



July 18, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: SDR-20220 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2007
RELATED TO GPA-20216, ZON-20217, WVR-20568, VAR-20219 AND
VAR-20419

Dear Ms. Meyer:

The City Council at a regular meeting held June 6, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2007. This approval is subject to:

Additional Condition

- A. One tot lot shall be provided in Common Lot B and minimally two benches shall be provided in Common Lot G as shown on plans date stamped 04/27/07.

Planning & Development

1. This approval is limited to a maximum of 63-lots.
2. A minimum of 15,000 square feet of open space shall be required.
3. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) if approved.
4. 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.
5. All development shall be in conformance with the site plan dated 04/27/07, landscape plan, and building elevations date stamped 02/27/07, except as amended by conditions herein.

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

VOICE 702.229.6011
TDD 702.386.9108
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6. Site Development Plan Review (SDR-14323) and Variance (VAR-14322) are hereby expunged.
7. The standards for this development shall include a Minimum lot size of 1,440 square feet and Building height shall not exceed three stories or 35 feet, whichever is less.
8. The setbacks for this development shall be a minimum of five feet to the front of the house, zero feet on the side, five feet in the rear.
9. 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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. For all developments/projects.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
13. Air conditioning units shall not be mounted on rooftops.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

16. 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

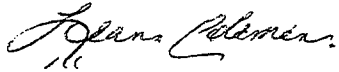
Public Works

18. A Waiver of Title 18.12.130, such as WVR-20568, shall be approved to allow Dolphins Court to terminate with a non-standard cul-de-sac. If a Waiver is not approved, construction of a cul-de-sac meeting current City Standards at the end of Dolphins Court will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.
19. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Rock Springs Drive.
20. The proposed entry drive shall not be gated.
21. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
22. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project 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.
23. The distance from the face of the garage door to the private drive shall be a minimum distance of 18 feet or a maximum distance of 5 feet to prevent a vehicle in the driveway from encroaching into the vehicular or pedestrian travel corridor.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first.
26. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20217, WVR-20568 and all other applicable site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

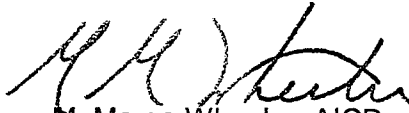
Ms. Lorna Meyer
SDR-20220 – Page Four
July 18, 2007

27. 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,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146



April 27, 2007

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite 102
Las Vegas, Nevada 89130

RE: ABEYANCE - SDR-20220 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Meyer:

Your request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian), was considered by the Planning Commission on April 26, 2007.

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

Planning and Development

1. This approval is limited to a maximum of 63-lots.
2. A minimum of 15,000 square feet of open space shall be required.
3. Conformance to the conditions for General Plan (GPA-20216), Rezoning (ZON-20217), Variance (VAR-20419), Variance (VAR-20219), Waiver (WVR-20568) if approved.
4. 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.

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- 5 All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
- 6 Site Development Plan Review (SDR-14323) and Variance (VAR-14322) are hereby expunged.
7. The standards for this development shall include a Minimum lot size of 1,440 square feet and Building height shall not exceed three stories or 35 feet, whichever is less.
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17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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20. The proposed entry drive shall not be gated.
21. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
22. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project 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.
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24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of a map or any construction drawings, whichever may occur first.

Ms. Lorna Meyer
SDR-20220 - Page Four
April 27, 2007

26. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20217, WVR-20568 and all other applicable site-related actions.
25. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
27. 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 **June 6, 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,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is stylized with a large, sweeping "A" and a long, horizontal stroke at the end.

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146



March 30, 2007

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite 102
Las Vegas, Nevada 89130

RE: SDR-20220 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Meyer:

Please be advised the City Planning Commission at its regular meeting on *April 12, 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,

A handwritten signature in cursive script, appearing to read "John Korkosz".

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:dm

cc: Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
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VOICE 702.229.6011
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April 13, 2007

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite 102
Las Vegas, Nevada 89130

RE: ABEYANCE - SDR-20220 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Meyer:

Please be advised the City Planning Commission at its regular meeting on *April 26, 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,

A handwritten signature in black ink that reads "Andrew P. Reed".

Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR:clb

cc: Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
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April 13, 2007

Ms. Lorna Meyer
Centex Homes
3606 North Rancho Drive, Suite 102
Las Vegas, Nevada 89130

RE: SDR-20220 - SITE DEVELOPMENT PLAN REVIEW

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The Planning Commission voted to hold this item in **ABEYANCE** for applicant to redesign the project.

This item is scheduled to be heard again at the **April 26, 2007** Planning Commission meeting which will be held at 6:00 PM 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,

A handwritten signature in black ink, appearing to read "D. Rankin".

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

DJR:dm

cc: Ms. Kris Givant
Triton Engineering
6757 West Charleston Boulevard, Suite B
Las Vegas, Nevada 89146

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400 STEWART AVENUE
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DINA Letter



Separator Sheet

CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
ENVIRONMENTAL IMPACT ASSESSMENT

Pursuant to Las Vegas Municipal Code (LVMC) Section 19.18.010(E) and Ordinance No. 5477 (May 1, 2002), the City of Las Vegas has determined that your project is subject to a Development Impact Notice and Assessment (DINA) and/or meets the criteria for a Project of Regional Significance as established by the Southern Nevada Regional Policy Plan.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project. The Environmental Impact Assessment forms attached herein must be prepared for each factor* and submitted for evaluation.

√	1	Project Description
√	2	Transportation and Traffic
√	3	Schools
√	4	Emergency Services
√	5	Housing
√	6	Mass Transit
√	7	Open Space and Recreation
√	8	Hydrology
√	9	Water Quality
√	10	Utilities and Service System

* Bold question numbers denote minimum NRS requirements

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

Applicant Information

The following Environmental Impact Assessment is being submitted for consideration for the proposed project known as Lake Mead / Rock Springs, located at SWC of Lake Mead Boulevard and Rock Springs Drive.

This document is being prepared by:

Company Name: Triton Engineering
Address: 6757 W. Charleston
Suite B
Las Vegas, NV 89146

Contact Person:

Name: Kris Givant / James Pearce
Title: Project Coordinator / Professional Engineer
Telephone: 702-254-1480
Fax: 702-254-3062
E-mail: kgivant@tritoneng.com / jpearce@tritoneng.com

I certify that the statements made by me on this Environmental Impact Assessment represent my best professional judgment and are, to the best of my knowledge, true and complete and correct.

I understand that any misrepresentation or material omission of fact on this document may be considered as constituting grounds for an incomplete application and may uphold processing of the application until complete information is provided.

Signature: _____

FOR
Name: James M. Pearce
Title: PE

Date: _____

2/27/07

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

1 Project Description

1.a Project title: Lake Mead / Rock Springs

1.b Application #:

1.c Project location: SWC of Lake Mead Boulevard and Rock Springs Drive

1.d Project sponsor

Name: Centex Homes

Address: 3606 N. Rancho Drive, Suite 102

Telephone: 702-515-3273

1.e G. P. designation:

1.f Zoning: H R-4

1.g Project description:

Total site acreage: 4.91

i) Residential

Total units: 65

FAR per Lot:

Lot Coverage per Lot: 45%

ii) Hospitality

Total rooms:

Total entertainment:

iii) Commercial

Total S.F.:

Total FAR:

Total Lot Coverage:

1.h Briefly describe the project's surrounding land use and setting:

North: High School

East: S-C, Service Commercial

South: Elementary School

West: Service Commercial

1.i Project narrative (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach exhibits if necessary):

ENVIRONMENTAL IMPACT ASSESSMENT

Narrative: Product is xero lot line one side with 8' setback on other side. Project is
as shown on TM

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

2 **Transportation and Traffic**

- 2.a Would the project include adequate emergency access pursuant to LVMC Fire and emergency response requirements?

Explain: One entrance with sprinkled units

- 2.b Would the project provide adequate parking pursuant to LVMC parking requirements?

Explain: two car garages and street parking exceed requirements

- 2.c Would the project potentially increase hazards due to a design feature (e.g., sharp curves, dangerous intersection) or incompatible uses (e.g., commercial heavy equipment)?

Explain: project meets city standards

- 2.d Would the site have sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed project?

Explain: 80 feet right-of-way exists adjacent to project site. the 80ft ROW is well connected to street system

- 2.e Insert a Table (attach additional sheets if necessary), indicating the number of vehicle trips that the proposal will generate, estimated by applying to the proposal the average trip rates for the peak days and hours established by the Institute of Transportation Engineers (or its successor).

Table: Project is so small, it will not require a traffic study

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

3 Schools

3.a What is the total number of proposed residential units?

Conventional units: 65

Age-restricted units: N/A

3.b Based upon the student generation factors utilized by Clark County School District¹ what is the estimated number of pupils generated by the proposal which will be added to the enrollment of each of the following:

Elementary School

School name: James B. McMillan

Distance from site²: 50 FT

Number of pupils: 15.925

Junior High/Middle School

School name: Ernest Becker Middle School

Distance from site²: 24,732 Feet

Number of pupils: 7.995

High School

School name: Cimmarron Memorial

Distance from site²: 1,700 FT

Number of pupils: 8.905

¹ See Exhibit 1

² Attach a map indicating the primary route/distance from the proposed project main entry point to the school main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

4 Emergency Services

- 4.a Provide the distance from the site of the proposal to the nearest facilities from which firefighting, police and emergency services will be provided, including without limitation, facilities of a local government that are planned but not yet constructed, and facilities that have been included in a local government's plan for capital improvements prepared pursuant to NRS 278.0226.

Fire

Name of the facility: Station 44

Existing/proposed: Existing

Distance from site³: 9187 Feet

Police

Name of the facility: NW Substation-LVMPD

Existing/proposed: Existing

Distance from site³: 24,346 feet

Emergency Services

Name of the facility: Mountain View Hospital

Existing/proposed: Existing

Distance from site³: 9,603 feet

-
- 4.b Would the project result in increase for emergency services in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Explain: Due to the proposed 65 unit, single family, it would be estimated that there will be an increase for emergency services

³ Attach a map indicating the primary route/distance from the proposed project main entry point to the firefighting, police, and emergency services main access point.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

5 Housing

- 5.a Would the proposed project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, rural preservation area, or zoning ordinance)?

Explain: NO project is not in conflict with above

- 5.b Would the project displace or eliminate existing housing?

Explain: NO, parcel is vacant

- 5.c What are the project characteristics, in terms of:

Density: 13.23

Height: 35 Feet

Gated community: NO

Housing Type: Single Family

Home ownership:

- 5.d Provide a brief statement setting forth the anticipated effects of the proposal on housing.

Explain: Surrounding area's conquer with the proposed single family, medium density project

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

6 Mass Transit

6.a Provide the distance from the site of the proposal to the nearest mass transit loading point.

Line number/name: 211 Smoke Ranch / Carey

Location: Cimmarron Memorial

Distance from site⁴: 1700 FT

6.b Would the project result in change to the existing mass transit route, creation of a new line, or new loading points?

Explain: No project is too small

6.c Provide a brief statement setting forth the anticipated effects of the proposal on mass transit.

Explain: Possibly 10% of all residents of the subdivision may use the 211 bus route

⁴ Attach a map indicating the primary pedestrian route/distance from the proposed project main entry point to the nearest mass transit.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

7 Open Space and Recreation

- 7.a Provide the distance from the site of the proposal to the nearest existing⁵ or planned⁶ (as identified by the City of Las Vegas Master Plan – Parks Element, 2000) recreation area as follows:

Neighborhood Park

Park name: Woofter Park

Location: Rock Springs / Vegas Drive

Distance from site⁷: 1,367 feet

Community Park

Park name: Bettye Wilson Soccer Complex

Location: Lake Mead / Teneya

Distance from site⁷: 1,626 feet

Regional Park

Park name: Cheyenne / Durango Park

Location: Cheyenne and Durango

Distance from site⁷: 14,891 Feet

-
- 7.b Based upon 1990 US Census population table⁸, what would be the total population generated by the proposed project?

Explain: 183.3

-
- 7.c How much public parkland would be included in the proposed project?

Explain: 10,000 Square feet Open Space

-
- 7.d Provide a brief statement setting forth the anticipated effects of the proposal on open space and recreation.

Explain: Since there are many surrounding parks and recreational facilities, there is no anticipated effects on the proposed open space

⁵ See Exhibit 2

⁶ See Exhibit 3

⁷ Attach a map indicating the straight distance from the project property line to the park property line.

⁸ See Exhibit 4

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

8 Hydrology

8.a Would the proposed project alter the existing drainage pattern of the site area?

Explain: drainage remains the same

8.b What is the quantity of the increase in storm water runoff generated by the proposed project, estimated by using standards hydrologic method?

Explain: maximum 10

8.c Would the total quantity of water runoff after construction exceed the capacity of existing or planned storm water drainage system?

Explain: drainage from site is negligible

8.d Would the proposed project result in the construction of a new storm water drainage facility or the expansion of existing facilities? Is the storm water facility identified in the Neighborhood, City Wide or the Regional Master Plans?

Explain: drainage from site is negligible

8.e Would the proposed project place housing within a 100-year special flood hazard area as mapped on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)?

Explain: not in flood zone

8.f Would the proposed project require drainage mitigation to protect the development from interim flows?

Explain: a small drainage channel with 6" curb each side is required on south side

8.g Would the proposed project development meet the Clark County Regional Flood Control District – Hydrologic Criteria and Drainage Design Manual requirements for street flow and dry lane criteria for both the existing and the ultimate flow conditions?

Explain: site development should not change 10 year flows on the offsite street significantly. A drainage study will be submitted to address this completely

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

9	Water Quality
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9.a Would water service provided to the proposed project by an existing or planned facility?

Explain: Water exists in adjacent street

9.b Would the proposed project result in the construction of a new water treatment facility or expansion of existing facilities?

Explain: site is small

9.c What is the quantity of water that the project will demand during and after completion of the project, estimated by applying a demand factor established by the provider of water service or an equivalent calculation to the number of units that will be created by and the gross acreage that will be occupied by the project?

Explain: see TM

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

10	Utilities and Service System
-----------	-------------------------------------

10.a Would the proposed project connect to an existing or planned sewer system?

Explain: sewer exists adjacent to site

10.b What is the quantity of sewage affluent generated by the proposed project, estimated by applying a sewage generation factor established by the provider of sewer service or an equivalent calculation to the number of units or area of indoor floor space that would be created by the project?

Explain: see TM

10.c Would the total quantity of sewage effluent generated by the proposed project exceed the capacity of existing or planned sewer system and wastewater treatment facility?

Explain: site is small

10.d Would the proposed project generate any industrial waste?

Explain: residential

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 1

Clark County School District
April 9, 2002

2001-2001 Valley-wide Student Yields

Grade	Student Yield	
	Single-Family	Multi-Family
K-5	0.245	0.163
6-8	0.123	0.066
9-12	0.137	0.062
P & 13	0.004	0.002

Single-Family units include mobile homes and townhouse.

Multi-Family units include a combination of apartments, plexes, and condominiums.

P & 13: Pre-school and Sunset School.

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 2

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Existing City Parks
(Map 1, pp. 11)

Parks Name	Classification			Acres
	N	C	R	
Aloha Shores Park	X			4.03
Angel Park	X			6.11
AnSan Sister City Park	X			7.83
Baker Park	X			6.78
Bob Baskin Park	X			6.18
Bruce Trent Park	X			10.00
Buckskin Basin	X	X		39.17
Charleston Heights Park	X			3.90
Charleston Heights	X			7.12
Chester A. Stupak Park	X			1.23
Children's Mem. Park	X	X		29.82
Coleman Park	X			4.00
Cragin Park	X			3.27
Dexter Park	X			4.70
Doolittle Park	X			15.28
Ed Fountain Park	X	X		29.82
Ethel Pearson Park	X			2.59
Fitzgerald Tot Lot	X			0.70
Freedom Park	X	X	X	68.08
Hadland Park	X			13.64

Parks Name	Classification			Acres
	N	C	R	
Heers Park	X			7.07
Hills Park	X			13.50
Huntridge Circle Park	X			3.14
James Gay III Park	X			7.18
Jaycee Park	X			18.40
Lorenzi Park	X	X	X	59.37
Lubertha Johnson Park	X			1.60
Mary Dutton Park	X			0.20
Mirabelli Park	X			1.41
Pueblo Park(s)	X			5.09
Rafael Rivera Park	X			9.28
Rainbow Family Park	X	X		26.48
Elkhorn/Durango Fields	X	X		
Rotary Park	X			3.34
Stewart Place Park	X			3.45
Wayne Bunker Family Pk	X			13.75
W. Charleston Lions Park	X			4.50
Wildwood Park	X			1.24
Woofter Family Park	X			9.22
Clarence Ray Park	X			0.10

N: Neighborhood Park

C: Community Park

R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 3

City of Las Vegas
Master Plan – Parks Element
March 15, 2000

Planned City Parks
(Map 12, pp. 49)

Parks Name	Classification			Acres
	N	C	R	
Fort Apache/Log Cabin Park	X			TBD
Jones/Iron Mountain Park	X	X	X	TBD
Grand Canyon/Bardley Park	X	X		40.0/34.0
Fort Apache/Elkhorn Park	X			TBD
Elkhorn/Durango Ballfields	X	X		TBD
Deer Springs Park	X	X		110.0/40.0
Deer Springs/Thom Park	X	X		TBD
Regional Sports Park	X	X		60.00
Ann/Cimmaron Park	X			2.50
Cheyenne/Jensen	X	X		20.00
Metro Park	X			17.00
Alexander/Diamond Ridge Park	X			TBD
Cheyenne/Durango Park	X	X	X	5.0/61.5
Northwest Soccer Park	X	X		TBD
Summerlin Sports Park	X			TBD
Pioneer/Silver Ridge Park	X			TBD
AnSan Sister City Park	X			TBD
Buffalo/Oakey Park	X	X		42.5/30.0
Pioneer/O'Bannon Park	X			TBD
Oakey/Redwood Park	X	X		28.00
Heritage Park	X			TBD
Dog Fanciers Park	X			0.5/6.0
Bonanza/Honolulu Park	X			TBD

N: Neighborhood Park C: Community Park R: Regional Park

City of Las Vegas
ENVIRONMENTAL IMPACT ASSESSMENT

EXHIBIT 4

US Census Bureau
1990

Persons per Units by Units in Structure by Owner and Renter Occupied
(City of Las Vegas, US Census Bureau, 1990 STF-1)

Owner Occupied	Persons per Unit
Single Family Detached	2.82
Single Family Attached (Townhouse)	2.14
Condominiums	
2 to 19 units	1.92
20 to 49 units	1.86
50 or more units	1.35
Mobile Home or Trailer	2.05

Renter Occupied	Persons per Unit
Single Family Detached	3.33
Single Family Attached (Townhouse)	2.79
Apartments	
2 to 19 units	2.23
20 to 49 units	1.82
50 or more units	1.76
Mobile Home or Trailer	1.87

Final DRT



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-20220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20216, ZON-20217, VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

PLANNING COMMISSION: **APRIL 12, 2007**

CITY COUNCIL: **MAY 16, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: **MARCH 14, 2007**

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 Dorothy Marsili (damarsili@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:

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-20220

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
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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>

Hansen Sheet



Separator Sheet

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 02/28/2007 09:20 AM

Submitted By

Page 1

A/P # 20220 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/27/2007 14:13	983538	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

Valuation

Description of Work

SDR-20220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20216, ZON-20217, VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES - Request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres at the southwest corner of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

Parent A/P

Project # 20220 Project/Phase Name LAKE MEAD/ROCK SPRINGS Phase #
Size/Area 4.91 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13822701009

Location

Owner/Tenant

Contact ID	AC443931	Name	CENTEX HOMES	Profession
Organization		Position		
Mailing Address	3606 N RANCHO DR #102			
City	LAS VEGAS	State/Province	NV	ZIP/PC 89130-3196
Country		☐ Foreign		Reference #
Day Phone	(702)515-3273 x	Evening Phone		Fax (702) -
Pager		PIN #		Mobile #
		E-Mail		
Owner From	06/08/2006	☒ Primary	100.00 %	
To				

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

13822701009

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 02/28/2007 09:20 AM

Submitted By

Page 2

SITE PLAN REVIEW

Y DINA Required? Y 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 If yes, when does it need to be reviewed?
Public, Non-Public, AdminPUBLC

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/12/2007	PC	SCHEDULED	0	0	0
JMCCLELLAND	02/27/2007				

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				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT JAMIE FREDERICK REAL HOMES /CK 158896 254-1480	980110	02/27/2007 14:26		0.00

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

Triton

Engineering

February 27, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

The applicant is requesting a Site Development Review for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Service Commercial & NDOT Highway 95 (C-1)
NWC – Service Commercial (C-1)
SEC – Public Facilities & Service Commercial (PF & C-1)
SWC – Service Commercial & Residential Compact Lot (C-1 & R-CL)

We are requesting the following setbacks for the RPD-14:

Typical Lot Size:	1,400 sq ft Minimum
Front to Roof Eave/Building:	3' Minimum
Front to Garage:	5' Minimum
Side Yard to side of building or roof eave:	0' and 8' feet
Side on Corner to Side of building	10' feet
Rear Yard to Building	5' feet
Rear to Eave	3' feet

Centex Homes believes that the proposed development of a 65 lot single family residential subdivision will act as a buffer between the existing C-1 commercial uses and the Public Facilities use, and an appropriate transition to the existing community to the Southwest. This project will enhance the overall community by occupying the currently vacant site.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Krjs Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20220** APN: 138-22-701-009

Name of Property Owner: Centex Homes

Name of Applicant: Centex Homes

Name of Representative: Triton Engineering

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: _____

Print Name: Bryce Slade

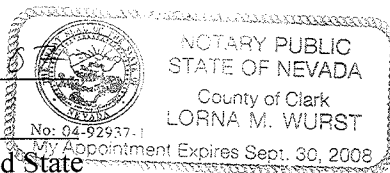
VP of Construction
and of Land Development

Subscribed and sworn before me

This 26 day of Feb, 2007

Lorna M. Wurst

Notary Public in and for said County and State



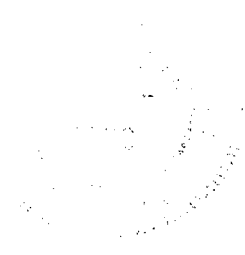
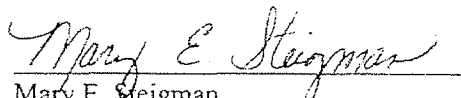
CENTEX REAL ESTATE CORPORATION
and
CENTEX HOMES

CERTIFIED CORPORATE RESOLUTION

I, the undersigned, Mary E. Steigman, Assistant Secretary of Centex Real Estate Corporation, a corporation duly organized and existing under the laws of the State of Nevada (the "Corporation") and the sole managing partner of Centex Homes, a Nevada general partnership (the "Partnership"), do hereby certify that I have access to the records and minutes of the proceedings of the Board of Directors of the Corporation and of the management of the Partnership; that the resolutions set forth in the Exhibit A attached hereto, and hereby made a part hereof, were duly adopted by the Unanimous Written Consent of the Board of Directors of the Corporation as of April 1, 2006; that the resolutions and the adoption thereof are consistent with the laws of the State of Nevada, and with the Articles of Incorporation and the By laws of the Corporation; and that such resolutions have not been revoked or amended and are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Corporation this 12th day of October, 2006.

CENTEX REAL ESTATE CORPORATION
Sole Managing Partner of Centex Homes,
a Nevada general partnership



Mary E. Steigman
Assistant Secretary

GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC

EXHIBIT A

These amended and restated General Power, Division Specific Power and Project Specific Power resolutions are effective as of April 1, 2006.

A. DEFINITIONS.

As used in this resolution, "**General Power**" means the authority to act relating to the ordinary course of business of Centex Real Estate Corporation (the "**Corporation**") generally, without restriction to a particular Division or project, both in the Corporation's own capacity and as managing partner of Centex Homes, a Nevada general partnership (the "**Partnership**").

As used in this resolution, "**Division Specific Power**" means the authority to act relating only to the ordinary course of business of a Division over which the officer or manager in question has management responsibility, both in the Corporation's own capacity and as managing partner of the Partnership.

As used in this resolution, "**Project Specific Power**" means the authority to act relating only to the ordinary course of business for specific projects within a Division over which the officer or manager in question has management responsibility, both in the Corporation's own capacity and as managing partner of the Partnership.

B. RESOLUTIONS.

RESOLVED, that the following officers and managers of the Corporation shall have the General Power, the Division Specific Power or the Project Specific Power, as indicated in the charts below, and authority to execute and deliver on behalf of the Corporation, both in the Corporation's own capacity and as managing partner of the Partnership, with or without a corporate seal, the following:

1. Other than the documentation relating to storm water management described in Section X. below, applications, tentative and final subdivision plats and maps, development agreements and all other documents that are relevant or incident to the development of real property in which the Corporation or the Partnership has any interest:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Development Manager
Chief Executive Officer	Division Manager	Land Development Manager
President	Division Vice President	Project Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	Area Manager
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	Land Acquisition Manager
Vice President		

II. Contracts for the sale of homes to consumers:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Project Manager
Chief Executive Officer	Division Manager	Area Manager
President	Division Vice President	
Executive Vice President	Division Chief Financial Officer or Division Controller	
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	
Vice President	Division Assistant Controller	
	Person designated in writing by the Division President or Executive Vice President	

III. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of homes to consumers:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	
Chief Executive Officer	Division Manager	
President	Division Vice President	
Executive Vice President	Division Chief Financial Officer or Division Controller	
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	
Vice President	Division Assistant Controller	
	Person designated in writing by the Division President or Executive Vice President	

- IV. Contracts, deeds and all other documents that are relevant or incident to the lease, purchase or sale of real property (other than the sale and closing of homes to consumers):

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	
Chief Executive Officer	Division Manager	
President	Person designated in writing by the Division President or Executive Vice President	
Executive Vice President		
Senior Vice President		
Vice President		

- V. Loan agreements, security agreements, promissory notes, deeds of trust, environmental indemnities, and all other documents that are relevant or incident to the financing of the purchase and/or development of real property, but exclusive of documents contemplated in Part IX below:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	
Chief Executive Officer		
President		
Executive Vice President		
Senior Vice President		
Person designated by the Board of Directors		

- VI. Indemnity and other agreements with surety companies relating to the issuance of surety bonds:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board		
Chief Executive Officer		
President		
Executive Vice President		
Senior Vice President		
Person designated by the Board of Directors		

- VII. Documents necessary to obtain licenses and Department of Real Estate Public Reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada):

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Development Manager
Chief Executive Officer	Division Manager	Land Development Manager
President	Division Vice President	Project Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	Area Manager
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	Land Acquisition Manager
Vice President	Division Assistant Controller	

- VIII. Contracts for purchasing or leasing goods and services including, but not limited to, construction agreements and land development agreements:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Land Development Manager
Chief Executive Officer	Division Manager	Development Manager
President	Division Vice President	Project Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	Area Manager
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	Land Acquisition Manager
Vice President	Division Assistant Controller	
Person designated in writing by the Chairman, Chief Executive Officer, President or Executive Vice President	Division Purchasing Manager	
	Division Purchasing and Estimating Manager	
	Division Construction Services Manager	

- IX. Financial guarantees and guaranties of payment of the obligations of another entity (whether in the form of a guaranty, indemnity or other document) and maintenance guaranties in connection with development financing:

<i>General Power</i>	<i>Division-Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board		
Chief Executive Officer		
President		
Chief Financial Officer		
Senior Vice President		
Person designated in writing by the Board of Directors or the Chief Executive Officer or President		

- X. Notices of Intent, Notices of Termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water management in the development of real property and/or construction of homes in which the Corporation or the Partnership has any interest, and which will be submitted to a governmental authority:

<i>General Power</i>	<i>Division Specific Power</i>	<i>Project Specific Power</i>
Chairman of the Board	Division President	Land Development Manager
Chief Executive Officer	Division Manager	Project Manager
President	Division Vice President	Area Manager
Executive Vice President	Division Chief Financial Officer or Division Controller	
Senior Vice President	Regional Chief Financial Officer or Regional Controller (CDP)	
Vice President		

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of such resolution, in the Corporation's own capacity or as managing partner of the Partnership, are hereby ratified, confirmed and adopted by the Corporation.

* * * * *

