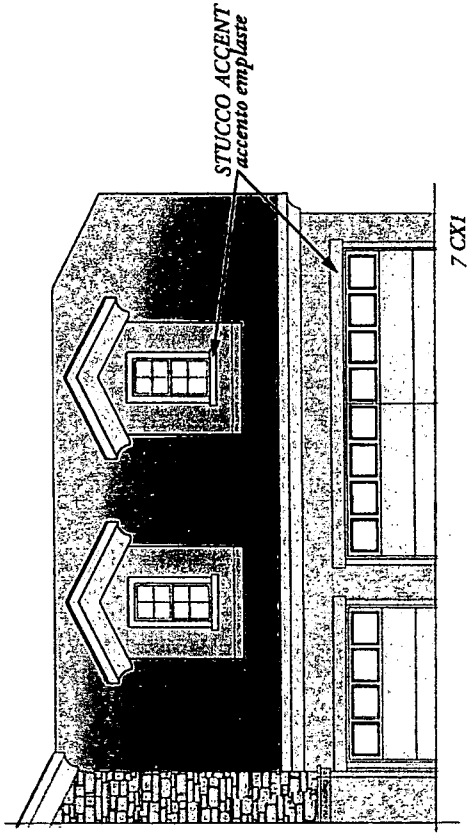
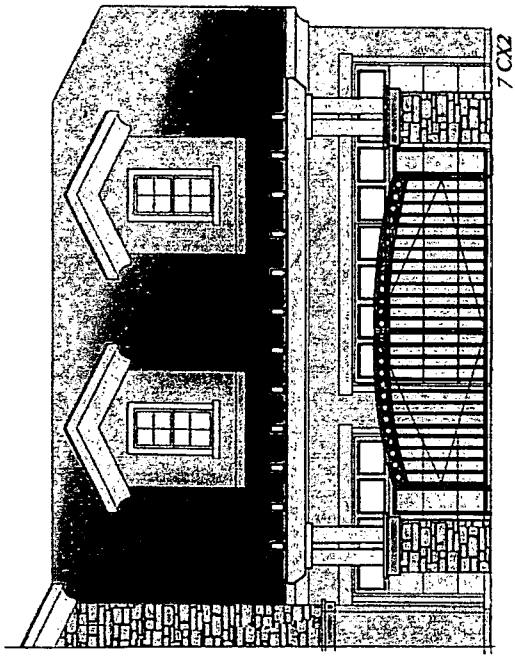
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS

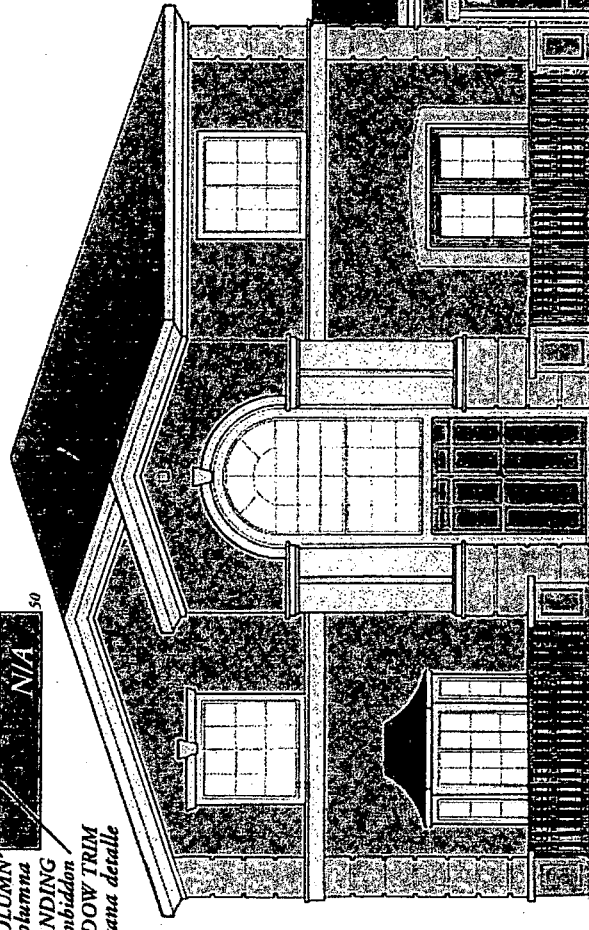
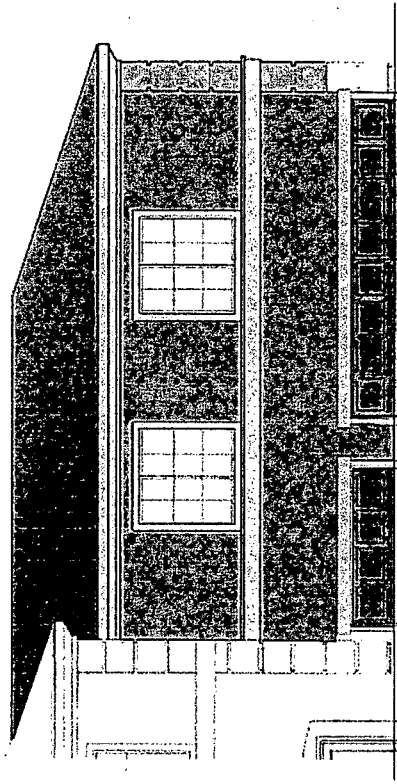
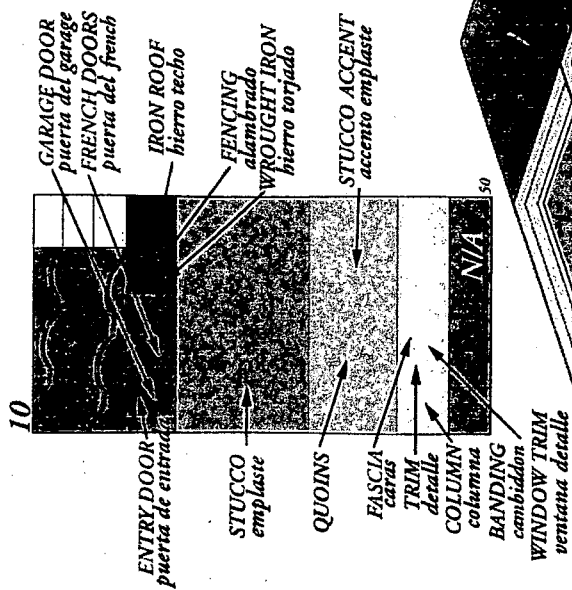


ENTRANCE DOOR
puerta de entrada
SHUTTERS
persianas
OCT 02 2006

NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS



NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS

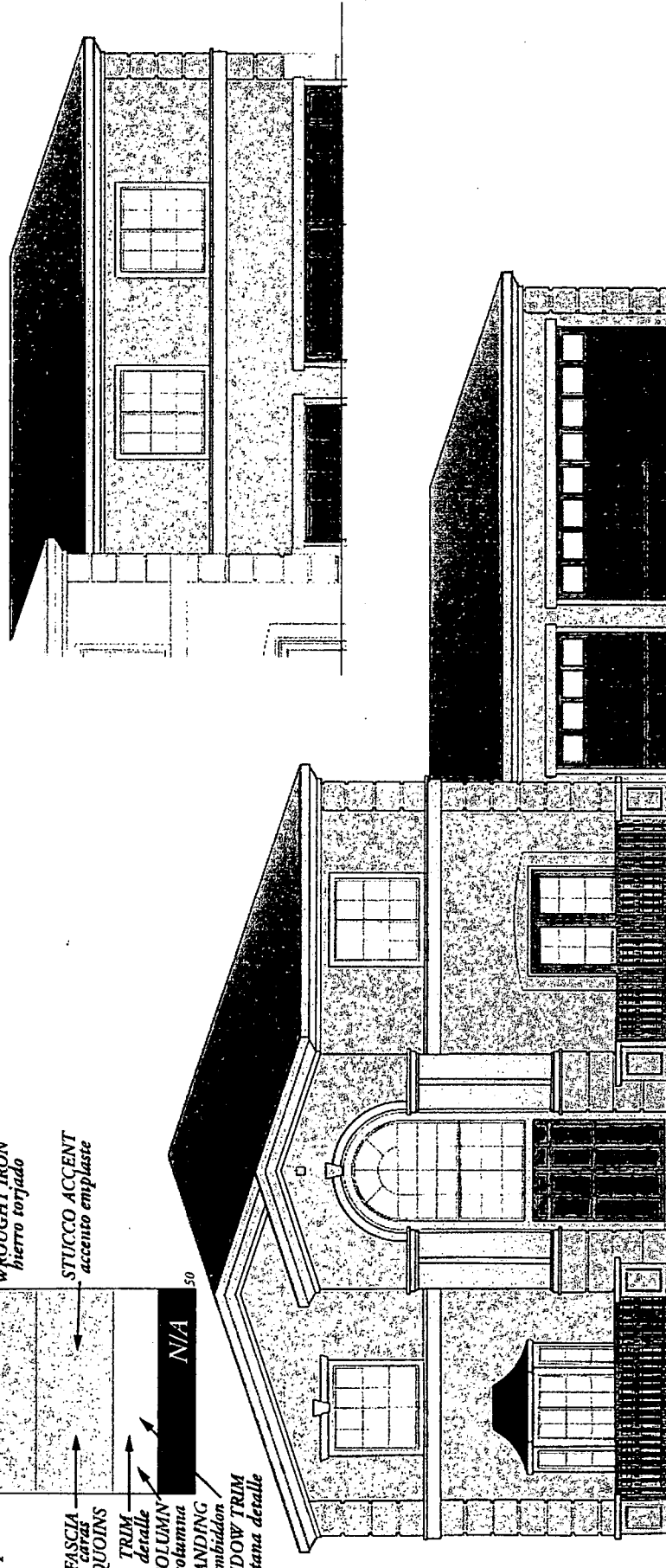
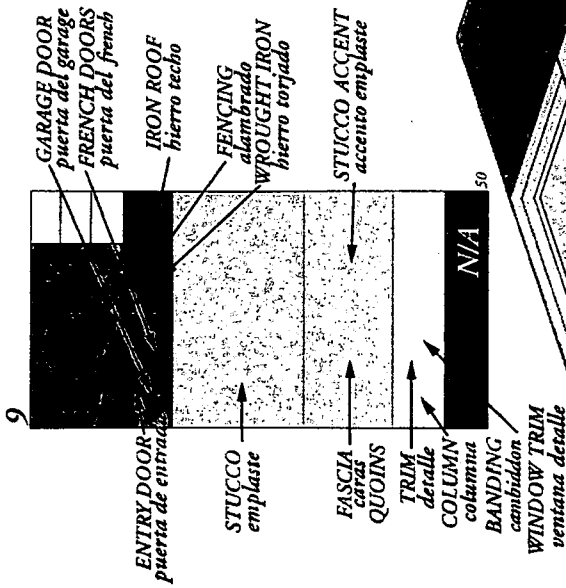


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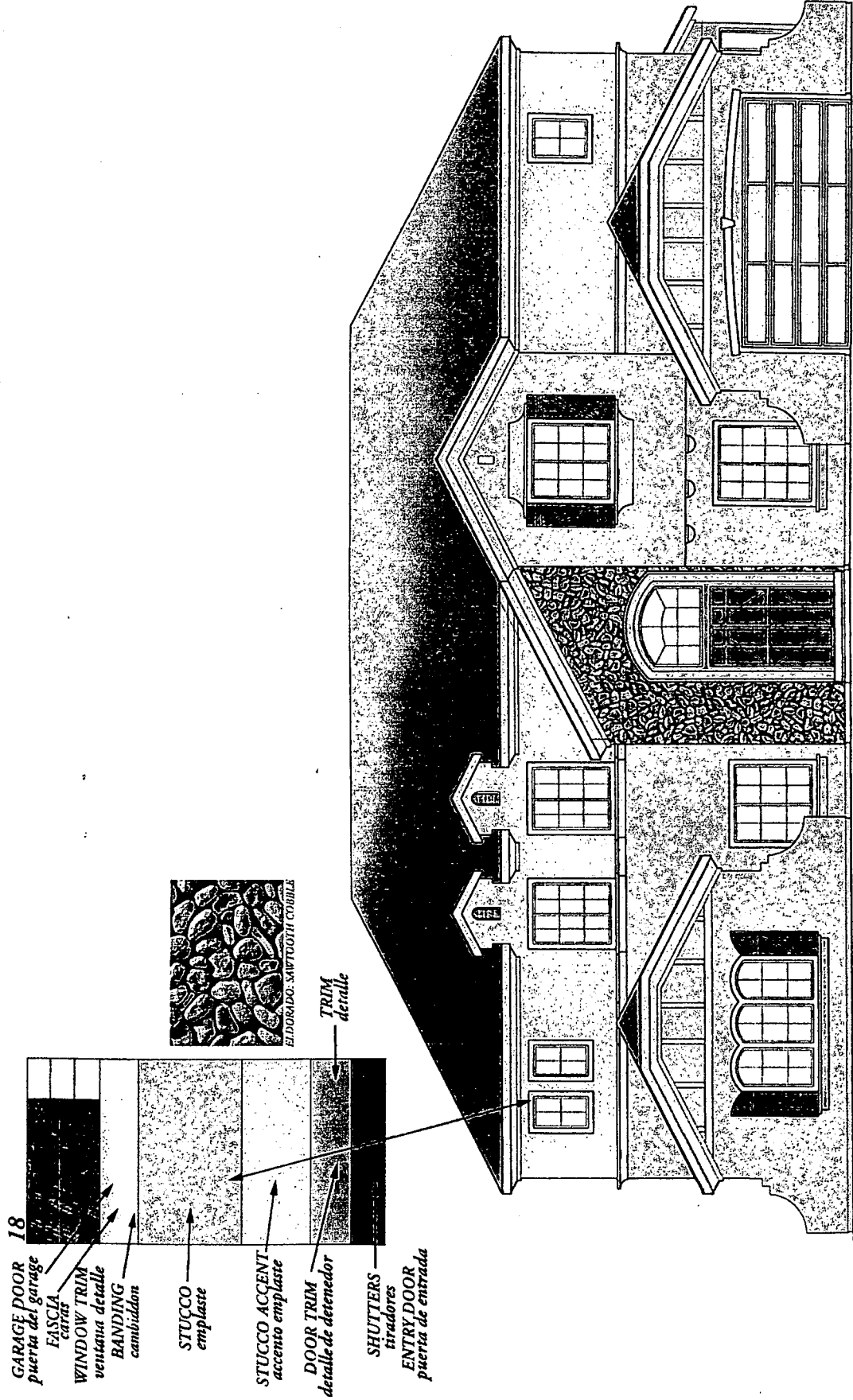
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS



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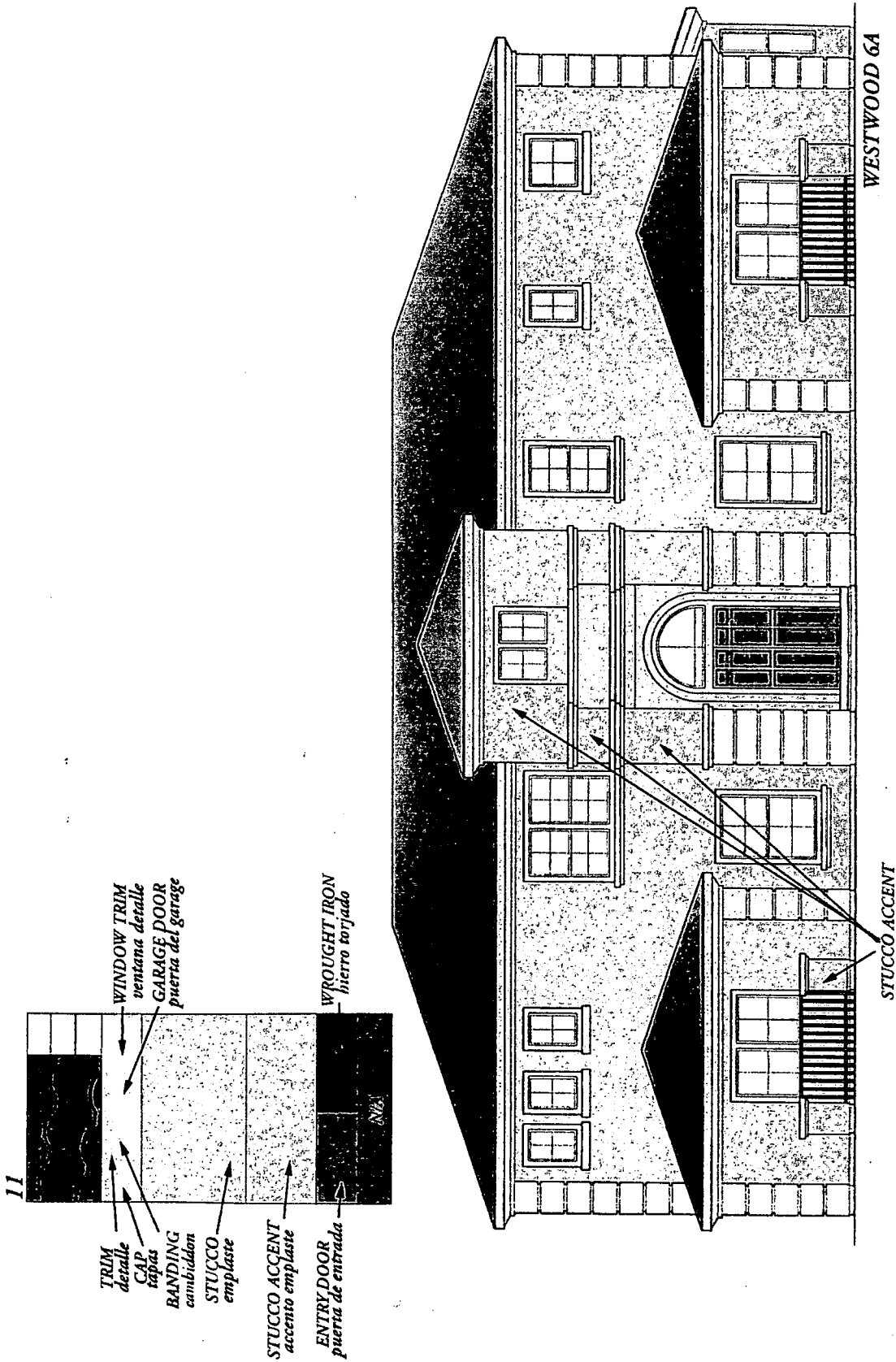
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WESTWOOD 6C

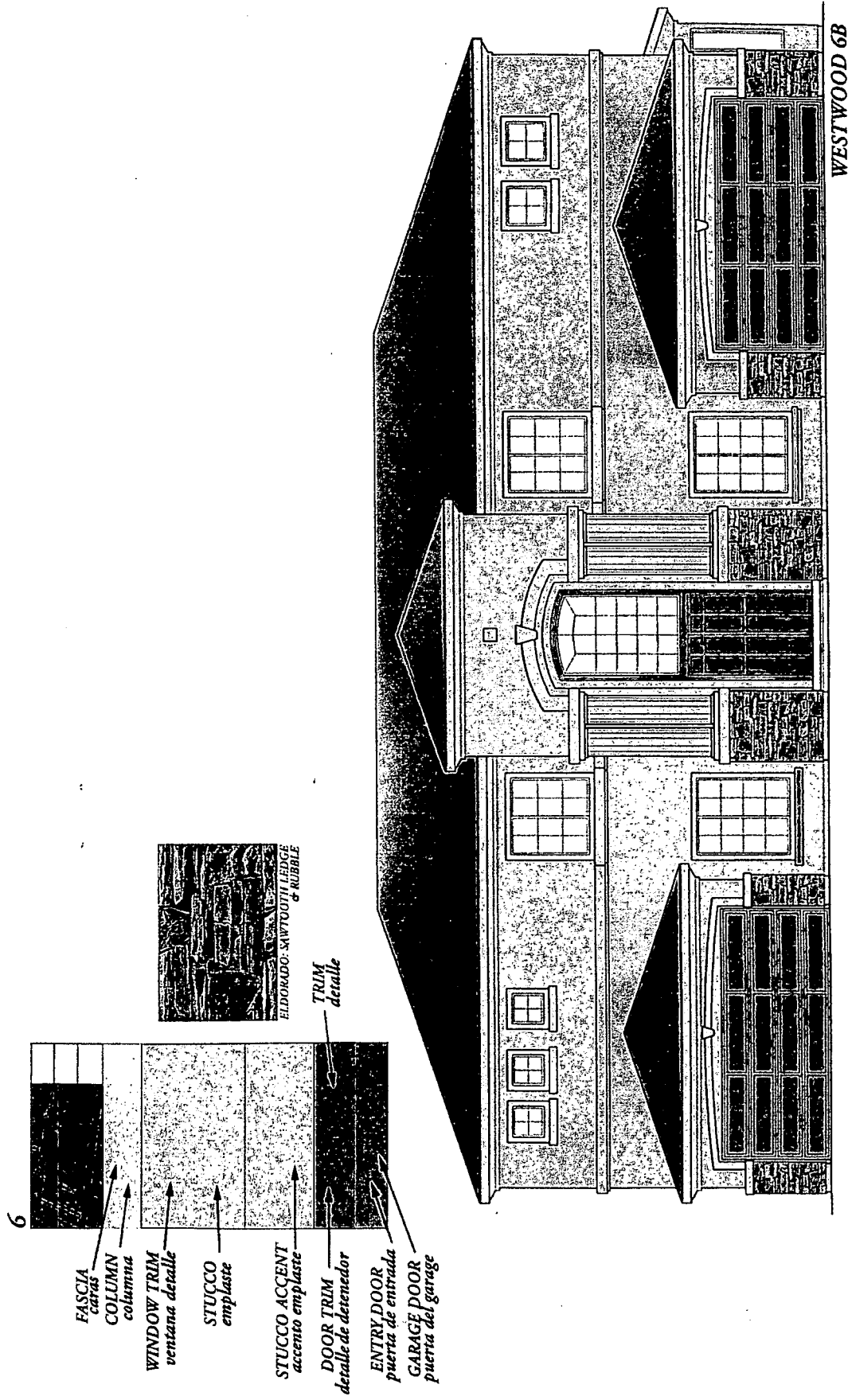
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS



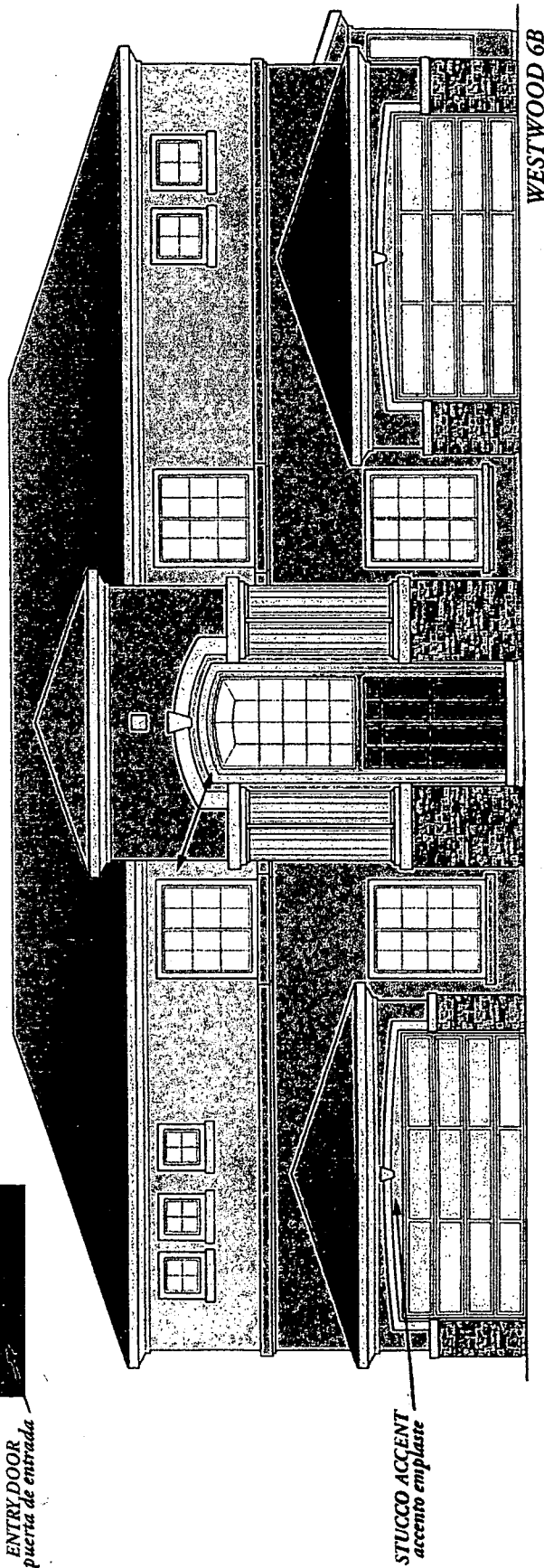
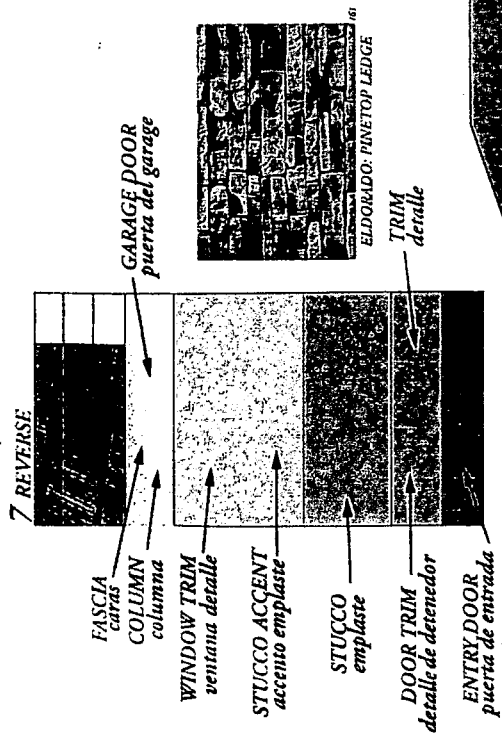
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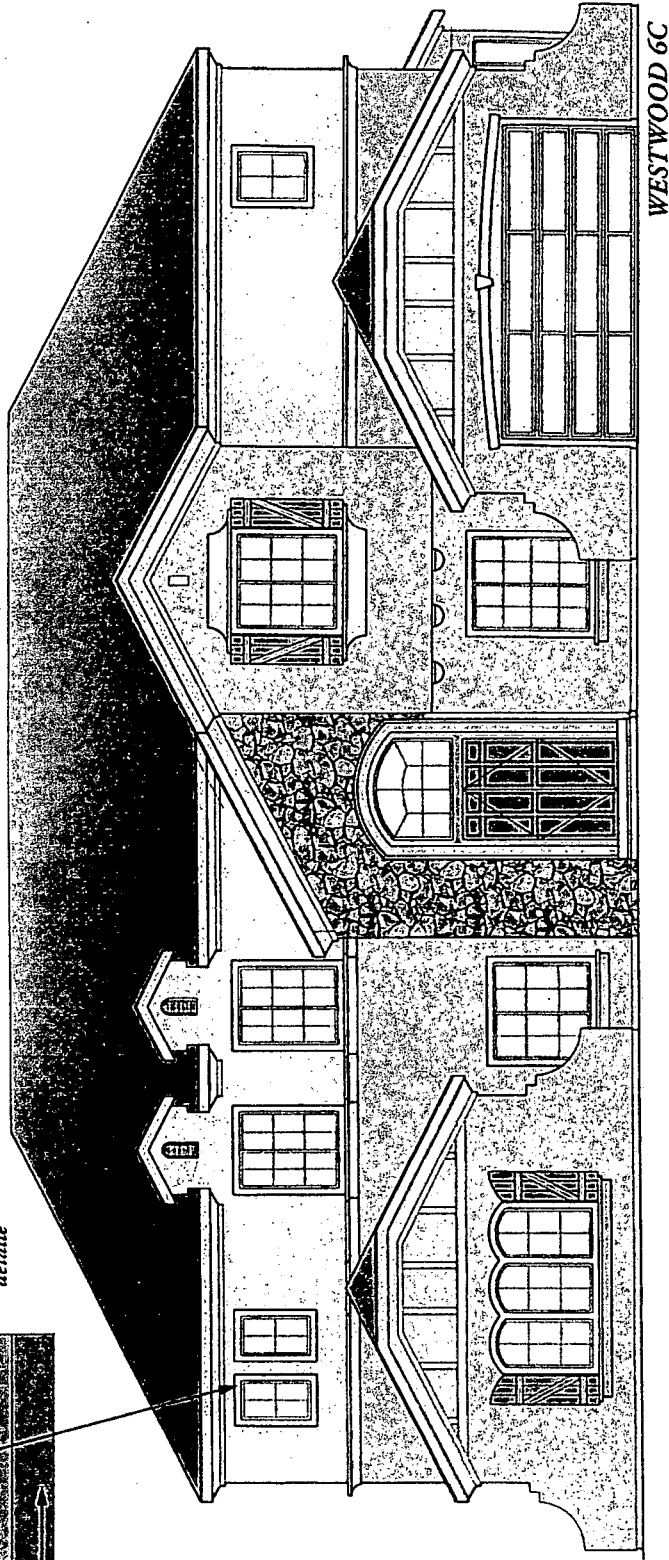
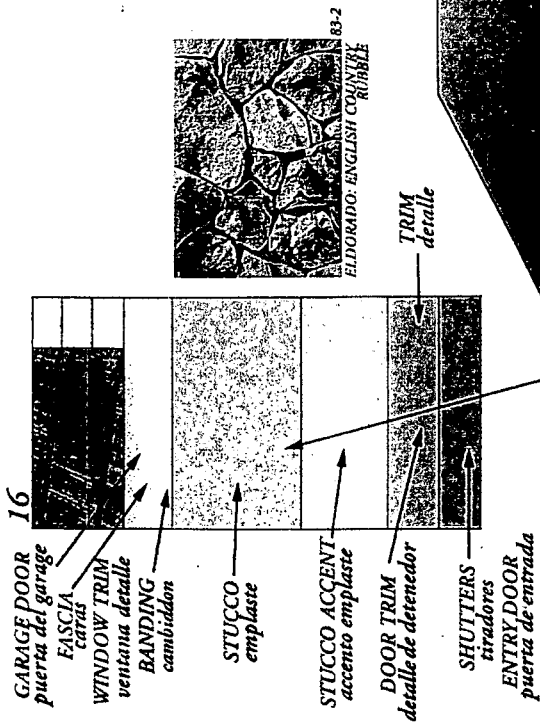
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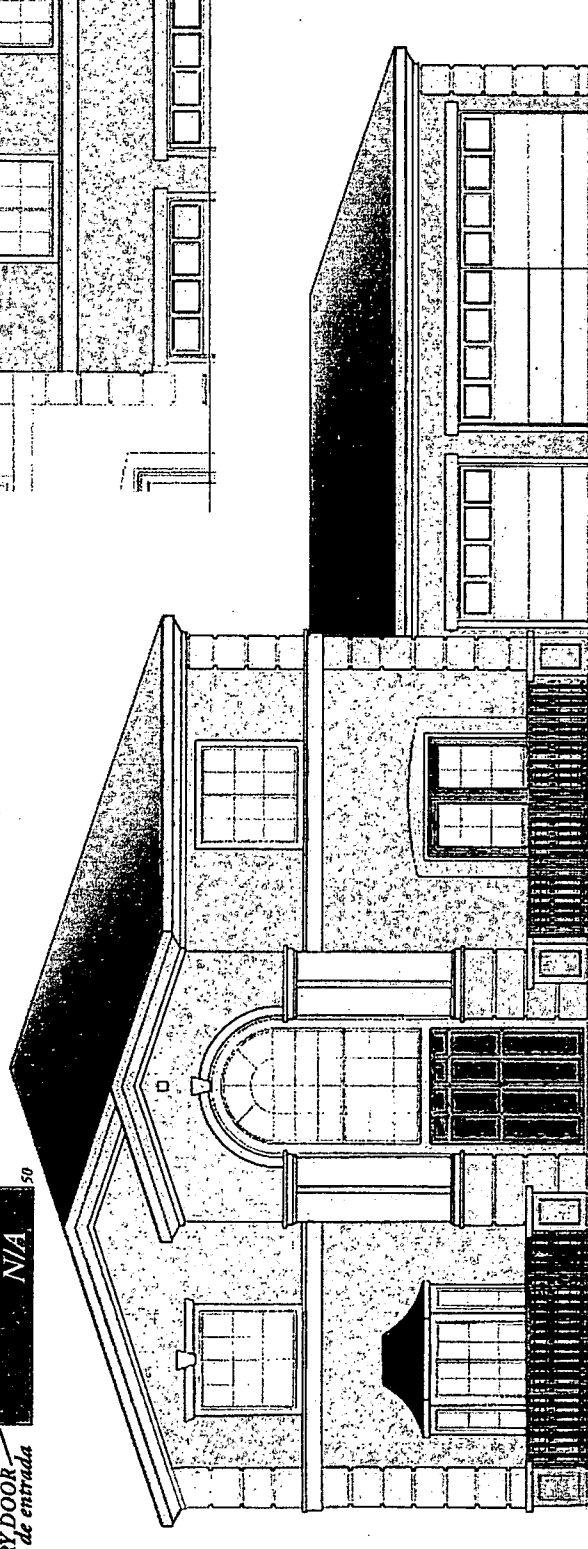
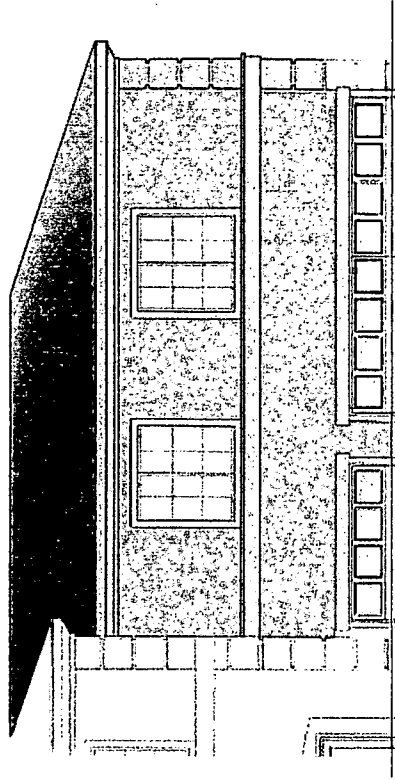
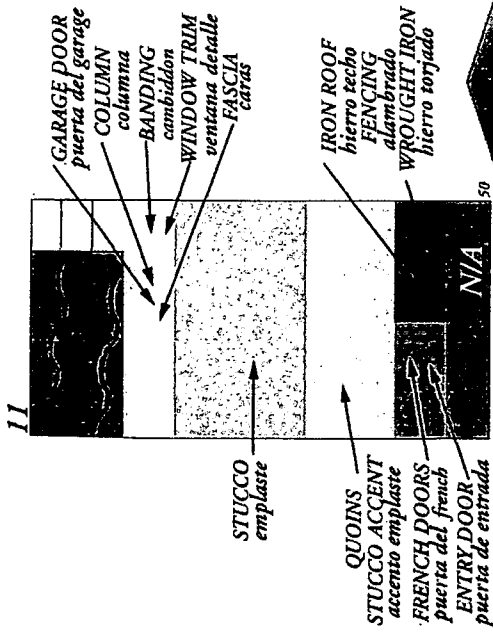
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS



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NOTE: SEE COLOR SELECTION DOCUMENT FOR
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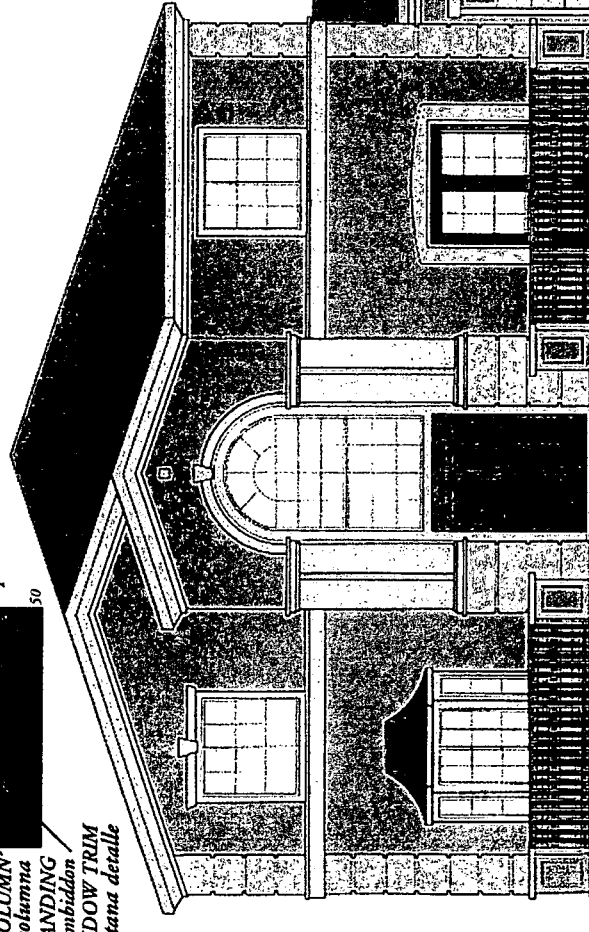
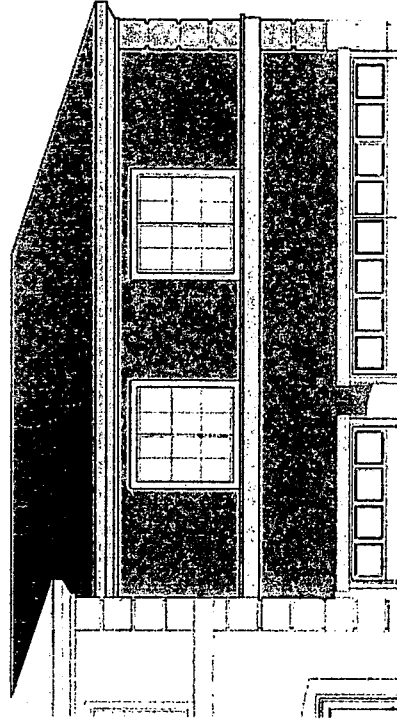
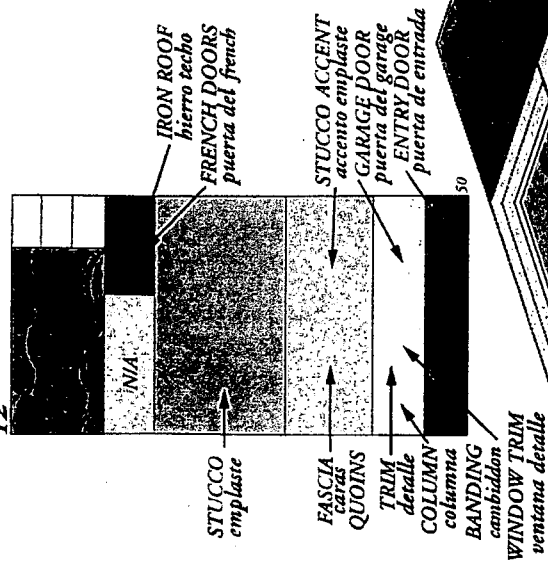


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NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS

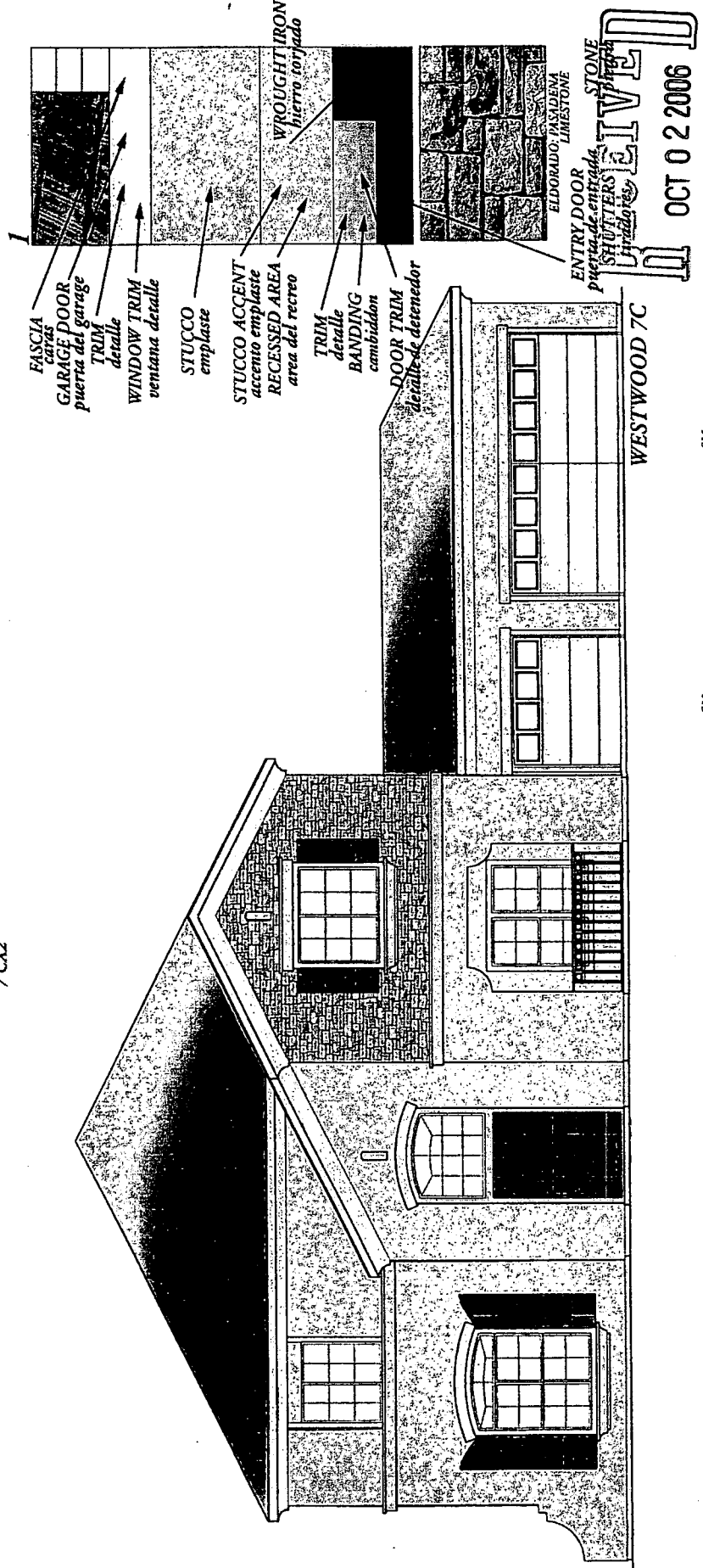
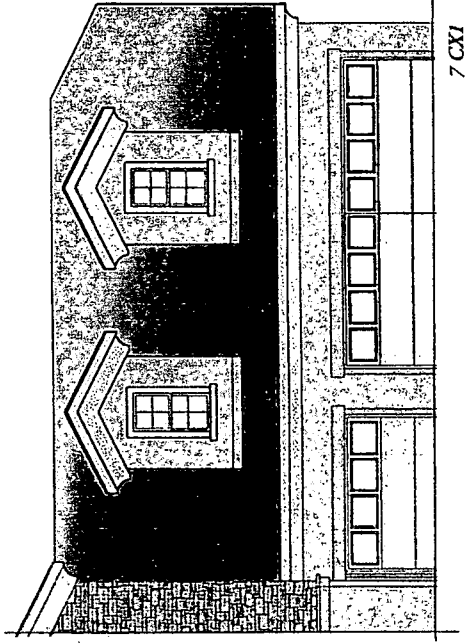
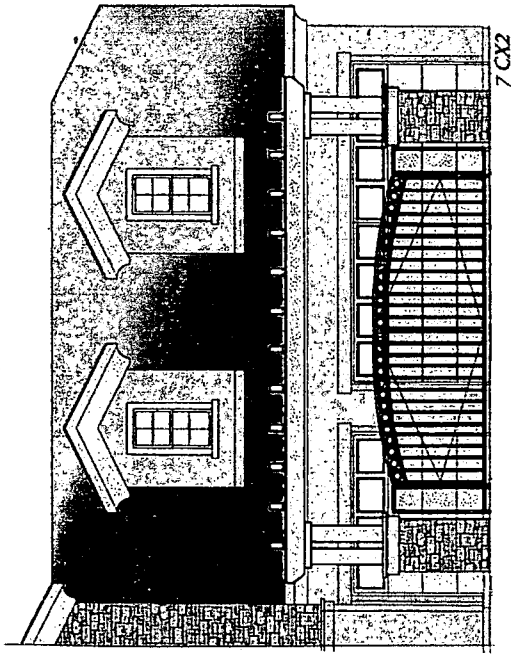
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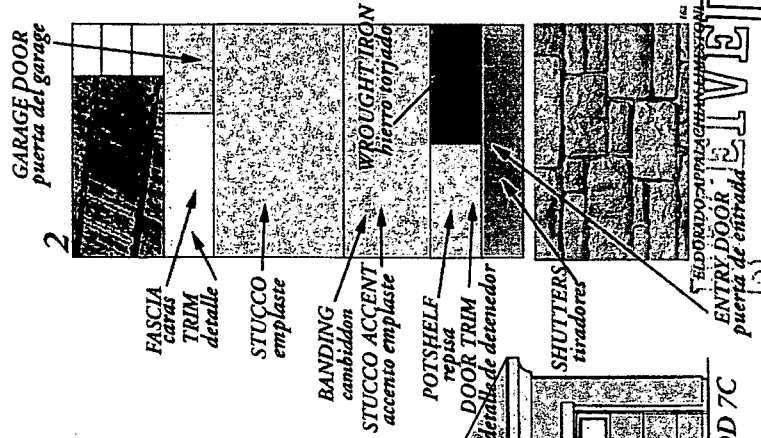
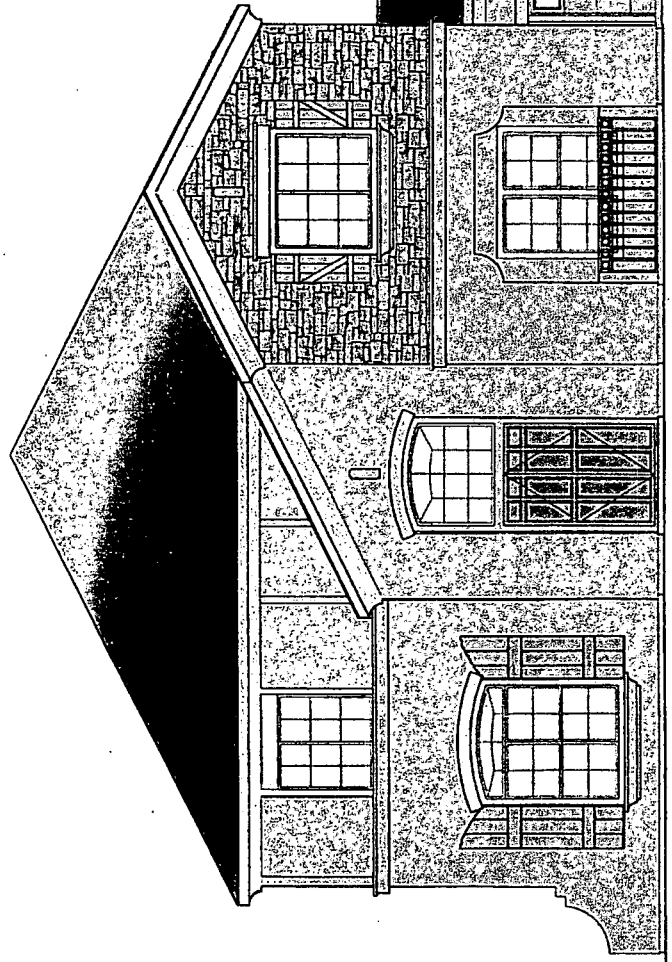
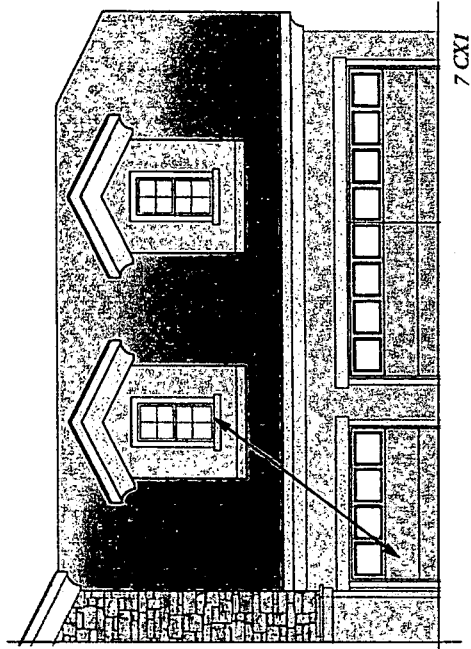
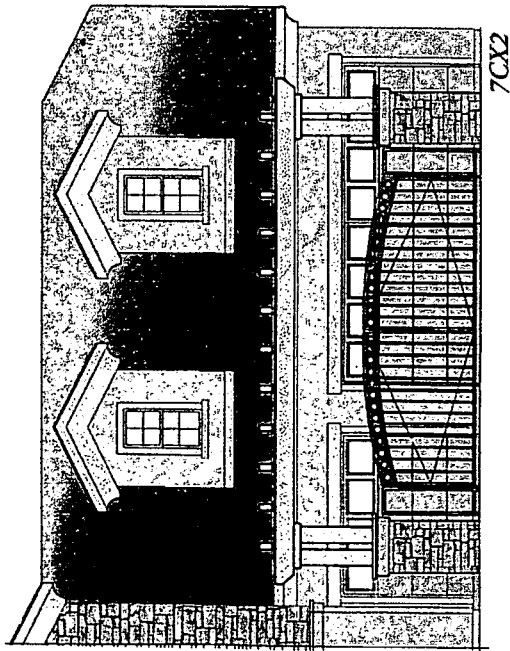
WESTWOOD 7A

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OCT 02 2006

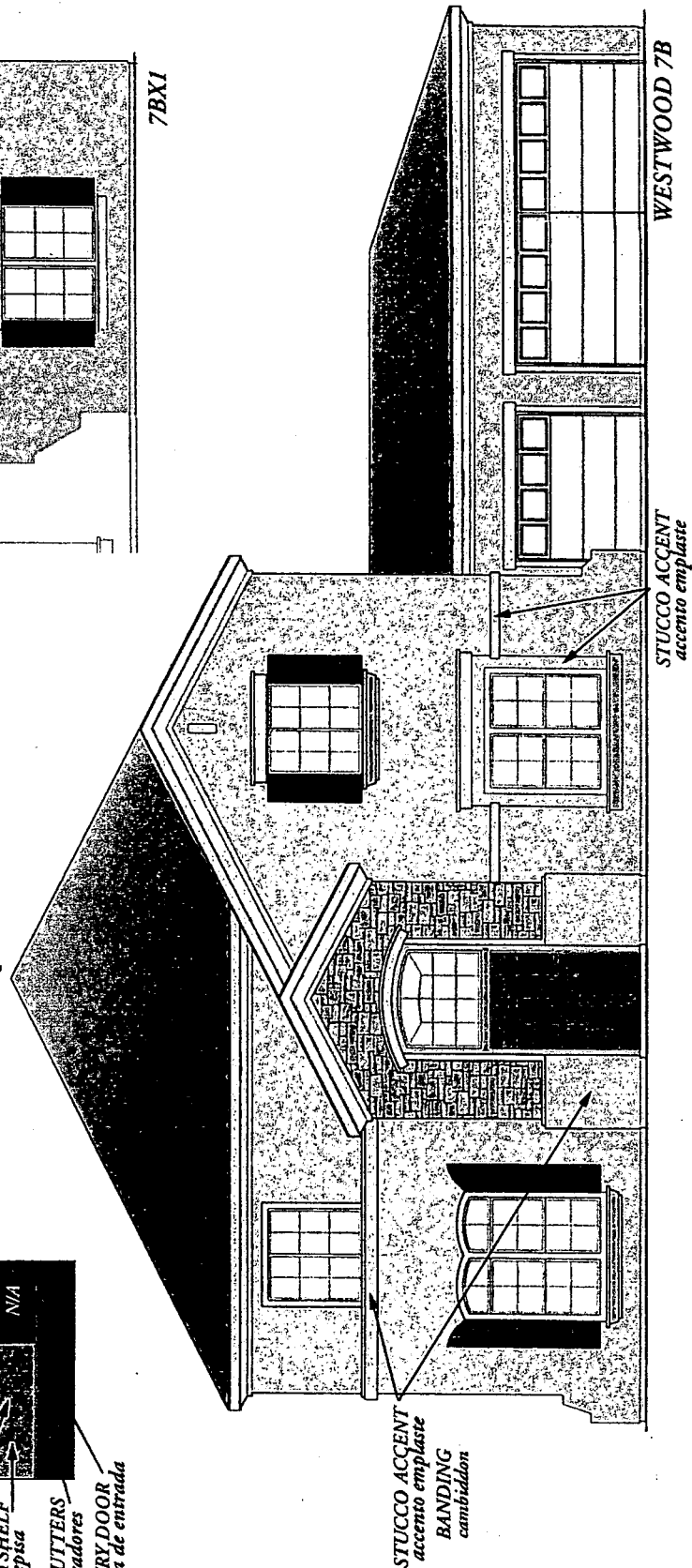
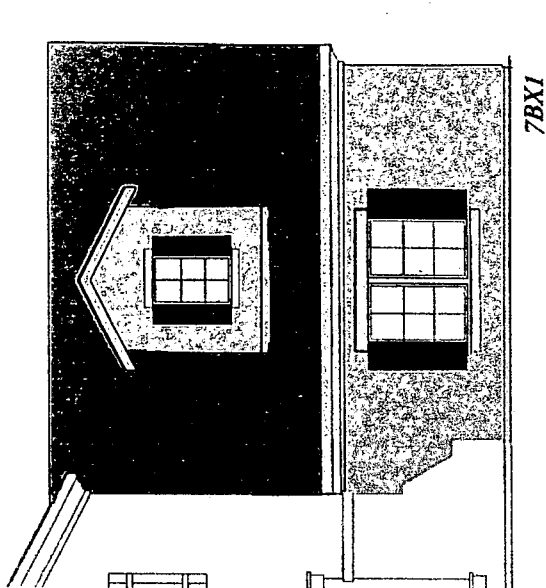
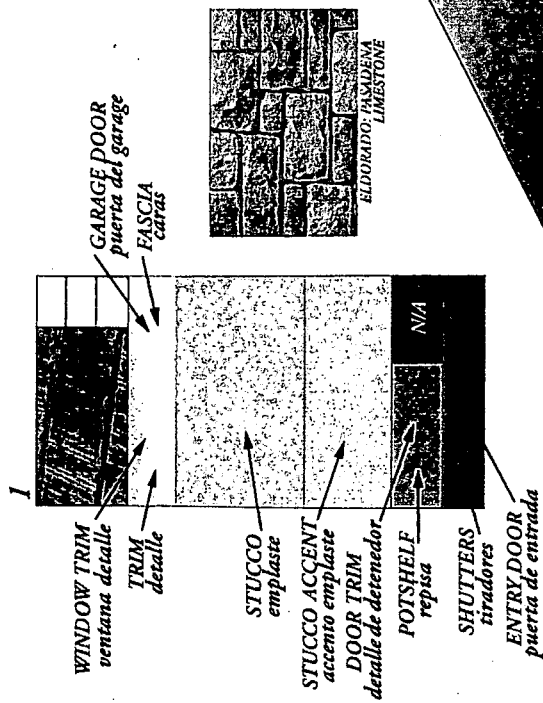
NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS



NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT / STUCCO MANUFACTURERS AND NUMBERS

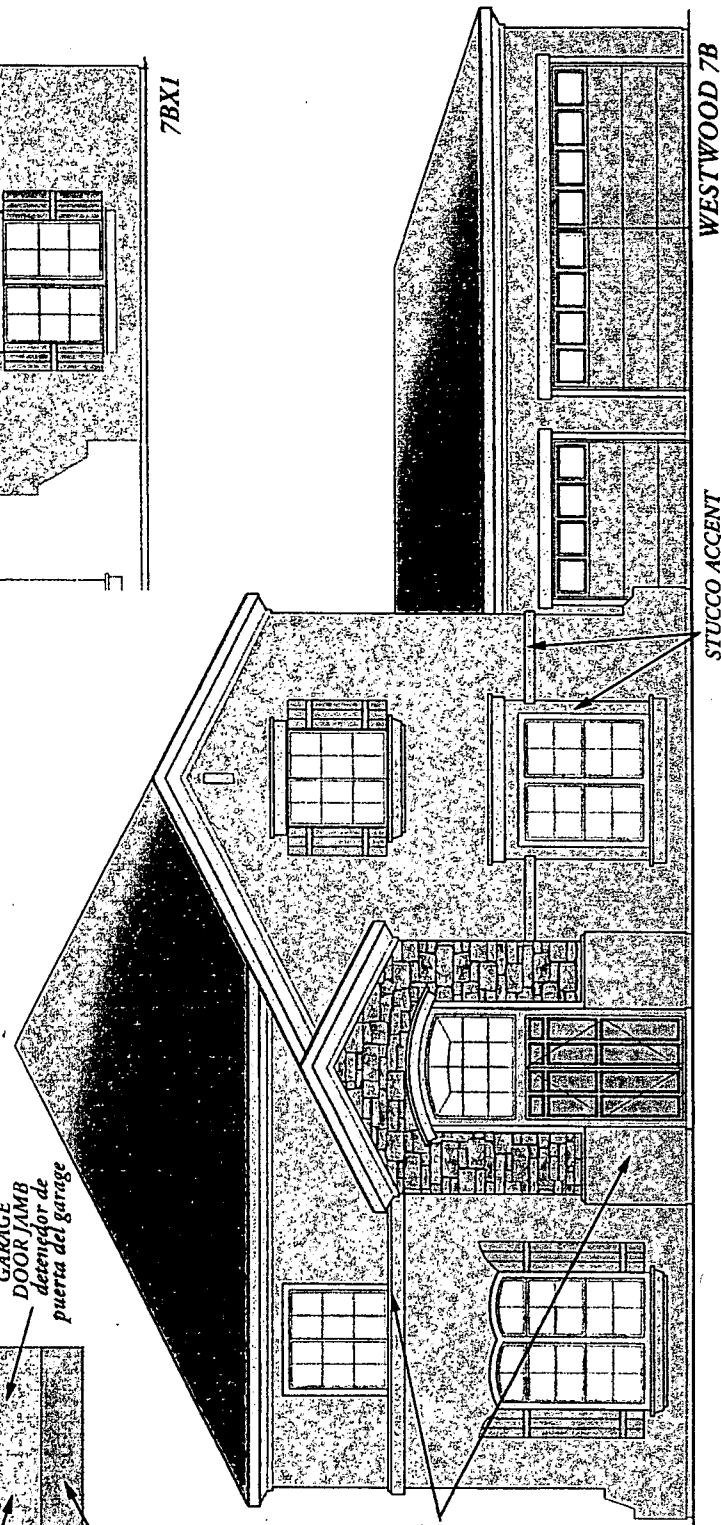
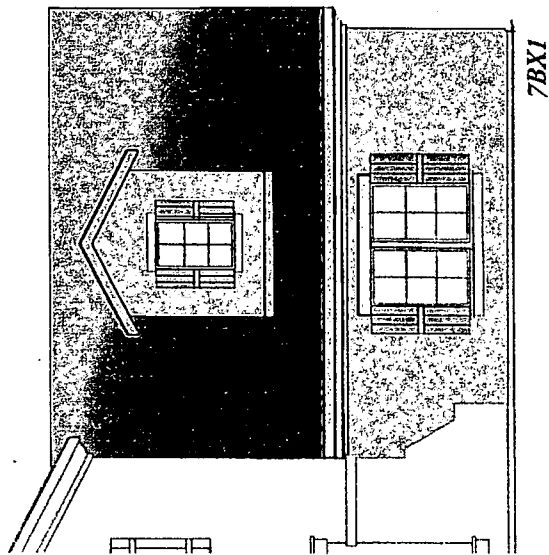
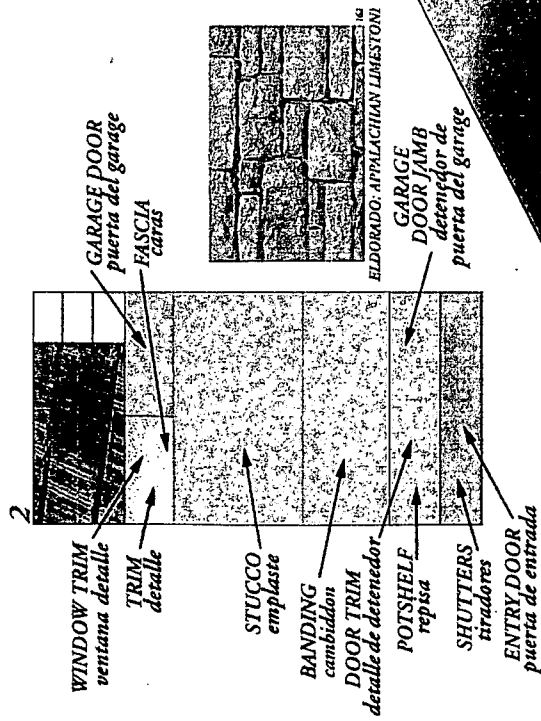


NOTE: SEE COLOR SELECTION DOCUMENT FOR
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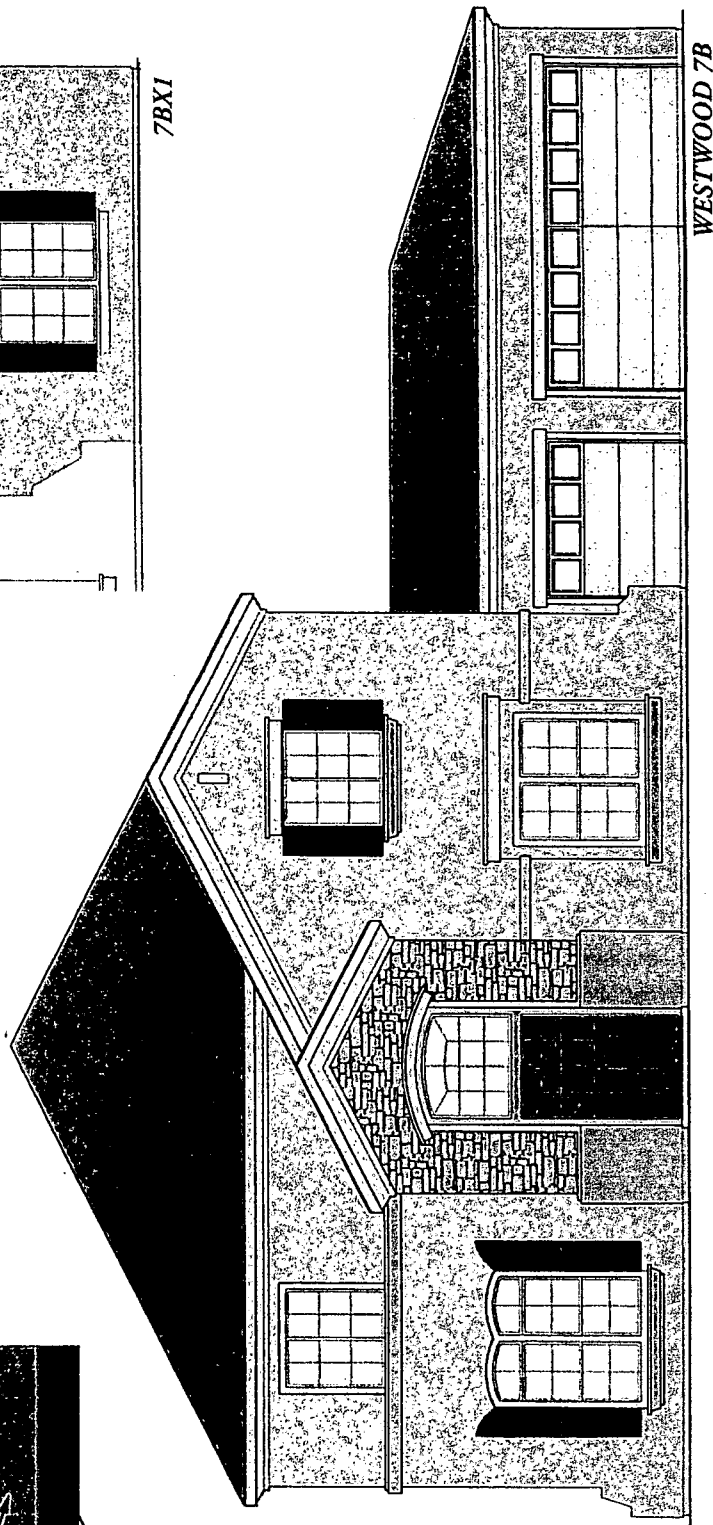
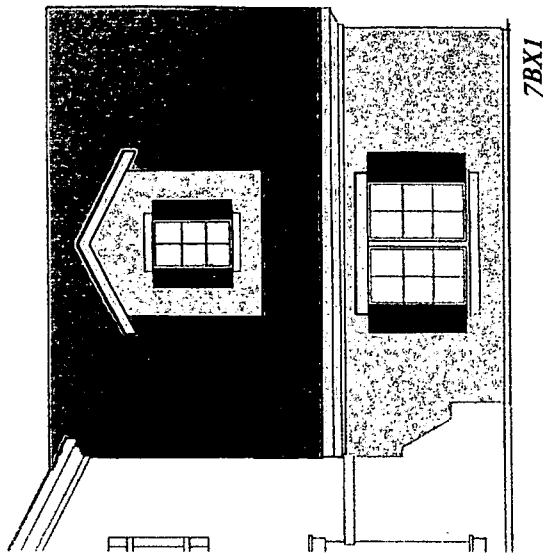
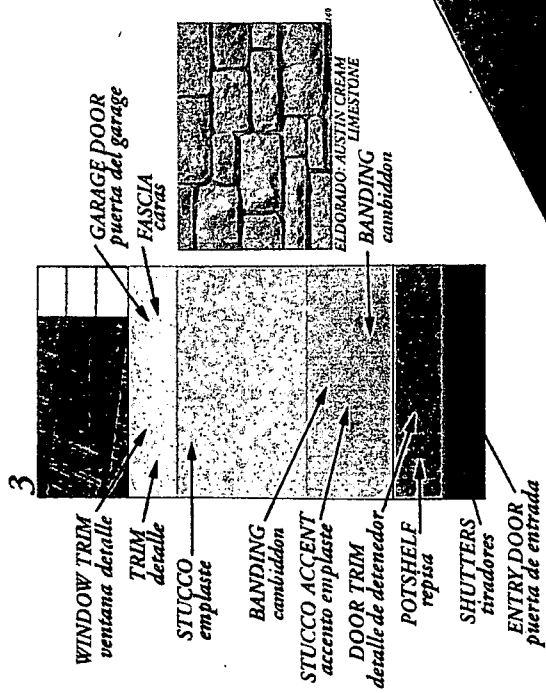
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
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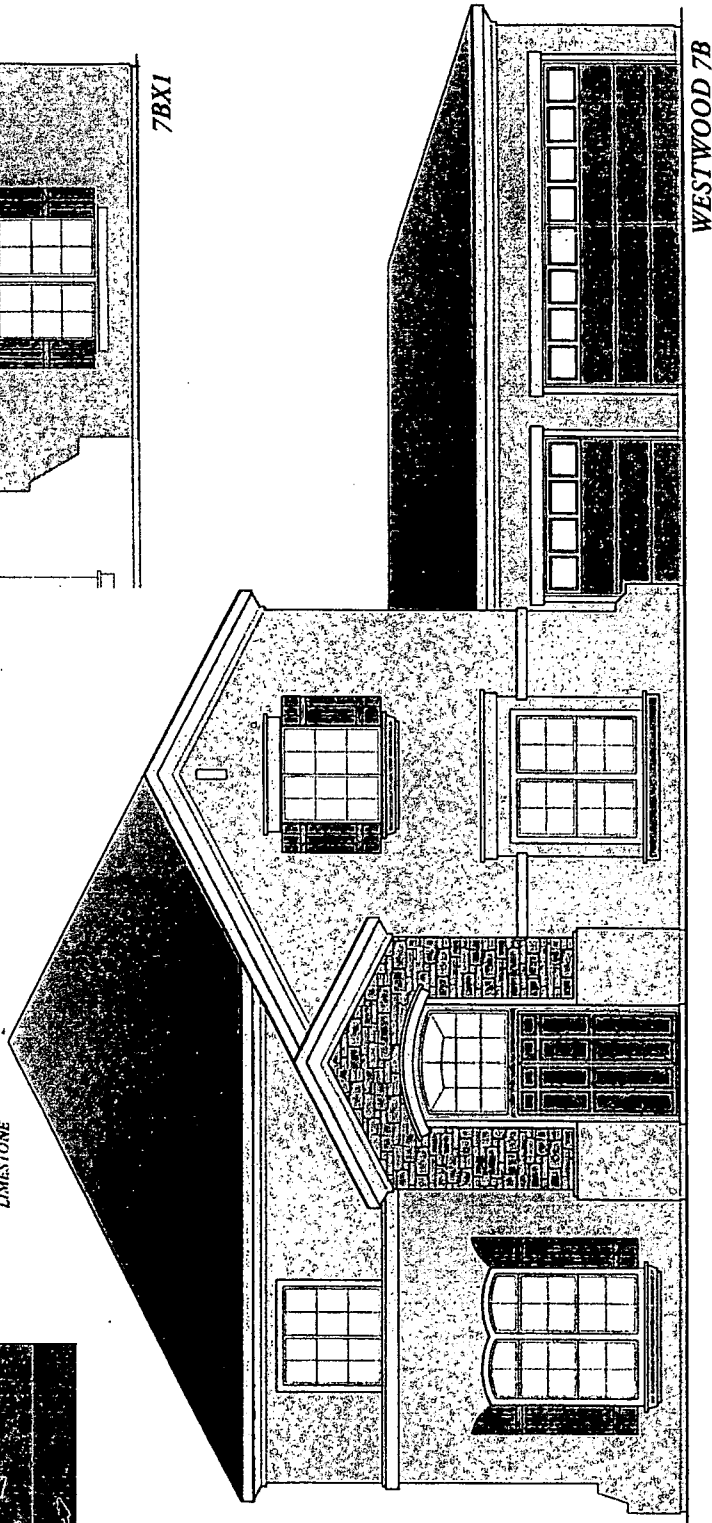
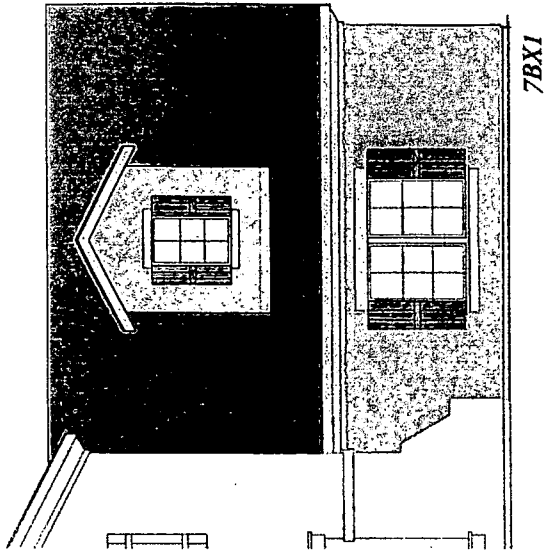
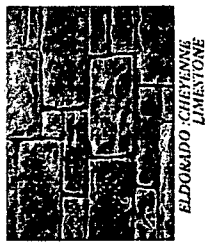
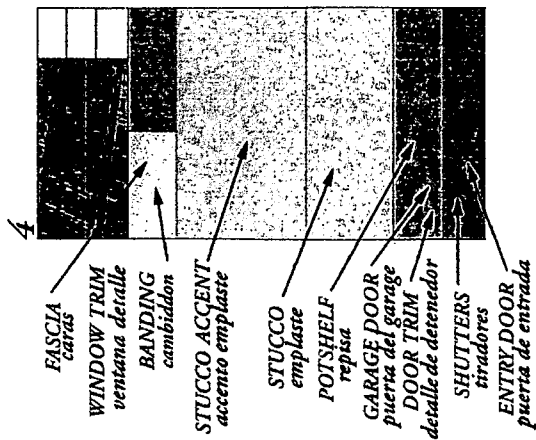
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
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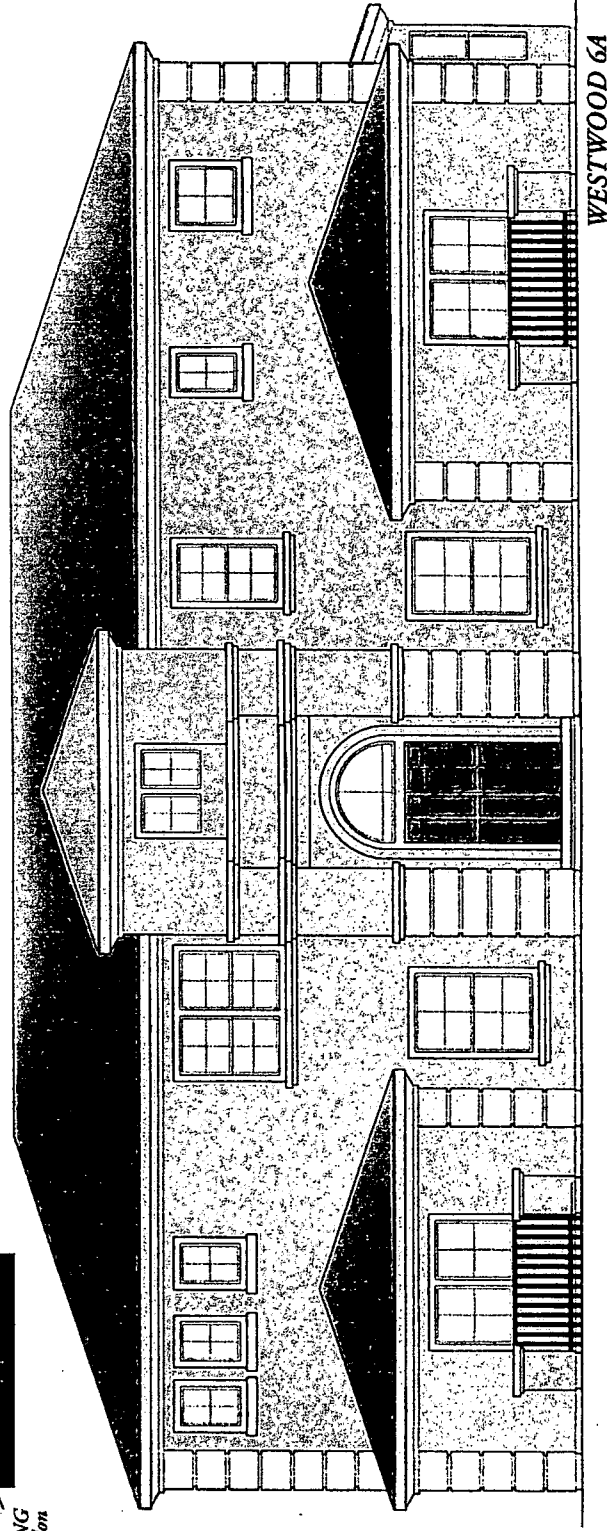
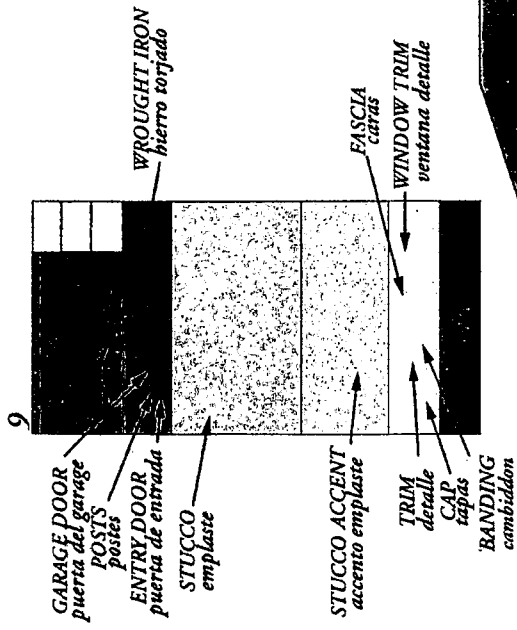
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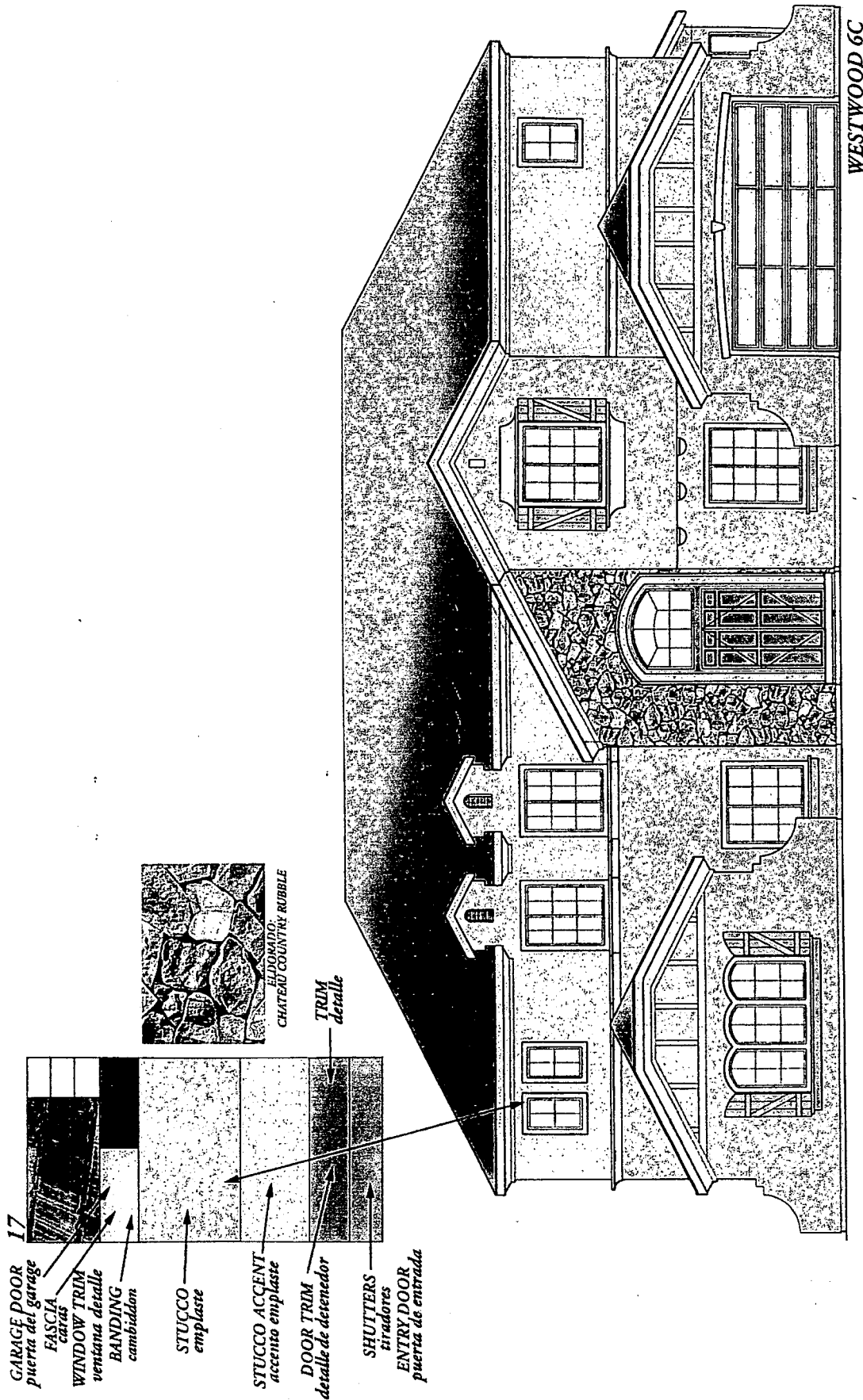
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
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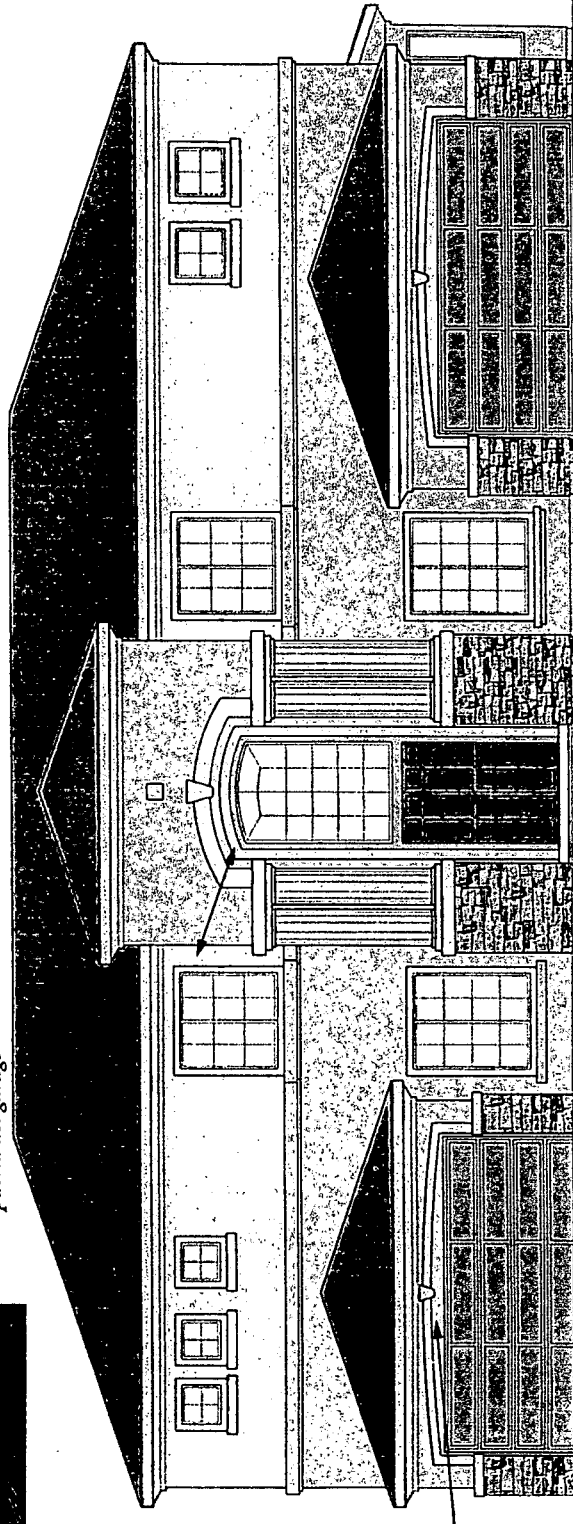
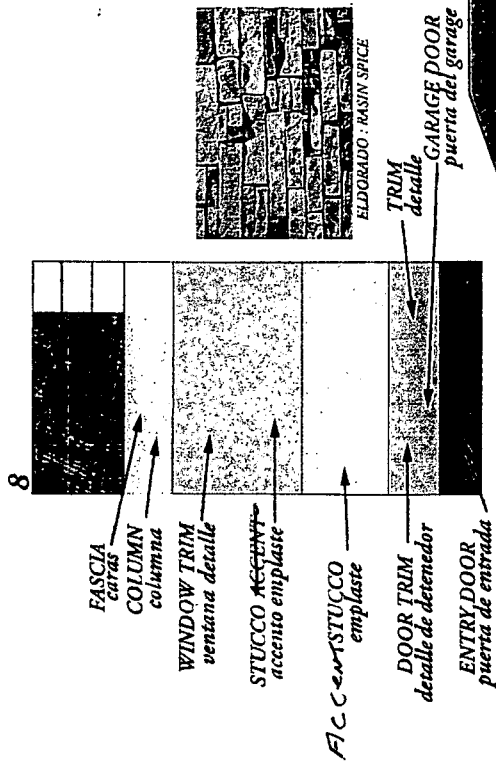
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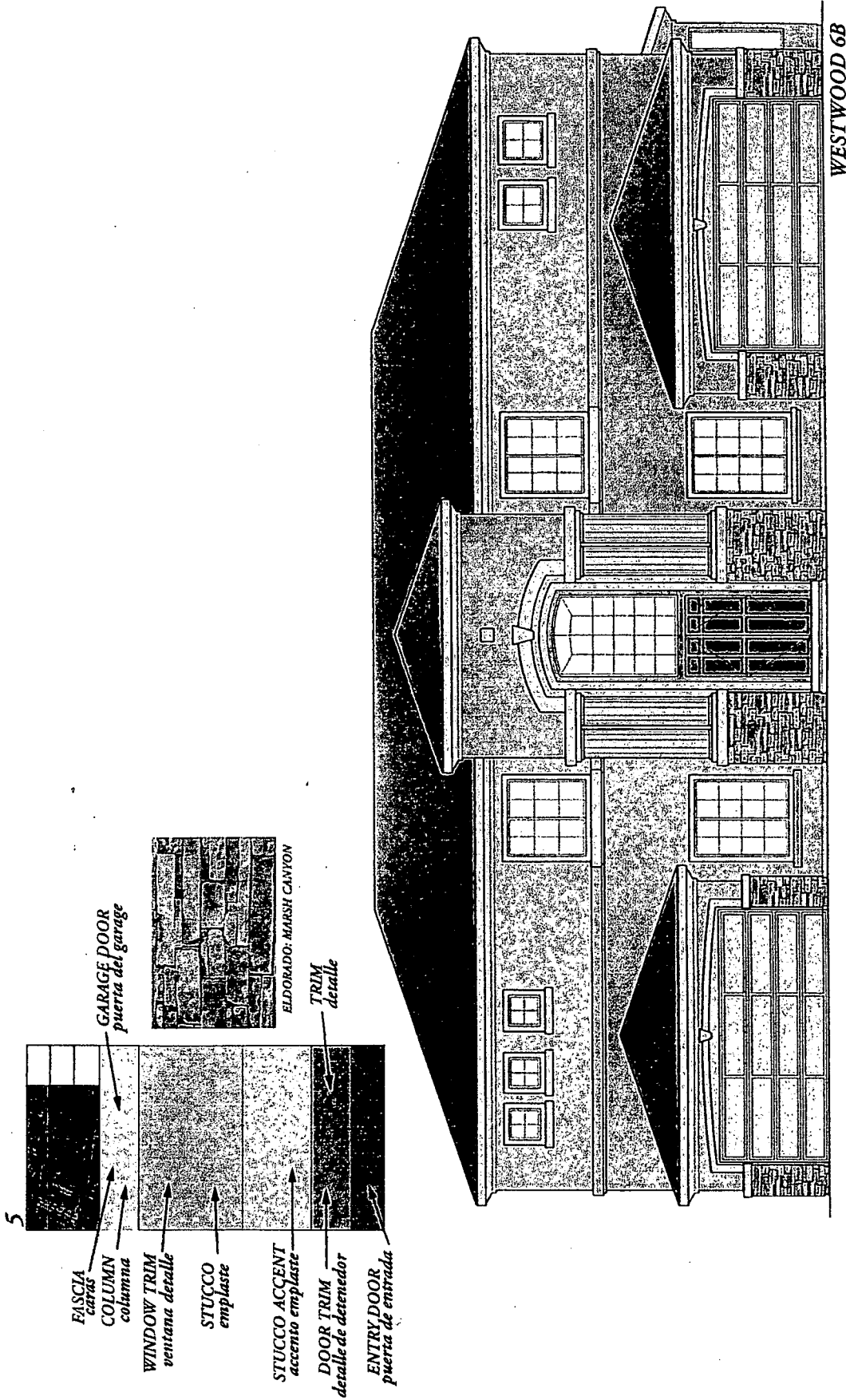
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LOT 8



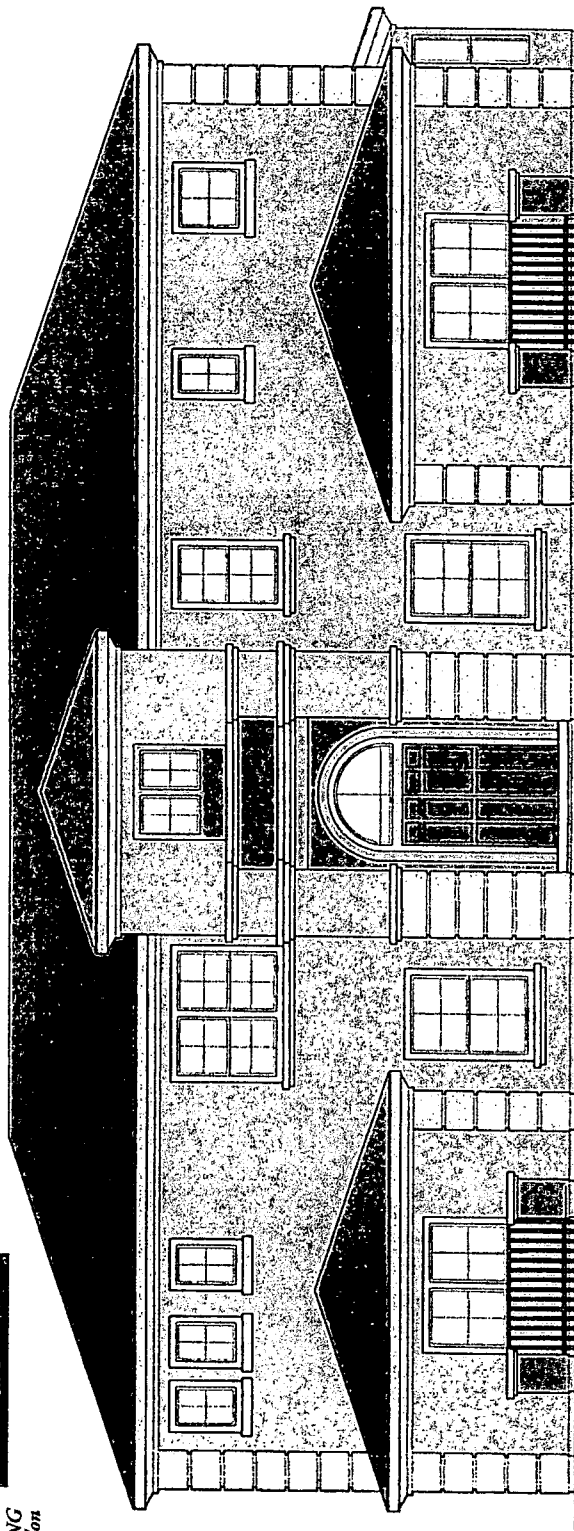
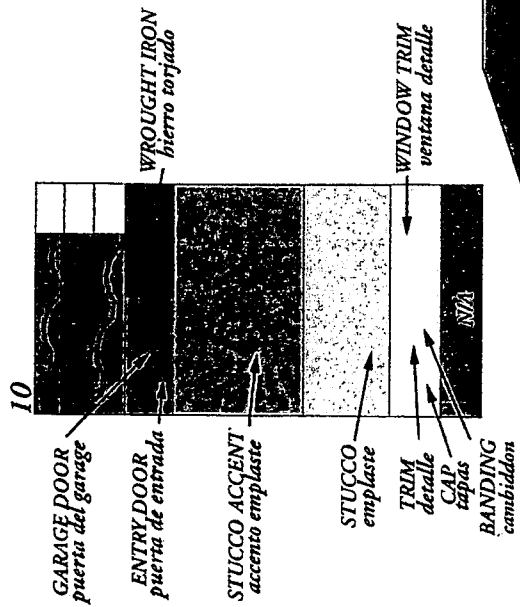
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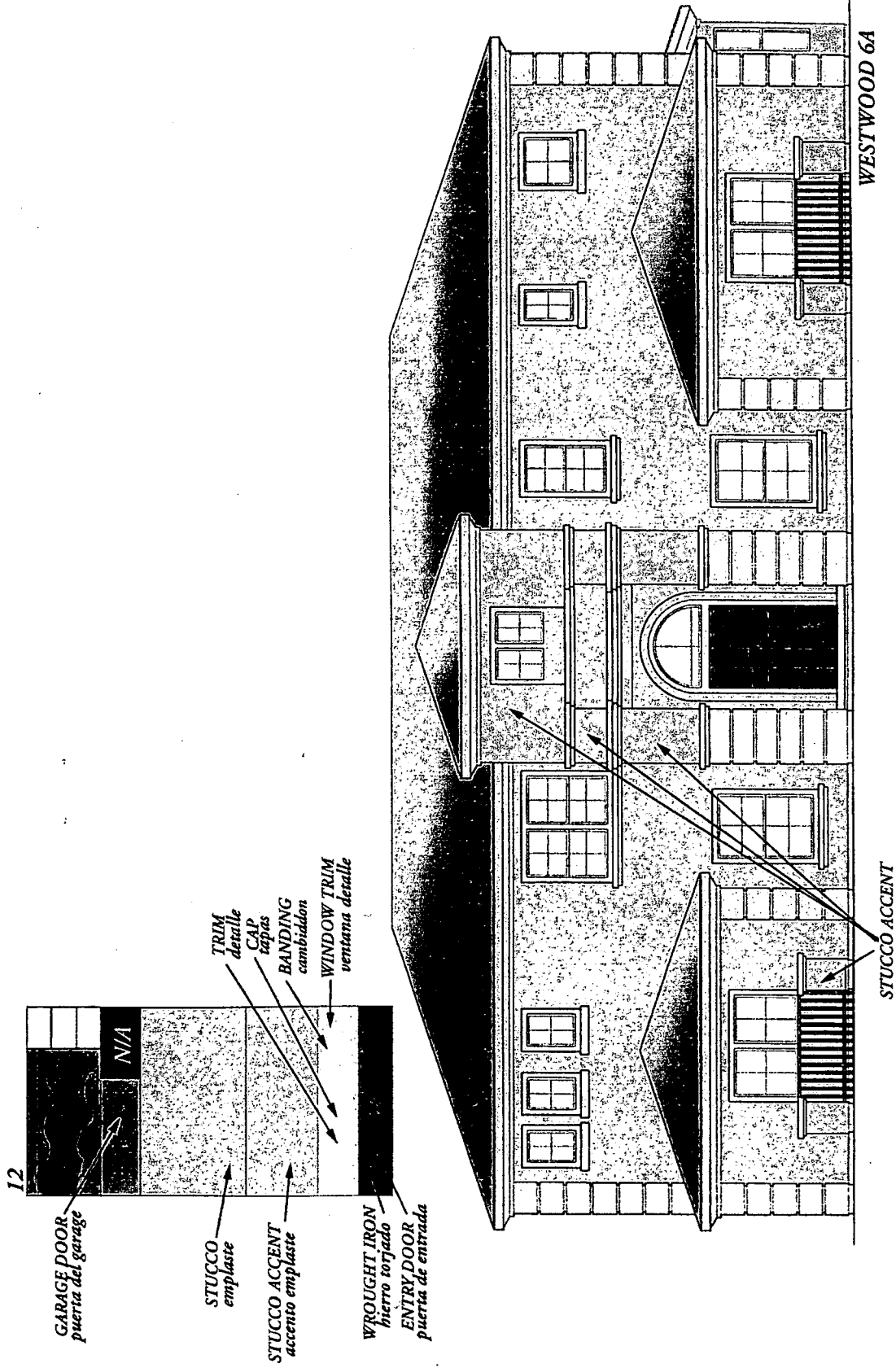
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WESTWOOD 6A

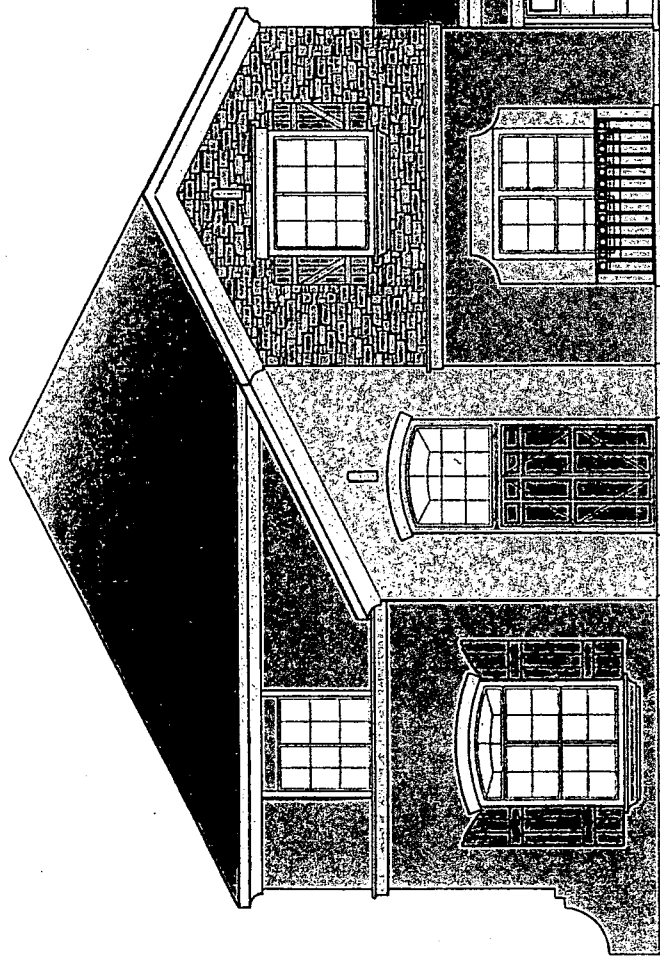
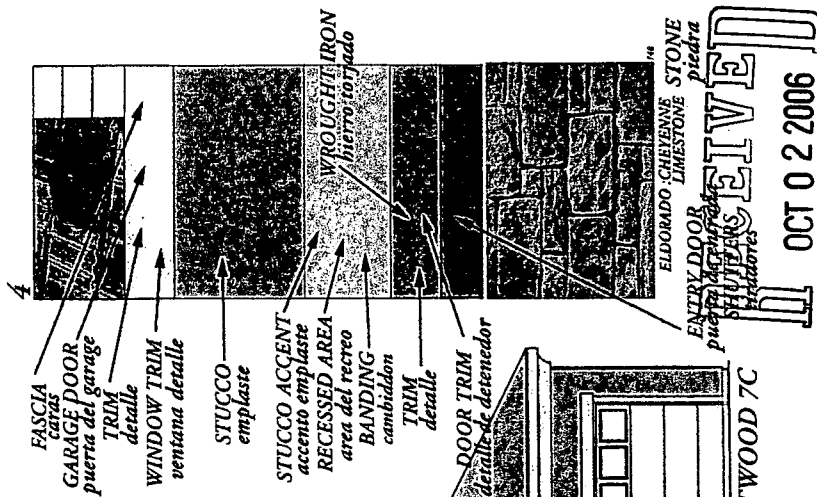
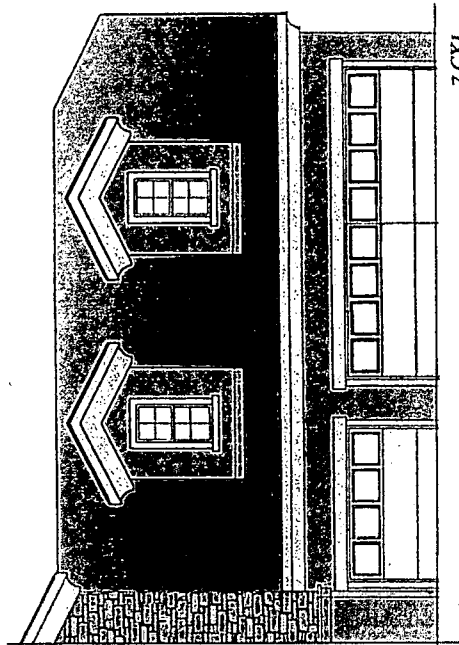
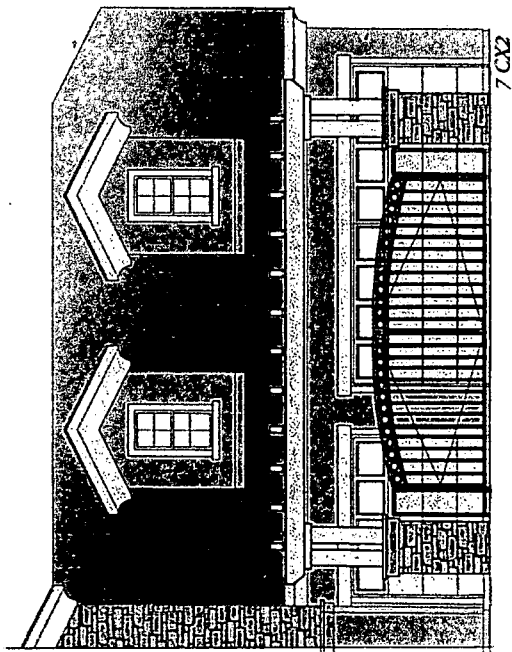
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NOTE: SEE COLOR SELECTION DOCUMENT FOR
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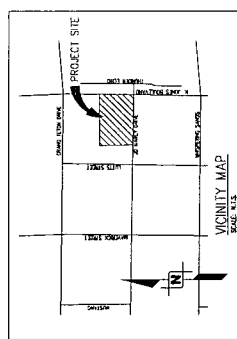


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NOTE: SEE COLOR SELECTION DOCUMENT FOR
CURRENT PAINT/STUCCO MANUFACTURERS AND NUMBERS



WRIGHT client driven

[illegible]

LANDSCAPE PLAN - JO MARCY DRIVE

ENGINE HOMES

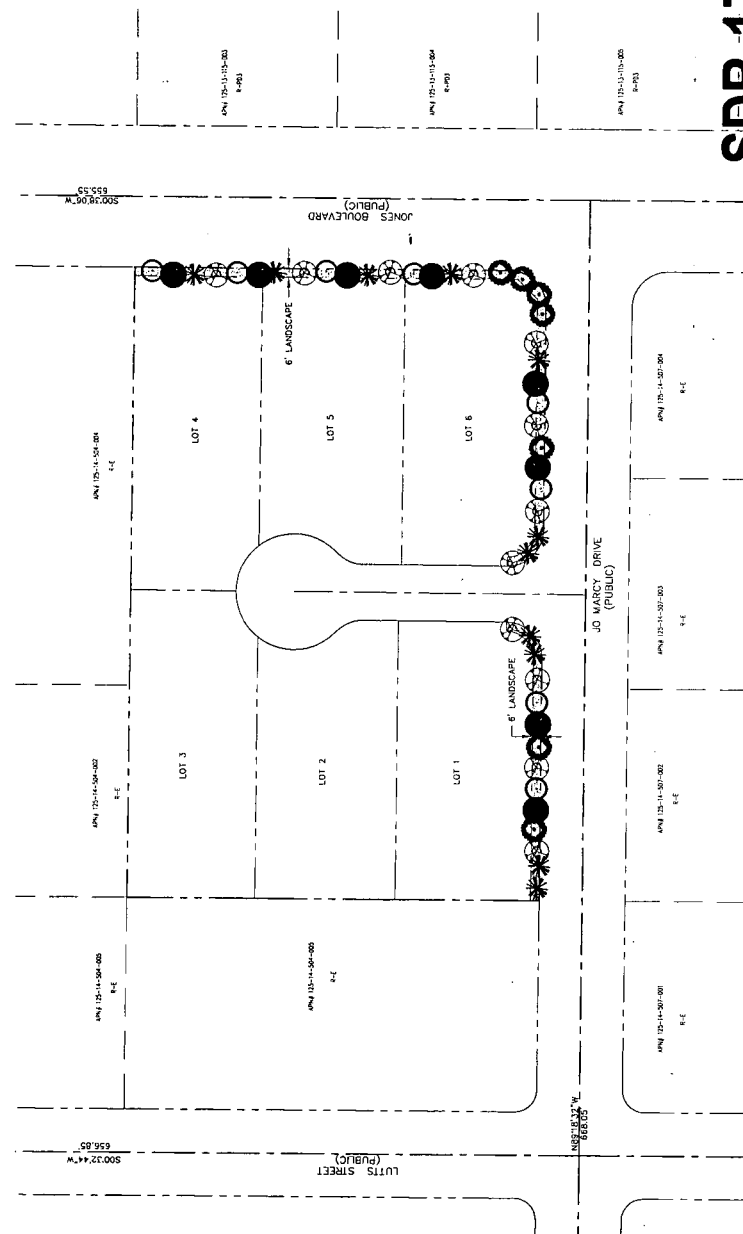
PLANTING LEGEND			
SYMBOL	EDUCATIONAL/COMMON NAME	SIZE	QTY
	ACER SACRA SWEET ACIDIA	24" DIA	12
	CESTRUM VIRENS CESTRUM VIRENS PAID VERDE	24" DIA	8
	PIRAUL SULLIMANA PHILIPPEL CAVALA	5 CAL	8
	ROMANUS SPECIALLY MODIFIED TRADING DISCOVERY	5 CAL	7
	LANTANA UNIFORMIS TRADING LANTANA	5 CAL	11
	SAVIA ET AL DECOMPOSED SHRUB	3/4"	4188 SF

NOTES:

1) DECOMPOSED GRANITE (GD) = INSTALL A 2" LAYER OF GRANITE OVER EXISTING CONCRETE AND PLANTERS, WITHIN LOT OF LANDSCAPE, UNDER ALL TREES AND SHRUBS. COLOR: RED. BEFORE PLACING GRANITE, CONTRACTOR SHALL FIRST APPLY A GRANITE CONDITIONER TO ALL EXISTING GRANITE. THEN SMOOTH, WET TO ENTIRE BENCH, ALLOW TO DRY, THEN LIGHTLY SCARP SURFACE WITH A LEAF TO SPENT HERMOCIDE TO TOP OF GRANITE. PRE-EMERGENCE HERMOCIDE TO TOP OF GRANITE. TOP OF GRANITE 1' BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH TRUNKS OF TREES OR BRANCHES. CONTRACTOR MUST HIRE MATERIAL CONTRACTOR TO PROVIDE SAMPLE OF ROCK FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.

AT THREE (3) INCHES OF DIAMETER, THE
PUBLIC UTILITY/ASEMENT, MAKE IT TO 15 FEET
DEEP. THE UTILITY SHALL BE PLANTED WITH 1 FOOT WATER
WOOD FOR GROWTH.
ALL LANDSCAPE AND IRRIGATION SHALL COMPLY
WITH CLARK COUNTY TITLE 30.

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BASIS OF BEARING
SOUTH 89°25'17" EAST
BEING THE BEARING OF THE CENTERLINE OF WABESPIRING
SANDS DRIVE AS SHOWN ON THAT CERTAIN PLAT MAP
RECORDED AS BOOK 119, PAGE 05 OF PLATS, CLARK COUNTY
OFFICIAL RECORDS.

LEGAL DESCRIPTION

SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA; MORE PARTICULARLY DESCRIBED AS LOT 2, 3, AND 4 OF PARCEL MAPS FILE NO. PAGE 18.

Call
before you
dig.

Call
before you
dig.

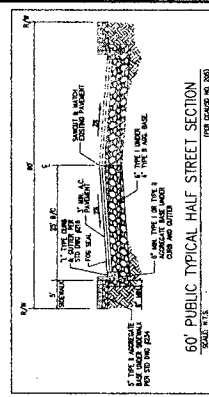
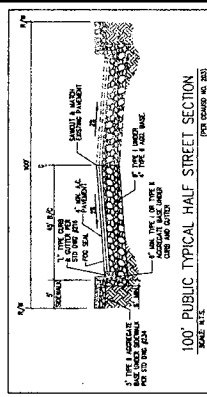
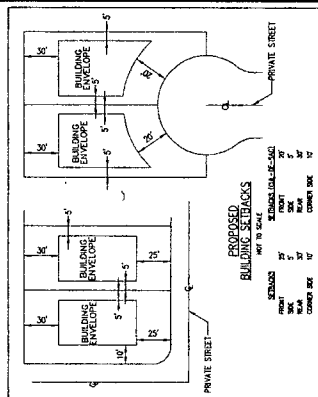
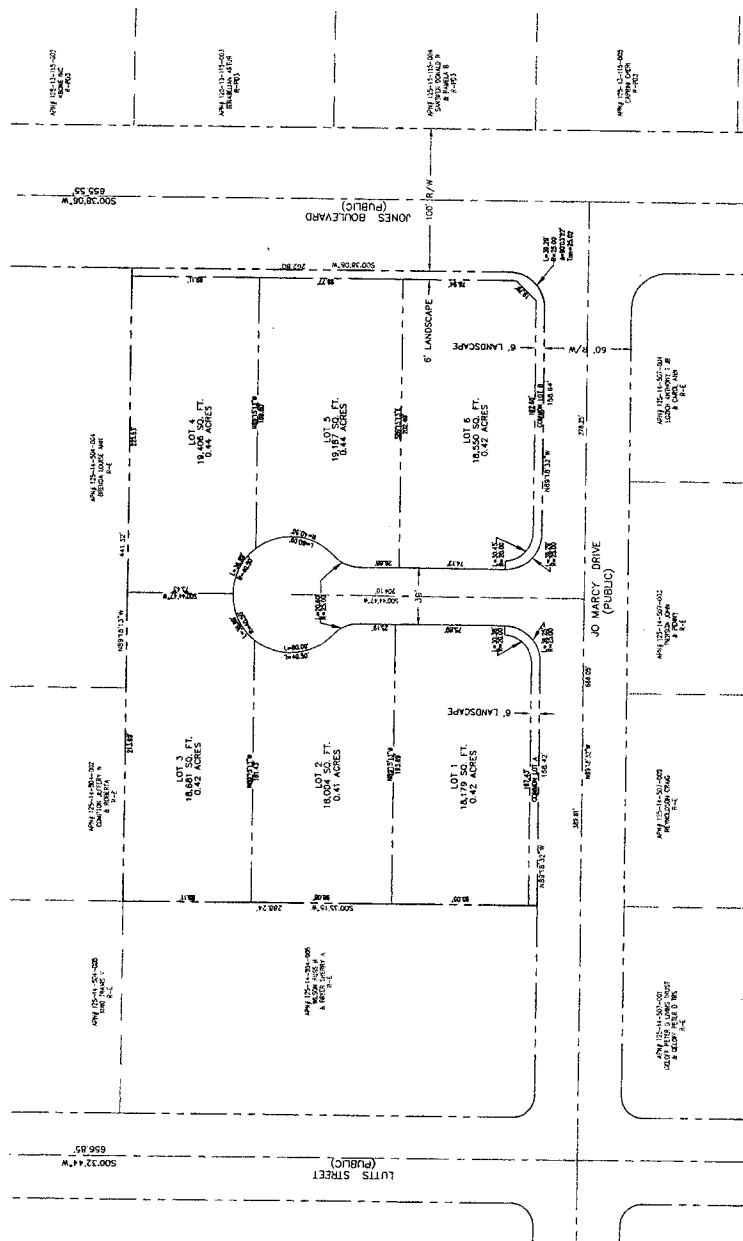
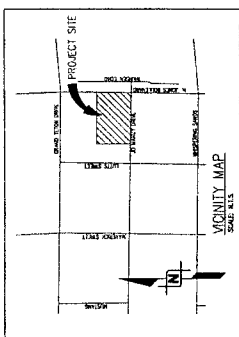
Call
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Call
before you
dig.

WRIGHT | client driven



CURRENT ZONING	R-E	1.57
PROPOSED ZONING	R-P02	
GROSS ACRES	1.58	
NUMBER OF LOTS	6	
COMMON LOTS	2	
YU/AC		

SDR-17254
11/16/06 PC

ENGINEER
WEIGHT DESIGNERS
7425 PINE DRIVE
LAS VEGAS, NEVADA 89120
313-7000 FAX (702) 256-0150

DEVELOPER

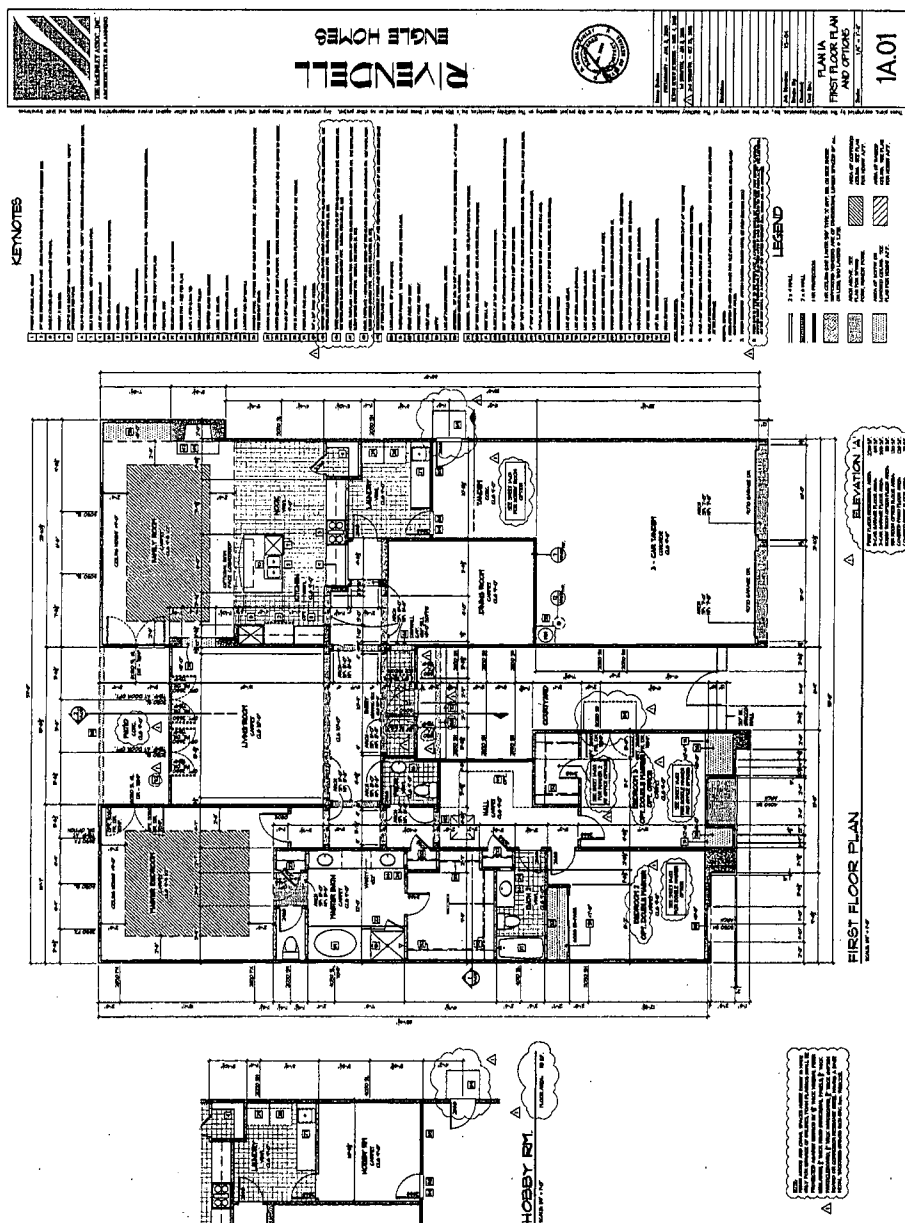
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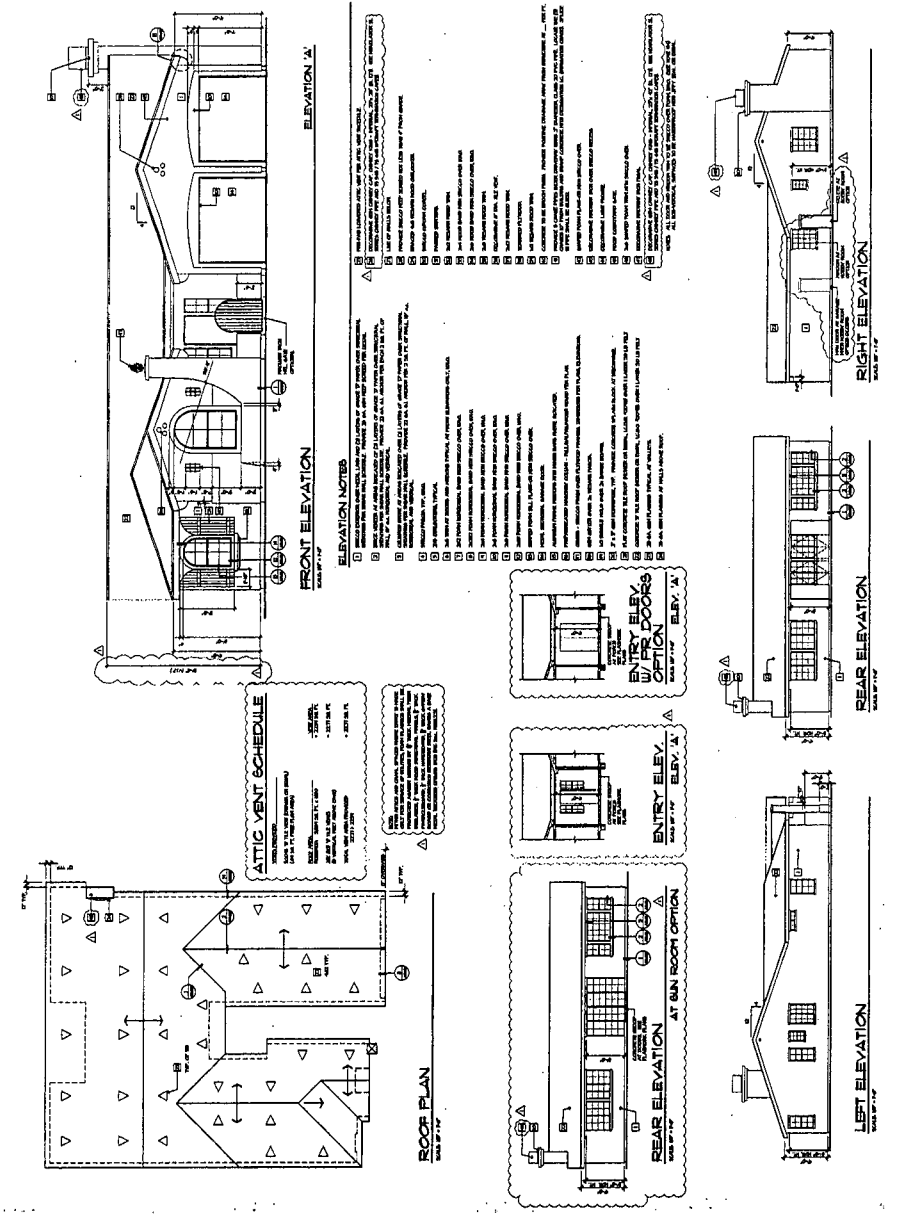
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8	25	10	5	10
10	35	10	5	20
12	38	10	5	23
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16	25	10	5	10
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3-

2015/05/19

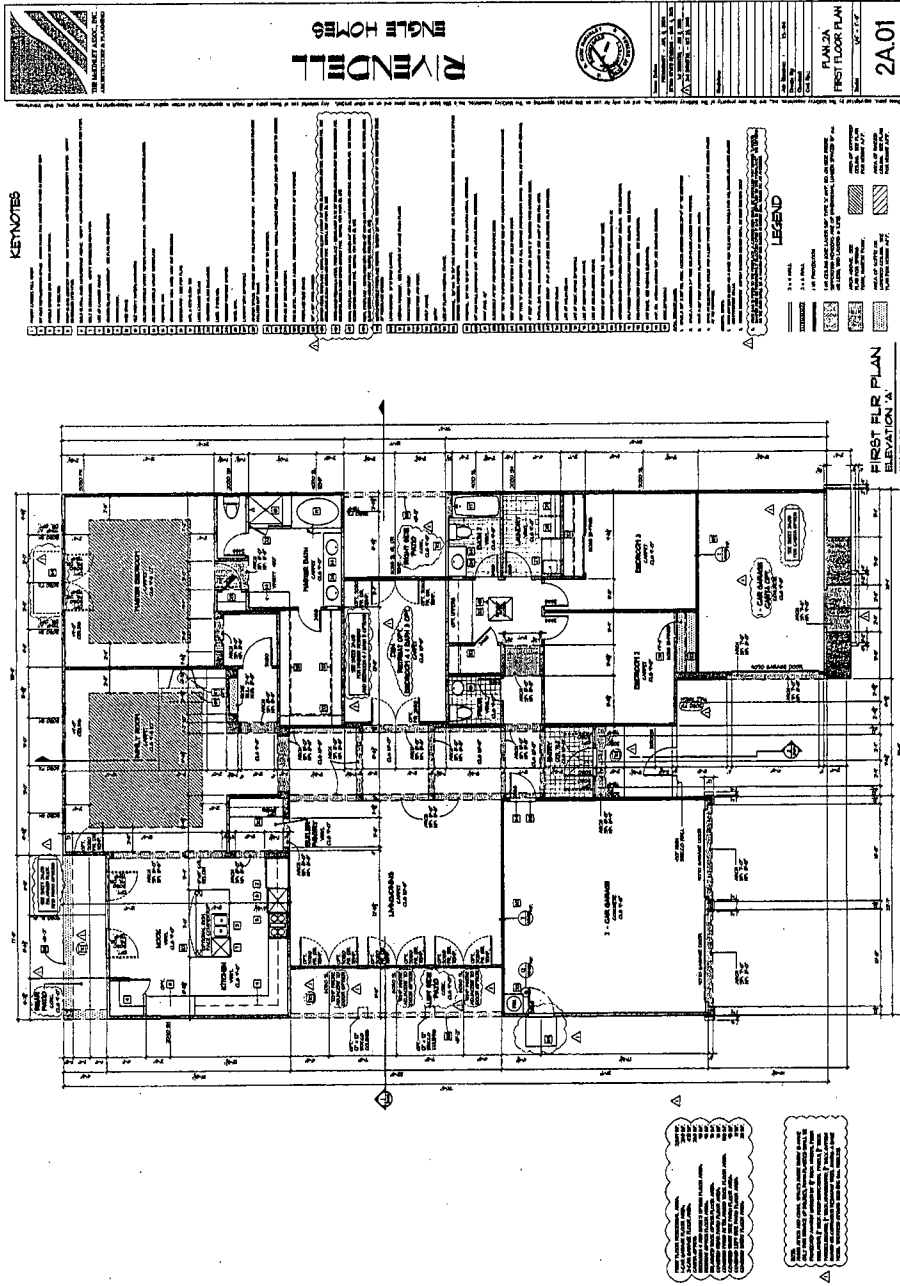
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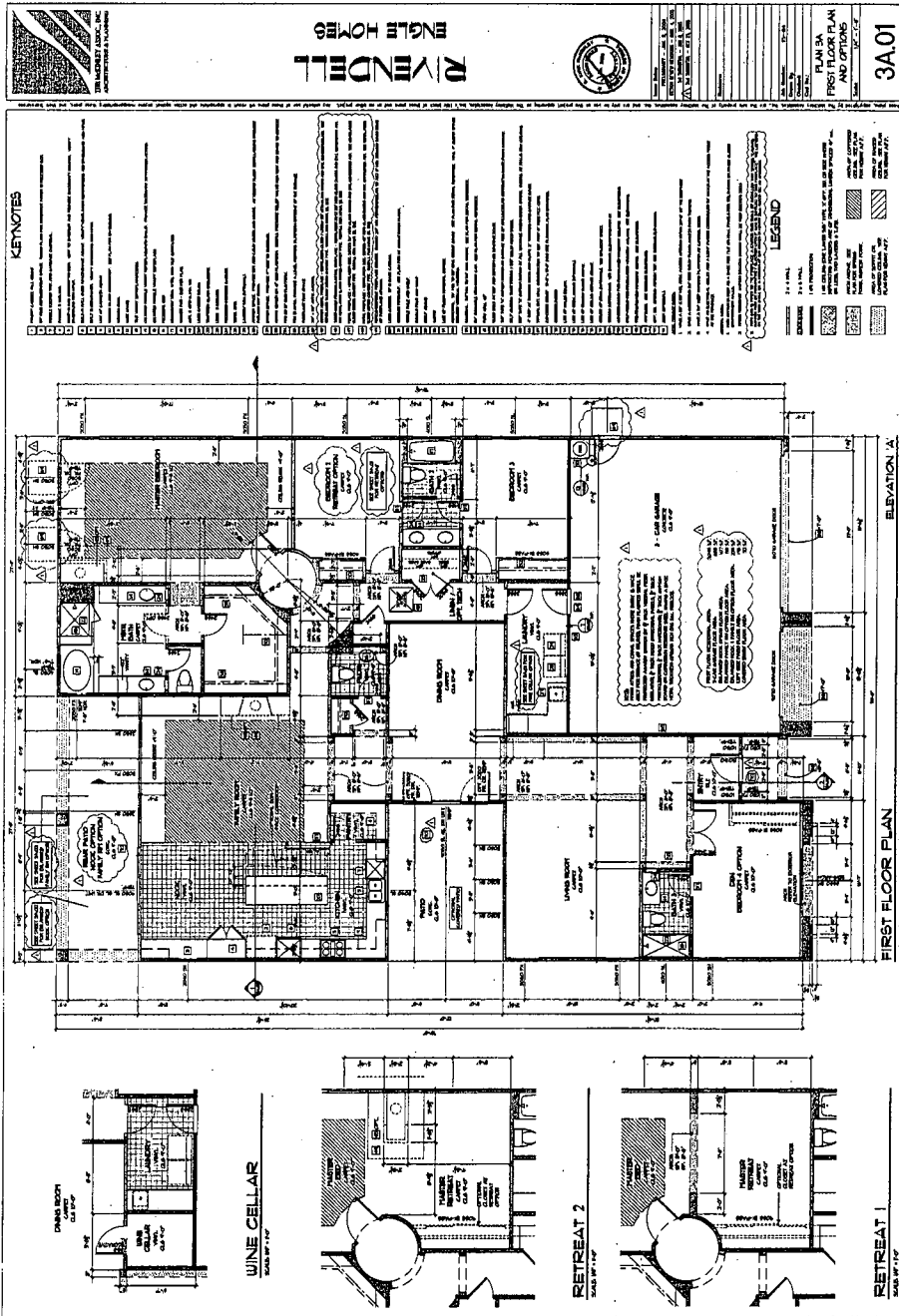
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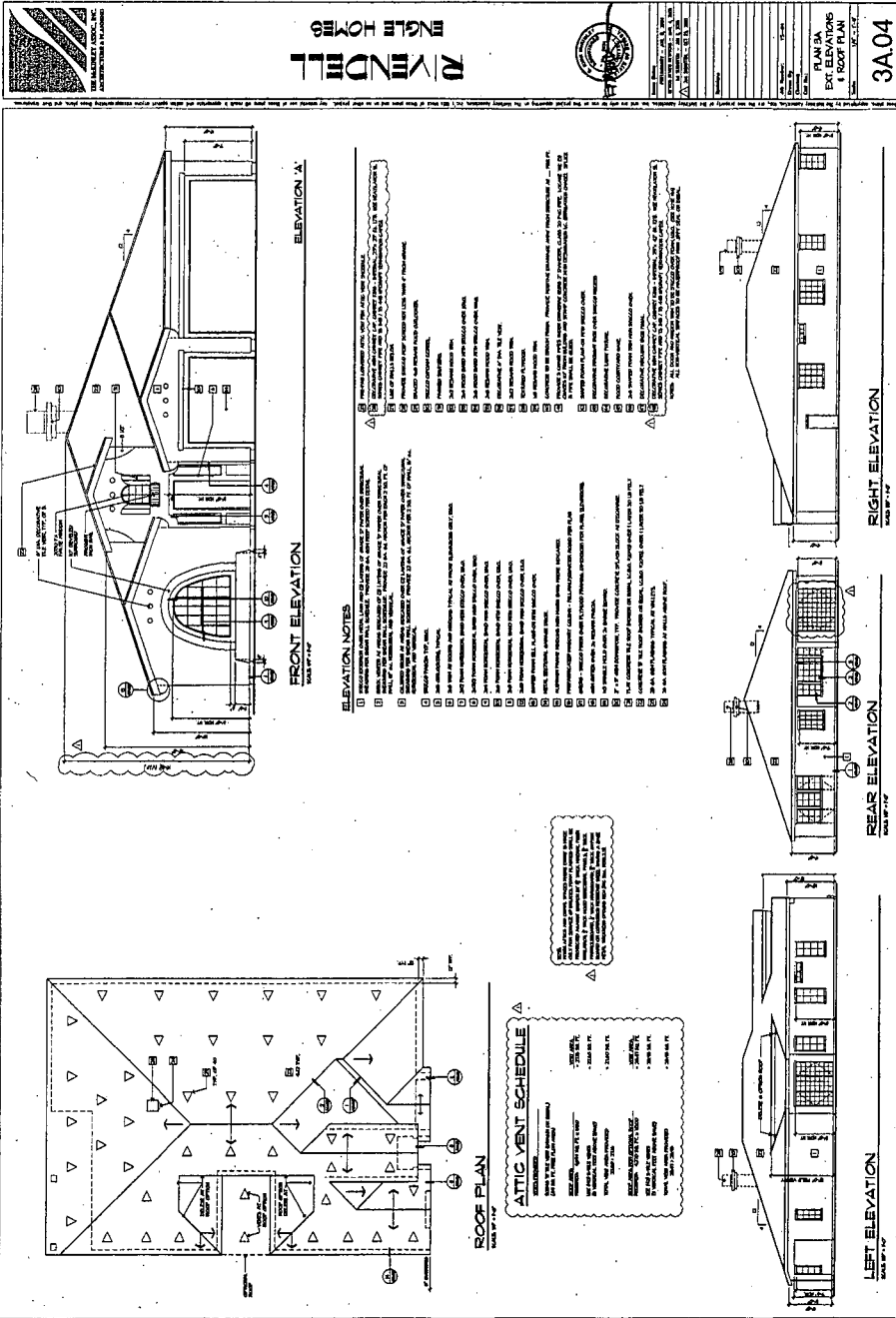


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Comments:

BENNINGTON PARK

TOUSA HOMES INC. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



KTGY GROUP, Inc.
ARCHITECTS - REGISTERED
10000 KINGSWILL AVENUE
DUBLIN, CA 94568
415.895.8800
www.ktgy.com
KTGY GROUP, Inc.
Berkeley, California

License Stamp

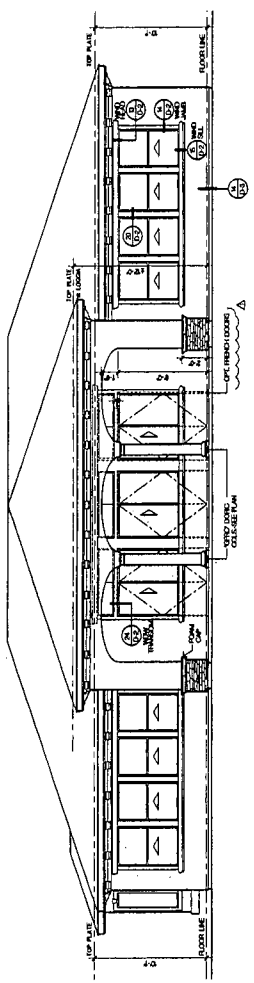
Principal in Charge: J. TELLY
Project Designer: M. FOWLER
Project Manager: M. SCARFIA
Project Designer: J. TUSA
Checked By:

Sheet Title:
PLAN 1
"B" EXTERIOR ELEVATIONS

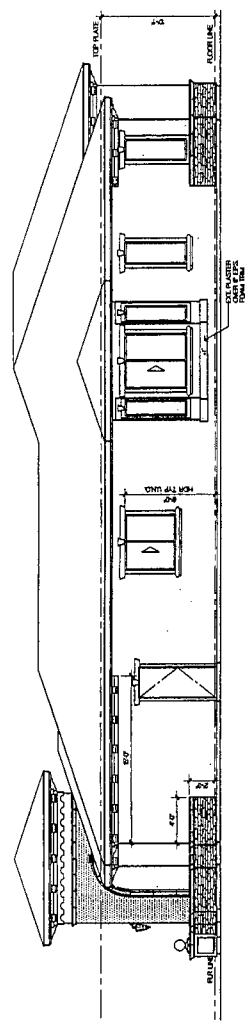
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REAR



RIGHT

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"

No.	Code	Notes / Description
1	SYNOPSIS	REDESIGN OF EXISTING
2	ADDITION	REDESIGN OF EXISTING
3	ADDITION	REDESIGN OF EXISTING
4	ADDITION	REDESIGN OF EXISTING
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20	ADDITION	REDESIGN OF EXISTING

Continued

Project: **BENNINGTON PARK**

Tousa Homes Inc. dba
ENGLE HOMES
7672 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



KITYGROUP, INC.
10000 W. LAS VEGAS BLVD.
SUITE 100
LAS VEGAS, NV 89135
702.735.1111
www.kitygroup.com

License Stamp

Professional Engineer
J. TALLY
M. FOWLER
N. SCHMIDT
J. TEAM

Checked By: J. TALLY

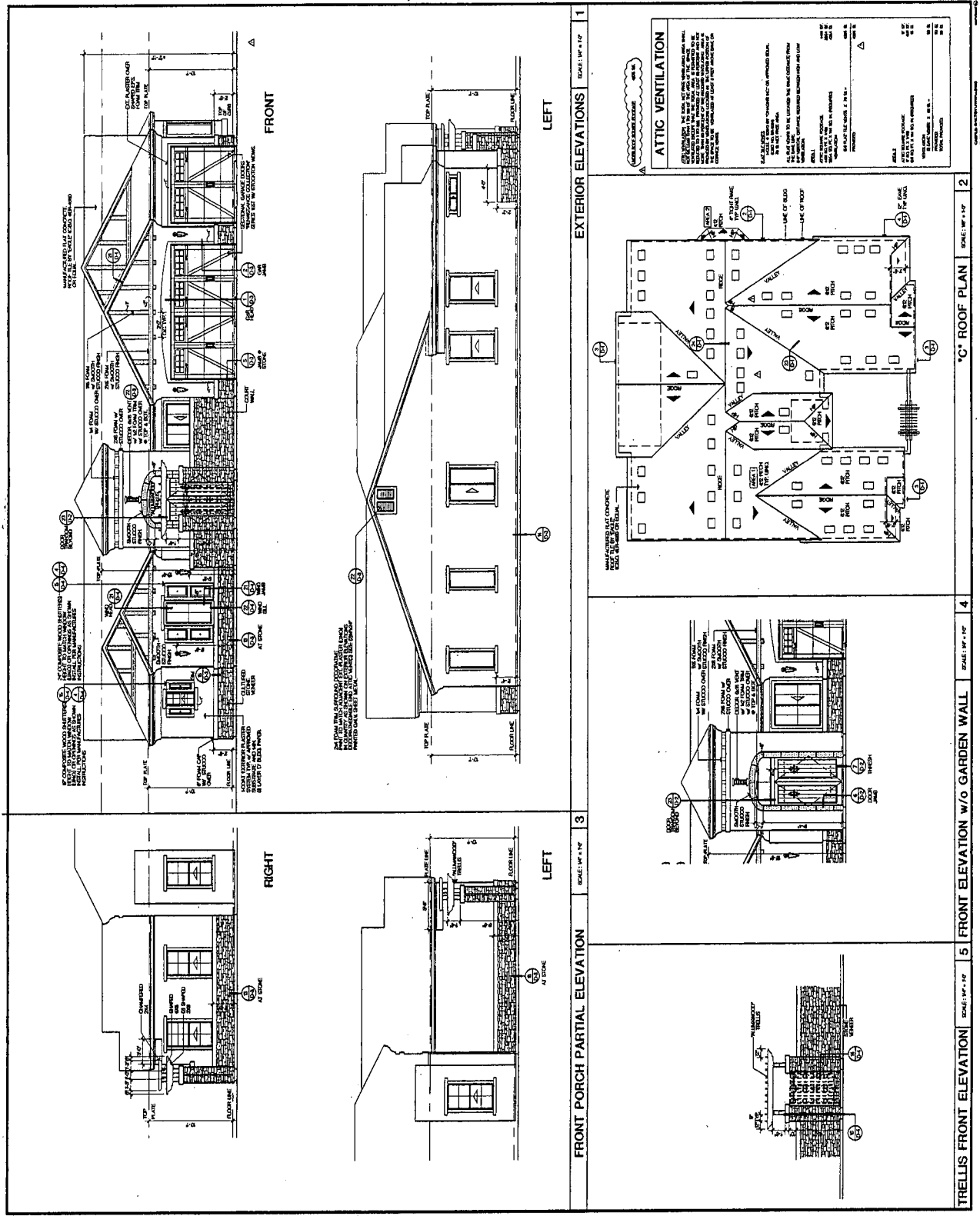
Drawn By: J. TALLY

Project Title: **PLAN 1
C' ROOF PLAN**

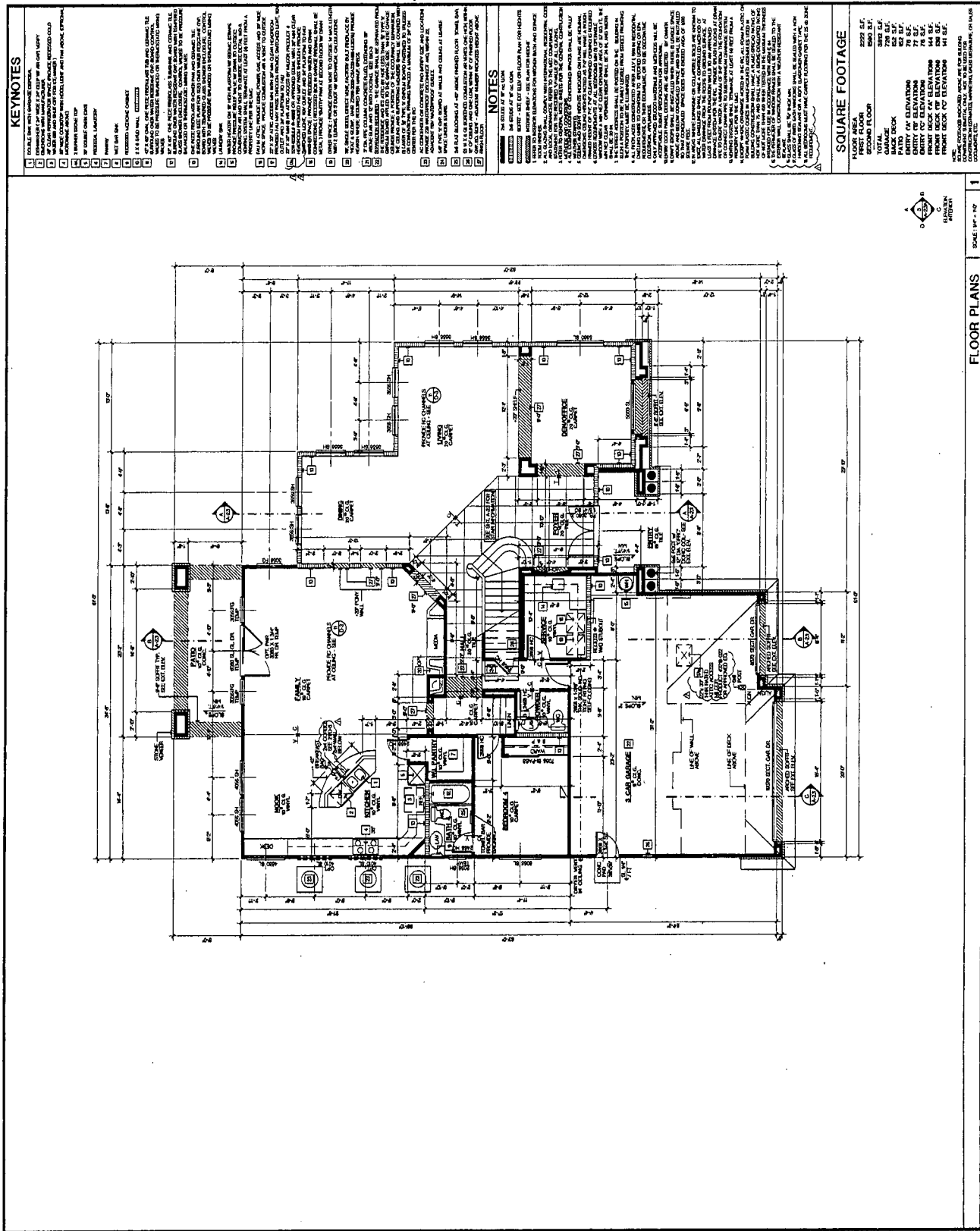
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KEYNOTES

1. CONSULT WITH ARCHITECT FOR ALL NOTES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DRAWINGS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NOTES.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONDITIONS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE AGREEMENT.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT.

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7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONDITIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE AGREEMENT.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT.

SQUARE FOOTAGE

FLOOR AREA	PERCENTAGE	TOTAL
FIRST FLOOR	2222 SF	2222 SF
SECOND FLOOR	2222 SF	2222 SF
THIRD FLOOR	2222 SF	2222 SF
FOURTH FLOOR	2222 SF	2222 SF
FIFTH FLOOR	2222 SF	2222 SF
SIXTH FLOOR	2222 SF	2222 SF
SEVENTH FLOOR	2222 SF	2222 SF
EIGHTH FLOOR	2222 SF	2222 SF
NINTH FLOOR	2222 SF	2222 SF
TENTH FLOOR	2222 SF	2222 SF
ELEVENTH FLOOR	2222 SF	2222 SF
TWELFTH FLOOR	2222 SF	2222 SF
THIRTEENTH FLOOR	2222 SF	2222 SF
FOURTEENTH FLOOR	2222 SF	2222 SF
FIFTEENTH FLOOR	2222 SF	2222 SF
SIXTEENTH FLOOR	2222 SF	2222 SF
SEVENTEENTH FLOOR	2222 SF	2222 SF
EIGHTEENTH FLOOR	2222 SF	2222 SF
NINETEENTH FLOOR	2222 SF	2222 SF
TWENTIETH FLOOR	2222 SF	2222 SF

PROJECT INFORMATION

Project: **BENNINGTON PARK**

Client: **TOUSA HOMES INC. dba. ENGLE HOMES**

Address: **7872 WEST SAHARA LAS VEGAS, NV 89117**

Phone: **2004-0777**

KTGY GROUP, INC.

Architectural Division

10000 KENNEDY BLVD. SUITE 1000

IRVINE, CA 92618

TEL: 949.453.4000

FAX: 949.453.4001

WWW.KTGY.COM

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Project: **BENNINGTON PARK**

Client: **TOUSA HOMES INC. dba. ENGLE HOMES**

Address: **7872 WEST SAHARA LAS VEGAS, NV 89117**

Phone: **2004-0777**

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A2.1

PLAN 2

FIRST FLOOR PLAN

Project Information

Project Name: **BENNINGTON PARK**

Client: **TOUSA HOMES INC. dba. ENGLE HOMES**

Address: **7872 WEST SAHARA LAS VEGAS, NV 89117**

Phone: **2004-0777**

License Stamp

KTGY GROUP, INC.

Architectural Division

10000 KENNEDY BLVD. SUITE 1000

IRVINE, CA 92618

TEL: 949.453.4000

FAX: 949.453.4001

WWW.KTGY.COM



BENNINGTON PARK

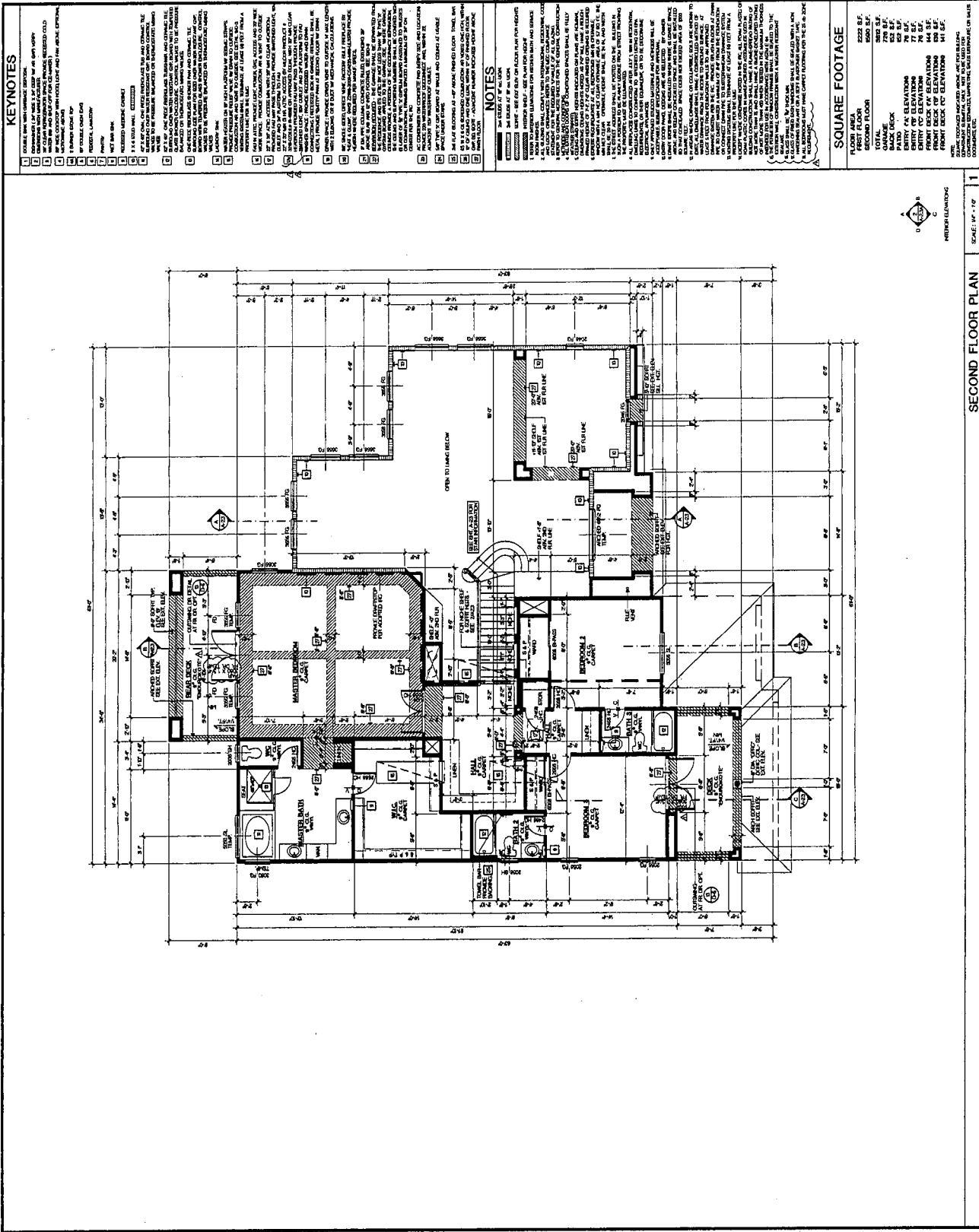
TOUSA HOMES INC. dba. ENGLE HOMES

7872 WEST SAHARA

LAS VEGAS, NV 89117

2004-0777

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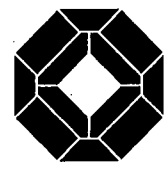
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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KEYNOTES	
1	CONCRETE FLOOR WITH CERAMIC TILE
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 Project Designer: J. TULLY
 Project Engineer: J. TULLY
 Project Architect: J. TULLY
 Project Designer: J. TULLY
 Project Engineer: J. TULLY
 Project Architect: J. TULLY

Sheet No. A-2.1A
 PLAN 2
 SECOND FLOOR PLAN

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 11/16/06 PC

No.	Date	Revised / Description
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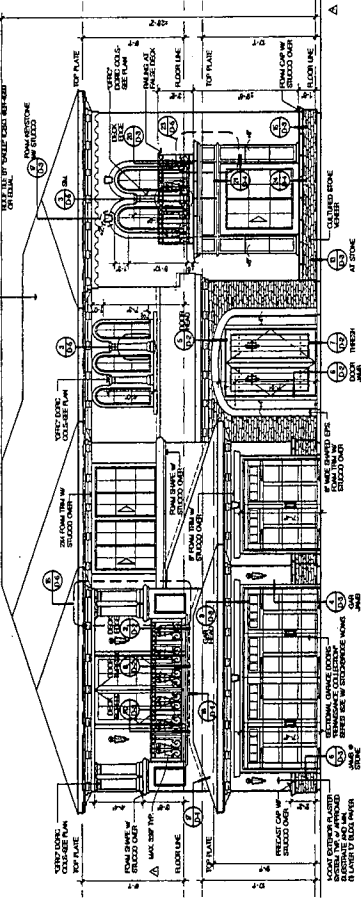
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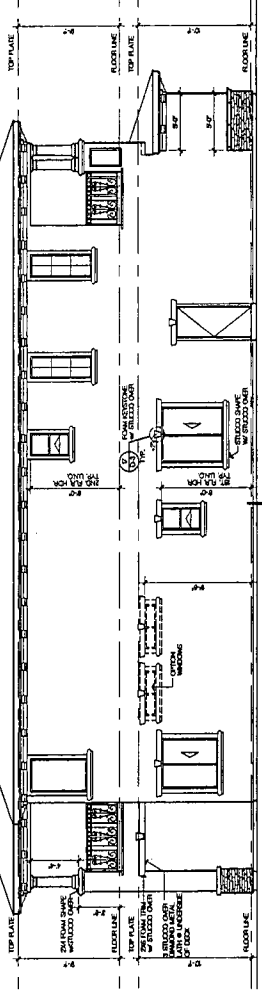
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Principal in Charge: J. TULLY
 Project Designer: M. FORSTER
 Project Engineer: J. TULLY
 Project Designer: J. TULLY
 Project Engineer: J. TULLY

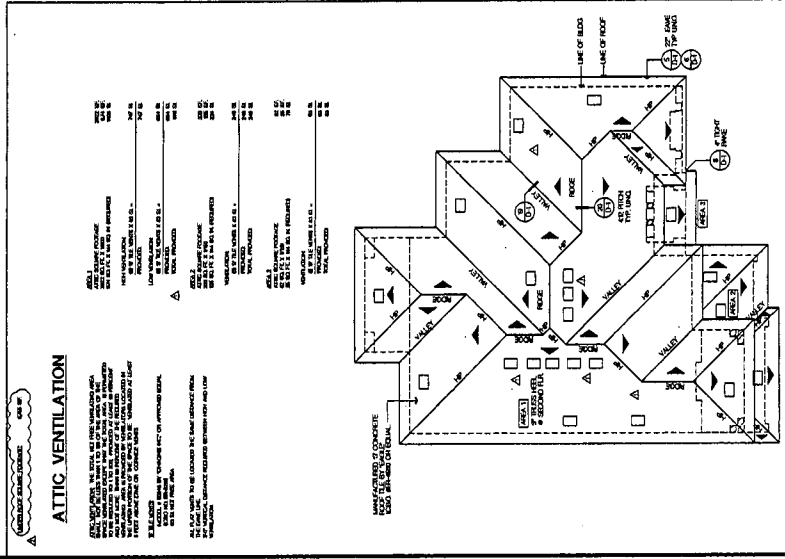
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 PLAN 2
 EXTERIOR ELEVATIONS
 'B' ROOF PLAN



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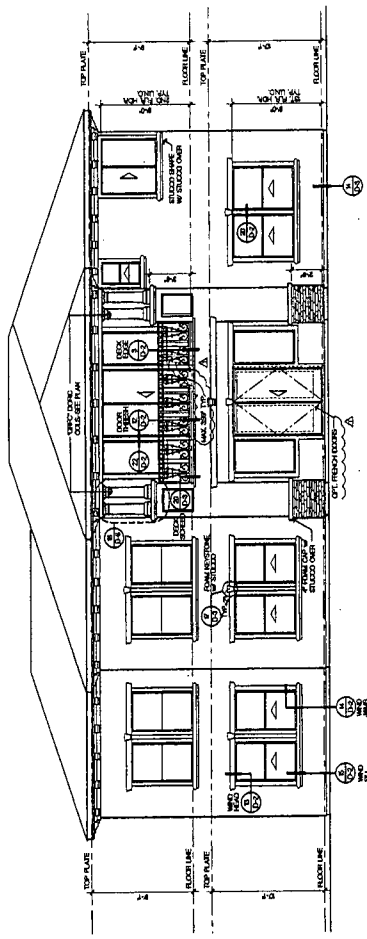
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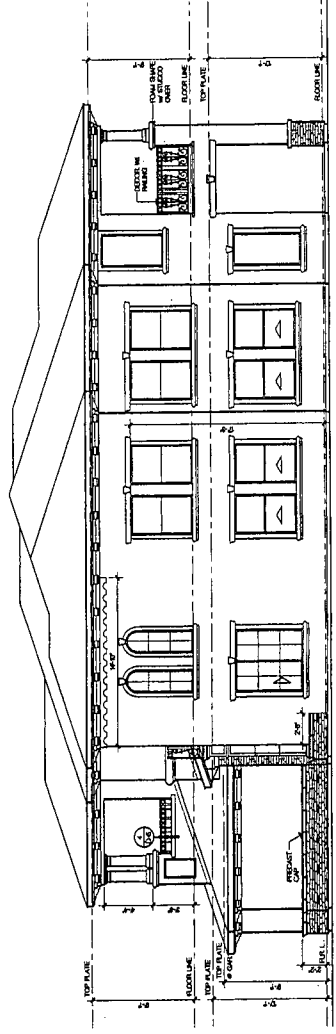
'B' ROOF PLAN

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 11/16/06 PC



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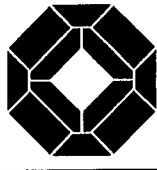
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Contributor:

Project:
BENNINGTON PARK

TOUSA HOMES Inc. dba.
ENGINEER HOMES
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LAS VEGAS, NV 89177
2004-0777



KTGY GROUP, INC.
Architect
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SUITE 1000
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702.735.1000
www.ktgy.com

License: 00000000

Project: 00000000
Project Designer: J. TULLY
Project Manager: M. FOWLER
Project Designer: M. FOWLER
Project Designer: J. TULLY
Checked By: J. TULLY

Sheet Title:
PLAN 2
EXTERIOR ELEVATIONS

Sheet No.:
A2.6A

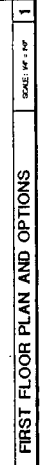
EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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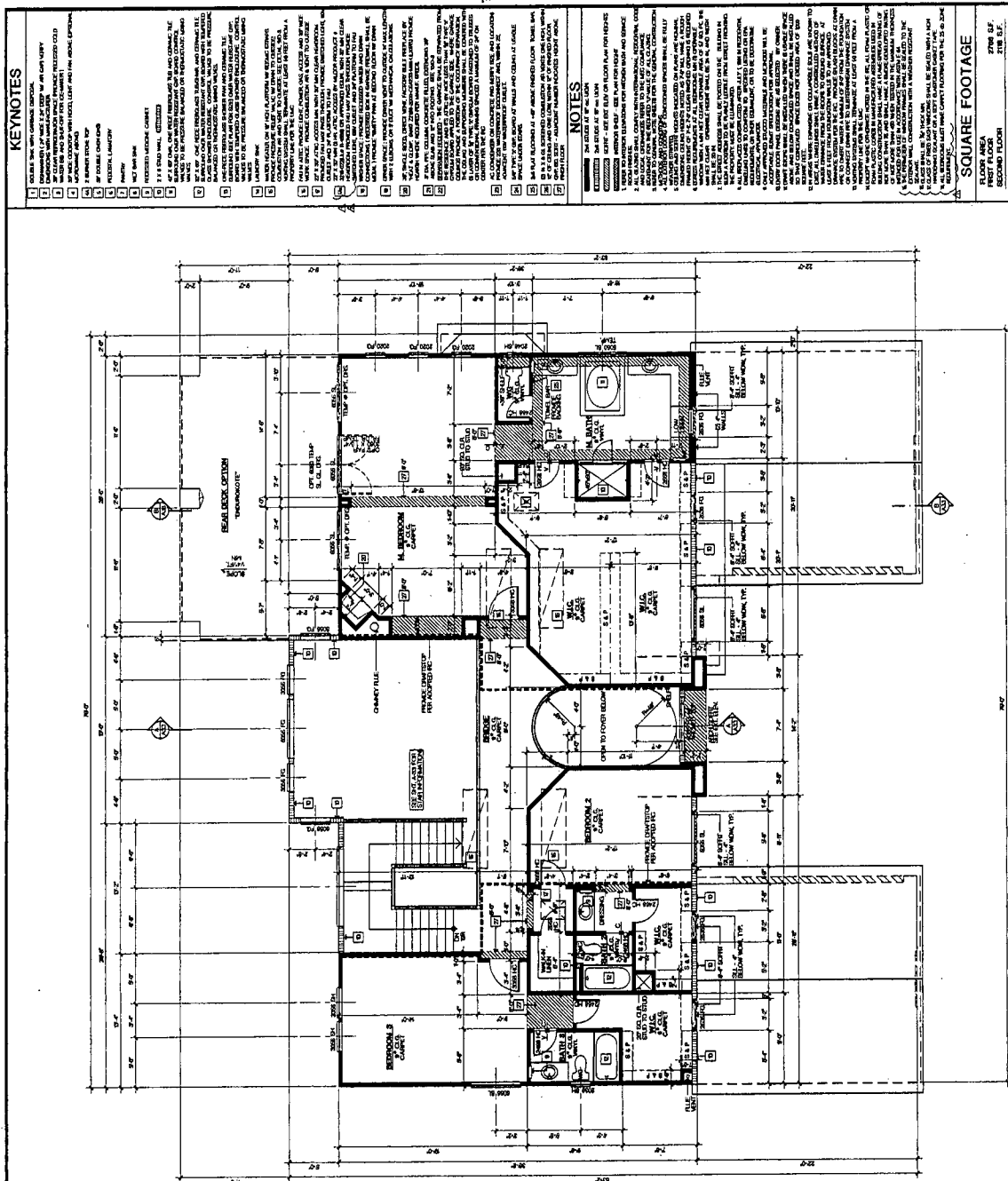
SDR-17254
11/16/06 PC

Sheet No. **A3.1**

SDR-17254
11/16/06 PC



SQUARE FOOTAGE	
FLOOR AREA	
FIRST FLOOR	2708 SF.
SECOND FLOOR	2783 SF.
TOTAL	4496 SF.
REAR PATIO	462 SF.
REAR DECK	462 SF.
GARAGE 14' X 16' ELEVATION	420 SF.
GARAGE 24' X 16' ELEVATION	462 SF.
GARAGE 14' W' X 16' ELEVATION	440 SF.
GARAGE 14' X 16' ELEVATION	440 SF.
GARAGE 14' X 16' ELEVATION	420 SF.
GARAGE 20' X 16' ELEVATION	496 SF.
GARAGE 16' W' X 16' ELEVATION	444 SF.
GARAGE 16' W' X 16' ELEVATION	444 SF.
NET	



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PLAN 3
- SECOND FLOOR PLAN
AND OPTION

Invest No. :

No.	Date	Issue / Description
1	11/16/06	REVISION: ADD DEPT. COMMENTS
2	11/16/06	REVISION: ADD DEPT. COMMENTS
3	11/16/06	REVISION: ADD DEPT. COMMENTS
4	11/16/06	REVISION: ADD DEPT. COMMENTS
5	11/16/06	REVISION: ADD DEPT. COMMENTS
6	11/16/06	REVISION: ADD DEPT. COMMENTS
7	11/16/06	REVISION: ADD DEPT. COMMENTS
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9	11/16/06	REVISION: ADD DEPT. COMMENTS
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16	11/16/06	REVISION: ADD DEPT. COMMENTS
17	11/16/06	REVISION: ADD DEPT. COMMENTS
18	11/16/06	REVISION: ADD DEPT. COMMENTS
19	11/16/06	REVISION: ADD DEPT. COMMENTS
20	11/16/06	REVISION: ADD DEPT. COMMENTS

Comments:

BENNINGTON PARK

TOUSA HOMES Inc. dba
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



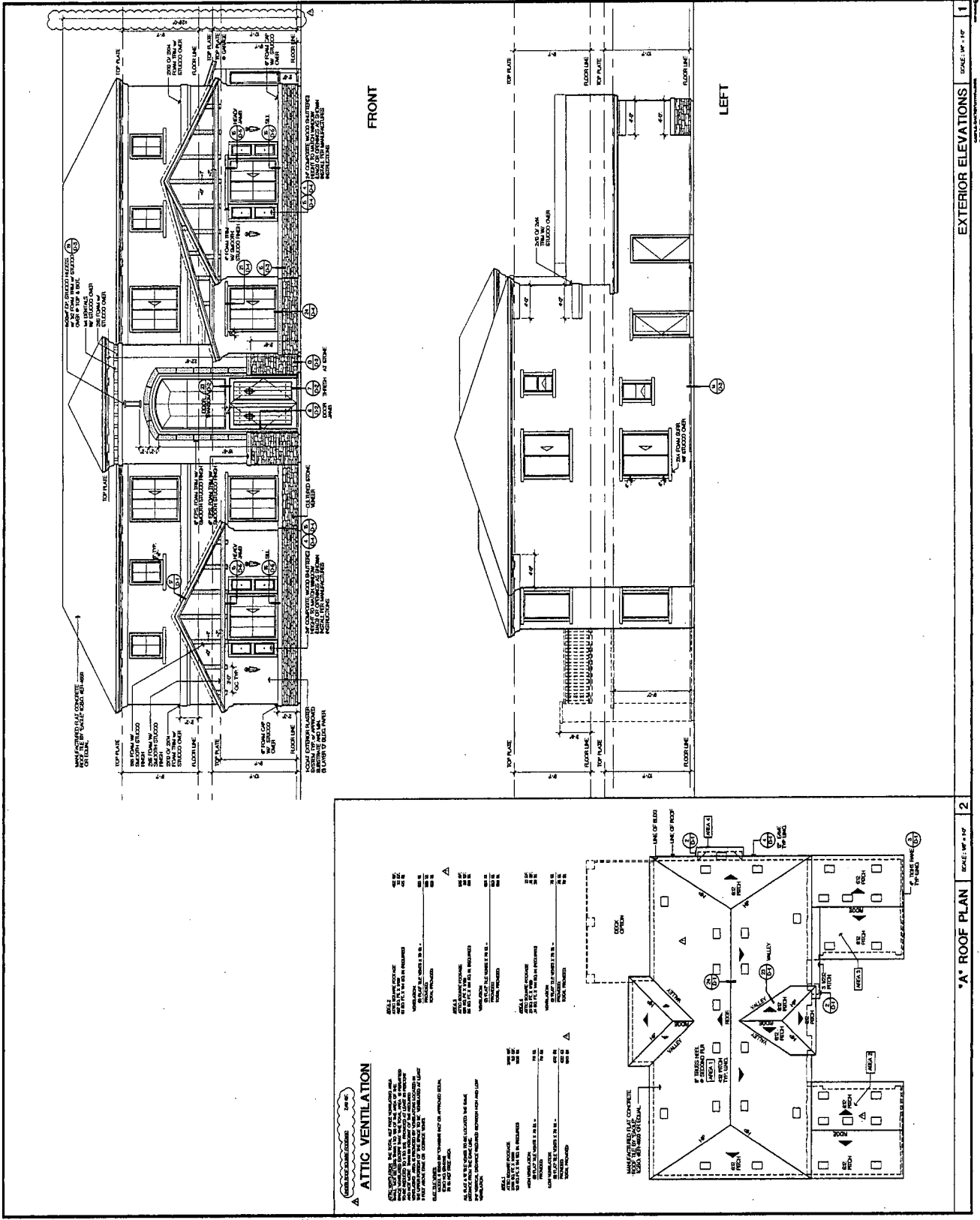
KITY GROUP, INC.
 10000 S. RAY BLVD.
 SUITE 100
 LAS VEGAS, NV 89148
 (702) 251-1111
 www.kitygroup.com

License Stamp

Principal in Charge: J. TULLY
 Project Designer: M. POWERS
 Project Engineer: M. POWERS
 Project Designer: J. TULLY
 Checked By: J. TULLY

Sheet Title:
PLAN 3
'A' EXTERIOR ELEVATIONS
'A' ROOF PLAN

Sheet No.: **A3.4**



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SDR-17254
11/16/06 PC

No.	Date	Revised / Description
1	11/16/06	REAR ELEVATION
2	11/16/06	COURTYARD LEFT
3	11/16/06	COURTYARD RIGHT
4	11/16/06	RIGHT ELEVATION

BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



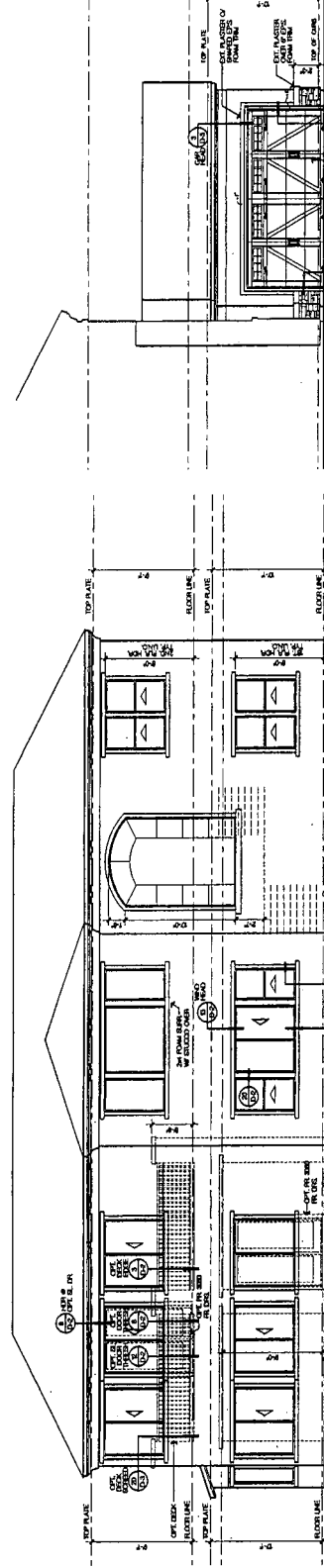
KTGYGROUP, Inc.
Architectural Services
10000 W. BAYVIEW AVENUE
SUITE 100
LAS VEGAS, NV 89135
702.735.1111
ktgygroup.com

License Group

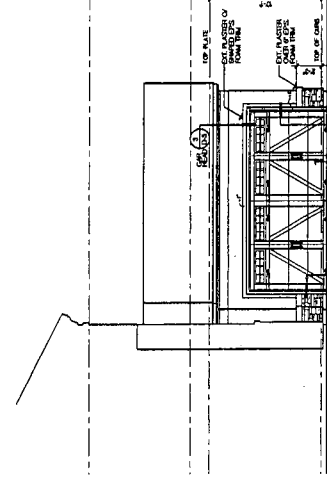
Principal in Charge: J. TILLY
Project Designer: M. FOWLER
Project Designer: N. GARDNER
Project Designer: J. TULL
Checked By:

Sheet Title:
PLAN 3
X EXTERIOR ELEVATIONS

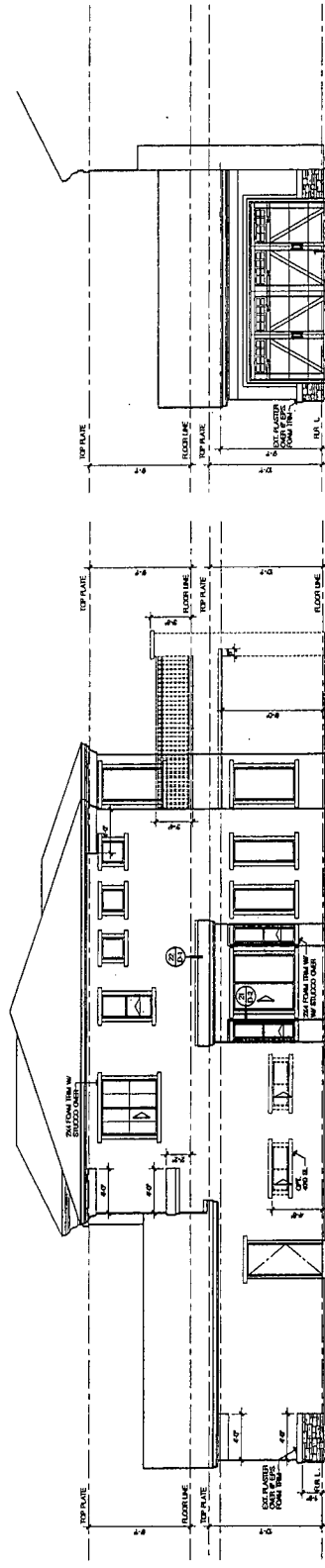
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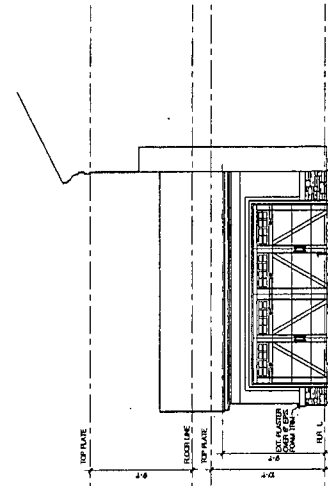
REAR



COURTYARD LEFT



RIGHT



COURTYARD RIGHT

EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0"

RECEIVED
OCT 02 2006

SDR-17254
11/16/06 PC

A4.1A

SDR-17254
11/16/06 PC

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DOCUMENTS, ETC.



SCALE: VP + 10°	1
-----------------	---

Concepts

**TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777**



KTGY GROUP, INC.

2792 MITCHELL BOOTH
EASTON, CA 95624
609 824-3038
609 824-2836 FAX
Irvine, California

Abstract

Principal in Charge •
Project Director •
Project Manager •
Project Designer •
Checked By •

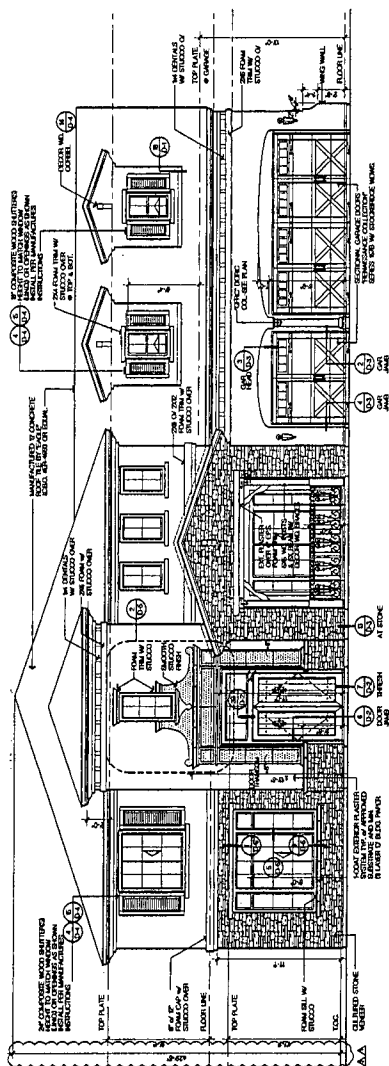
Sheet Title
PLAN 4
"A" EXTERIOR ELEVATIONS
"A" ROOF PLAN

Schweid M.A. :

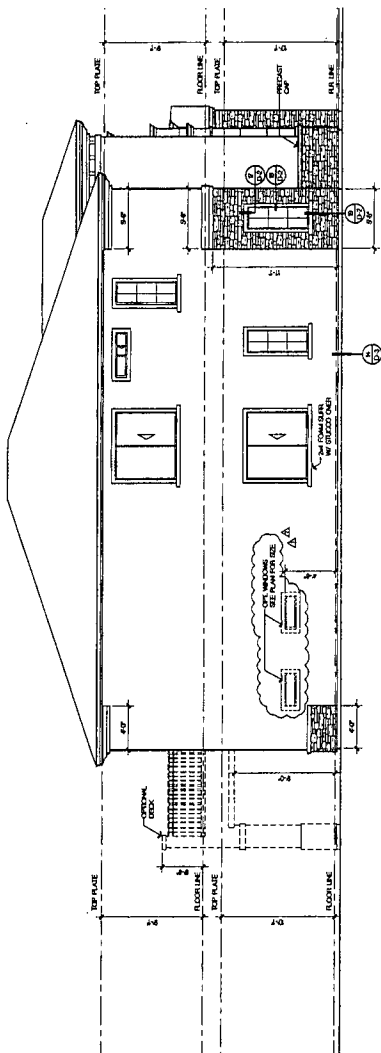
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RECEIVED
OCT 02 2006

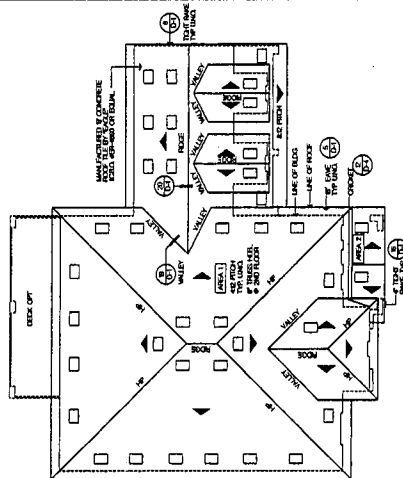
SDR-17254
11/16/06 PC



FRONT



LEFT



ATTIC VENTILATION

[illegible][illegible]

'A' ROOF PLAN	SCALE: 1/8" = 1'-0"	2
---------------	---------------------	---

EXTERIOR ELEVATIONS

1

No.	Date	Revised / Description
1	11/16/06	REAR ELEVATION
2	11/16/06	REAR ELEVATION
3	11/16/06	REAR ELEVATION
4	11/16/06	REAR ELEVATION
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100	11/16/06	REAR ELEVATION

Comments:

Project: **BENNINGTON PARK**

TOWNA HOMES Inc. dba. TOWNA HOMES
700 WEST HARRISON
LAS VEGAS, NV 89117
2004-0777



KTGY GROUP, Inc.
 Architecture - Interior
 10000 W. HARRISON AVE. SUITE 100
 LAS VEGAS, NV 89135
 702.733.8333
 www.ktgy.com
 Irvine, California

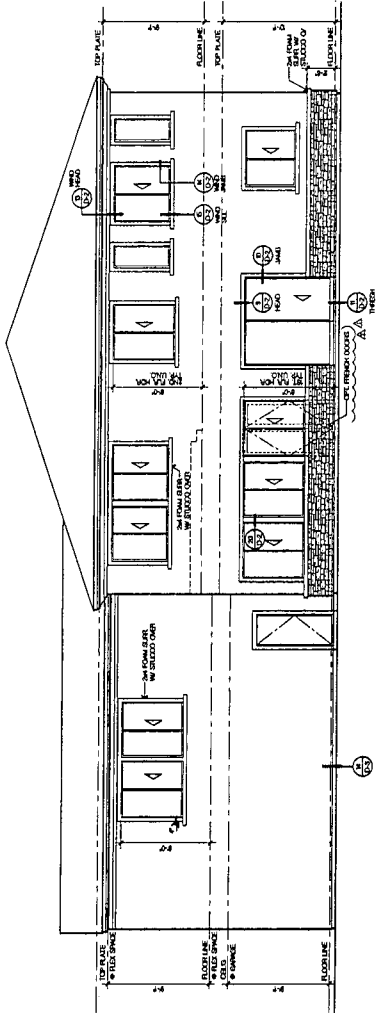
License: 00000000

Project in Charge: **A. TULLY**
 Project Designer: **M. FOWLER**
 Project Manager: **M. SCHMIDT**
 Checked By: **J. TULLY**
 Sheet Title: **PLAN 4**
 "A" EXTERIOR ELEVATIONS

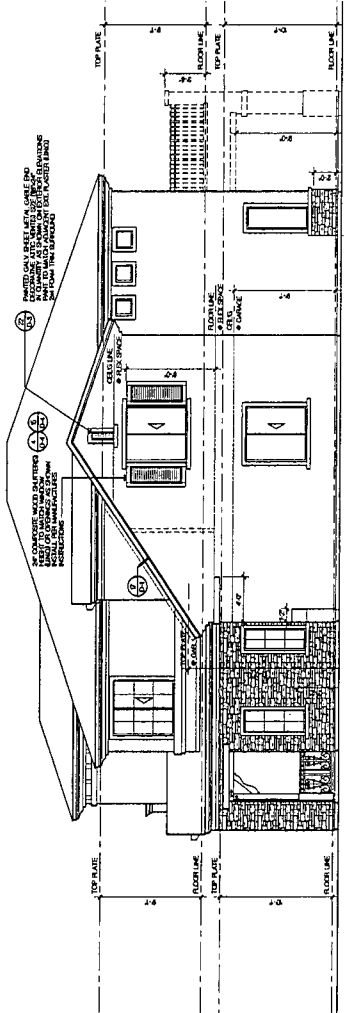
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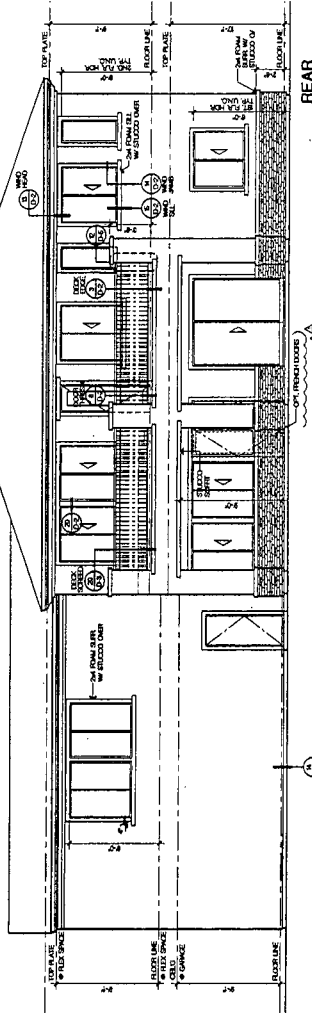
REAR



RIGHT

EXTERIOR ELEVATIONS

1



REAR

DECK OPTION ELEVATION

2

Plans (Floor Plans)



Separator Sheet

SCANNED

10/23/06

VAR-17 253 ZON-17250 SDR-17254 F-02 PC 11/16/04
forwarded to DC 02/21/07 CC Approved

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OCT 02 2006

Principal in Charge . J. TULLY
Project Director . M. FOWLER
Project Manager . N. SCARRIA
Project Designer . J. TSM
Checked By .

Sheet Title .
PLAN 4
"A" SECOND FLOOR PLAN
AND OPTION

A4.1A

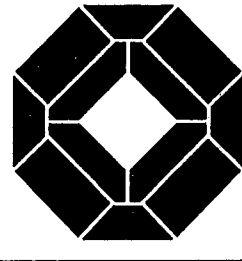
Sheet No. 4

[illegible]

Project: **BENNINGTON
PARK**



**TOUSA HOMES Inc. db
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777**



KTGY GROUP, INC.
Architectural Planning
17792 MITCHELL, SOUTH
IRVINE, CA 92614
©1991 831-2333
©1991 831-2505 FAX
Irvine, California

KEYNOTES

- | | | |
|-----|-----|--|
| 1 | 1 | DOORWAY ON LINE 32 WITH GARAGE DOORSTOP. |
| 2 | 2 | DOORWAY ON LINE 32 UP 3' DEEP W/ AN OPEN PRODUCT |
| 3 | 3 | 3' CLEAR INTERIOR SPACE FROM RECESSED COLD |
| 4 | 4 | 3' WIDE CORNER WITH HOOD, LIGHT AND FAN ABOVE. EPTOWAL |
| 5 | 5 | MACHINE ABOVE |
| 6 | 6 | 2 BURNING STONE TOP |
| 7 | 7 | 30" ROUND OVEN GAS |
| 8 | 8 | FEDERAL LAMINITY |
| 9 | 9 | PANTRY |
| 10 | 10 | NET BAR SINK |
| 11 | 11 | 3 RECESSED MEDICINE CABINET |
| 12 | 12 | 2 X 4 STONE WALL [REDACTED] |
| 13 | 13 | 47' 6" ONL. ONE PRESS REFRIGS TOP AND CERMAM THE |
| 14 | 14 | SURROUND ONTO WATER RESISTANT GIB BRAND CONTROL |
| 15 | 15 | TO BE PRESSURE INJANED ON REFRIGERATOR MARKS |
| 16 | 16 | 37' 6" ONE PRESS REFRIGS TUBS AND CERMAM THE |
| 17 | 17 | GARAGED ONTO WATER RESISTANT GIB BRAND WITH THERMATED |
| 18 | 18 | SHOWN ON THERMATED. TUBA WAKES |
| 19 | 19 | ONE-PIECE REFRIGS SINKED PAN AND CERMAM THE |
| 20 | 20 | GARAGED THE PLUMB FOR ONE OTHER WATER RESISTANT GIB |
| 21 | 21 | SHOWN ON THERMATED. TUBA WAKES |
| 22 | 22 | VALUES TO BE PRESSURE INJANED ON REFRIGERATOR MARKS |
| 23 | 23 | WALL SINK |
| 24 | 24 | WALL SINK |
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| 100 | 100 | WALL SINK |

NOTES

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SQUARE FOOTAGE

FLOOR AREA	2238 S.F.
FIRST FLOOR	2570 S.F.
SECOND FLOOR	4808 S.F.
TOTAL	745 S.F.
GARAGE	288 S.F.
REAR PATIO	288 S.F.
REAR DECK	74 S.F.
ENTRY • ELEV. "A"	40 S.F.
ENTRY • ELEV. "B"	68 S.F.
ENTRY • ELEV. "C"	77 S.F.
PORCH • ELEV. "A & "C"	83 S.F.
PORCH • ELEV. "B"	

NOTE: SOURCE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTS, ETC.

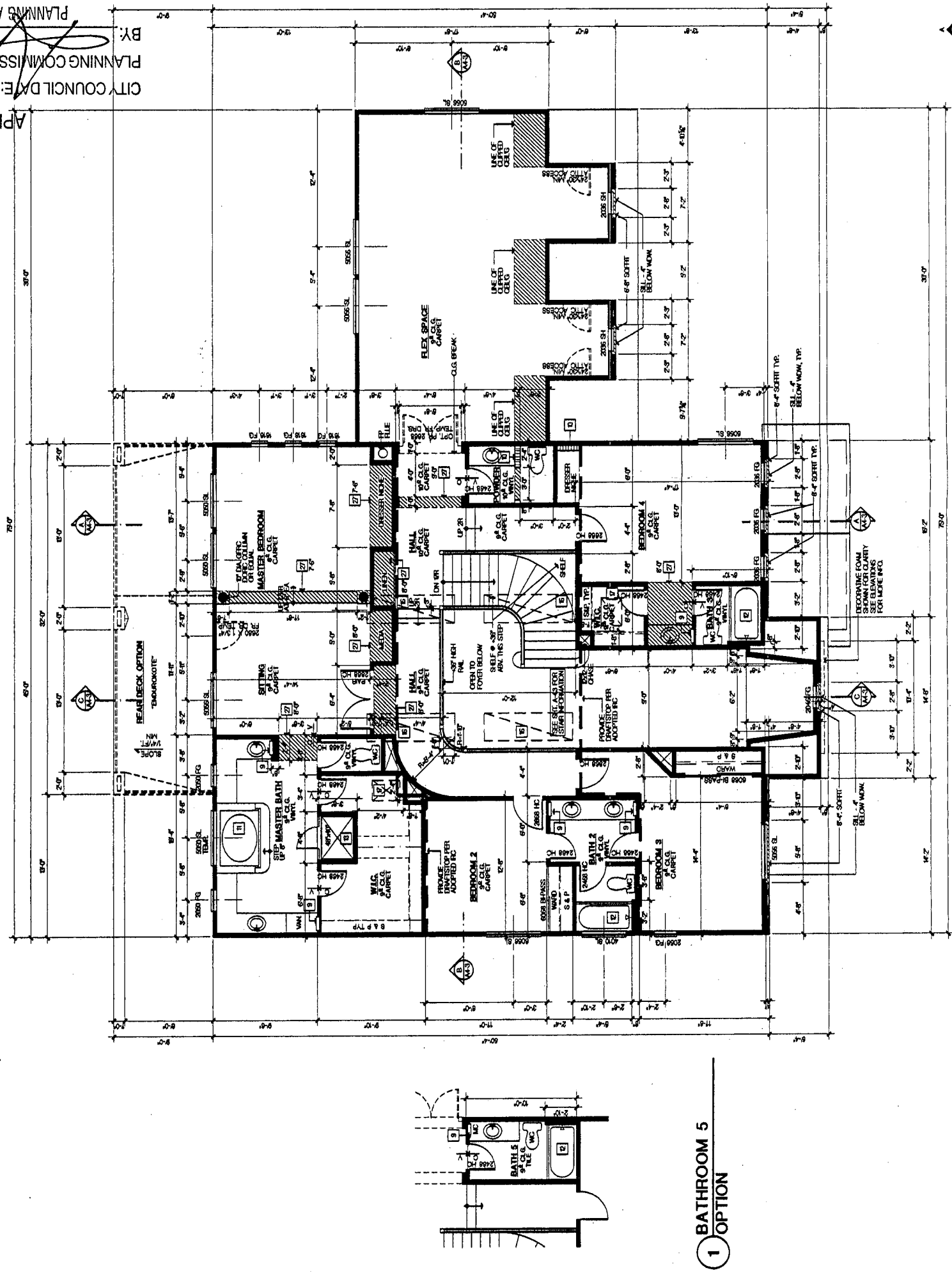
APPROVED

CITY COUNCIL DATE: 2/21/07

PLANNING COMMISSION DATE: 1/12/07

BY: [Signature]

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT



1 **BATHROOM 5**
OPTION

SCANNED
10-23-06

KEYNOTES

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SQUARE FOOTAGE

FLOOR AREA

2708 SF

FIRST FLOOR

218 SF

TOTAL

4896 SF

REAR PATIO

482 SF

REAR DECK

482 SF

GARAGE 1A 1" ELEVATION

420 SF

GARAGE 2A 1" ELEVATION

440 SF

GARAGE 3A 1" ELEVATION

440 SF

GARAGE 4A 1" ELEVATION

440 SF

GARAGE 5A 1" ELEVATION

440 SF

GARAGE 6A 1" ELEVATION

440 SF

GARAGE 7A 1" ELEVATION

440 SF

GARAGE 8A 1" ELEVATION

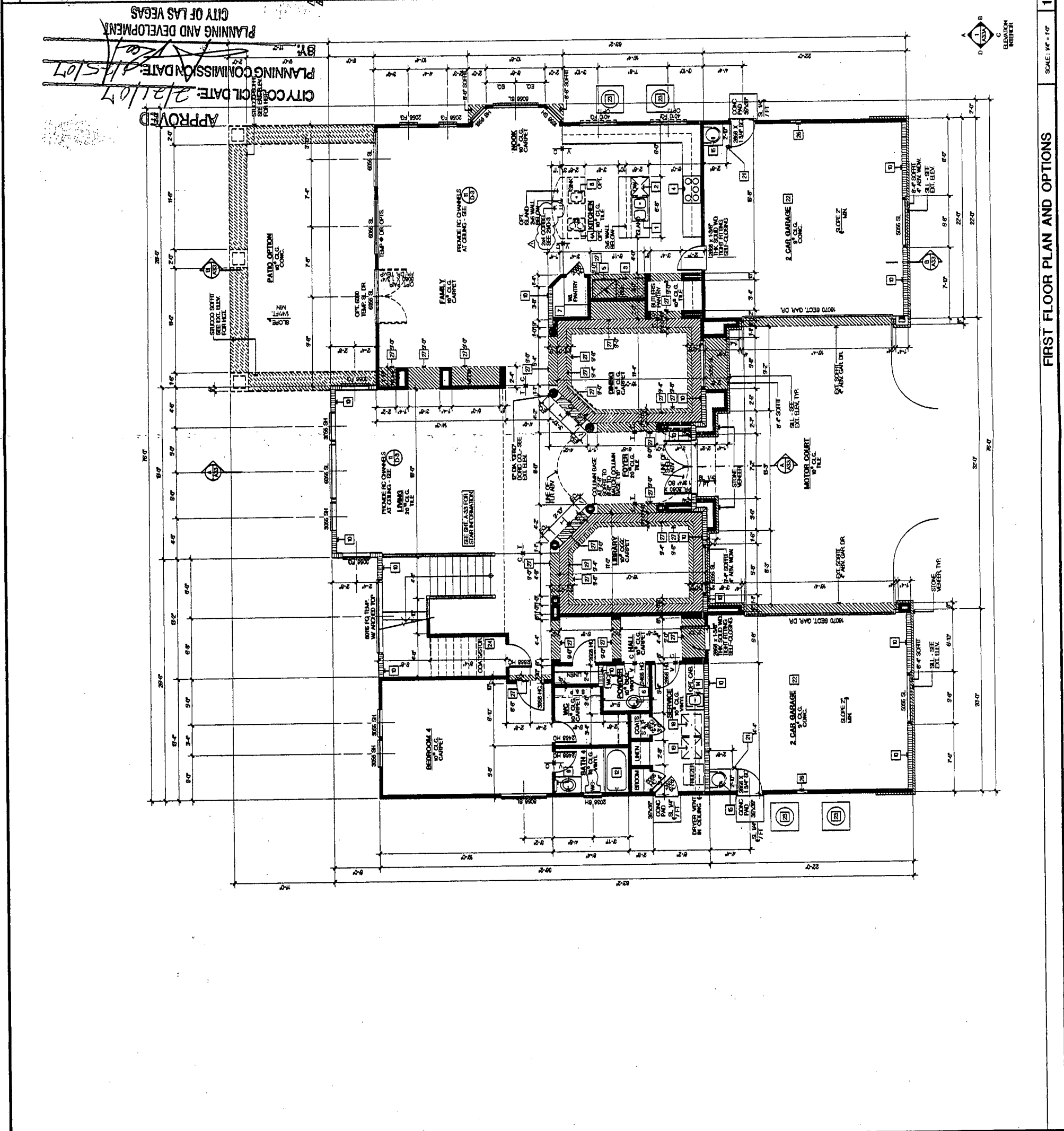
440 SF

GARAGE 9A 1" ELEVATION

440 SF

GARAGE 10A 1" ELEVATION

440 SF



VAR-17253 ZON-17250 SDR-17254 F-E1 PC 11/10/04

CC Approved

02/21/07

NOT SCANNED

Bennington Park

Touza Homes Inc. dba

Engle Homes

7872 West Sahara

Las Vegas, NV 89117

2004-0777

KTGY GROUP, INC.

1775 MITCHELL AVENUE

EVANSTON, IL 60201

630-853-3333

630-853-3333 FAX

EVANSTON, ILLINOIS

RECEIVED

OCT 02 2006

Project in Charge: J. JULY

Project Director: M. FOWLER

Project Manager: N. SQUARRA

Project Designer: J. TSAI

Checked By:

Sheet Title: PLAN 3

'A' FIRST FLOOR PLAN AND OPTIONS

Sheet No.: A3.1

10/23/00

SCANNED

STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE CITY ENGINEER

APPROVED

CITY COUNCIL DATE: 2/21/17

PLANNING COMMISSION DATE: 1/25/17

BY: [Signature]

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT

INTERIOR ELEVATIONS

SECOND FLOOR PLAN	SCALE: $V_4" = 10'$	1
-------------------	---------------------	---

APPROVED

E: 2/11/7

ISSION DATE: 1/25/07

7204

G AND DEVELOPMENT

Y OF LAS VEGAS

4.23

5.2

5.23

[illegible]

Architectural drawing of a section of a building. The drawing shows a wall and floor. The wall is labeled "S.W. SILL" and "G.E. SILL" and "SILL. H.C.". The floor is labeled "S.W. SILL" and "G.E. SILL" and "SILL. H.C.". The drawing includes dimensions and a section line A-A.

The diagram shows a horizontal line with a point labeled 'a' and a vertical line segment labeled 'f'.

Interior elevations of the bridge structure, showing various points and dimensions:

- Top line: 8' 6"
- Second line: 3' 0"
- Third line: 6' 6"
- Fourth line: 2' 6"
- Bottom line: 6' 5"
- Dimensions between lines: 8' 2" (between 3' 0" and 6' 6"), 6' 5" (between 6' 6" and 2' 6")

INTERIOR ELEVATIONS

SCANNED

10/23/66

CHAS. B. BROWN
ST. LOUIS, MO.
HA
ATTORNEY AT LAW
CHAS. B. BROWN
VALUED

CANNED

10/23/04

RECEIVED
OCT 02 2006

VAR-17253 CON-17350 SDR-17254
(F-A)
PC44/6/06
12/21/07 CC Approved
PC01125/07

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

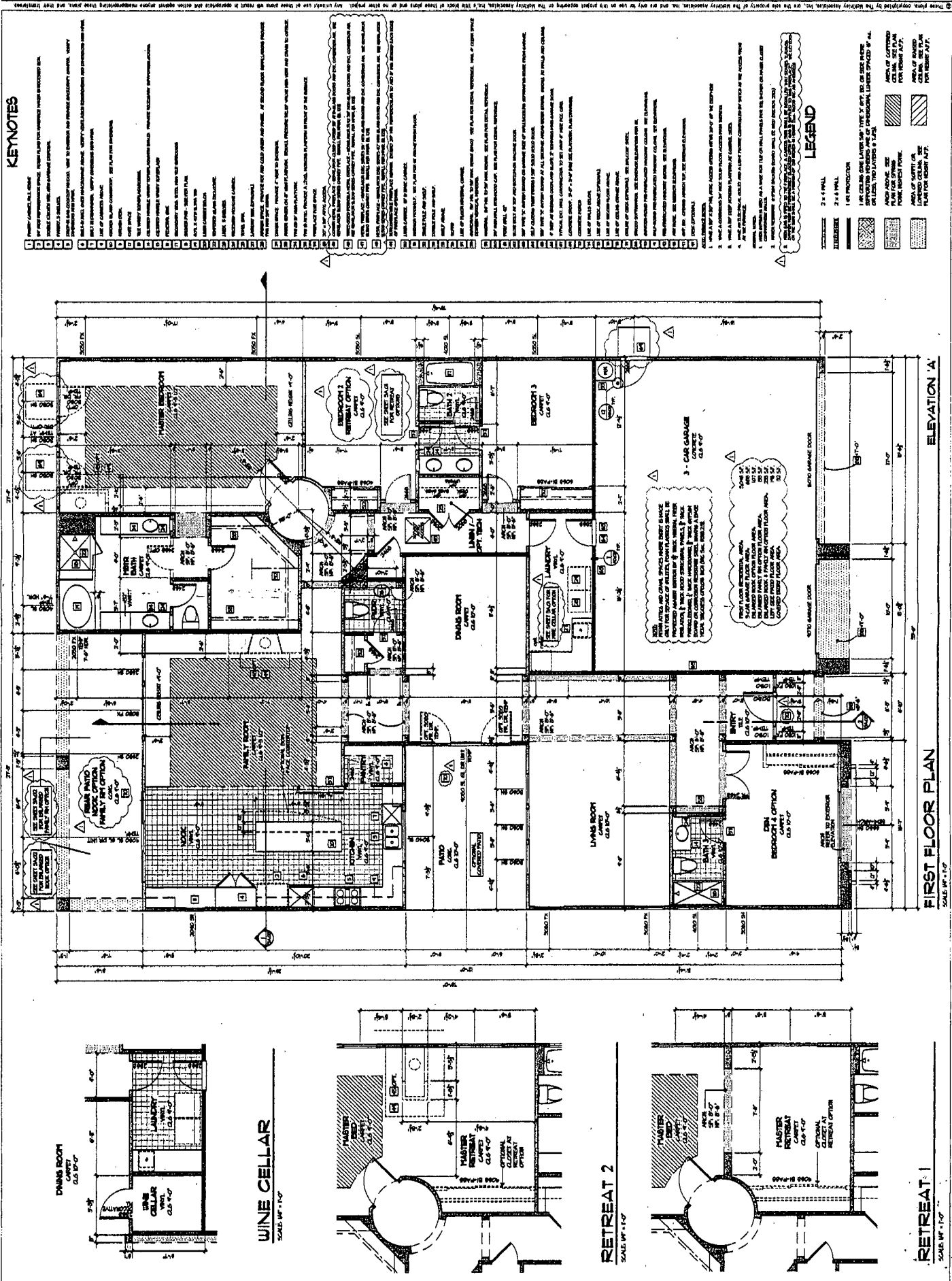
CITY COUNCIL DATE: 12/11/07
PLANNING COMMISSION DATE: 1/25/08
BY: [Signature]

APPROVED
THE MCINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

RYENDELL
ENGLE HOMES



Project Name	VAR-17253 CON-17350 SDR-17254
Client	ENGLE HOMES
Architect	THE MCINLEY ASSOC., INC.
Scale	1/4" = 1'-0"
Sheet No.	3A01
Sheet Title	PLAN 3A FIRST FLOOR PLAN AND OPTIONS
Drawn By	[Signature]
Check By	[Signature]
Date	12/11/07

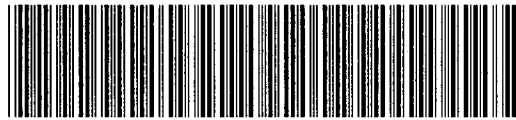


10/23/04

SCANNED

RECEIVED
FBI - NEW YORK
OCT 23 2004
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
COMMUNICATIONS SECTION

Plans (Elevations)



PLANS - ELEVATIONS

Separator Sheet

SCANNED

10/23/04

No. Date Issue / Description

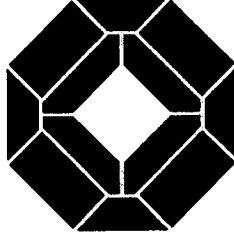
3/8/05 BLDG DEPT. SUBMITTAL
8/6/05 BLDG DEPT. REVISIONS
8/29/05 BLDG DEPT. REVISIONS

CC Approved
VAR-17253 20N-17250 SDR-17254 E-EPIC 11/16/04
NOT SCANNED
Forwarded to CC 02/21/07

Consultant

Project
**BENNINGTON
PARK**

TOUSA HOMES Inc. dba.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



KTGY GROUP, INC.

17923 MITCHELL BOYD
REVERE, CA 94701
949 852-3210
949 852-3266 FAX
Ervine, California

RECEIVED
OCT 02 2006
License Stamp

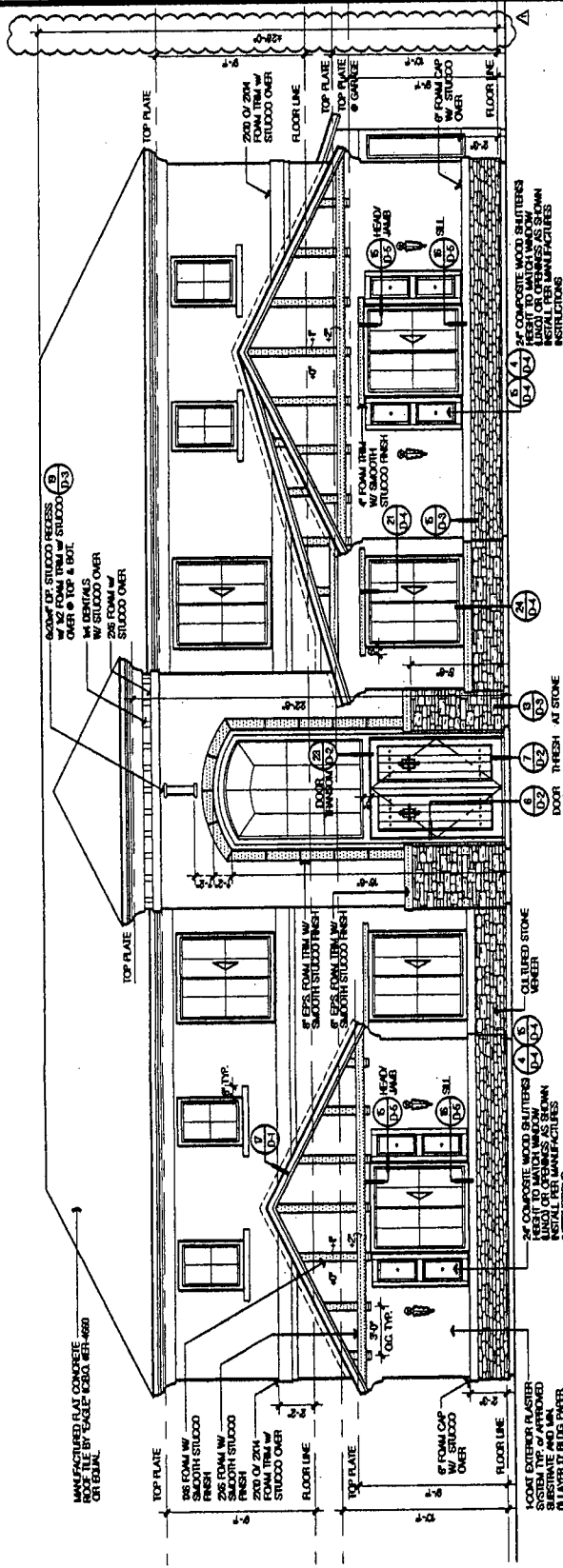
Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: M. SCARBA
Project Designer: J. TSAI
Checked By:

Sheet Title:

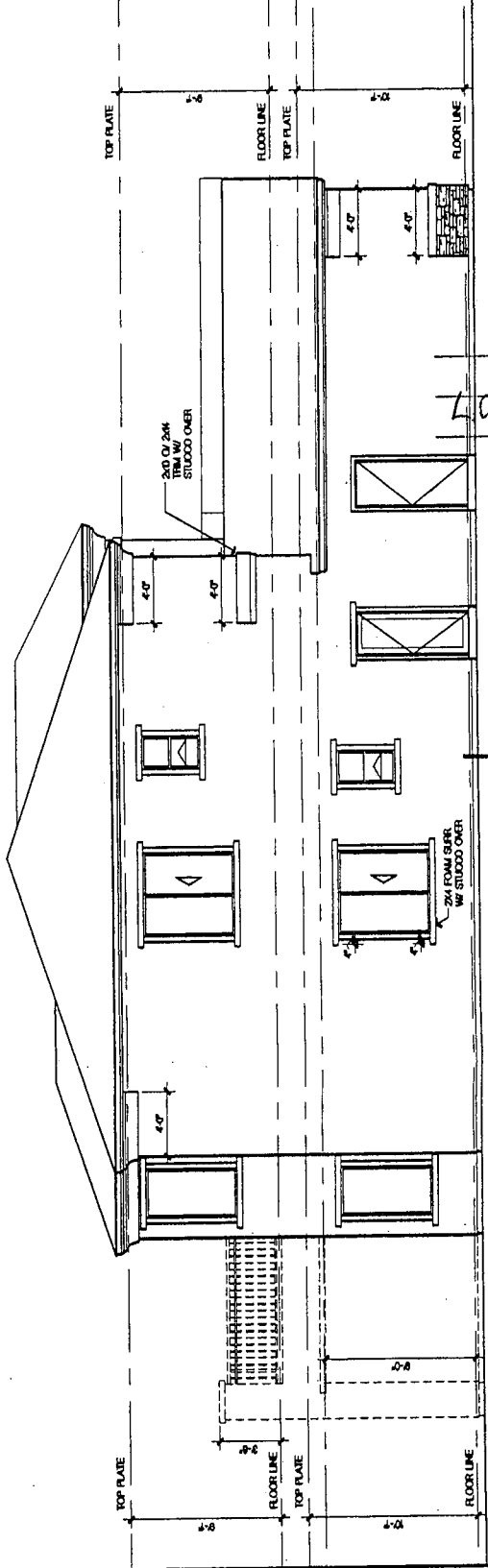
PLAN 3
"A" EXTERIOR ELEVATIONS
"A" ROOF PLAN

Sheet No. 1

A3.4

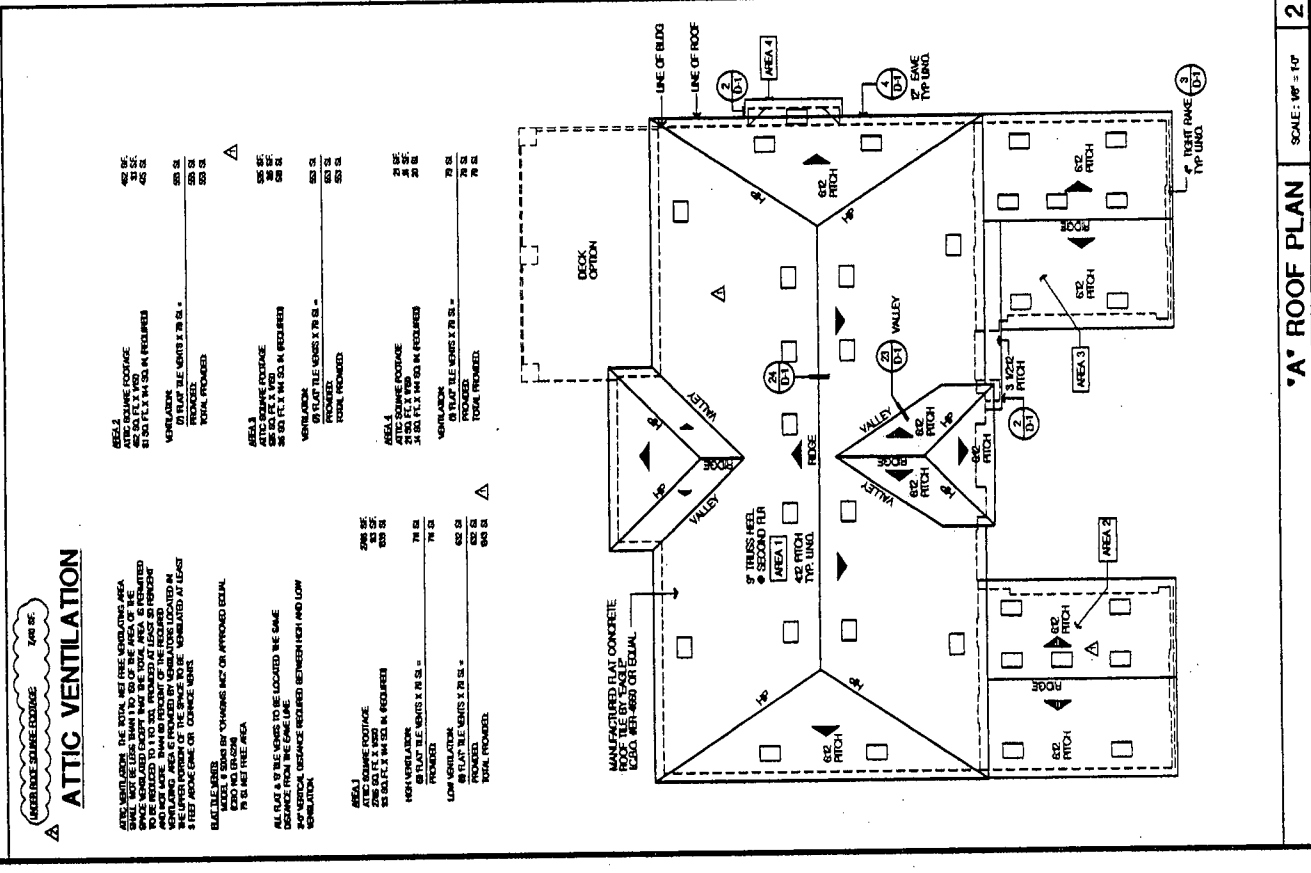


FRONT



LEFT

APPROVED
CITY COUNCIL DATE: 8/21/07
PLANNING COMMISSION DATE: 1/25/07
BY: [Signature]
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT



<u>A</u>	3/18/05	BLDG DEPT. SUBMITTAL
<u>A</u>	8/06/05	BLDG DEPT. REVISIONS
<u>A</u>	8/29/05	BLDG DEPT. REVISIONS

WAF-17253 ZON-17250 SDR-17254 E-C PC11/16/04

RECEIVED
OCT 02 2006
License Stamp

Principal in Charge **J. JULY**
Project Director **M. FOWLER**
Project Manager **N. SCIARRA**
Project Designer **J. TSAI**
Checked By _____
Sheet Title **PLAN 2**
"B" EXTERIOR ELEVATIONS
"B" ROOF PLAN

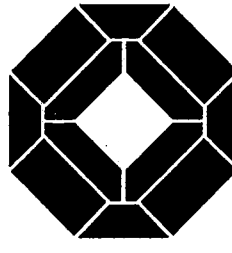
Sheet No. .

A2.6

Project .
BENNINGTON
PARK



TOUSA HOMES Inc. db
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



KTGYGROUP, INC.
Architectural Firm

1799 MITCHELL SOUTH
EASTON, CA 95021

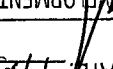
• (415) 531-3333
• (415) 531-6000 FAX

Irwin, California

APPROVED

CITY COUNCIL DATE: 3/21/07

PLANNING COMMISSION DATE: 1/25/07

BY: 

PLANNING AND DEVELOPMENT

CITY OF LAS VEGAS

LEFT

EXTERIOR ELEVATIONS

"B" ROOF PLAN	SCALE: 1/8" = 1'-0"	2

"B" ROOF PLAN

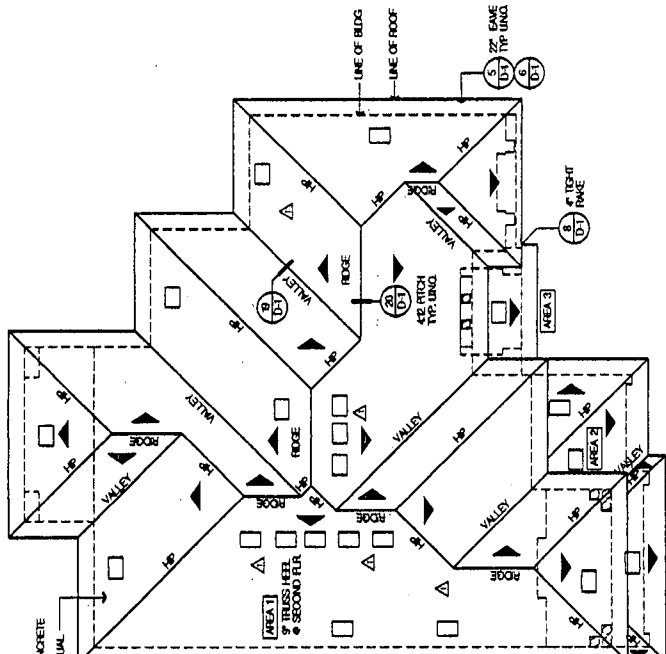
SCALE: $V^{\circ} = 10^{\circ}$

FRONT

LEFT

ATTIC VENTILATION

NOTE: THE TOTAL NET FREE WORKING AREA MUST BE LESS THAN 100% OF THE AREA OF THE UNHABITATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 100% PROVIDED AT LEAST 50 PERCENT OF THE TOTAL AREA OF THE UNHABITATED IS COVERED BY THE SPACE TO BE VENTILATED AT LEAST ABOVE DECK OR CORNICE LEVEL.

[illegible]

SCANNED

10/23/06

THE
FEDERAL BUREAU OF INVESTIGATION
UNITED STATES DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

SCANNED

10/23/04

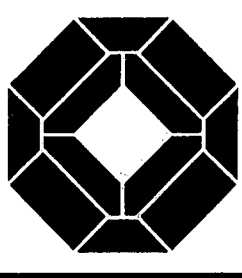
CC Approved
NOT SCANNED

[illegible]

Consent

Project • **BENNINGTON PARK**

**TOUSA HOMES Inc. dba
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777**



KTGYGROUP, INC
Advertisement Planning
 17791 MITCHELL BOOTH
 SEVING, CA 92644
 (415) 251-2113
 (415) 251-0156 FAX
 Irvine, California

Licence Stand

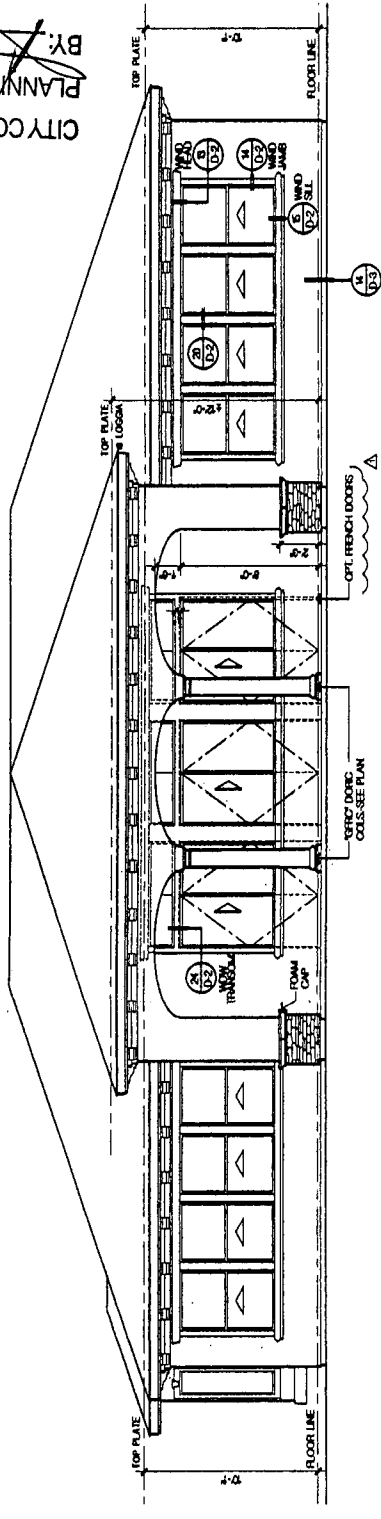
Principal in Charge • J. TULLY
Project Director • M. FOWLER
Project Manager • M. SCIARRA
Project Designer • J. TSAI
Checked By •

Sheet Title •
PLAN 1
"B" EXTERIOR ELEVATIONS

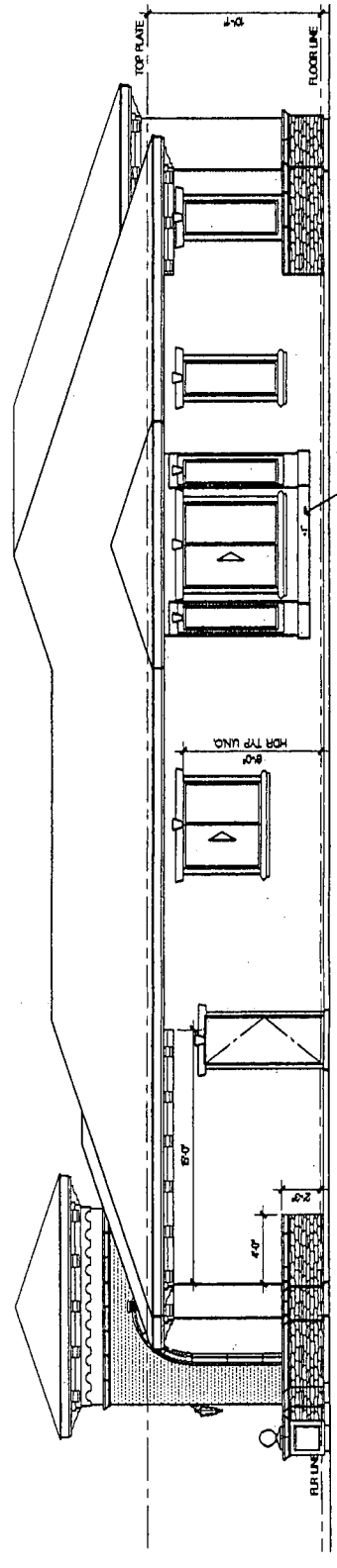
Sheet No. •

A1.6A

APPROVED
CITY COUNCIL DATE: 2/28/07
PLANNING COMMISSION DATE: 1/25/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



REAR



RIGHT

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OCT 02 2006

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

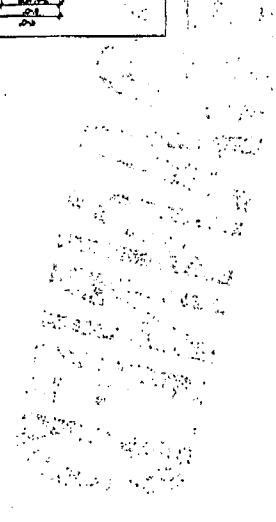
1

CARROLL DAKT01071711-1-2009

DATE: 01/07/17

RECEIVED
OCT 02 2006

Issue	Revised
PRELIMINARY - JUL 8, 2004	
REVISED - OCT 1, 2004	
REVISED - JAN 8, 2005	
REVISED - OCT 13, 2005	
PLAN 3A	
EXT. ELEVATIONS	
& ROOF PLAN	
Scale	1/8" = 1'-0"
3A.04	



CLASSIFIED
EXCLUDED FROM AUTOMATIC
DECLASSIFICATION
EXEMPT FROM AUTOMATIC
DECLASSIFICATION
VERIFIED

10/22/06
SCANNED

VAR-17253 ZON-17250 SDR-17254 E-G PC 11/16/06

APPROVED
CITY COUNCIL DATE: 8/21/07
PLANNING COMMISSION DATE: 1/25/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

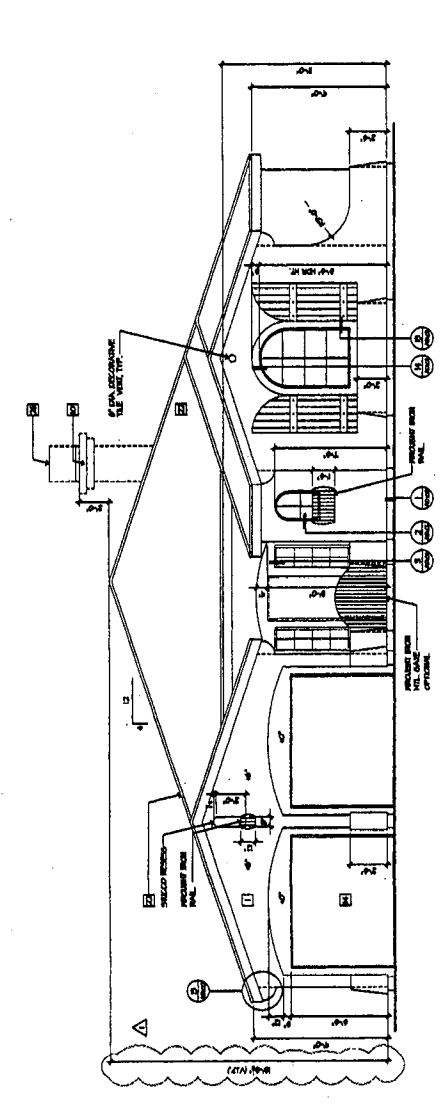


RYENDELL
ENGLE HOMES

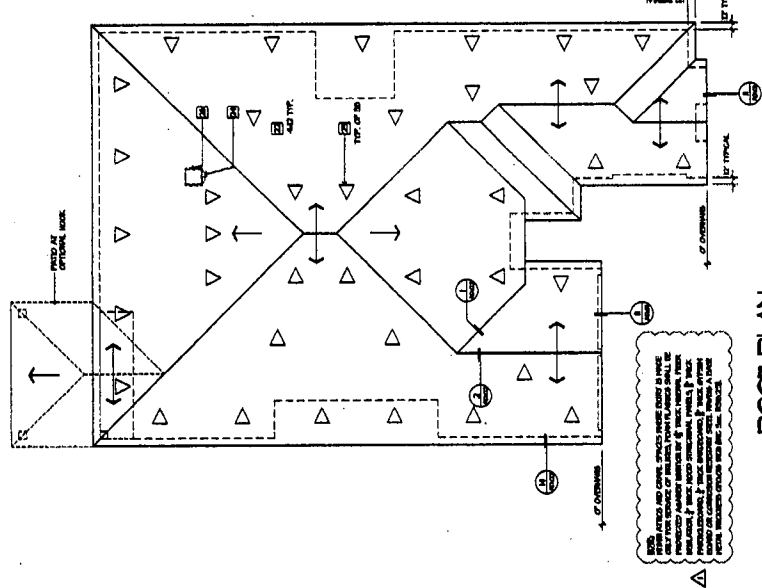


Project Name	RYENDELL
Client	ENGLE HOMES
Architect	THE MCKINLEY ASSOC. INC.
Scale	1/8" = 1'-0"
Sheet No.	2A.05
Sheet Title	PLAN 2A EXT. ELEVATIONS AND ROOF PLAN

RECEIVED
OCT 02 2006



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

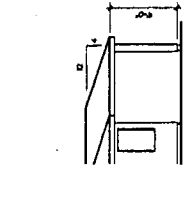


ROOF PLAN
SCALE: 1/8" = 1'-0"

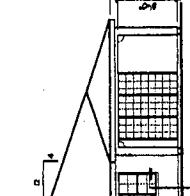
- ELEVATION NOTES**
1. SEE ELEVATION 'A' FOR WINDOW SCHEDULES.
 2. SEE ELEVATION 'A' FOR DOOR SCHEDULES.
 3. SEE ELEVATION 'A' FOR ROOF SCHEDULES.
 4. SEE ELEVATION 'A' FOR PORCH SCHEDULES.
 5. SEE ELEVATION 'A' FOR PATIO SCHEDULES.
 6. SEE ELEVATION 'A' FOR TERRACE SCHEDULES.
 7. SEE ELEVATION 'A' FOR BALCONY SCHEDULES.
 8. SEE ELEVATION 'A' FOR STAIR SCHEDULES.
 9. SEE ELEVATION 'A' FOR HALL SCHEDULES.
 10. SEE ELEVATION 'A' FOR CLOSET SCHEDULES.
 11. SEE ELEVATION 'A' FOR BATH SCHEDULES.
 12. SEE ELEVATION 'A' FOR KITCHEN SCHEDULES.
 13. SEE ELEVATION 'A' FOR LIVING SCHEDULES.
 14. SEE ELEVATION 'A' FOR DINING SCHEDULES.
 15. SEE ELEVATION 'A' FOR BREAKFAST SCHEDULES.
 16. SEE ELEVATION 'A' FOR BEDROOM SCHEDULES.
 17. SEE ELEVATION 'A' FOR MASTER SCHEDULES.
 18. SEE ELEVATION 'A' FOR GUEST SCHEDULES.
 19. SEE ELEVATION 'A' FOR OFFICE SCHEDULES.
 20. SEE ELEVATION 'A' FOR LIBRARY SCHEDULES.
 21. SEE ELEVATION 'A' FOR STUDY SCHEDULES.
 22. SEE ELEVATION 'A' FOR ART ROOM SCHEDULES.
 23. SEE ELEVATION 'A' FOR MUSIC ROOM SCHEDULES.
 24. SEE ELEVATION 'A' FOR GYM SCHEDULES.
 25. SEE ELEVATION 'A' FOR SWIMMING POOL SCHEDULES.
 26. SEE ELEVATION 'A' FOR HOT TUB SCHEDULES.
 27. SEE ELEVATION 'A' FOR SAUNA SCHEDULES.
 28. SEE ELEVATION 'A' FOR GAZEBO SCHEDULES.
 29. SEE ELEVATION 'A' FOR PERGOLA SCHEDULES.
 30. SEE ELEVATION 'A' FOR CARPORT SCHEDULES.
 31. SEE ELEVATION 'A' FOR GARAGE SCHEDULES.
 32. SEE ELEVATION 'A' FOR DRIVEWAY SCHEDULES.
 33. SEE ELEVATION 'A' FOR FENCE SCHEDULES.
 34. SEE ELEVATION 'A' FOR LANDSCAPE SCHEDULES.
 35. SEE ELEVATION 'A' FOR LIGHTING SCHEDULES.
 36. SEE ELEVATION 'A' FOR SECURITY SCHEDULES.
 37. SEE ELEVATION 'A' FOR AUDIO SCHEDULES.
 38. SEE ELEVATION 'A' FOR VIDEO SCHEDULES.
 39. SEE ELEVATION 'A' FOR TELEVISION SCHEDULES.
 40. SEE ELEVATION 'A' FOR INTERNET SCHEDULES.
 41. SEE ELEVATION 'A' FOR PHONE SCHEDULES.
 42. SEE ELEVATION 'A' FOR CABLE SCHEDULES.
 43. SEE ELEVATION 'A' FOR SATELLITE SCHEDULES.
 44. SEE ELEVATION 'A' FOR ANTENNA SCHEDULES.
 45. SEE ELEVATION 'A' FOR DISH SCHEDULES.
 46. SEE ELEVATION 'A' FOR RADIATOR SCHEDULES.
 47. SEE ELEVATION 'A' FOR FURNACE SCHEDULES.
 48. SEE ELEVATION 'A' FOR BOILER SCHEDULES.
 49. SEE ELEVATION 'A' FOR HEAT EXCHANGER SCHEDULES.
 50. SEE ELEVATION 'A' FOR COIL SCHEDULES.
 51. SEE ELEVATION 'A' FOR FILTER SCHEDULES.
 52. SEE ELEVATION 'A' FOR VALVE SCHEDULES.
 53. SEE ELEVATION 'A' FOR PIPE SCHEDULES.
 54. SEE ELEVATION 'A' FOR FITTING SCHEDULES.
 55. SEE ELEVATION 'A' FOR FLANGE SCHEDULES.
 56. SEE ELEVATION 'A' FOR GASKET SCHEDULES.
 57. SEE ELEVATION 'A' FOR BOLT SCHEDULES.
 58. SEE ELEVATION 'A' FOR NUT SCHEDULES.
 59. SEE ELEVATION 'A' FOR WASHER SCHEDULES.
 60. SEE ELEVATION 'A' FOR LOCK SCHEDULES.
 61. SEE ELEVATION 'A' FOR KEY SCHEDULES.
 62. SEE ELEVATION 'A' FOR HANDLE SCHEDULES.
 63. SEE ELEVATION 'A' FOR KNOB SCHEDULES.
 64. SEE ELEVATION 'A' FOR TURNBUT SCHEDULES.
 65. SEE ELEVATION 'A' FOR LATCH SCHEDULES.
 66. SEE ELEVATION 'A' FOR STRIKE SCHEDULES.
 67. SEE ELEVATION 'A' FOR BUSH SCHEDULES.
 68. SEE ELEVATION 'A' FOR PIN SCHEDULES.
 69. SEE ELEVATION 'A' FOR SCREW SCHEDULES.
 70. SEE ELEVATION 'A' FOR NAIL SCHEDULES.
 71. SEE ELEVATION 'A' FOR DOWEL SCHEDULES.
 72. SEE ELEVATION 'A' FOR BRACKET SCHEDULES.
 73. SEE ELEVATION 'A' FOR HOOK SCHEDULES.
 74. SEE ELEVATION 'A' FOR RING SCHEDULES.
 75. SEE ELEVATION 'A' FOR CLIP SCHEDULES.
 76. SEE ELEVATION 'A' FOR SPACER SCHEDULES.
 77. SEE ELEVATION 'A' FOR STOP SCHEDULES.
 78. SEE ELEVATION 'A' FOR END SCHEDULES.
 79. SEE ELEVATION 'A' FOR JOINT SCHEDULES.
 80. SEE ELEVATION 'A' FOR GROUT SCHEDULES.
 81. SEE ELEVATION 'A' FOR MORTAR SCHEDULES.
 82. SEE ELEVATION 'A' FOR CONCRETE SCHEDULES.
 83. SEE ELEVATION 'A' FOR BLOCK SCHEDULES.
 84. SEE ELEVATION 'A' FOR BRICK SCHEDULES.
 85. SEE ELEVATION 'A' FOR TILE SCHEDULES.
 86. SEE ELEVATION 'A' FOR STONE SCHEDULES.
 87. SEE ELEVATION 'A' FOR MARBLE SCHEDULES.
 88. SEE ELEVATION 'A' FOR GRANITE SCHEDULES.
 89. SEE ELEVATION 'A' FOR QUARTZ SCHEDULES.
 90. SEE ELEVATION 'A' FOR COUNTER SCHEDULES.
 91. SEE ELEVATION 'A' FOR SINK SCHEDULES.
 92. SEE ELEVATION 'A' FOR FAUCET SCHEDULES.
 93. SEE ELEVATION 'A' FOR DRAIN SCHEDULES.
 94. SEE ELEVATION 'A' FOR TUB SCHEDULES.
 95. SEE ELEVATION 'A' FOR SHOWER SCHEDULES.
 96. SEE ELEVATION 'A' FOR BATHTUB SCHEDULES.
 97. SEE ELEVATION 'A' FOR TOILET SCHEDULES.
 98. SEE ELEVATION 'A' FOR SINK SCHEDULES.
 99. SEE ELEVATION 'A' FOR MIRROR SCHEDULES.
 100. SEE ELEVATION 'A' FOR VANITY SCHEDULES.

ATTIC VENT SCHEDULE

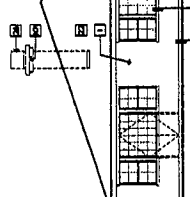
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1. GABLE VENT	1. 10.00 SQ. FT.
2. RIDGE VENT	2. 10.00 SQ. FT.
3. SKYLIGHT VENT	3. 10.00 SQ. FT.
4. DORMER VENT	4. 10.00 SQ. FT.
5. TYPICAL	5. 10.00 SQ. FT.



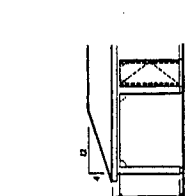
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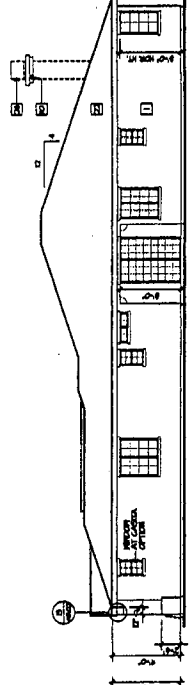
REAR ELEVATION
SCALE: 1/8" = 1'-0"



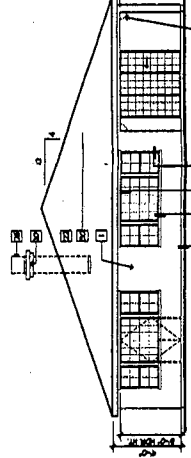
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



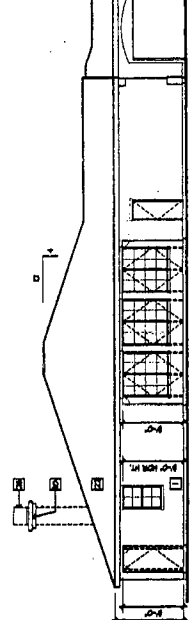
REAR ELEVATION WITH PATIO
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

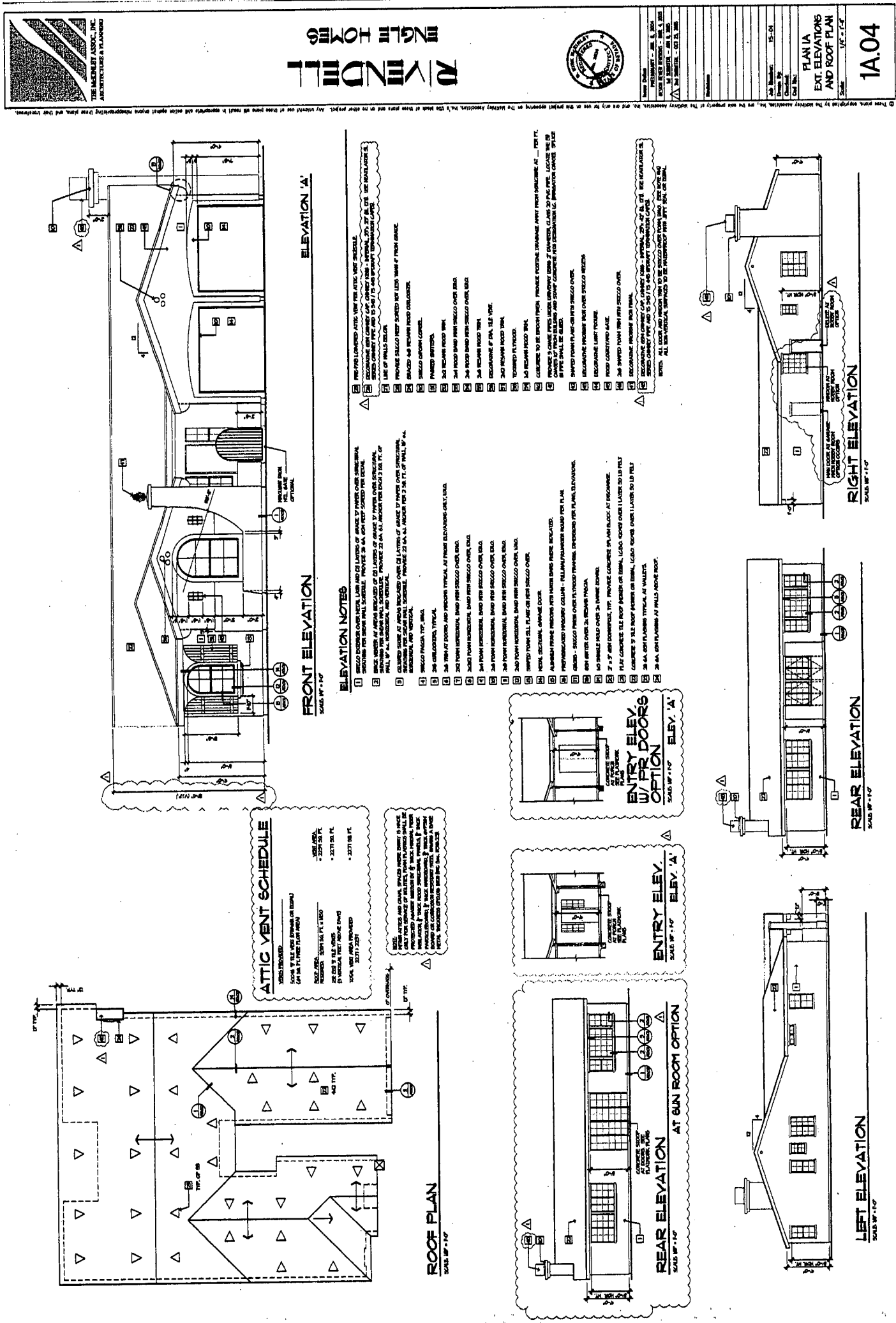
APPROVED
CITY COUNCIL DATE: 8/21/07
PLANNING COMMISSION DATE: 1/25/07
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

VAR-17853 ZON-17250 SDR-17254 E-F-PC11/16/06

NOT SCANNED

Forward to CC 02/21/07 CC Approved

RECEIVED
OCT 02 2006



Comments



Separator Sheet



October 25, 2006

CIVIL
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
SURVEYING
LEED

Douglas Rankin
Planning Supervisor
Current Planning Division
Planning and Development Department
731 S. 4th Street
Las Vegas, Nevada, 89101

Attention: Nathan Goldberg

Subject: Falcon Crest Units 2 and 3 Applications (Tousa Homes)

Dear Nathan:

As we have discussed by telephone and e-mail, this is to confirm our request to have certain land use applications previously submitted for consideration by the Planning Commission on 11/16/06 to be heard instead at the Commission's 12/21/06 meeting.

Specifically, these applications are:

Unit 2 – ZON-17248
SDR-17249

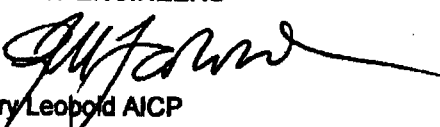
Unit 3 – ZON-17250
VAR-17253
SDR-17254

This will allow us time to discuss these requests with affected parties. Please note that we wish to proceed with the Falcon Crest Unit 1 cases (ZON-17242, VAR-17244 and SDR-17247), which were submitted concurrently, as scheduled on the 11/16/06 Planning Commission meeting.

Thanks for your assistance.

Warm regards,

WRIGHT ENGINEERS


Gary Leobold AICP

C. Jeff Anderson, Engle Homes

7425 Peak Drive
Las Vegas, NV 89128
(p) 702.933.7000
(f) 702.933.7001
800.933.7611
wrightengineers.com

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: October 19, 2006
Re: **SDR-17254** Wright Engineers NWC Jones Blvd. & Jo Marcy Dr.
Request for a Site Development Plan Review for a proposed 9 lot residential subdivision on 3.58 acres

CONDITIONS OF APPROVAL:

1. The Final Map for this site shall be labeled as a "Merger and Resubdivision".
2. The private entry street shall not be gated.
3. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17250 and all other applicable site-related actions.
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
6. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Carman Burney

From: Gary Leobold [GLEobold@wrightengineers.com]
Sent: Tuesday, October 31, 2006 2:31 PM
To: cburney@lasvegasnevada.gov
Cc: drankin@lasvegasnevada.org
Subject: Falcon Crest applications

Carman, we had submitted a total of eight applications for three sites in the Centennial Hills area on behalf of our client, Touse Homes, for the 11/16/06 PC meeting agenda. Three of these applications (ZON-17242, VAR-17244 and SDR-17247) remain on the 11/16 cycle; however, we had requested in writing on 10/25/06 that the other five applications (ZON-17248, SDR-17249, ZON-17250, VAR-17253 and SDR-17254) be rescheduled to the 12/21/06 PC meeting.

I just wanted to advise you that the listed representative on all of these applications will not be Richard Moreno, as indicated. The law firm of Kummer, Kaempfer, Bonner, Renshaw and Ferrario will represent these items at the Commission meeting. Please take note of this and include the new representatives on any correspondence you may send.

Thanks!

Gary Leobold
7425 Peak Drive
Las Vegas, NV 89128
p 702.933.7000
f 702.933.7001
wrightengineers.com



ONE-SOURCE MULTI-DISCIPLINE ENGINEERING SERVICES
civil :: structural :: mechanical :: electrical :: plumbing :: surveying :: LEED

LAS VEGAS IRVINE PHOENIX SACRAMENTO

10/31/2006

APN Map



Separator Sheet

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(SET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

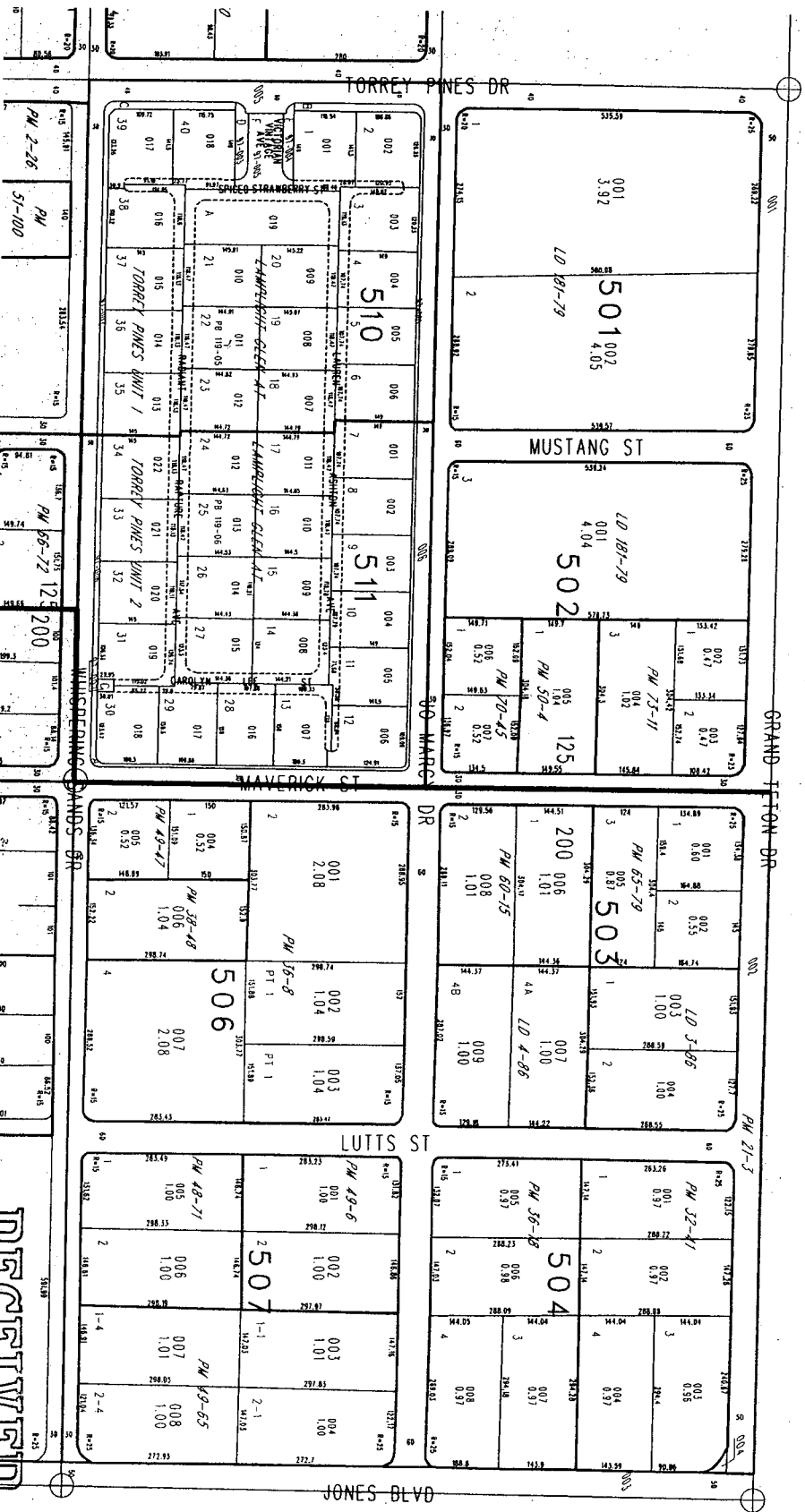
Parcel Boundary
Subd Boundary
Road Easement
Pw/LD Boundary
Non-Parcel Lot Line
Match Line / Leaser Line

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

119S R60E
14
N 2 NE 4
125-14-5

Scale: 1"=200'
Rev: 09/29/04

11/16/06 PC



SDR-17254
11/16/06 PC
RECEIVED
OCT 02 2006
DIST 125.200

Deed



Separator Sheet

20041122-0000494

Fee: \$20.00

RPTT: EX#003

NRS Fee: \$0.00

11/22/2004

09:15:08

T20040135590

Requestor:

CHICAGO TITLE

Frances Deane

ADF

Clark County Recorder

Pgs: 7

APN# 125-24-203-022

Recording Requested by and Return to:

Name CHICAGO TITLE AGENCY OF NEVADA INC

Address 3980 HOWARD HUGHES PARKWAY, SUITE 100

City/State/Zip LAS VEGAS, NEVADA 89102

RE-RECORDED

Perecorded

Grant BARRAN SALE DORD

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

20041008-0003538

APN: 125-24-203-022, 125-24-302-005, 125-14-504-006
125-14-504-007/008
Affix R.P.T.T. \$18,105.00

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

TOUSA HOMES, INC., DBA ENGLE HOMES
7872 W. SAHARA
LAS VEGAS, NV 89117

Fee: \$17.00
R/C Fee: \$8.00

RPTT: \$18,105.00

10/08/2004
120040111047

14:08:47

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

PIK
Pgs: 4

ESCROW NO: 04143319-112-LMH

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Beatrice Management Group, Inc., a Nevada corporation and Star Investment Group, Inc., a Nevada corporation
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

TOUSA Homes, Inc., a Florida corporation dba Engle Homes

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:
See Exhibit A attached hereto and made a part hereof.

*** THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL FOR PARCEL 1**

Subject to:
1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of
record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining.

Witness my/our hand(s) this 6 day of October, 2004.

SELLERS:

Beatrice Management Group

By: Bradley G. Tubin, President

Star Investment Group, Inc.

By: Karl T. Bonar, President

ESCROW NO: 04143319-112-LMH

STATE OF NEVADA

COUNTY OF Clark

10/6/04
This instrument was acknowledged before me on by
Bradley G. Turbin, as President of Beatrice
Management Group.

Silke Jensen
Notary Public

My commission expires: 8/21/2007

COPY



STATE OF NEVADA

COUNTY OF Clark

10/6/04
This instrument was acknowledged before me on by
Karl T. Bonar, as President of Star Investment Group,
Inc.

Silke Jensen
Notary Public

My commission expires: 8/21/2007



ASS

Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL 1: (SEE ATTACHED FOR COMPLETE LEGAL)

A portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 24, Township 19 South, Range 60 East, M.D.B. & M., being further described as follows:

Said land is also known as Lot One Hundred Thirty-Eight (138) as shown on record of survey map in File 52, Page 70 in the Office of the County Recorder of Clark County, Nevada.

PARCEL 2:

That portion of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 14, Township 19 South, Range 60 East, M.D.B. & M., Clark County, Nevada, described as follows:

Lots Two (2), Three (3) and Four (4) as shown by map thereof in File 36 of Parcel Maps, page 18, in the Office of the County Recorder, Clark County, Nevada.

PARCEL 3:

The South Half (S ½) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 24, Township 19 South, Range 60 East, M.D.M.

Said land is also known as Lot One Hundred Forty-Eight (148) as shown on record of survey map in File 52, Page 70 in the Office of the County Recorder of Clark County, Nevada.

Together with that portion as vacated by that certain Order of Vacation, recorded April 15, 1994, in Book 940415 as Document No. 01577, of Official Records.

FRANCIS STANE OF
CLARK COUNTY, NEVADA
CREATED THIS IS A
TRUE AND CORRECTED
OFFICIAL RECORD

2004 NOV 18 A 10:12

Francis Stane

PARCEL 1:

A portion of the South Half (S ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 24, Township 19 South, Range 60 East, M.D.M. being further described as follows:

Said land is also known as Lot One Hundred Thirty-Eight (138) as shown on record of survey map in File 52, Page 70 in the Office of the County Recorder of Clark County, Nevada.

Also being described as Parcel Four (4) of that certain Parcel Map on file in File 51 of Parcel Maps, Page 56, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S

COPY

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

- a) 125-24-203-022
- b) 125-24-302-005
- c) 125-14-504-006
- d) 125-14-504-007/008

2. Type of Property:

- a) ☒ Vacant Land
- c) ☐ Condo/Twnhse
- e) ☐ Apt. Bldg.
- g) ☐ Agricultural
- i) ☐ Other _____
- b) ☐ Single Fam. Resi
- d) ☐ 2-4 Plex
- f) ☐ Comm'l/Ind'l
- h) ☐ Mobile Home

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$3,550,000.00
Transfer Tax Value: \$3,550,000.00
Real Property Transfer Tax Due: \$18,105.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____
Signature _____

Capacity Grantor
Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Beatrice Management Group
Address: 7500 W. Lake Mead Blvd.
City, State, Zip: Las Vegas, NV 89128

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: TOUSA Homes, Inc., dba Engle Homes
Address: 7872 W. Sahara Ave.
City, State, Zip: Las Vegas, NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 04143319-112

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

RE-RECORDED

State of Nevada
Declaration of Value

1. Assessor's Parcel Number(s)

- a) 125-24-203-022
b)
c)
d)

2. Type of Property:

- a) ☒ Vacant Land
b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse
d) ☐ 2-4 Plex
e) ☐ Apt. Bldg.
f) ☐ Comm'l/Ind'l
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other

FOR RECORDER'S OPTIONAL USE
ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property): ()
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt 3
b. Explain Reason for Exemption: Reloc. Correct Legal

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____
Signature _____

Capacity _____ Title Officer _____
Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bonnie Blackburn
Address: 3980 Howard Hughes Pky
City: Las Vegas
State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Touza Homes
Address: 7812 W Sahara
City: LV
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/ MICROFILMED)

494

Protest / Approval Letter



Separator Sheet

December 20, 2006

Planning and Development Department
Current Planning Division
Development Services Center
713 South Fourth Center
Las Vegas, NV 89101

Re: SDR-17254, ZON-17250 and VAR-17253

This letter is in reference to items that are on the agenda for the Planning Commission meeting scheduled for December 21, 2006. Normally, we try and attend any meeting that there is a item that concerns our community, but unfortunately our schedule will not allow us to attend this particular meeting. Below we are addressing our objections and concerns in reference to the above mentioned agenda items.

The three items we are in objection to are in reference to 3.58 acre parcel of property located at the NW corner of Jo Marcy Drive and N. Jones Blvd. We live at 6161 Jo Marcy which is just West of this location and have lived there since 1994. Our current zoning is Residential Estates with the majority of the areas being located in the Rural Preservation Overlay District. Touse Homes, Inc. is requesting that the current zoning of R-E be changed to R-PD2 which is a ridiculous request. R-PD2 is not consistent with the general plan nor does it comply or remotely represent the intent of the Rural Preservation Overlay District. The previous planners of our community designated our area the Rural Preservation Overlay District so that it would ensure that the rural character of each rural preservation neighborhood was preserved and would establish a basis for standards for the development of the area to maintain the rural atmosphere.

If one just looks at the map that is located on the hearing notice that (hopefully was sent to all the nearby residents) it clearly shows that this area should NOT be R-PD2. Nearly all of the homes surrounding this parcel are 1 acre parcels. The Iron Mountain Development which is located just east of this property consists of 1/2 acre parcels but they are very large 1/2 acres and are all facing Jones. My family and several of our neighbors spent countless hours and few thousand dollars working with the Iron Mountain development (It was originally to be a Champion Homes Development, but he went bankrupt) to work out a site plan that would at least compliment the rural area and provide some consistency to the current zoning. Although not perfect, and they didn't comply with everything the City Council required, we think we succeeded. Now this developer is trying to get variances and change zoning so he can squeeze higher density developments into R-E

zoning so that I am sure he can make more money than what he could if he built within the appropriate zoning and codes.

Our area has been almost totally stripped of what was promised to be the "Rural Area" and was clarified and designated in several earlier renditions of general amendments and maps including the most current 2020 Centennial Hills General Plan Map. We are asking that you please try and adhere to at least a little bit of what was supposed to be intended for this area and deny any variances or re-zoning of this particular parcel. The General Plan says that no amendment or re-zoning shall be approved unless it is consistent with the goals, objectives and policies of the General Plan. This project DOES NOT so it should be a easy decision to deny their applications. Their request for a variance on the minimum acre requirement should be denied because the requirement is there for a reason. This size of project cannot and should not be squeezed into 3.58 acres, especially when the minimum size is 5 acres.

This letter not only represents the views of our family but also the many residents that live either on Jo Marcy or nearby homes. Most of us have lived in the area for over ten years and have seen our rural area get destroyed development by development. At the last meeting we attended, one of the planning commissioners tried to explain that it is just "growth", but we disagree. We believe it is "IRRESPONSIBLE GROWTH", brought on by greedy developers and enabled by either less than ethical politicians or some planners who do not abide by the very zoning laws and codes they developed. We are asking you to please really take a look at this area and see that this type of project does not belong here and deny their applications.

Thank you for your consideration,

Debra Burgos

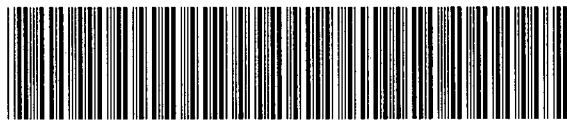
Debra, William and Brittany Burgos

William Burgos
Brittany
Burgos

cc. Las Vegas City Council members
Neighbors of Jo Marcy Drive

Case: ZON-17250
12514506002
BURGOS WILLIAM & DEBRA
6161 JO MARCY DR
LAS VEGAS NV 89131-2111

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



September 28, 2006

CIVIL City of Las Vegas
Planning and Development Department
STRUCTURAL 731 South 4th Street
Las Vegas, Nevada
MECHANICAL 89101

Dear Ladies/Gentlemen:

ELECTRICAL Please accept this letter from Wright Engineers on behalf of our client, Touse Homes, Inc., as the
PLUMBING justification for related requests for a Rezoning, a Variance and a Site Development Plan Review
SURVEYING for development of property located at the northwest corner of Jones Boulevard and Jo Marcy
Drive, also known as Falcon Crest Unit 3 (APNs 125-14-504-006, 007 and 008).

LEED Our client intends to develop six single-family homes on the site. The site is currently designated
DR (Desert Rural Density Residential) in the City's Master Plan, which allows for densities up to
2.49 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2
(Residential Planned Development - 2 Units per Acre) on the subject site. Although the density
of the proposed project, at 1.67 u.p.a., is far below the Desert Rural Density threshold of 2.49
u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of
the proposed lots exceed 18,000 s.f. in area, which is in scale with nearby development. A Site
Development Plan Review for the project is also being submitted. This site plan fully conforms
to Title 19 regulations, other than the minimum site size requirement of 5 acres for R-PD
developments; a request for a Variance to this requirement is also being filed.

The proposed rural density residential development will be compatible with surrounding
residential uses, and will be a logical and attractive use of an infill parcel that will be designed to
compliment the area.

Thank you for your consideration.

Sincerely,

Gary Leobold, AICP
Director of Planning

7425 Peak Drive
Las Vegas, NV 89128
(972) 933-7000
(972) 933-7001
800.933.7611
wrightengineers.com

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17254** APN: 125-14-506-006, 007, and 008

Name of Property Owner: Tousa Homes

Name of Applicant: Wright Engineers

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

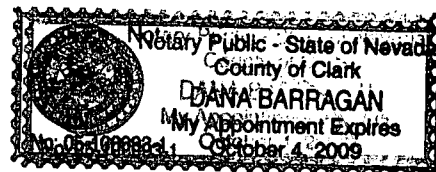
APN: _____

Signature of Property Owner: *Cheryl Kypreos*

Print Name: Cheryl Kypreos

Subscribed and sworn before me

This 21st day of September 2006
Dana Barragan
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review
 Project Address (Location) nwc Jones Boulevard and Jo Marcy Drive
 Project Name Falcon Crest Unit 3 Proposed Use 6 s.f. homes
 Assessor's Parcel #(s) 125-14-506-006, 007 and 008 Ward # 6
 General Plan: existing DR proposed DR Zoning: existing R-E proposed R-PD2
 Commercial Square Footage ----- Floor Area Ratio -----
 Gross Acres 3.58 Lots/Units 6 Density 1.67 u.p.a.
 Additional Information related ZON (R-E to R-PD2), VAR (min R-PD site) filed concurrently

PROPERTY OWNER Tousa Homes Contact Chais Jenkins
 Address 7872 W. Sahara Avenue Phone: (702) 255-2135 Fax: (702) 255-0451
 City Las Vegas State NV Zip 89117

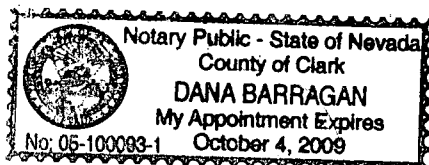
APPLICANT Wright Engineers Contact Gary Leobold
 Address 7425 Peak Drive Phone: (702) 933-7000 Fax: (702) 256-0151
 City Las Vegas State NV Zip 89128

REPRESENTATIVE Moreno & Associates, Inc. Contact Richard Moreno
 Address 10016 Rolling Glen Court Phone: (702) 228-1175 Fax: (702) 228-2489
 City Las Vegas State NV Zip 89117

Property Owner Signature* Cheryl Rypreos
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Cheryl Rypreos

Subscribed and sworn before me
 This 21st day of September, 20 06.
Dana Barragan

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-17254</u>
Meeting Date:	<u>11-16-06</u>
Total Fee:	<u>800</u>
Date Received:*	<u>10-2-06</u>
Received By:	<u>FS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 10/03/2006 08:56 AM

Submitted By

Page 1

A/P # 17254 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	10/02/2006 14:18	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-17254 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17250 AND VAR-17253 - PUBLIC HEARING - APPLICANT: WRIGHT ENGINEERS - OWNER: TOUSA HOMES - Request for a Site Development Plan Review FOR A PROPOSED 6-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APN 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

Parent A/P #

Project # 17254 Project/Phase Name FALCON CREST UNIT 3 Phase #
Size/Area 3.58 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12514504006

Location

Owner/Tenant

Contact ID AC1002798 Name TOUSA HOMES INC Organization % R HILDRETH
Mailing Address 7872 W SAHARA AVE State/Province NV
City LAS VEGAS Country ☐ Foreign
ZIP/PC 89117-1944 Evening Phone
Day Phone Mobile #
Fax

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12514504006
12514504007
12514504008

Applicants/Contacts

Report Date 10/03/2006 08:56 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC464444 ☐ Foreign
Effective Expire
Name RICHARD MORENO
Day Phone (702)731-6444 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 300 SOUTH FOURTH STREET #1500
LAS VEGAS, NV 89109

Seasonal Addr

Valid From To
Comments
No Comments

Primary N Capacity OWNER Contact ID AC1002798 ☐ Foreign
Effective Expire
Name TOUSA HOMES INC
Day Phone Eve Phone Organization % R HILDRETH
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 7872 W SAHARA AVE
LAS VEGAS, NV 89117-1944

Seasonal Addr

Valid From To
Comments
No Comments

Primary Y Capacity APPL Contact ID AC553260 ☐ Foreign
Effective Expire
Name WRIGHT ENGINEERING
Day Phone (702)933-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)933-7001 Mobile Profession
E-Mail
Address 7425 PEAK DR
LAS VEGAS, NV 89128

Seasonal Addr

Valid From To
Comments
GARY LEOBOLD

Contractors

No Contractors

Item Description Item Status

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 10/03/2006 08:56 AM

Submitted By

Page 3

SITE/PLAN/REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type
Public, Non-Public, Admin? PUBLIC If yes, when does it need to be reviewed?

Meeting Information

<u>Meeting Info</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified By</u> <u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
11/16/2006	PC	SCHEDULED	0	0	0
FSOLIS	10/02/2006				

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

<u>Log</u> <u>Action</u> <u>Comments</u>	<u>Description</u>	<u>Entered By</u>	<u>Start</u>	<u>Stop</u>	<u>Hours</u>
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984018	10/02/2006 14:28		0.00
	Gary Leobold, Engle Tousa Homes INc ck #22520, 933-7000				

Project Checklist



Separator Sheet

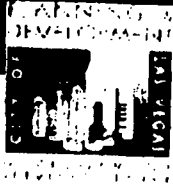
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		
☒	☐	Grant deed and legal description		
☒	☐	<i>Detailed</i> justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>800</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: <u> </u>		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> required perimeter landscape planters shown		
☒	☐	<i>All</i> required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	<i>All</i> building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	<i>All</i> wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>1</u> Rolled Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	<i>All</i> building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Wright Application Type: Site Development Plan Review

APN: 125-14-504-006 through 008 Location: NWC Jones & Jo Mary

Planner: [Signature] Pre-App Meeting Date: 9/15/06 Earliest PC Date: 11/16/06



☒ Meeting

☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1
Date 9/15/06
Time 8:30 am pm

Conversation between CLV Representative(s) N. Goldberg
and, _____

Name	Company/Department	Phone	FAX
<u>Gary Leibold</u>	<u>Wright</u>		

☐ see Meeting Attendance Sheet

Comments:

Proposed 6X-lot single family residential development

Parcel 006 is in the R-PD Buffer

R-PDZ

Drainage Study

Traffic Signal Impact Fee

Construct 1/2 streets

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-17254 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17250 AND VAR-17253 - PUBLIC HEARING - APPLICANT: WRIGHT ENGINEERS - OWNER: TOUSA HOMES - Request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **NOVEMBER 16, 2006** CITY COUNCIL: **DECEMBER 20, 2006**

PLANNING SUPERVISOR: **DOUG RANKIN**



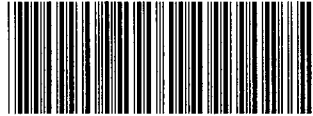
PUBLIC HEARING

Comments Due: OCTOBER 13, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



R O U T E F O R M

Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

SDR-17254

HAND DELIVERED

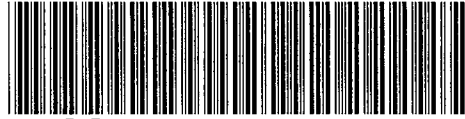
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 12, 2007

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-17254 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jenkins:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. David Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89015

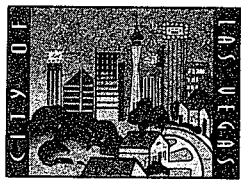
Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 8, 2006

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-17254 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jenkins:

Please be advised the City Planning Commission at its regular meeting on **December 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. Bob Gronauer
KKBRF
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Action Letter



ACTION LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

February 8, 2007

CORRECTED LETTER

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-17254 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jenkins:

Your request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17250) and Variance (VAR-17253, if approved).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 18,004 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 20 feet if on a cul-de-sac, as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, ten feet on the corner side, and 30 feet in the rear.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Fifty percent of the homes shall be one-story and fifty percent of the homes shall be two-story.
14. Minimum 24inch box trees shall be placed within a five foot wide landscape easement to be provided along the north and west property lines.

Public Works

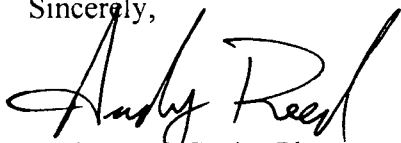
15. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".
16. The private entry street shall not be gated.

Mr. Chais Jenkins
SDR-17254 - Page Three - **CORRECTED LETTER**
February 8, 2007

17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17250 and all other applicable site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This item will be considered by the City Council on **February 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



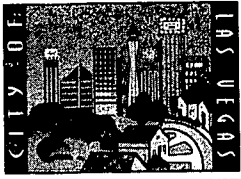
Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. David Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89015

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: ABEYANCE - SDR-17254 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jenkins:

Your request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17250) and Variance (VAR-17253, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 18,004 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 20 feet if on a cul-de-sac, as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, ten feet on the corner side, and 30 feet in the rear.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. There shall be no more than three two-story homes in the subdivision.
14. There shall be a five-foot landscaping along the entire north property line and the entire west property line.
15. 50 percent one story and a 50 percent two story
16. 24 inch boxed trees, 20-feet on center shall be planted within a five-foot landscaped easement on the north and west property lines

Public Works

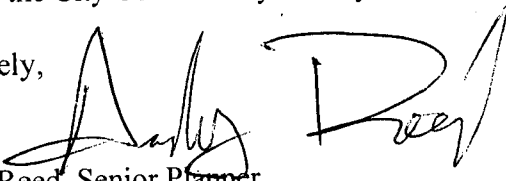
17. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".

Mr. Chais Jenkins
SDR-17254 - Page Three
January 26, 2007

18. The private entry street shall not be gated.
19. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17250 and all other applicable site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
22. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This item will be considered by the City Council on **February 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. David Clapsaddle
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89015

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

December 22, 2006

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-17254 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jenkins:

Your request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross), was considered by the Planning Commission on December 21, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** in an effort to provide the applicant an opportunity to work with the surrounding neighbors.

This item is scheduled to be heard again at the **January 25, 2007** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. Dave Clapsaddle
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Suite 100
Henderson, Nevada 89014

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby





December 21, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Jones & Jo Marcy (F3) (ZON-17250, VAR-17253, SDR-17254)

Dear Margo:

On behalf of my client, Engle Homes, I am submitting a request to have the above listed applications continued from the December 21, 2006 Planning Commission meeting to the meeting being held on January 25, 2007. The reason for the continuance is to allow us time to work with the neighbors on their concerns.

We respectfully request your consideration in the above listed matter. Please advise us of your decision. If you have any questions please feel free to contact me at (702) 435-9909.

Sincerely,

Dave Clapsaddle,
Director of Planning

DC:amc



GCGARCIA

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: DECEMBER 21, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

SDR-17254

APPLICANT/OWNER: TOUSA HOMES, INC. - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON 3.58 ACRES AT THE NORTHWEST CORNER OF JONES BOULEVARD AND JO MARCY DRIVE (APNS 125-14-504-006 THROUGH 008), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) ZONE], WARD 6 (ROSS).

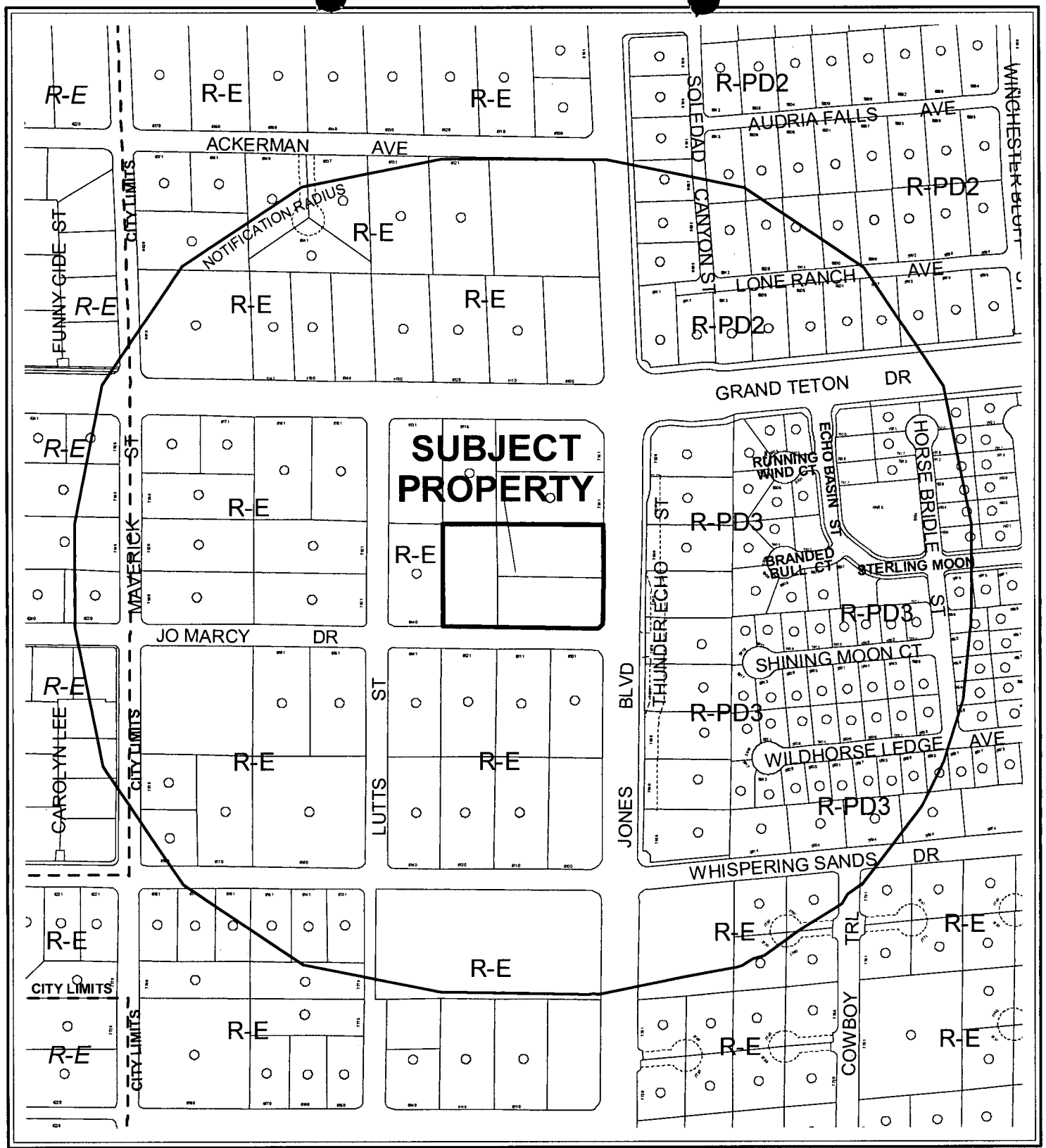
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF NORTH HALF (N $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: SDR-17254

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet



City Council Action Letter



Separator Sheet



February 22, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Chais Jenkins
Tousa Homes
7872 West Sahara Avenue
Las Vegas, Nevada 89117

RE: SDR-17254 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO ZON-17250 AND VAR-17253

Dear Mr. Jenkins:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED SIX-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.58 acres at the northwest corner of Jones Boulevard and Jo Marcy Drive (APNs 125-14-504-006 through 008), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17250) and Variance (VAR-17253, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 18,004 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 20 feet if on a cul-de-sac, as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, ten feet on the corner side, and 30 feet in the rear.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Fifty percent of the homes shall be one story and fifty percent shall be two story.
14. Minimum 24 inch box trees spaced at 20 feet on center shall be placed within a five foot wide landscape easement provided along the north and west property line.

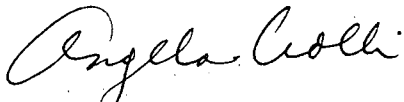
Public Works

15. The Final Map for this site shall be labeled as a "Merger and Re-subdivision".
16. The private entry street shall not be gated.
17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Chais Jenkins
SDR-17254 – Page Three
February 22, 2007

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17250 and all other applicable site-related actions.
19. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

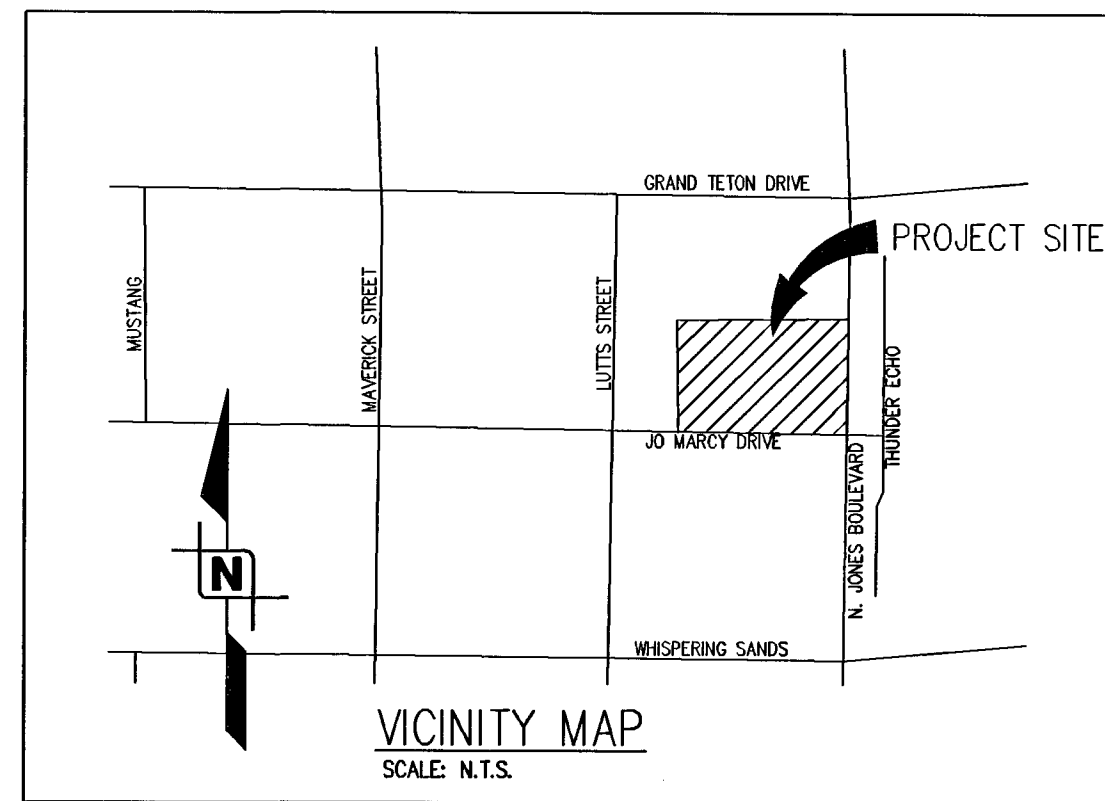
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Gary Leobold
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128

Mr. Dave Clapsaddle
GC Garcia, Inc
1711 Whitney Mesa Drive
Henderson, Nevada 89014

SITE PLAN
FOR
FALCON CREST UNIT 3
BY ENGLE HOMES

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT -2 UNITS PER ACRE)
APN #125-14-504-006, 007 & 008



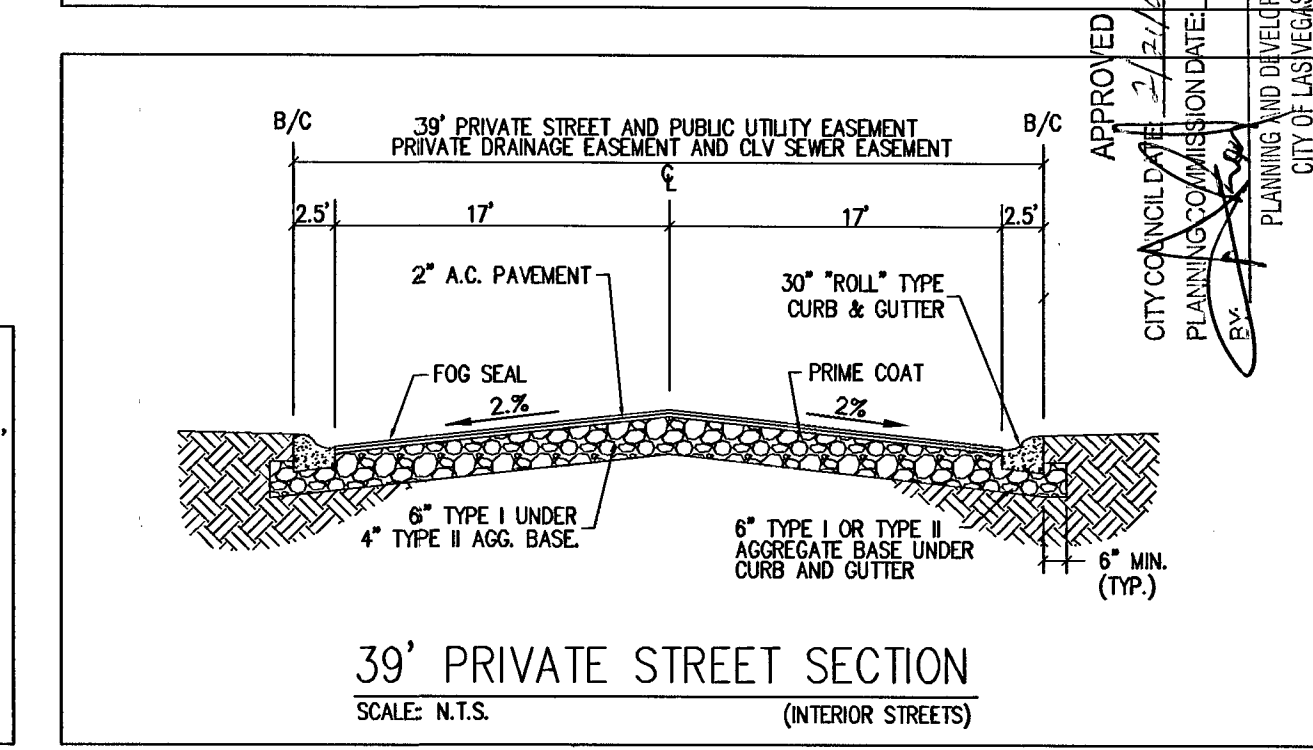
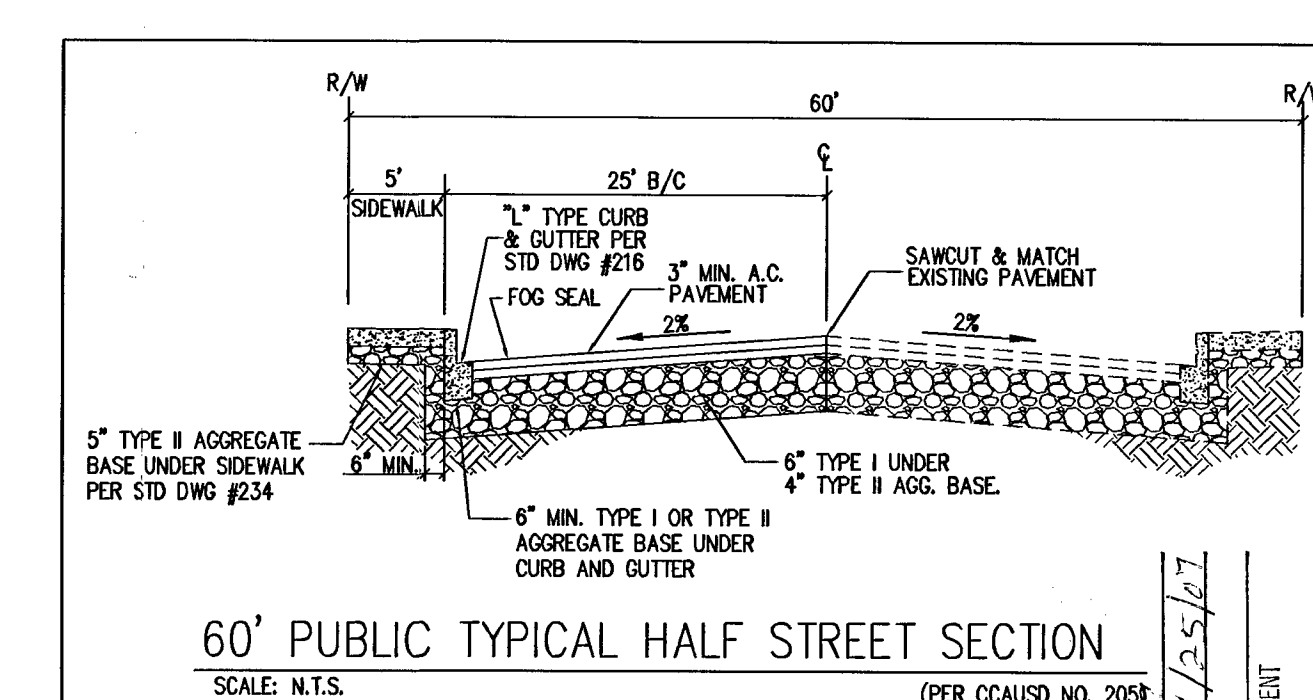
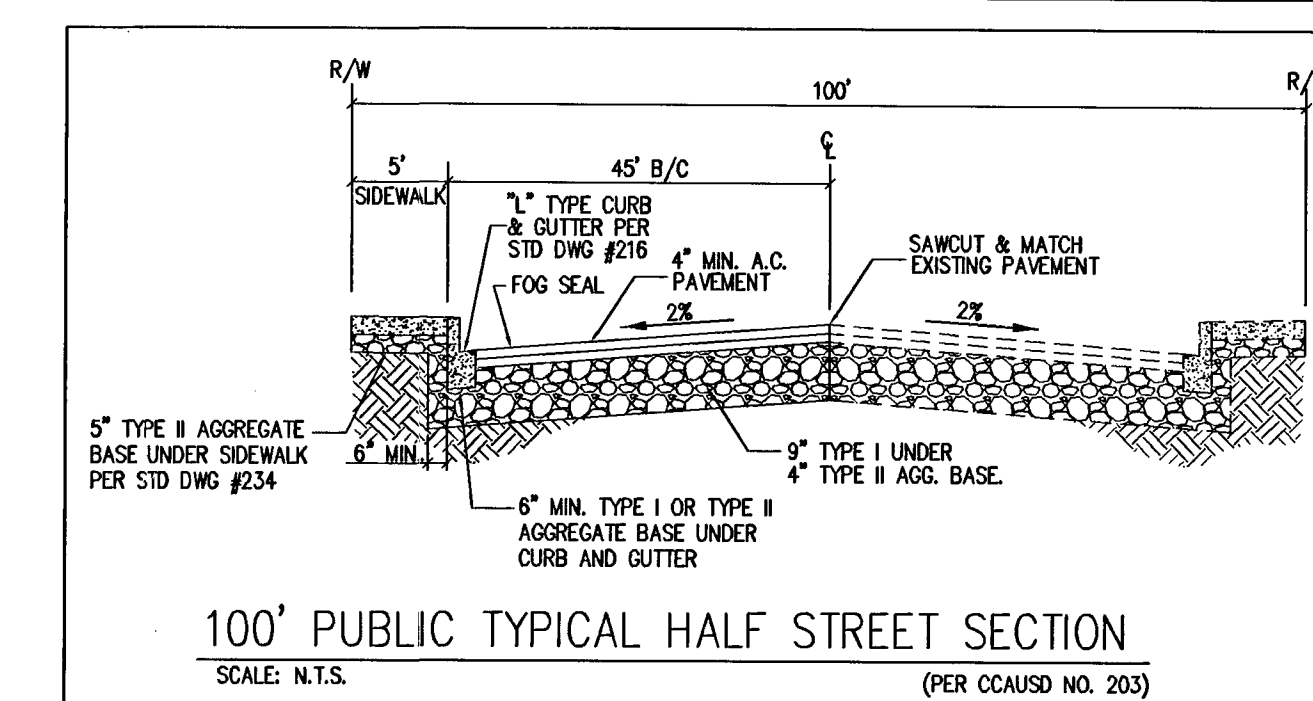
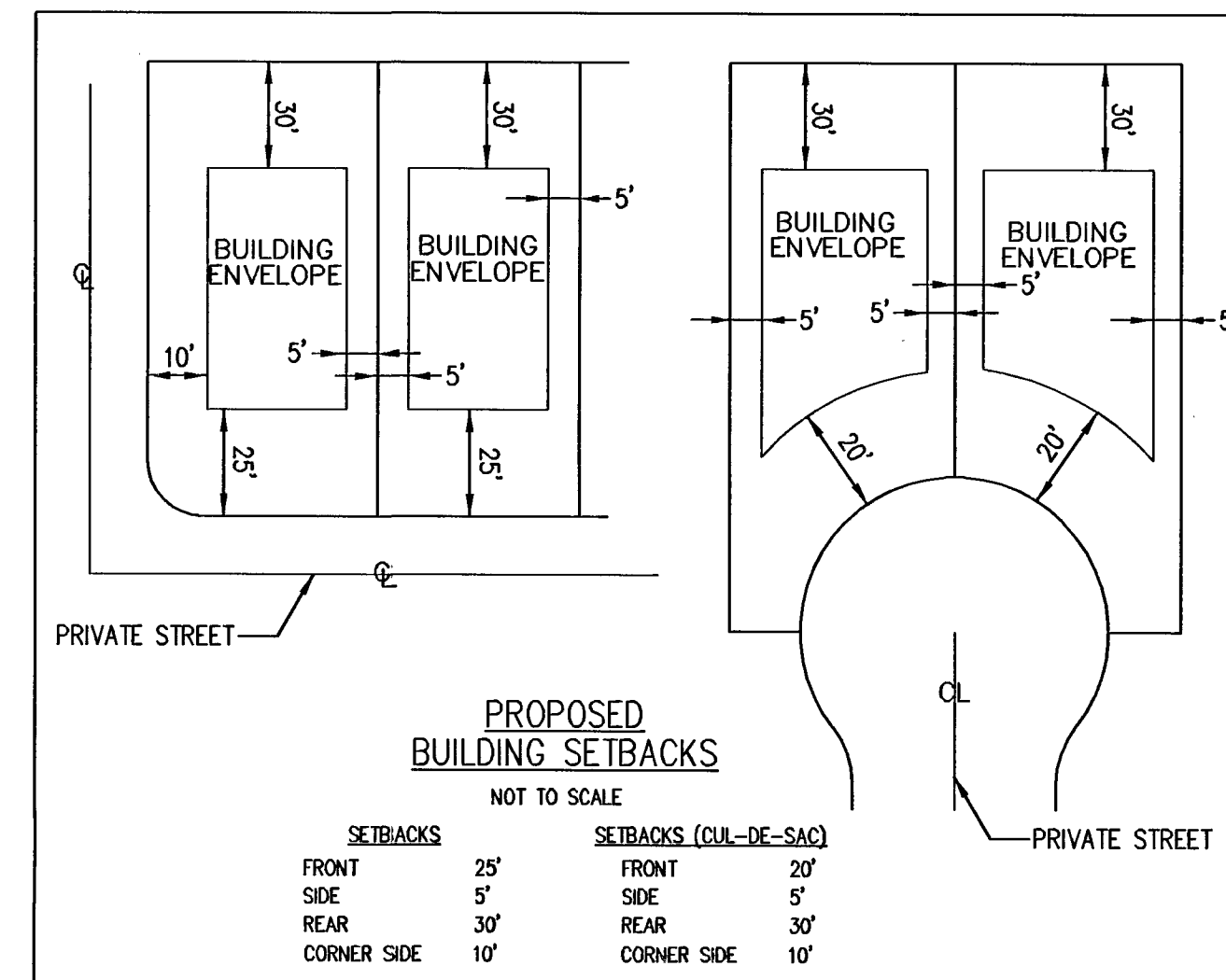
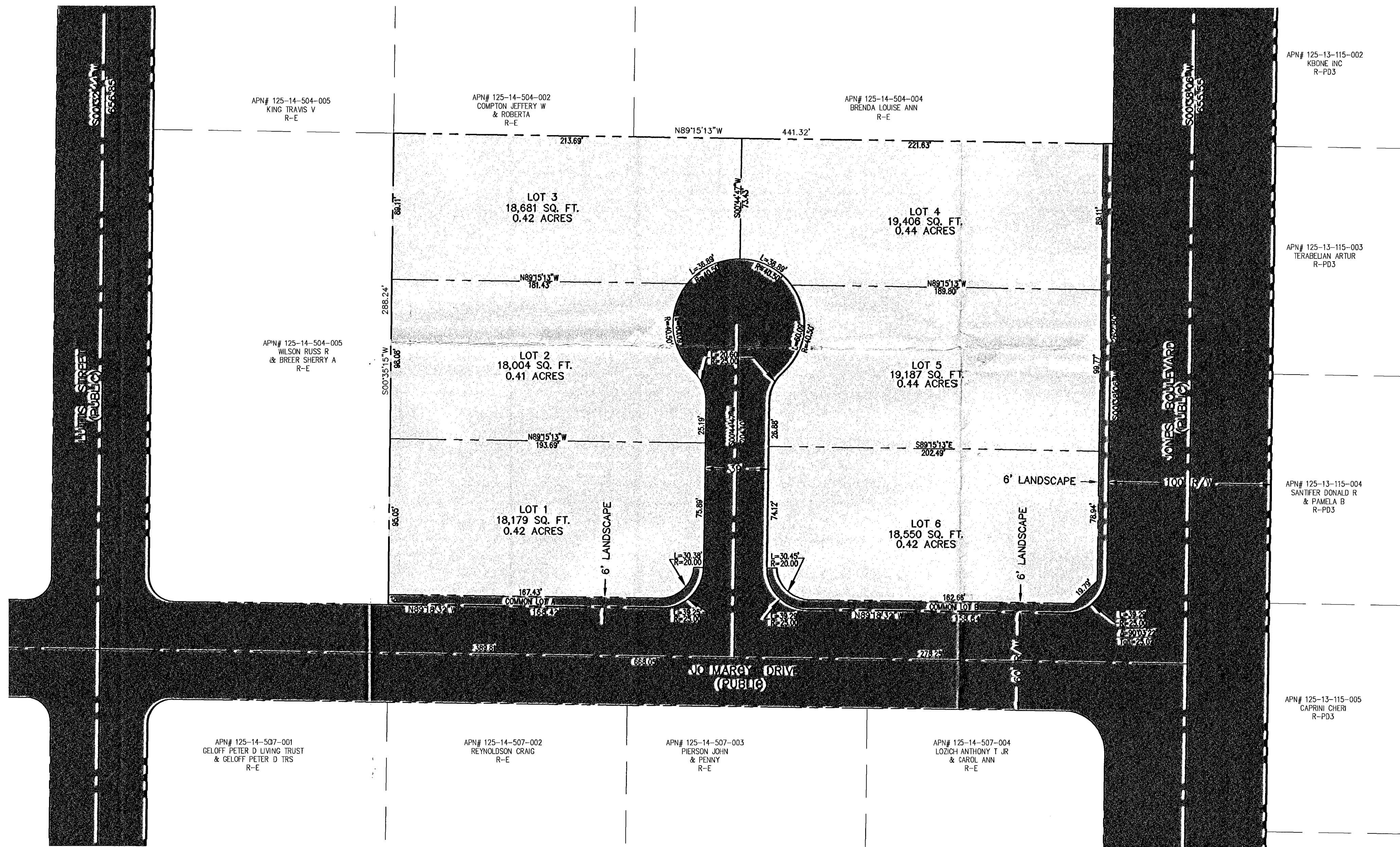
WRIGHT
client driven
7425 PEAK DRIVE LAS VEGAS, NEVADA 89128
P 702.933.7200 F 702.933.7201 EBO@WRIGHTENGINEERS.COM
LAS VEGAS :: IRVINE :: PHOENIX :: SACRAMENTO

REV	DATE	BY	REVISION

ENGLE HOMES
7872 W. SAHARA AVE
LAS VEGAS, NV 89117
TEL (702) 256-0151
CHECK NO. 1
CHECK NO. 2
DATE: 9/27/06
DATE: 10/17/06

ENGLE HOMES
FALCON CREST UNIT 3
SITE PLAN - JO MARCY DRIVE
CC APPROVED
DATE: 9/27/06
PROJECT MGR: CN24194
SCALE: 1"=40'

DATE: 9/27/06
DRAWN BY:
PROJECT MGR:
PROJECT NO: CN24194
SCALE: 1"=40'
SHEET 51
1 OF 1 SHEETS
DRAWING NO.
OCT 02 2006
VAR-17253 ZON-17251
SDR-17254 7716106-01



SITE DATA

ASSESSOR'S PARCEL NUMBERS	125-14-504-006, 007 & 008
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD2
GROSS ACRES	3.58
NUMBER OF LOTS	6
COMMON LOTS	2
DU/AC	1.67
MINIMUM LOT SIZE	18,004 SF

OWNER INFORMATION
APN #125-14-504-006, 007 & 008
ENGLE HOMES
7872 W. SAHARA AVE.
LAS VEGAS, NV 89117

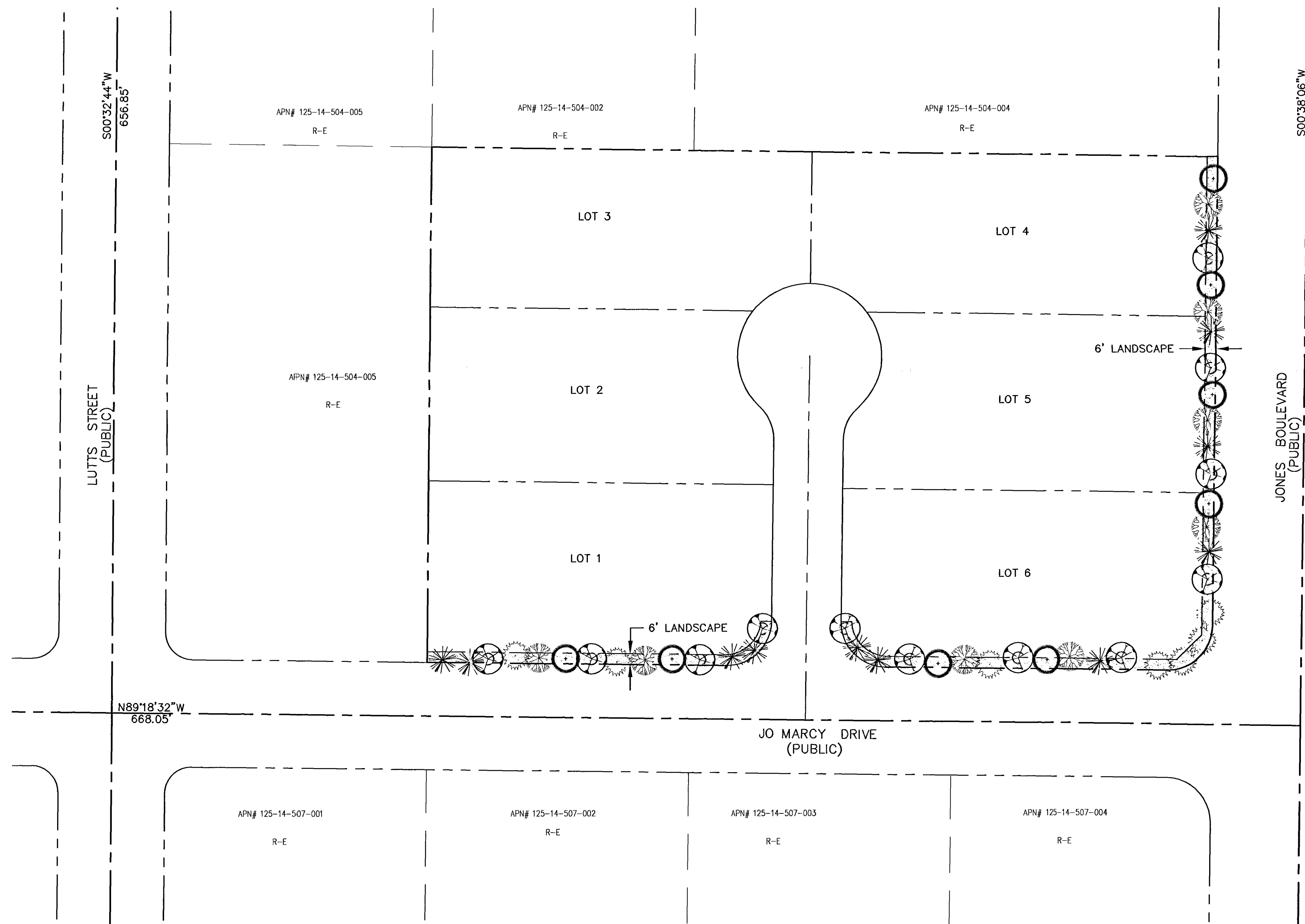
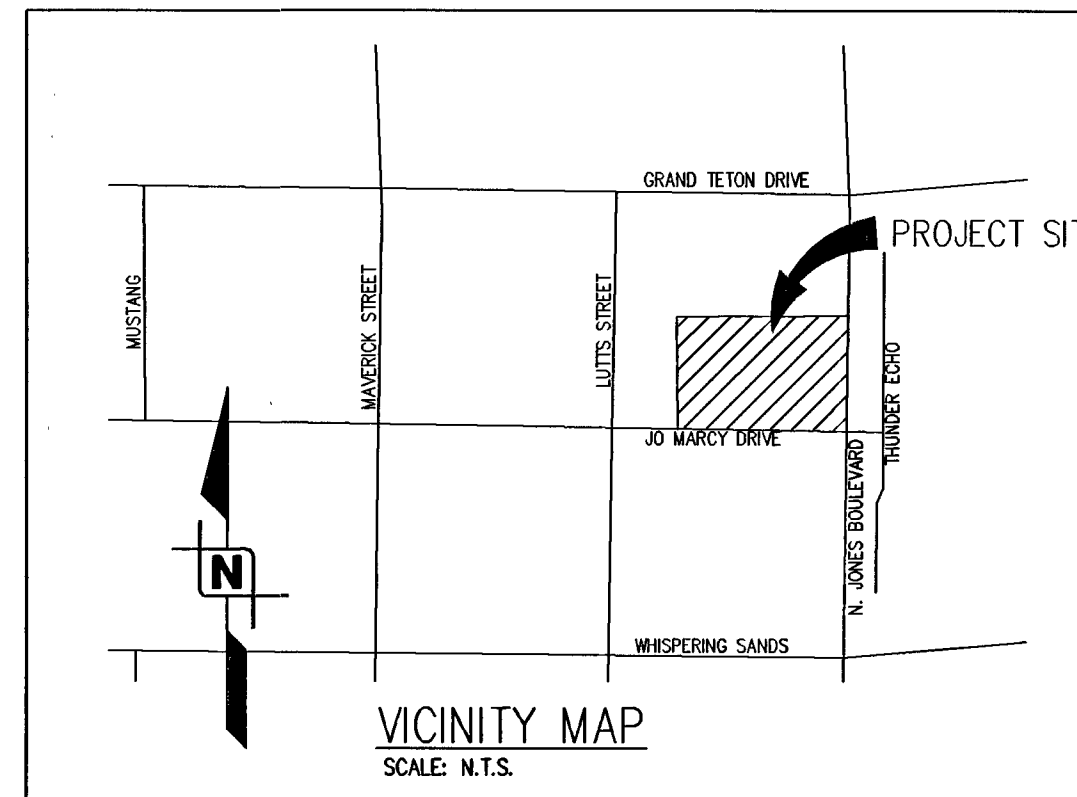
DEVELOPER
ENGLE HOMES
7872 W. SAHARA AVE.
LAS VEGAS, NV 89117

ENGINEER
WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7200 FAX (702) 256-0151
STRUCTURAL CIVIL MEP SURVEYING

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**SITE PLAN
FOR
FALCON CREST UNIT 3
BY ENGLE HOMES**

**R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT -2 UNITS PER ACRE)
APN #125-14-504-006, 007 & 008**



PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	ACACIA SMALLII SWEET ACACIA	24" BOX	12
	CERODIDIUM HYBRID DESERT MUSEUM PALO VERDE	24" BOX	8
	FELLOA SELLOWIANA PINEAPPLE GUAVA	5 GAL	8
	ROSMARINUS OFFICINALIS 'PROSTRATE' TRAILING ROSEMARY	5 GAL	7
	LANTANA MONTEVDENSIS TRAILING LANTANA	5 GAL	11
	SANTA FE TAN DECOMPOSED GRANITE	3/4"	4198 SF

NOTES:

1) DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" SCREENED ROCK MULCH CONTINUOUS IN ALL PLANTERS, WITHIN LIMIT OF LANDSCAPE, UNDER ALL TREES AND SHRUBS. COLOR: TBD. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE: RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. CONTRACTOR TO PROVIDE SAMPLE OF ROCK FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.

2) ANY TREE WITHIN 5' OF A SIDEWALK, STREET, PUBLIC UTILITY EASEMENT ADJACENT TO STREET, OR WALL SHALL BE PLANTED WITH A ROOT BARRIER TO REDIRECT ROOT GROWTH.

3) ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CLARK COUNTY TITLE 30.

WRIGHT
client driven

7425 PEAK DRIVE LAS VEGAS, NEVADA 89129
P 702.933.7200 F 702.933.7001 800.933.7411
WRIGHTENGINEERS.COM

LAS VEGAS :: IRVINE :: PHOENIX :: SACRAMENTO

REV	DATE	BY	REVISION

ENGLE HOMES
7425 PEAK DRIVE
LAS VEGAS, NV 89129
TEL (702)

CHECK NO. 1
DATE:

CHECK NO. 2
DATE:

ENGLE HOMES
FALCON CREST UNIT 3

LANDSCAPE PLAN - JO MARCY DRIVE

DATE: 9/13/06
DRAWN BY:
PROJECT MGR:
PROJECT NO: CN24194
SCALE: 1"=40'

RECEIVED
OCT 02 2006

SHEET
1 OF 1 SHEETS
DRAWING NO.

VAR-17253 20N-17250 SDR-17254 L PC 1770706 PC 02/21/07 CC Approved