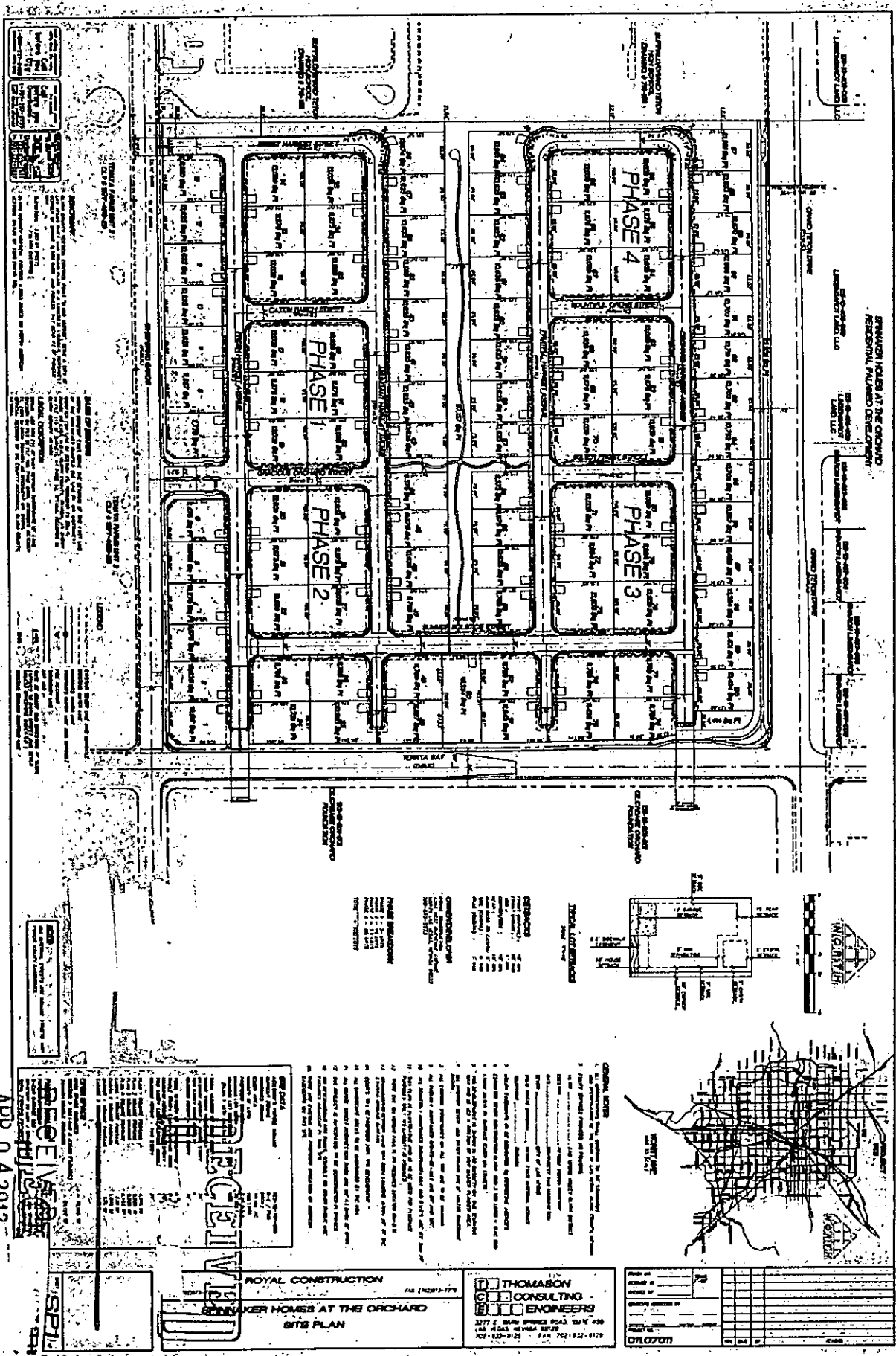




EOT-45057

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The Orchards
Spinnaker Homes
3366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0889

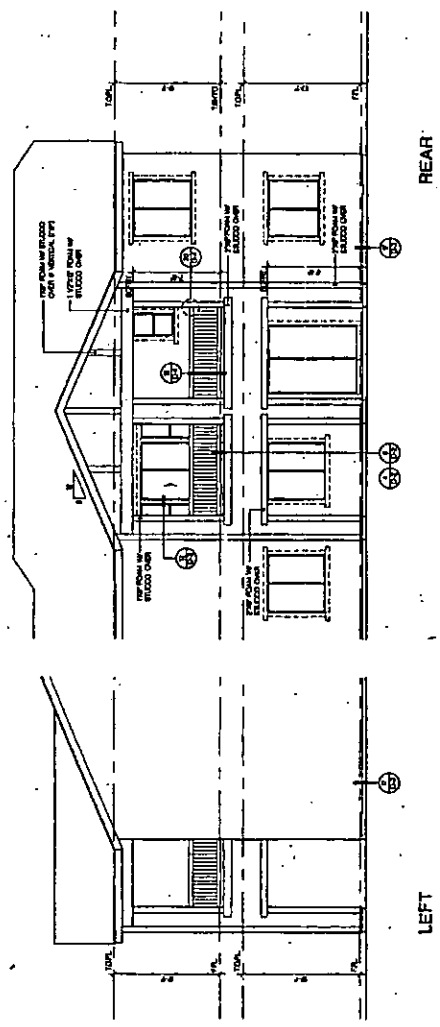


KITGY GROUP, INC.
 10000 JEFFERSON PARKWAY
 JEFFERSON, GA 30658
 (404) 271-1000
 Telex: 541000
 Atlanta, Georgia

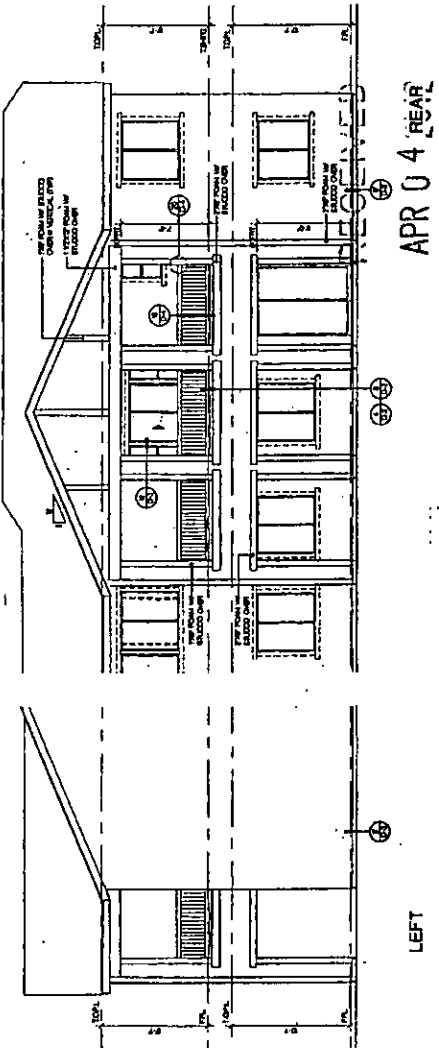


Principal in Charge : S. EITZMAN
Principal Director : M. GARDNER
Principal Manager : R. WANG
Principal Designer : H. LEE
Checked By :

Sheet Title •
PLAN 3
'A' & 'B' OPT. PATIO/DECK
EXTERIOR ELEVATIONS
& ROOF PLAN

Sheet No. : **A-3.5B**

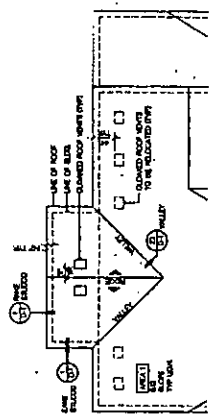
EXTERIOR ELEVATIONS (PATIO/DECK 'A')	SCALE 1/8"=1'-0"	1
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EXTERIOR ELEVATIONS (PATIO/DECK 'B')	SCALE 1/8"=1'-0"	2
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EOT-45057

APR 04 1964

[illegible]

ATTIC VENTILATION (PATIO/DECK 'A') 3

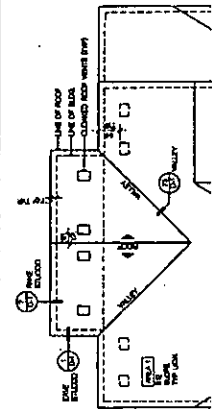
FOR THE FIRST TIME IN 40 YEARS, ALL THE LEADERS FROM THE NEW YORK

ROOF PLAN (PATIO/DECK 'A')

DATE	NO.	BY	CHECKED BY	SCALE
08-16-97	1	JAS. ROBERTSON	JAS. ROBERTSON	1/8"=1'-0"

(NOT TO SCALE)
 (FOR INFORMATION USE ONLY)

ATTN: VENTILATION. THIS SECTION SHOWS THE TOTAL NET FLOOR CONTAINING AREA SHALL NOT BE LESS THAN 150% OF THE AREA OF THE BRACK VENTILATED EXCEPT THAT THE TOTAL AREA & PERCENTAGE OF THE REQUIRED VENTILATED AREA IS PROVIDED IN A NOTE LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 2 FEET ABOVE CEILING OR CORNER HEATING



ATTIC VENTILATION (PATIO/DECK 'B') 3

NOTE: WITH THE LOW CONCRETE SLAB THE 1/2" SLOPE
IS WITHIN THE LOW TOLERANCE FOR THE 1/2" SLOPE
ON APPROVED FORMS. SEE 10-10-100

FOR INSTRUCTIONS ON FILLING IN THIS FORM, SEE THE INSTRUCTIONS ON THE FRONT OF THIS FORM.	ROOF PLAN (PATIO/DECK 'B')	SCALE 1/8"=1'-0"
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Project

The Orchards
 Splinter Homes
 4366 W. Chryseum Avenue
 North Las Vegas, NV 89032

2005-0669



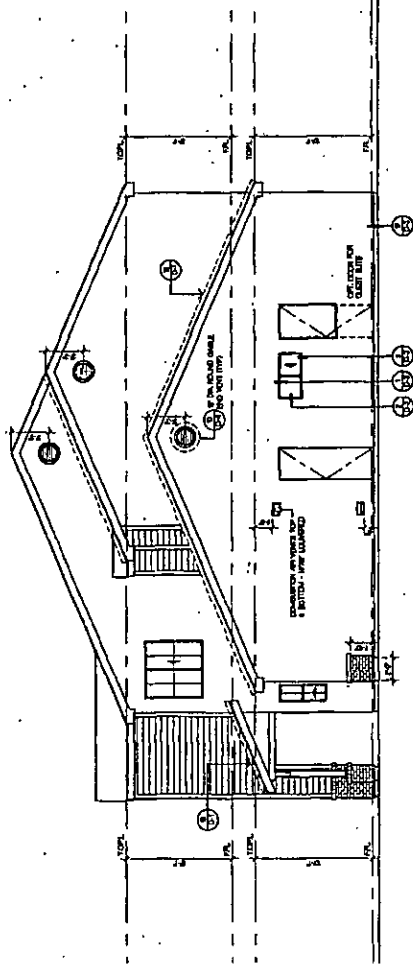
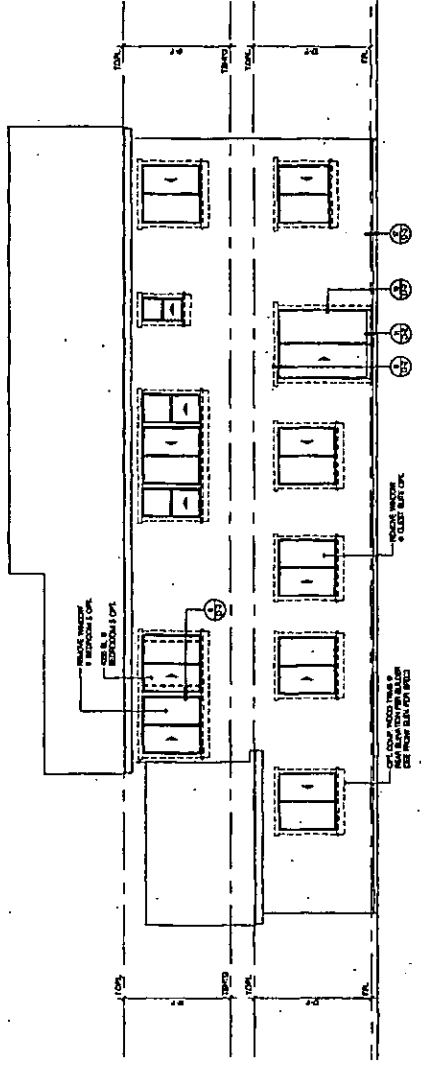
KTOYGROUP, INC.
 10000 W. Sahara Avenue, Suite 100
 Las Vegas, NV 89135
 Phone: (702) 735-1111
 Fax: (702) 735-1112
 Email: ktoy@ktoygroup.com
 Website: www.ktoygroup.com



Project Information
 Project Name: G. CITRINI
 Project Location: 14 QUINCY
 Project Manager: A. WARD
 Project Designer: H. LEE
 Checked By: _____

Sheet Title:
 PLAN 3
 'B' EXTERIOR ELEVATIONS

Sheet No.: **A-3.7A**



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 APR 04 2012

EOT-45057

EXTERIOR ELEVATIONS | 100% V.I.P. | 1

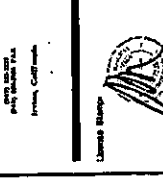
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The Orchards
 Spinaker Homes
 4365 W. Cheyenne Avenue
 North Las Vegas, NV 89032

2005-0669
 KTCY GROUP, INC.
 10000 S. RAYMOND AVENUE
 SUITE 100
 LAS VEGAS, NV 89138

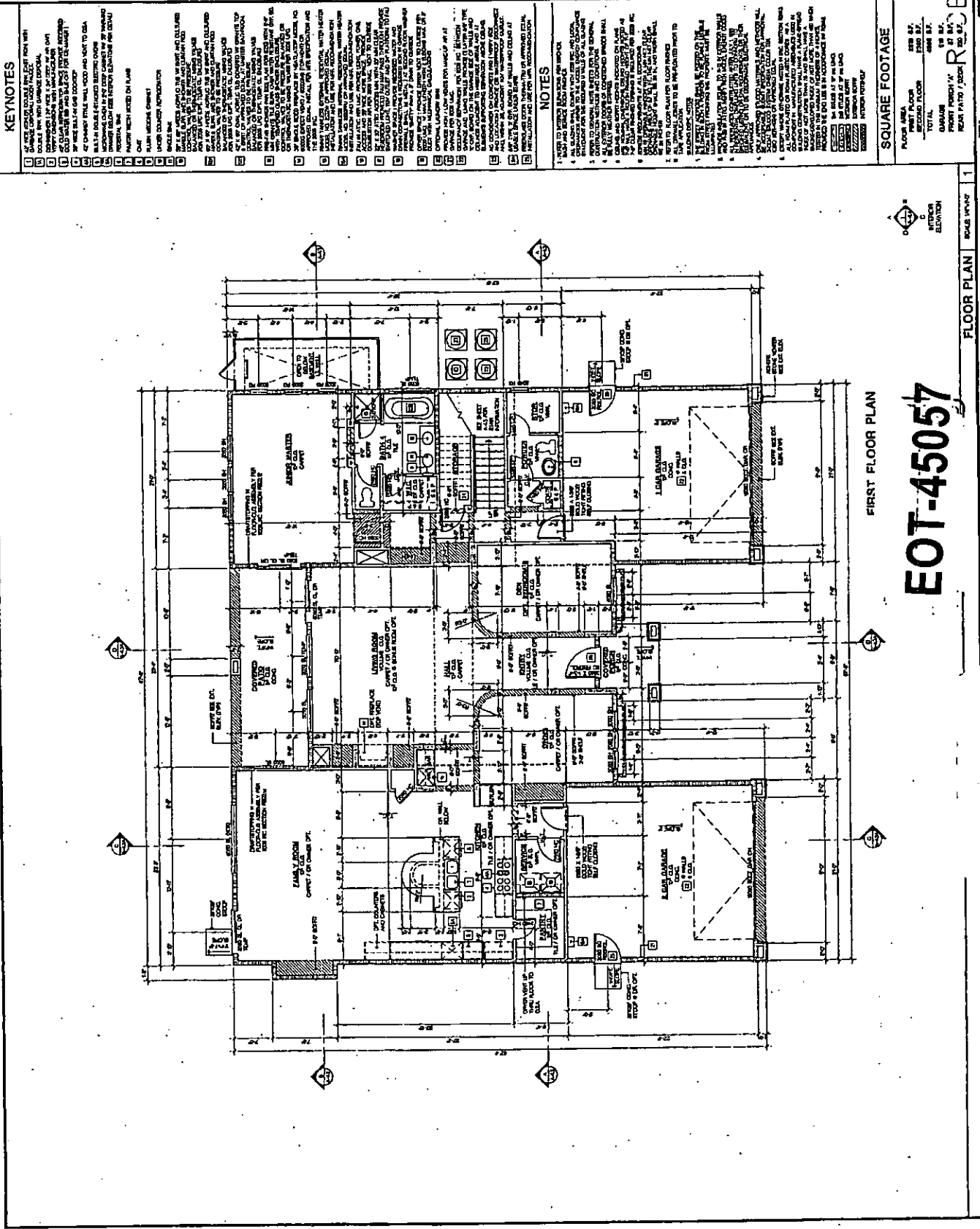


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 Architect: KTCY GROUP, INC.
 Engineer: KTCY GROUP, INC.
 Designer: KTCY GROUP, INC.
 Checker: KTCY GROUP, INC.
 Date: 05/07/05



Project: 2005-0669
 Architect: KTCY GROUP, INC.
 Engineer: KTCY GROUP, INC.
 Designer: KTCY GROUP, INC.
 Checker: KTCY GROUP, INC.
 Date: 05/07/05

Project: 2005-0669
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 Engineer: KTCY GROUP, INC.
 Designer: KTCY GROUP, INC.
 Checker: KTCY GROUP, INC.
 Date: 05/07/05



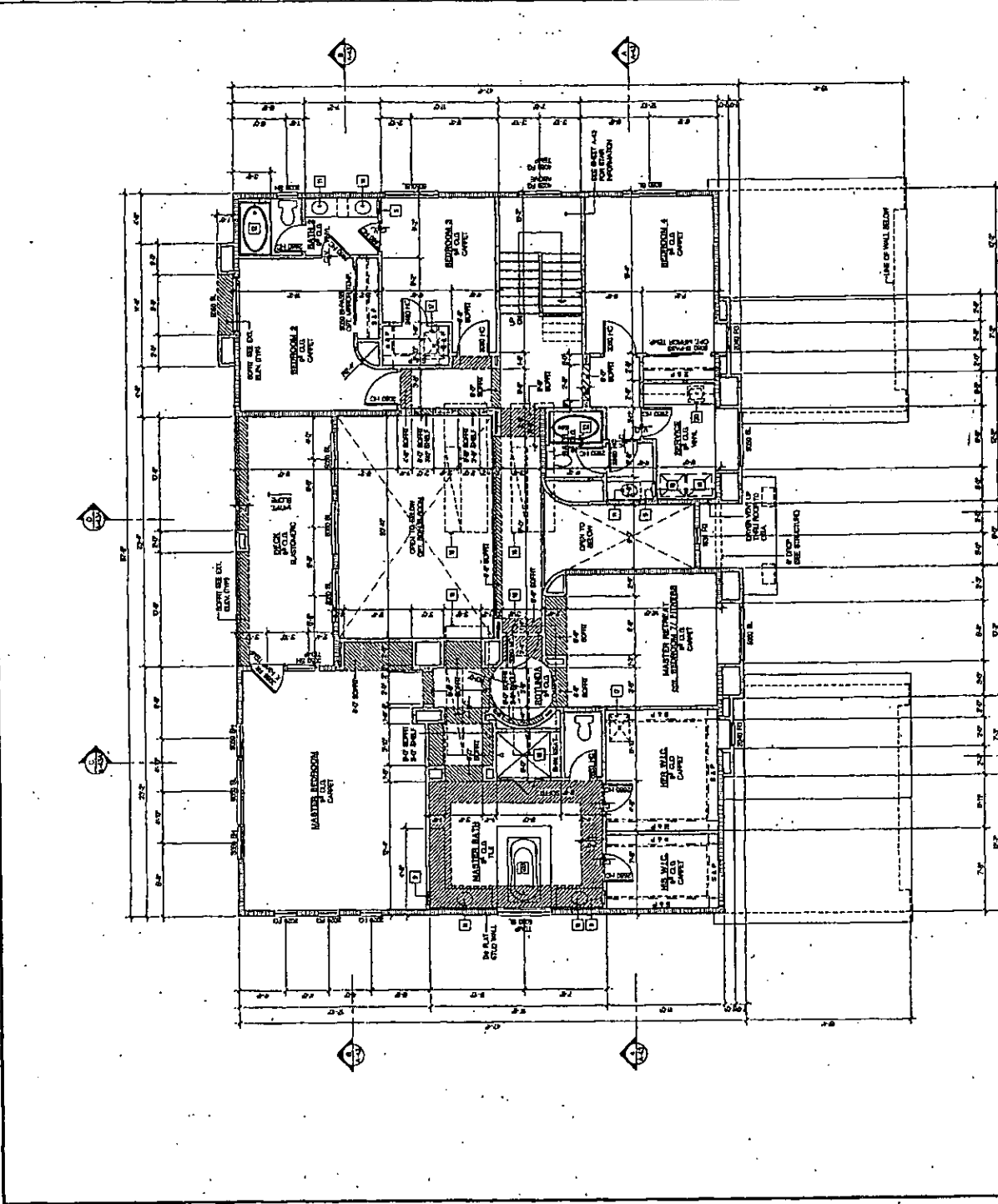
EOT-45057
 FIRST FLOOR PLAN

FLOOR PLAN		SHEET NUMBER	
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APR 04 2017
 VLA-4.1

KEYNOTES

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2. SEE EOT-45057 FOR FLOOR PLAN
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100. SEE EOT-45057 FOR FLOOR PLAN



EOT-45057

PLAN

FLOOR PLAN SCALE 1/8" = 1'-0"

THE ORCHARDS

Spinaker Homes
4166 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669



KTOY GROUP, INC.

Architect
10000 W. Cheyenne Avenue
North Las Vegas, NV 89032



PROJECT INFORMATION

Project Name: THE ORCHARDS
Project Number: 2005-0669
Project Manager: K. LEE
Architect: KTOY GROUP, INC.

PLAN A

1/4" SECOND FLOOR PLAN

A-4.1A

RECEIVED

APR 04 2012

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088	04/04/2012	REVISION: 87.0
089	04/04/2012	REVISION: 88.0
090	04/04/2012	REVISION: 89.0
091	04/04/2012	REVISION: 90.0
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094	04/04/2012	REVISION: 93.0
095	04/04/2012	REVISION: 94.0
096	04/04/2012	REVISION: 95.0
097	04/04/2012	REVISION: 96.0
098	04/04/2012	REVISION: 97.0
099	04/04/2012	REVISION: 98.0
100	04/04/2012	REVISION: 99.0
101	04/04/2012	REVISION: 100.0

Drawings

Product

The Orchards
Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669



KTGY GROUP, Inc.
Architect
10000 W. Sahara Avenue
Suite 1000
Las Vegas, NV 89135
702.735.1000
www.ktgy.com

Project Manager
Project Designer
Checked By

Scale: 1/8" = 1'-0"



Project Name
Project Number
Project Location
Project Designer
Checked By

Scale: 1/8" = 1'-0"

PLAN
CHANGES
AND OPTIONS

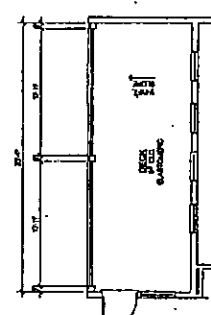
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APR 04 2012

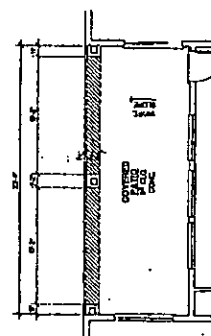
SQUARE FOOTAGE
PERMIT FEE \$

PERMIT FEE \$

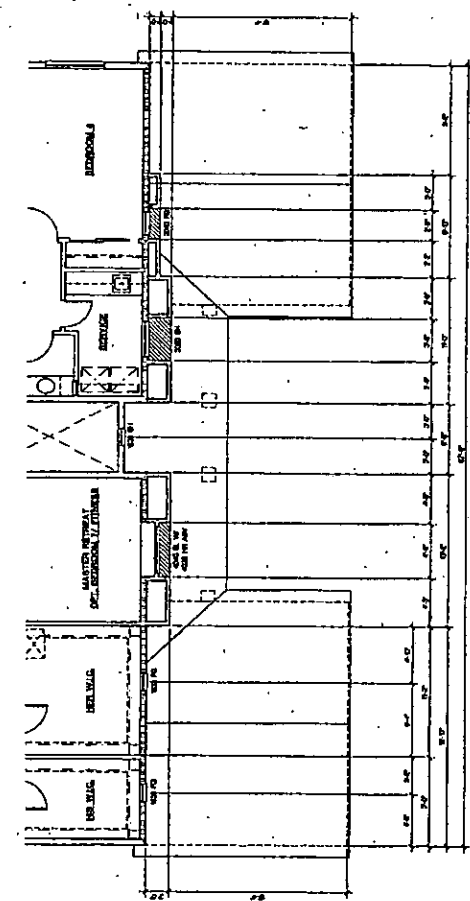
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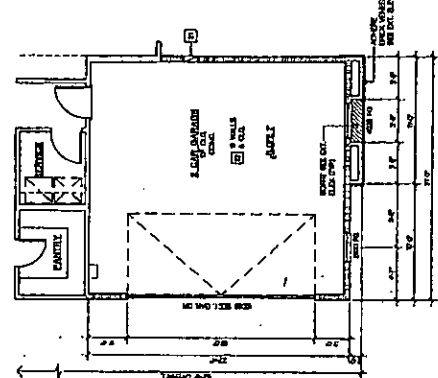
SECOND FLOOR PLAN
(DECK & RAILING @ 'B')



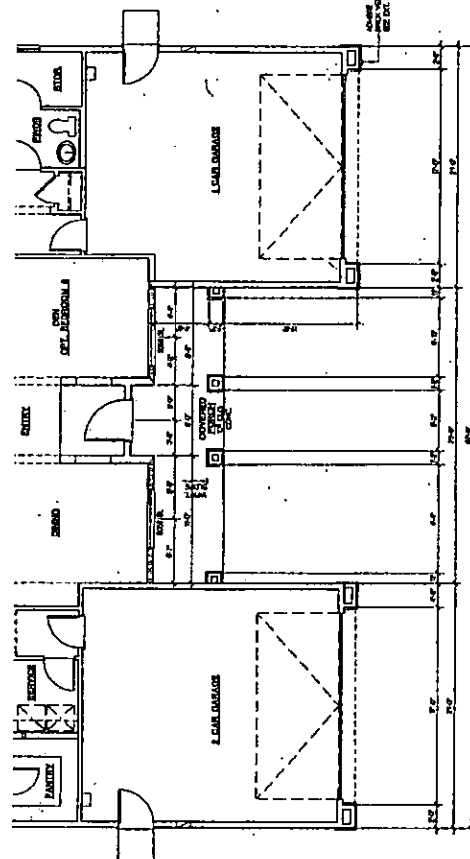
FIRST FLOOR PLAN
(PATIO @ 'B')



SECOND FLOOR PLAN



OPT. CORNER GARAGE



FIRST FLOOR PLAN

EOT-45057

FLOOR PLAN

SCALE 1/8" = 1'-0"

1

No. 0416
 Name / Description
 2005 CODE UPDATE

Comments

Project

The Orchards

Spinnaker Homes
 4365 W. Cheyenne Avenue
 North Las Vegas, NV 89032

2005-0669



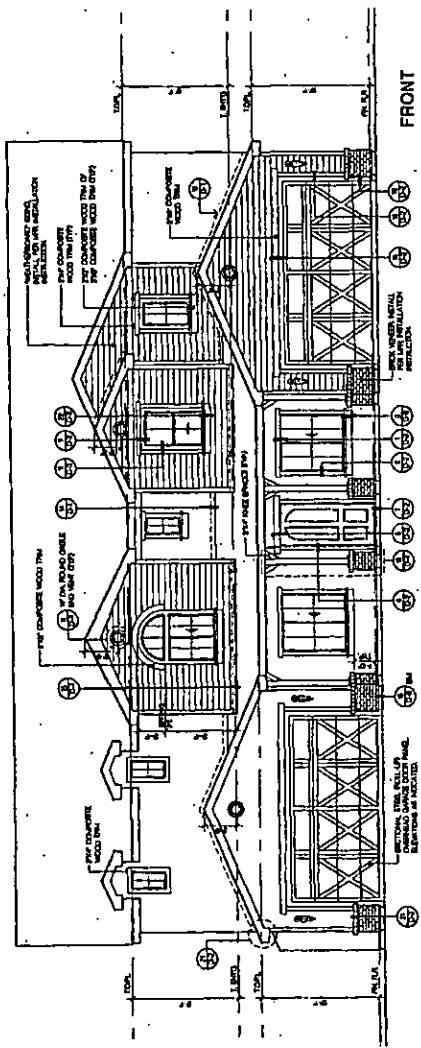
KTY GROUP, INC.
 1000 S. MAIN ST. SUITE 100
 LAS VEGAS, NV 89101
 702.735.1111
 KTY GROUP, INC.
 1000 S. MAIN ST. SUITE 100
 LAS VEGAS, NV 89101
 702.735.1111



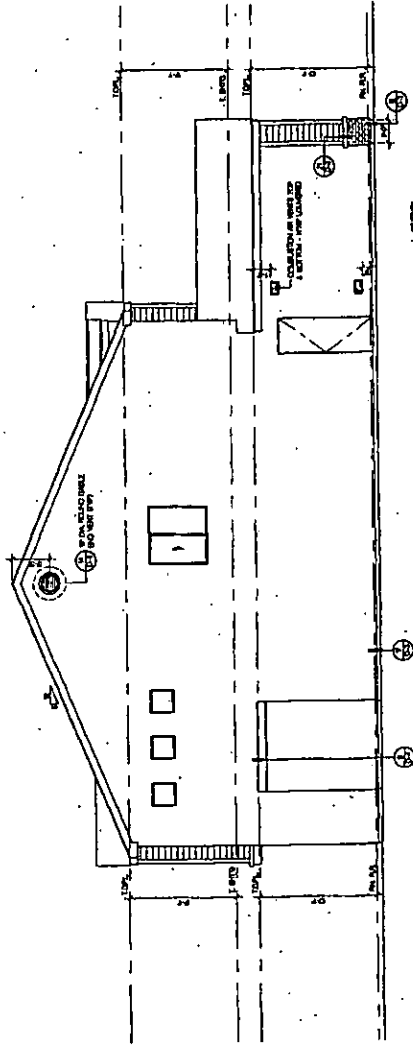
Project in Charge: D. CHANG
 Project Designer: A. CHANG
 Project Engineer: A. CHANG
 Project Manager: A. CHANG
 Checked by: A. CHANG

Sheet Title:
 PLAN 4
 8" EXTERIOR ELEVATIONS
 & ROOF PLAN

Sheet No.: A-4.7



FRONT



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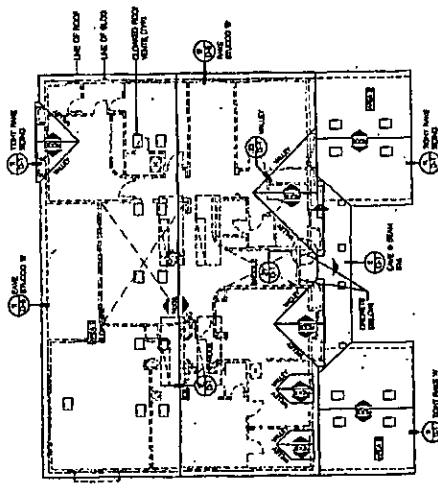
APR 04 2012

EOT-45057

ATTIC VENTILATION: BASED ON SECTION 1003 THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/300 OF THE GROSS FLOOR AREA OF THE UNFINISHED ATTIC SPACE. IF THE ATTIC SPACE IS TO BE USED FOR STORAGE, THE VENTILATION SHALL BE INCREASED TO 1/200 OF THE GROSS FLOOR AREA. THE VENTILATION SHALL BE PROVIDED BY MEANS OF ROOF VENTS, GABLE ENDS, OR OTHER MEANS APPROVED BY THE LOCAL BUILDING DEPARTMENT.

ROOF VENTILATION VENT TYPE: ROOF VENT AREA: 100 SQ. FT. x 1/300 = 0.33 SQ. FT. REQUIRED VENT TYPE: GABLE END AREA: 100 SQ. FT. x 1/300 = 0.33 SQ. FT. REQUIRED VENT TYPE: OTHER MEANS AREA: 100 SQ. FT. x 1/300 = 0.33 SQ. FT. REQUIRED TOTAL NET FREE VENTILATION PROVIDED: 0.99 SQ. FT.	ATTIC VENTILATION VENT TYPE: ROOF VENT AREA: 100 SQ. FT. x 1/300 = 0.33 SQ. FT. REQUIRED VENT TYPE: GABLE END AREA: 100 SQ. FT. x 1/300 = 0.33 SQ. FT. REQUIRED VENT TYPE: OTHER MEANS AREA: 100 SQ. FT. x 1/300 = 0.33 SQ. FT. REQUIRED TOTAL NET FREE VENTILATION PROVIDED: 0.99 SQ. FT.
--	---

ATTIC VENTILATION 3



NOTES:
 1. SEE SECTION 1003 FOR ROOF VENTILATION REQUIREMENTS.
 2. SEE SECTION 1003 FOR GABLE END VENTILATION REQUIREMENTS.
 3. SEE SECTION 1003 FOR OTHER MEANS VENTILATION REQUIREMENTS.
 4. SEE SECTION 1003 FOR TOTAL NET FREE VENTILATION REQUIREMENTS.

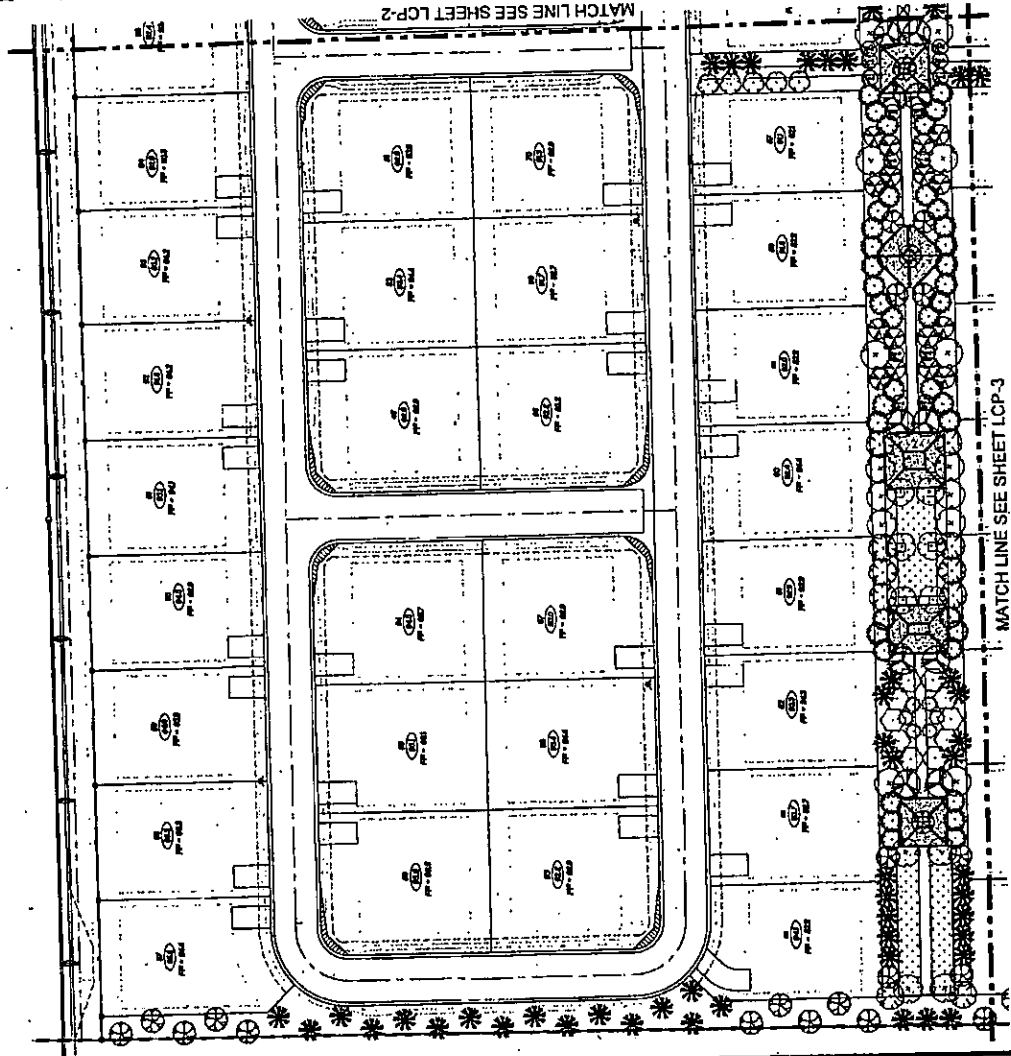
ROOF PLAN SCALE 1/8"=1'-0"

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

PLANTING LEGEND:
SYMBOL BOTANICAL NAME

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	ACACIA SALICINA	YELLOW ACACIA	24" BOX	11	FULL TO GROUND
	ACACIA STENOXYLA	SHOESTRING ACACIA	24" BOX	9	FULL TO GROUND
	BRACHYOTIS PORNANUS	BOTTLE TREE	24" BOX	18	SINGLE LEADER
	CHITAJA TASHKENTENSIS	CHITAJA	24" BOX	11	MULTI TRUNK
	OLEA EUROPAEA VILSOWII	FRUITLESS OLIVE	24" BOX	10	MULTI TRUNK
	PRUNUS ELADURCA	MOORELL PINE	24" BOX	44	SINGLE LEADER
	PASTACIA CHENSIS	CHINESE PISTACHE	24" BOX	10	STANDARD
	PROSOPIS CHENSIS	CHINESE MESQUITE	24" BOX	22	STANDARD
	PRUNUS CERULEA THUNDER CLOUD	PURPLE LEAF PLUM	24" BOX	18	STANDARD
	QUERCUS ELX	HOLLY OAK	36" BOX	18	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	40	MULTI TRUNK

PLANTING NOTES:
1. ALL PLANTING AREAS SHALL BE MATCHED WITH 1/4" THICKNESS OF 3/4" COMPRESSED GRANITE D.G.
2. ALL PLANTING AREAS SHALL BE MATCHED WITH 1/4" THICKNESS OF 3/4" COMPRESSED GRANITE D.G.
3. ALL PLANTING AREAS SHALL BE MATCHED WITH 1/4" THICKNESS OF 3/4" COMPRESSED GRANITE D.G.
4. ALL PLANTING AREAS SHALL BE MATCHED WITH 1/4" THICKNESS OF 3/4" COMPRESSED GRANITE D.G.



MATCH LINE SEE SHEET LCP-3

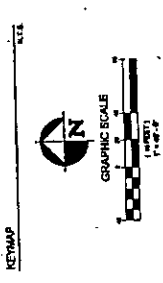
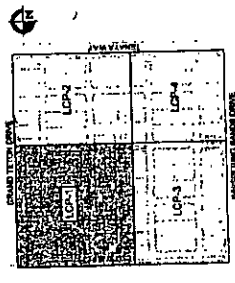
MATCH LINE SEE SHEET LCP-2



SPINAKEE HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV



SHEET TITLE
CONCEPTUAL
PLANTING PLAN
PROJECT NO.
DATE
SCALE
DRAWN BY
CHECKED BY
DATE
LCP-1



RECEIVED
APR 04 2012
EOT-45057

PLANTING LEGEND:

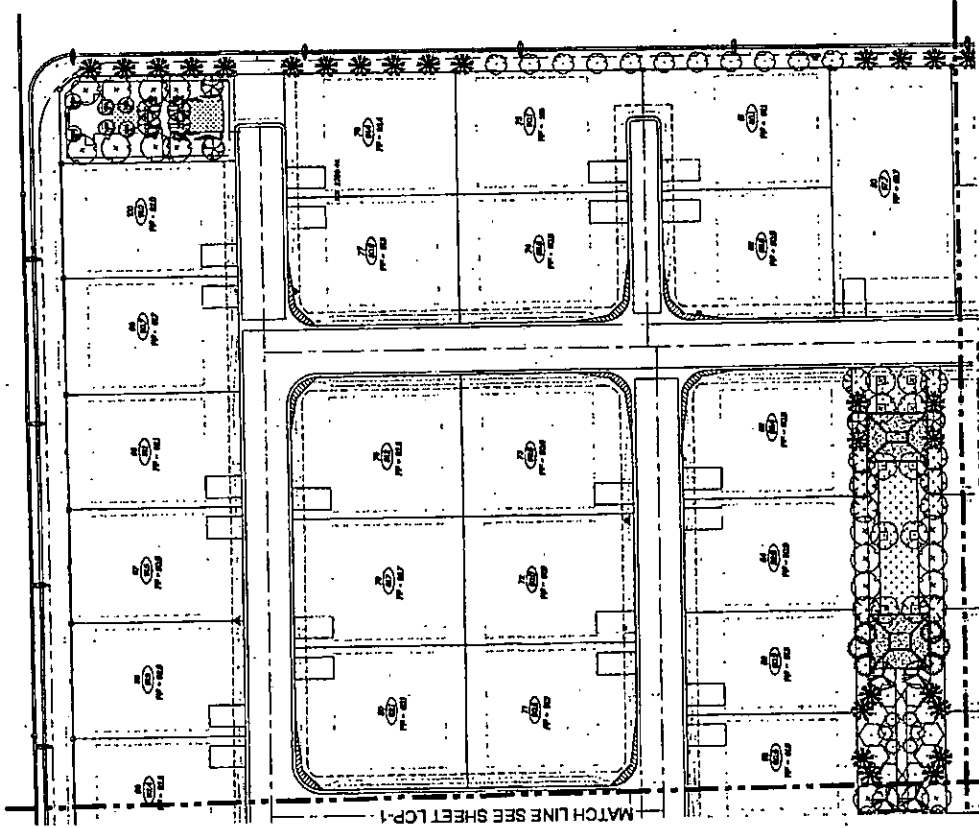
SYMBOL BOTANICAL NAME

TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	17	FULL TO GROUND
	ACACIA STENOPHYLLA	SHRIMPING ACACIA	24" BOX	8	FULL TO GROUND
	BACCHARIS VIRENS	BOTTLE TREE	24" BOX	9	SINGLE LEADER
	CITRUS LEMON	CITRUS	24" BOX	3	MULTY TRUNK
	CITRUS LEMON	CITRUS	24" BOX	10	MULTY TRUNK
	OLEA EUROPAEA VILLOSA	FRUITLESS OLIVE	24" BOX	28	SINGLE LEADER
	PRUNUS ELAEAGNACEA	CHINESE PRUNUS	24" BOX	19	STANDARD
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	PRUNUS ELAEAGNACEA	CHINESE PRUNUS	24" BOX	0	STANDARD

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MATCHED WITH 2" MINIMUM THICKNESS OF 3/4" DECOMPOSED GRANITE D.O. AND LANDSCAPE BOLLERS IN APPROXIMATE BROWN COLOR ARE AVAILABLE AT: KALAMAZOO MATERIALS, INC. CONTACT BETTY OSBORN AT (734) 887-8411 OR E-MAIL AT: BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR 34" TREE PLANTED WITHIN 8' OF A SIDEWALK OR ROAD



SPINAKEER HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV.



PROJECT TITLE
CONCEPTUAL
PLANTING PLAN

PROJECT NO.
DESIGNED BY
DATE
SCALE
SHEET NO.
TOTAL SHEETS

LCP-2

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APR 04 2012

EOT-45057



THE VEGAS BOTANICAL MATERIALS COMPANY
1000 S. LAS VEGAS BLVD. SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111 FAX: 702.735.1112
WWW.VBMATERIALS.COM

REVISIONS:

SPINAKEER HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV



SHEET TITLE
CONCEPTUAL
PLANTING PLAN

PROJECT NO. 094-875
DRAWN BY: JY
CHECKED BY: TM
SCALE: 1" = 40'-0"
DATE: 01.03.08

LCP-3

PLANTING LEGEND:

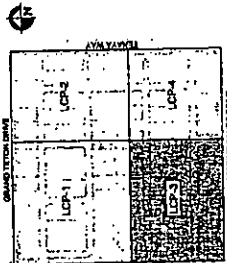
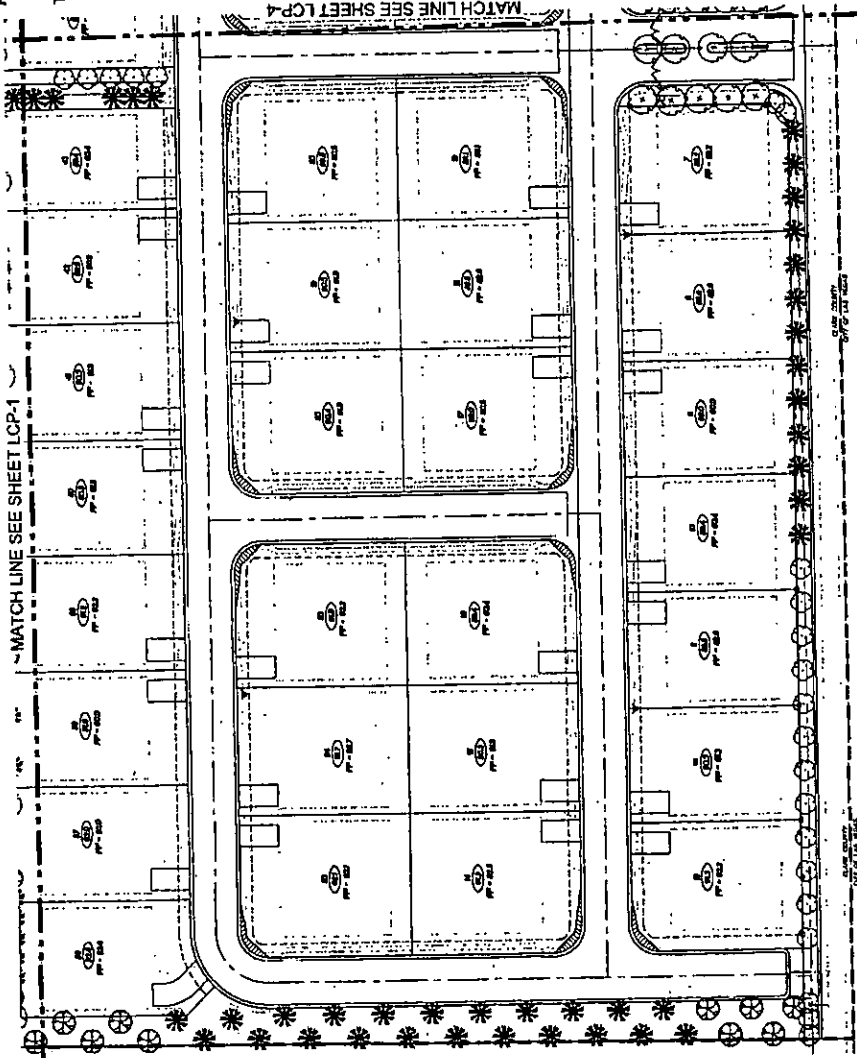
SYMBOL BOTANICAL NAME

TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	22	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	1	FULL TO GROUND
	BACCHARIS VIRENS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CESTRAUM TANGUTENSES	CHATELAIN	24" BOX	0	MULTI TRUNK
	OLEA EUROPAEA	FRUITLESS OLIVE	24" BOX	0	MULTI TRUNK
	MONSIEUR PINE	MONSIEUR PINE	24" BOX	40	SINGLE LEADER
	CHINESE POTASH	CHINESE POTASH	24" BOX	0	STANDARD
	CHINESE MESQUITE	CHINESE MESQUITE	24" BOX	0	STANDARD
	PRUNUS CERASIFERA	PURPLE LEAF PLUM	24" BOX	0	STANDARD
	QUERCUS ILEX	HOLLY OAK	24" BOX	0	STANDARD
	VITEX AGROST-CASTUS	CHASTE TREE	24" BOX	0	MULTI TRUNK

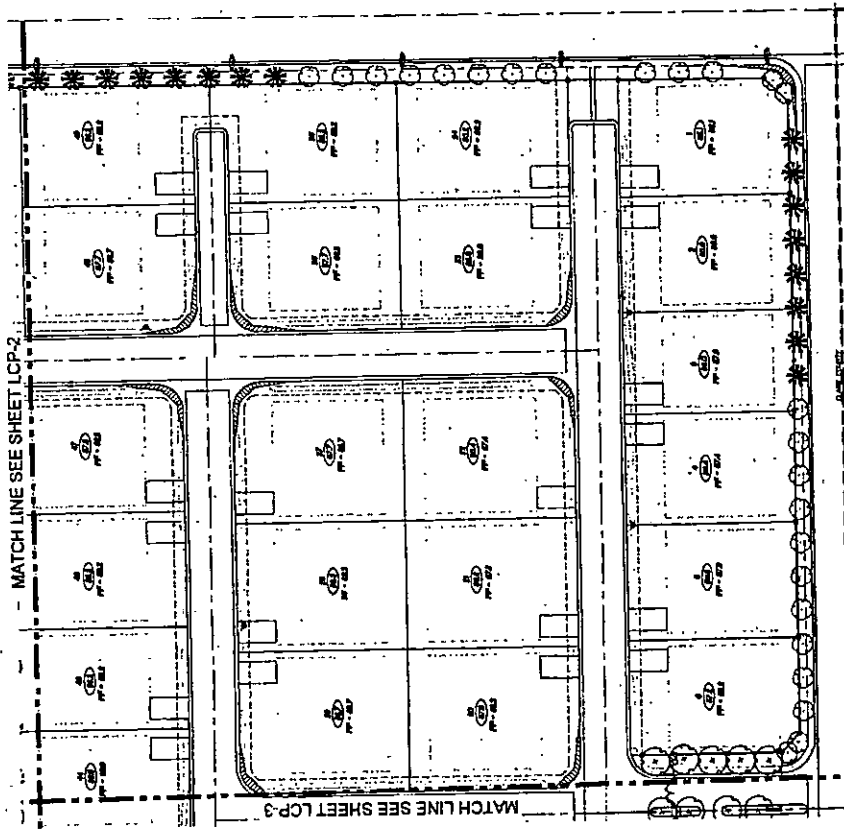
PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" ORGANIC THICKNESS OF 50% DECOMPOSED BARKER DUG AND LANDSCAPE BODIES SHALL BE MULCHED WITH 2" ORGANIC THICKNESS OF 50% DECOMPOSED BARKER DUG.
2. ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREES PLANTED WITHIN 5' OF A SIDEWALK OR ROAD.



GRAPHIC SCALE
1" = 40'-0"

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EOT-45057 AFR 04 2012



PLANTING LEGEND:

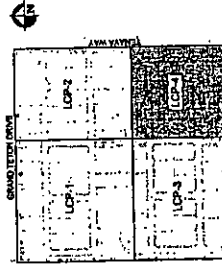
SYMBOL BOTANICAL NAME

TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	ACACIA BAUMANNII	WILLOW ACACIA	24" BOX	25	FULL TO GROUND
	ACACIA STEUDBERGERI	SHOESTRING ACACIA	24" BOX	0	FULL TO GROUND
	BRACHYDICTYON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CELTIS FALGOUTENSIS 'PINK DAWG'	CITRUS	24" BOX	0	MULTY TRUNK
	OLEA EUROPAEA WILSONI	FRUITLESS OLIVE	24" BOX	0	MULTY TRUNK
	PIRUS ELAURICA	MONSIEUR PINE	24" BOX	10	SINGLE LEADER
	PSYDIA CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PRUNUS CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	0	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	5	STANDARD
	WITEX AGMIS-CAULIS	CHASTE TREE	24" BOX	0	MULTY TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 50% DECOMPOSED GRANITE, D.O.
2. CONTACT BETTY CORRENT AT (702) 487-8411 OR E-MAIL AT BETTY@ANANZOOMATERIALS.COM
3. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK OR ROAD



KEYMAP



GRAPHIC SCALE



SPINAKE HOMES
1000 S. RAMPART BLVD. SUITE 200
LAS VEGAS, NV 89102
TEL: (702) 735-1000
WWW.SPINAKEHOMES.COM

SPINAKE HOMES
AT THE ORCHARD UNIT 1
LAS VEGAS, NV



SHEET TITLE
CONCEPTUAL
PLANTING PLAN

PROJECT NO.:
DRAWN BY: JN
CHECKED BY: DM
SCALE: 1" = 40'-0"
DATE: 04.04.12

LCP-4

RECEIVED

APR 04 2012

EOT-45057

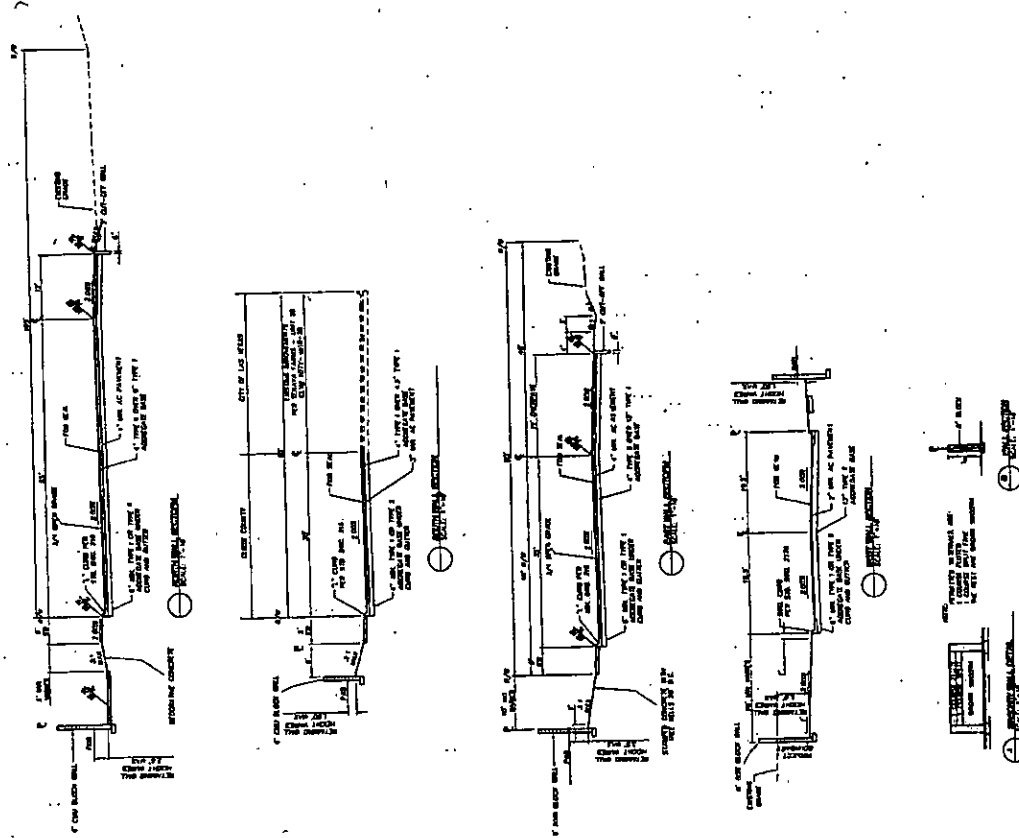
APR 04 2012

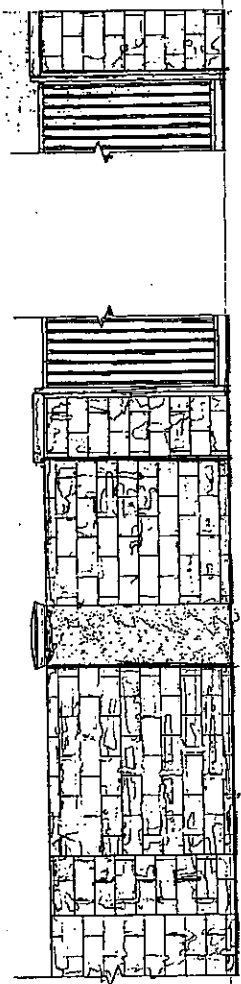
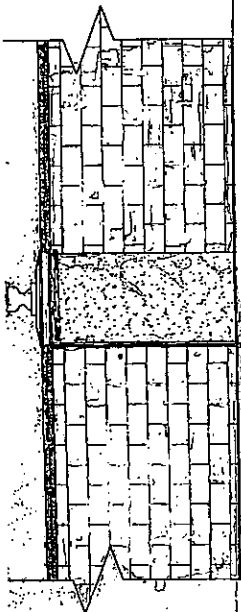
RECEIVED

SP2

ROYAL CONSTRUCTION
1973
SHEET (REV)
SPINNER HOMES AT THE ORCHARD
DETAIL SHEET

THOMASON CONSULTING ENGINEERS
3277 E. KAHU PARKWAY ROAD, SUITE 400
HONOLULU, HAWAII 96819
702-832-8120 FAX 702-832-8125

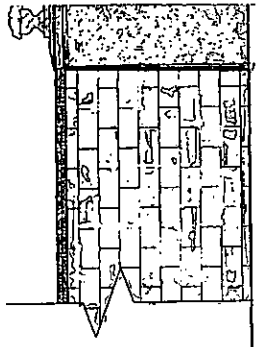
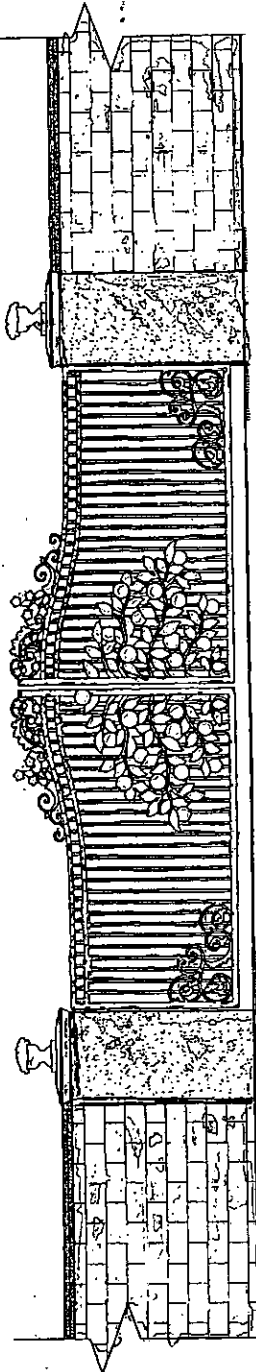
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① WALL AND PILASTER SECTION

② WALL AND PILASTER SECTION

③ WALL



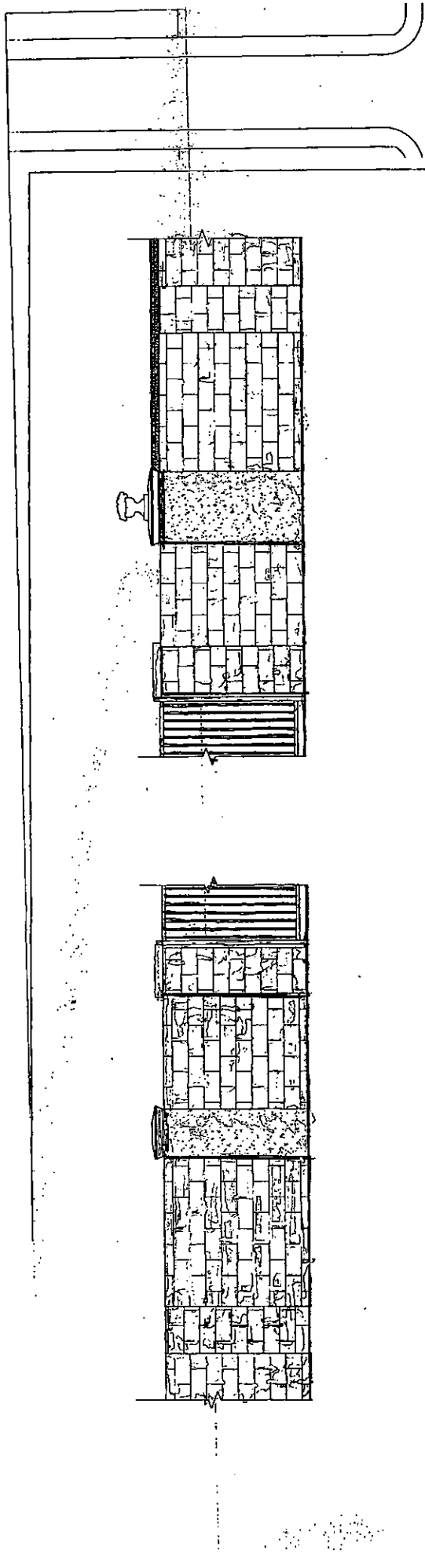
④ GATE AND PILASTER SECTION

⑤ SMALL GATE

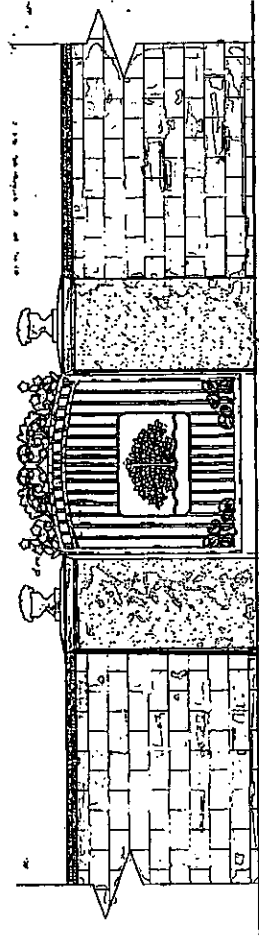
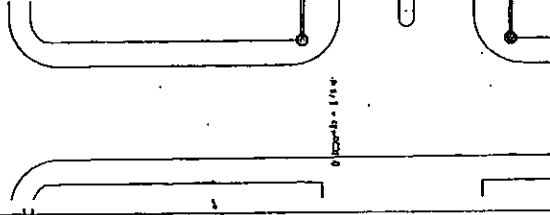
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APR 04 2012

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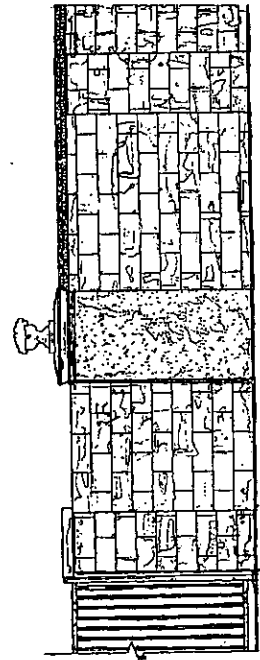
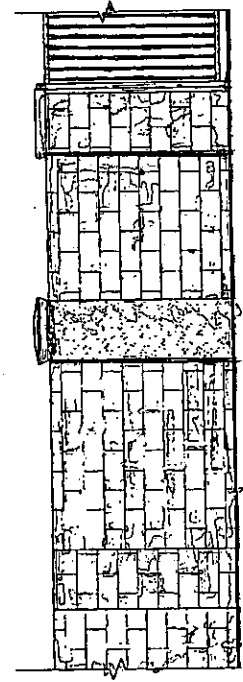
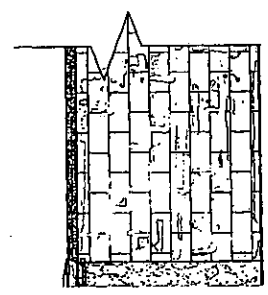
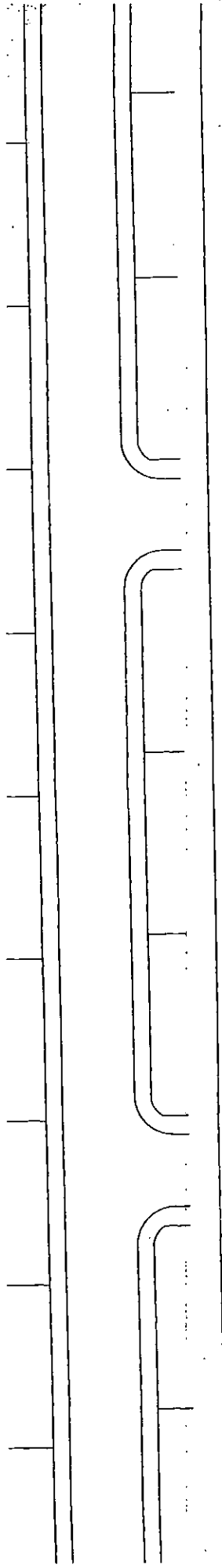
ION ② WALL AND PILASTER SECTION ③ WALL AND PILASTER SECTION



RECEIVED

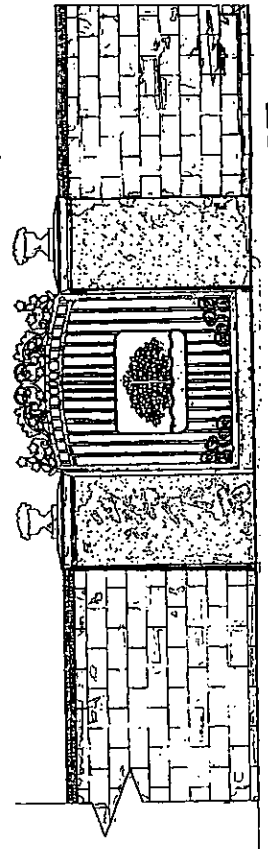
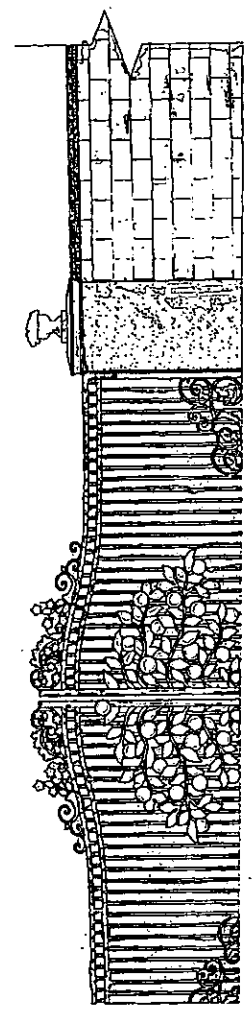
EOT-45057 APR 04 2012

⑤ SMALL GATE AND PILASTER SECTION



ILASTER SECTION (2) WALL AND PILASTER SECTION (3) WALL AND PILASTER SECT

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Las Vegas Valley Regional
Municipal Water District
1000 Las Vegas Blvd. S., Suite 1000
Las Vegas, NV 89101
P 702-253-4400
F 702-253-4401

REVISIONS

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



SHEET TITLE
COVER SHEET

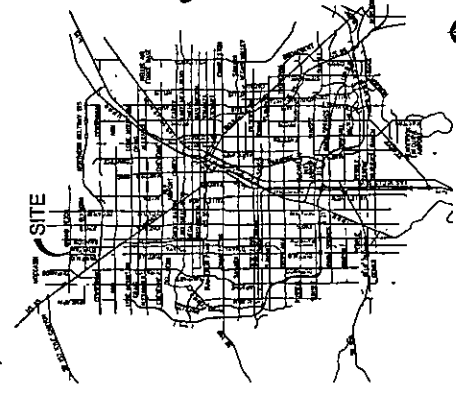
PROJECT NO.: VRM 503
DRAWN BY: JY
CHECKED BY: JY
SCALE: NTS
DATE: 03.30.09

L-0

PROJECT: THE ORCHARDS PHASE I
OWNER: SPINNAKER HOMES / ROYAL CONSTRUCTION
4187 E SAHARA AVE.
LAS VEGAS, NEVADA 89104

SHEET INDEX:

L-0	COVER SHEET
LC-1	CONSTRUCTION PLAN
LC-2	CONSTRUCTION PLAN
LCD-1	CONSTRUCTION DETAILS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION PLAN
LID-1	IRRIGATION DETAILS
LPT-1	TREE PLANTING PLAN
LPT-2	TREE PLANTING PLAN
LPS-1	SHRUB PLANTING PLAN
LPS-2	SHRUB PLANTING PLAN
LPD-1	PLANTING DETAILS
LS-1	GENERAL NOTES



LOCATION MAP
N.T.S.

2433B-R-07-243-1-R-07

Planning

Call before you Dig
1-800-227-2600
NEVADA SINCE 1949

Call before you Dig
1-702-593-6111

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04 2012



Las Vegas Valley Regional
Public Works Department
1000 Las Vegas Blvd. N.
Las Vegas, Nevada 89101
702.228.2000
www.lvrpd.com

REVISIONS
NO. DESCRIPTION
DATE

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



SHEET TITLE
CONSTRUCTION PLAN

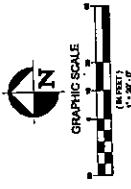
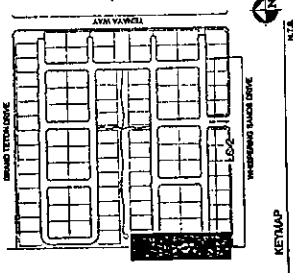
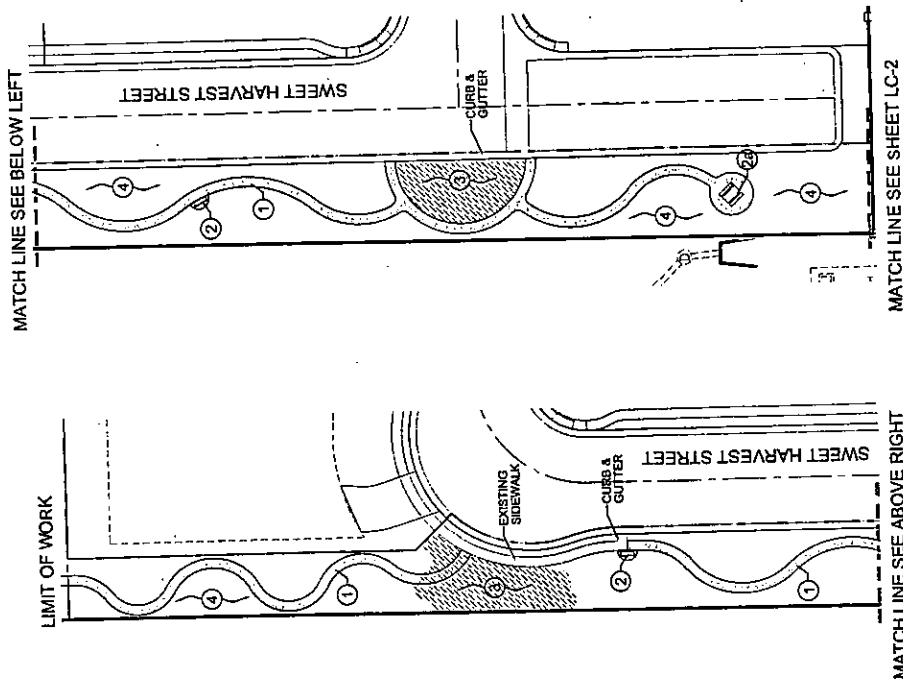
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DESIGNED BY: JLV
CHECKED BY: JLV
SCALE: 1" = 20'-0"
DATE: 03.28.08

LC-1

CONSTRUCTION NOTES

KEY DESCRIPTION

- 1 3.5' WIDE WALKING PATH OF STABILIZED 1" DECOMPOSED GRANITE, COLOR: APACHE BROWN, AVAILABLE FROM: VALAMAZZO MATERIALS, INC. CONTACT BETTY ORRIS AT (702) 487-6411 OR E-MAIL AT BETTY@VALAMAZZOMATERIALS.COM
- 2 5' BENCH, TO BE SELECTED.
- 3 PICKING TABLE, TO BE SELECTED
- 4 COARSE PINE WOOD MULCH, 4-6" DEEP
- 5 SCREENED DECOMPOSED GRANITE (FOR ALL PLANTING AREAS ONLY), COLOR: APACHE BROWN, AVAILABLE FROM: VALAMAZZO MATERIALS, INC. CONTACT BETTY ORRIS AT (702) 487-6411 OR E-MAIL AT BETTY@VALAMAZZOMATERIALS.COM



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Las Vegas Valley (Las Vegas) Engineering & Design
 1000 Las Vegas Blvd. S., Suite 1000
 Las Vegas, Nevada 89101
 P 702.733.0000
 F 702.733.0000
 www.lvv.com

REVISIONS
 04-20-08 REVISION FROM CIVIL COMMENTS
 REVISIONS

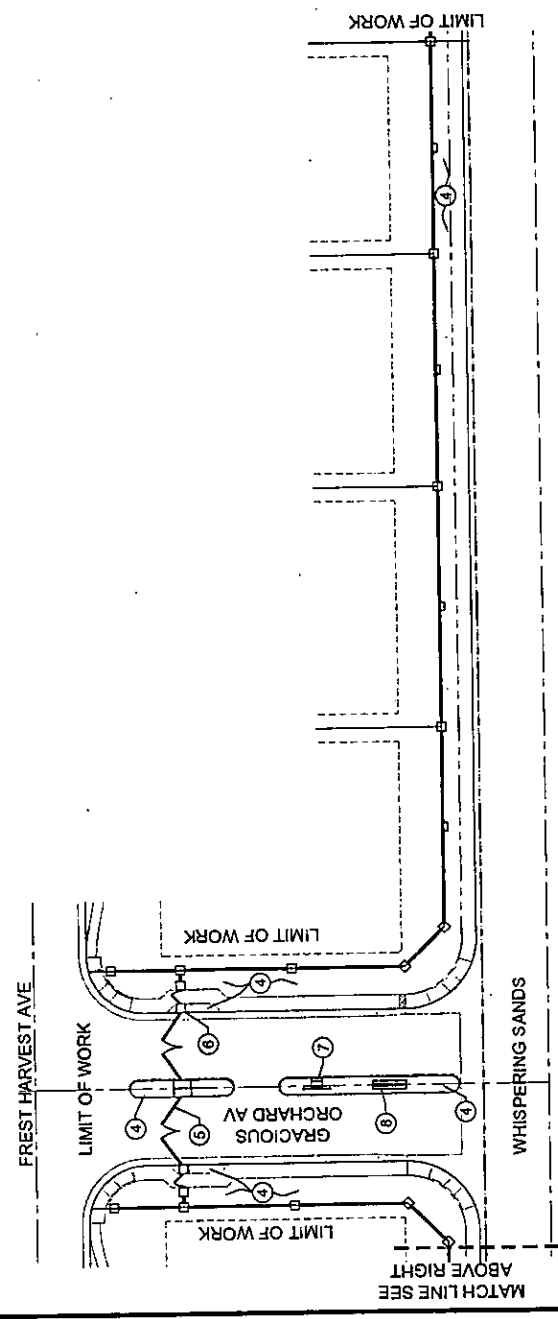
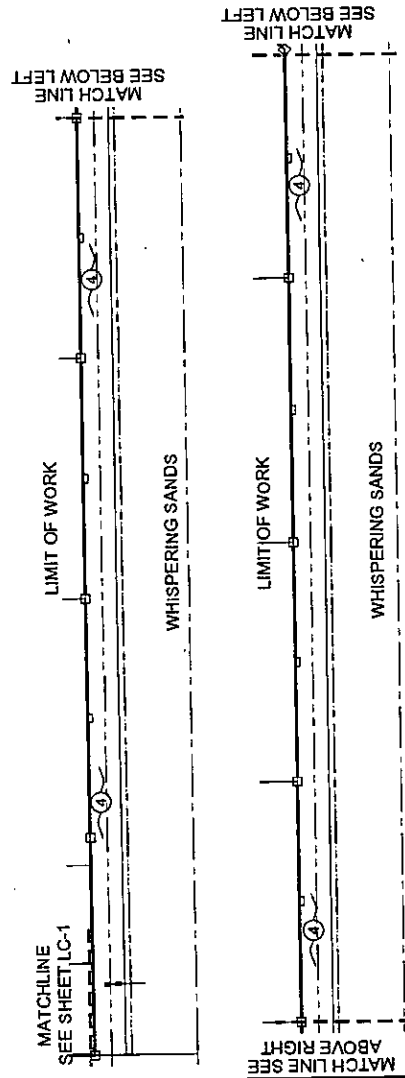
SPINNAKER HOMES
 AT THE ORCHARD
 APN 125-15-101-003
 LAS VEGAS, NEVADA



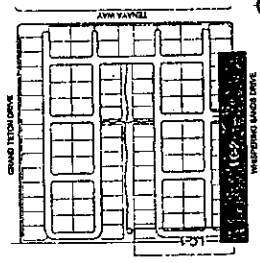
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 PROJECT NO.: 0301-000
 DRAWN BY: JY
 CHECKED BY: JY
 SCALE: 1" = 20'-0"
 DATE: 03.20.09
 LC-2

CONSTRUCTION NOTES

- | KEY | DESCRIPTION |
|-----|---|
| ④ | SCREENED DECOMPOSED GRANITE (FOR ALL PLANTING AREAS ONLY), COLOR: APACHE BROWN, AVAILABLE FROM: KULANZCO MATERIALS, 10000 S. RAYMOND AVENUE, SUITE 100, LAS VEGAS, NV 89138, (702) 497-4411 OR EMAIL: AT BETTY@KULANZCO.MATERIALS.COM |
| ⑤ | VEHICULAR GATE, ELEVATION, SEE DETAIL A, SHEET LDC-1. |
| ⑥ | ENTRY GATE PLASTER, SECTION, SEE DETAILS B & C, SHEET LDC-1. |
| ⑦ | AUTOMATED KEYPAD, ELEVATION & SECTION, SEE DETAILS D, E, F, & G, SHEET LDC-1. |
| ⑧ | ENTRY SIGNAGE, SEE DETAILS H, J, & K, SHEET LDC-1. |



GRAPHIC SCALE
 (IN FEET)
 1" = 20'-0"



EOT-45057



Las Vegas Valley
Las Vegas, NV 89101
702.251.1111
www.vp.com

REVISIONS

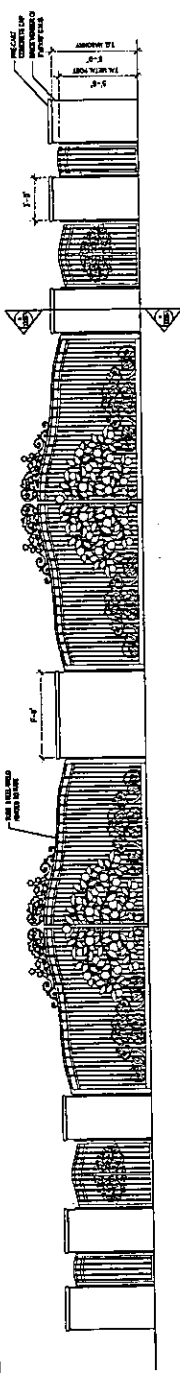
SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



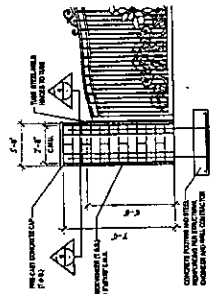
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SIGNAGE & ENTRY DETAILS

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CHECKED BY: RV
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DATE: 01.30.09

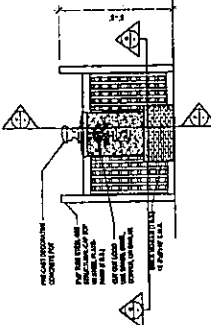
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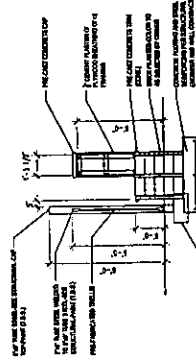
ELEVATION @ FRONT GATE
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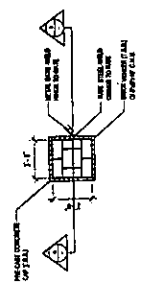
SECTION @ FRONT GATE PILASTER
SCALE: 1/4"=1'-0"



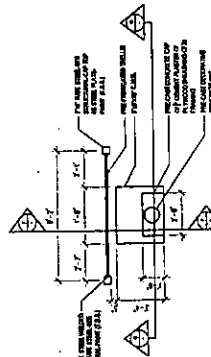
ELEVATION @ KEYPAD
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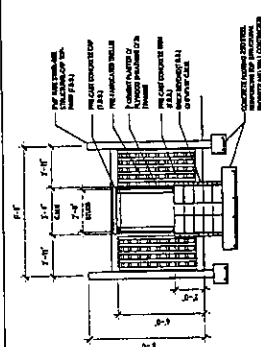
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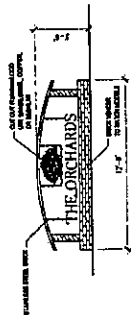
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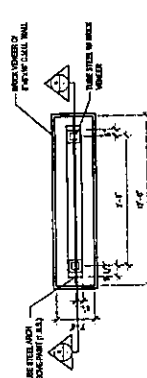
PLAN @ KEYPAD
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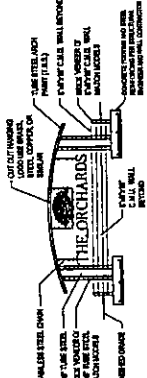
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SIGNAGE ELEVATION
SCALE: 1/4"=1'-0"



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



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

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and Planning / Landscape Architects / Design
16671 B. Redwood Blvd., Suite 210
Las Vegas, Nevada 89140
T 702.298.1044
F 702.255.0499

PLEASE PRINT NAME AND ADDRESS OF THE PERSON TO WHOM THE REPORT IS BEING MADE

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



INDEX

PROJECT NO.:	YEM 809
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CHECKED BY:	HY
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DATE:	03.30.09

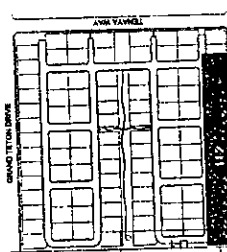
71-2

IRRIGATION LEGEND

- [illegible]

WATER SIZE	WATER SIZE	WATER SIZE	# OF LINES	VALVE CALL-OUT KEY
1/4" M	1/4" M	1/4" M	6	
1/2" M	1/2" M	1/2" M	12	
3/4" M	3/4" M	3/4" M	6	
1" M	1" M	1" M	6	
1 1/2" M	1 1/2" M	1 1/2" M	2	
2" M	2" M	2" M	2	

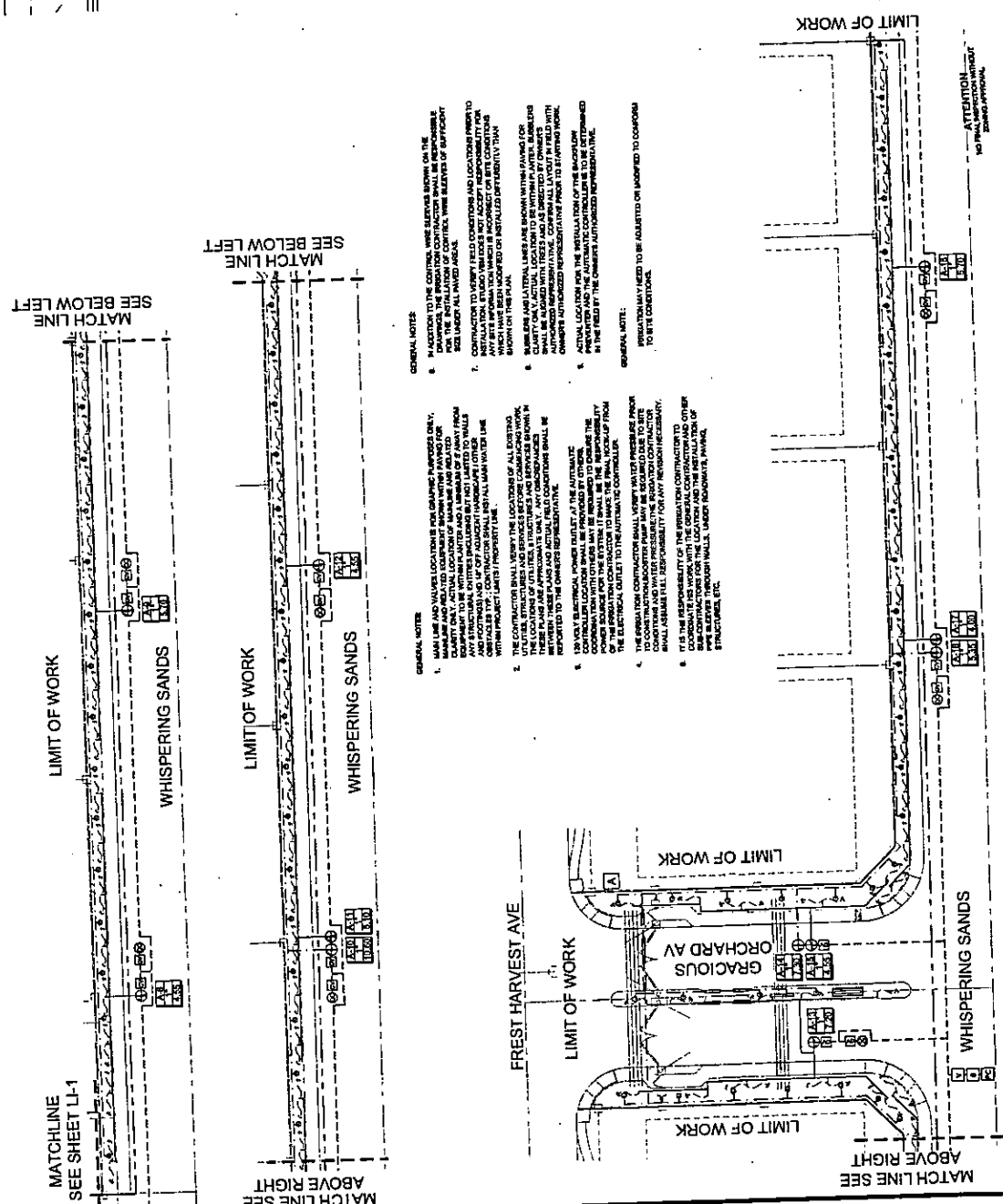
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KEYMAP
JAN 20 1964
U.S. AIR FORCE
AIR FORCE RESEARCH AND DEVELOPMENT
COMMUNICATIONS DIVISION
WASHINGTON, D.C. 20330

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[illegible][illegible]

MATCH LINE SEE
ABOVE RIGHT



VP
1001 S. Las Vegas Blvd., Suite 200
Las Vegas, NV 89101
702.336.1000
www.vpinc.com

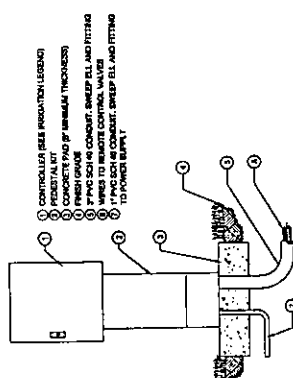
SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



SHEET TITLE
IRRIGATION DETAILS

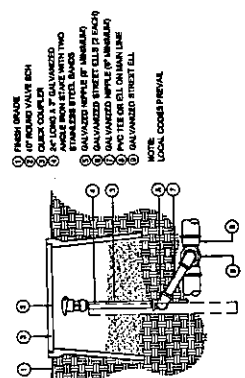
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LID-1



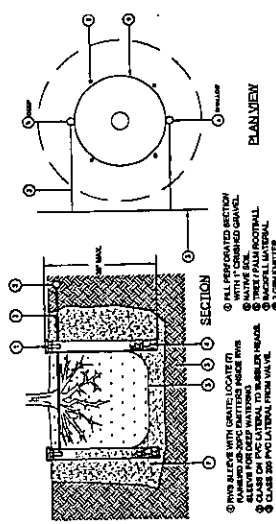
1. CONTROLLER (SEE IRRIGATION LEGEND)
2. 1/2" PVC SCHEDULE 40 VALVE
3. 1/2" PVC SCHEDULE 40 VALVE
4. 1/2" PVC SCHEDULE 40 VALVE
5. 1/2" PVC SCHEDULE 40 VALVE
6. 1/2" PVC SCHEDULE 40 VALVE
7. 1/2" PVC SCHEDULE 40 VALVE
8. 1/2" PVC SCHEDULE 40 VALVE
9. 1/2" PVC SCHEDULE 40 VALVE
10. 1/2" PVC SCHEDULE 40 VALVE

IRRIGATION CONTROLLER (A)



1. FRESH GRADE
2. QUICK COUPLER
3. 1/2" PVC SCHEDULE 40 VALVE
4. 1/2" PVC SCHEDULE 40 VALVE
5. 1/2" PVC SCHEDULE 40 VALVE
6. 1/2" PVC SCHEDULE 40 VALVE
7. 1/2" PVC SCHEDULE 40 VALVE
8. 1/2" PVC SCHEDULE 40 VALVE
9. 1/2" PVC SCHEDULE 40 VALVE
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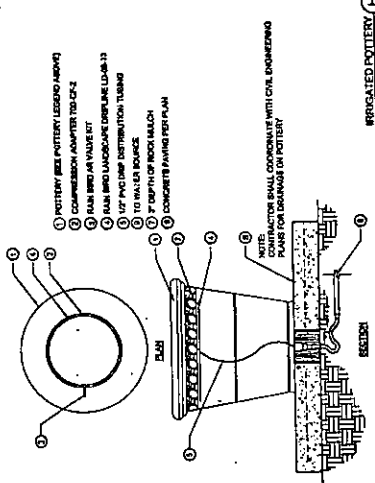
QUICK COUPLING VALVE (B)



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2. 1/2" PVC SCHEDULE 40 VALVE
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4. 1/2" PVC SCHEDULE 40 VALVE
5. 1/2" PVC SCHEDULE 40 VALVE
6. 1/2" PVC SCHEDULE 40 VALVE
7. 1/2" PVC SCHEDULE 40 VALVE
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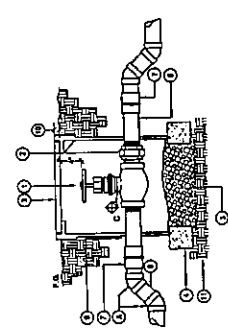
NOTE: INSTALL BLOWOFF EMITTERS ON GRADE. SEE EMITTER SCHEDULE FOR QUANTITIES.

DEEP ROOT WATERING SYSTEM (TREE/PALM) (E)



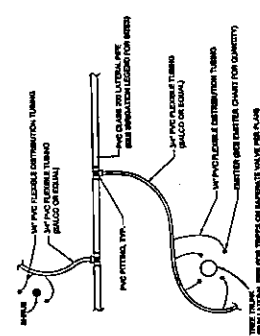
1. POTTERY (SEE POTTERY LEGEND ABOVE)
2. COMPRESSION ADAPTER FOR 1/2"
3. 1/2" PVC SCHEDULE 40 VALVE
4. 1/2" PVC SCHEDULE 40 VALVE
5. 1/2" PVC SCHEDULE 40 VALVE
6. 1/2" PVC SCHEDULE 40 VALVE
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8. 1/2" PVC SCHEDULE 40 VALVE
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10. 1/2" PVC SCHEDULE 40 VALVE

IRRIGATED POTTERY (H)



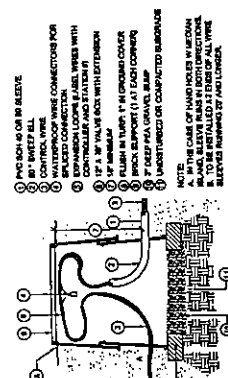
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8. 1/2" PVC SCHEDULE 40 VALVE
9. 1/2" PVC SCHEDULE 40 VALVE
10. 1/2" PVC SCHEDULE 40 VALVE

GATE VALVE (C)



1. 1/2" PVC SCHEDULE 40 VALVE
2. 1/2" PVC SCHEDULE 40 VALVE
3. 1/2" PVC SCHEDULE 40 VALVE
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8. 1/2" PVC SCHEDULE 40 VALVE
9. 1/2" PVC SCHEDULE 40 VALVE
10. 1/2" PVC SCHEDULE 40 VALVE

DRIP EMITTER AND PIPE LAYOUT (F)



1. 1/2" PVC SCHEDULE 40 VALVE
2. 1/2" PVC SCHEDULE 40 VALVE
3. 1/2" PVC SCHEDULE 40 VALVE
4. 1/2" PVC SCHEDULE 40 VALVE
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PULL BOX (I)

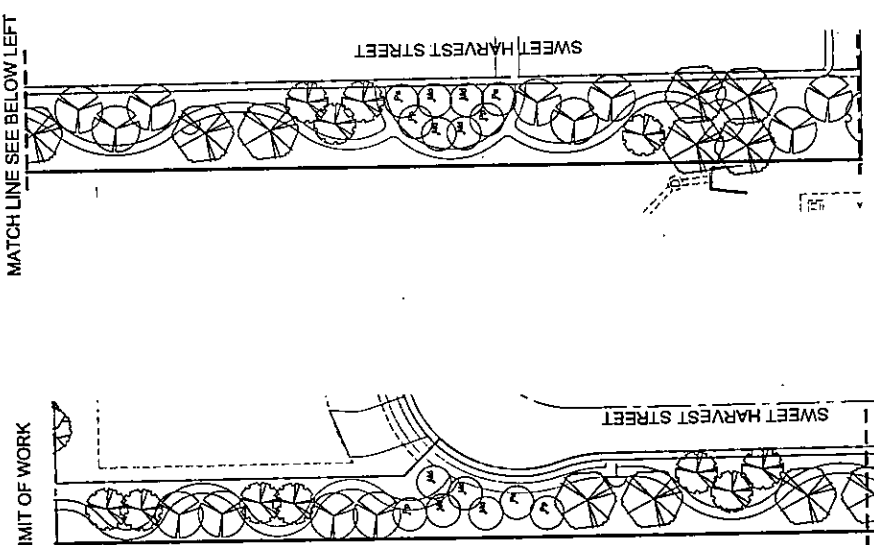
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PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	<i>Pyrus lanceolatus</i>	Evergreen Pear	36" Box	0	Standard
	<i>Acacia salicifolia</i>	Shoeberry Acacia	24" Box	8	Standard
	<i>Fraxinus v. 'Tom Tidd'</i>	Pan Tree Ash	24" Box	10	Standard
	<i>Prunus s. 'Atropurpurea'</i>	Purple Leaf Plum	24" Box	11	Standard
	<i>Pyrus lanceolatus</i>	Evergreen Pear	24" Box	12	Standard
	<i>Unus pendula</i>	Evergreen Elm	24" Box	0	Standard
	<i>Malus domestica</i>	Apple - Dorsett Golden, Gordon, Autumn	24" Box	6	Standard
	<i>Pyrus amurensis</i>	Apelcot - Oakleaf, Goldleaf, Royal Rose	24" Box	3	Standard
	<i>Prunus pensilvanica</i>	Peach - Balconch, Eve's Pith, Fandora	24" Box	4	Standard

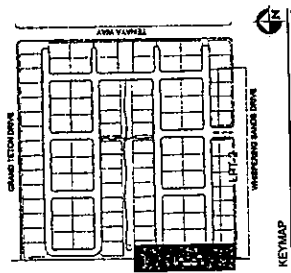
PLANTING NOTES:

- ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 7 SCREENED DECOMPOSED GRANITE. GRANITE SHALL BE APACHE BROWN COLOR. AVAILABLE FROM PALMWOOD MATERIALS, INC. CONTACT BETTY O'BRIEN AT (702) 497-4411 OR E-MAIL AT BETTY@PALMWOODMATERIALS.COM
- FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4" DEPTH OF COARSE PINE WOOD MULCH, AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, 702-564-1898), OR GRO-VELL (702-499-4070).
- ROOT BARRIERS SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 8' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.
- ANY PROPOSED TREE AND/OR SHRUB SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT COUNTS.



MATCH LINE SEE BELOW LEFT

MATCH LINE SEE ABOVE RIGHT



KEYMAP

ATTENTION
NO FINAL PLANTING WITHOUT
ENGINEER APPROVAL

WESTERLY ORIENTATION
NORTH ARROW
1" = 20' = 0"

GRAPHIC SCALE
1" = 20' = 0"

EOT-45057

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APR 04 2012



Las Vegas Valley Branch
1000 S. Main Street, Suite 200
Las Vegas, NV 89101
Tel: 702.396.1000
Fax: 702.396.1001
www.vba.com

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



TREE PLANTING PLAN

PROJECT NO.: VBA 009
DRAWN BY: JAY
CHECKED BY: JAY
SCALE: 1" = 20'-0"
DATE: 03.30.09
LPT-2

PLANTING LEGEND:

SYMBOL BOTANICAL NAME

TREES:



Pyrus lanceolata



Aucuba heterophylla



Fraxinus v. Pa. var. Tor



Prunus c. nigropurpurea



Pyrus lanceolata



Ulmus parvifolia



Malus domestica



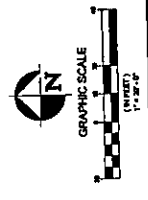
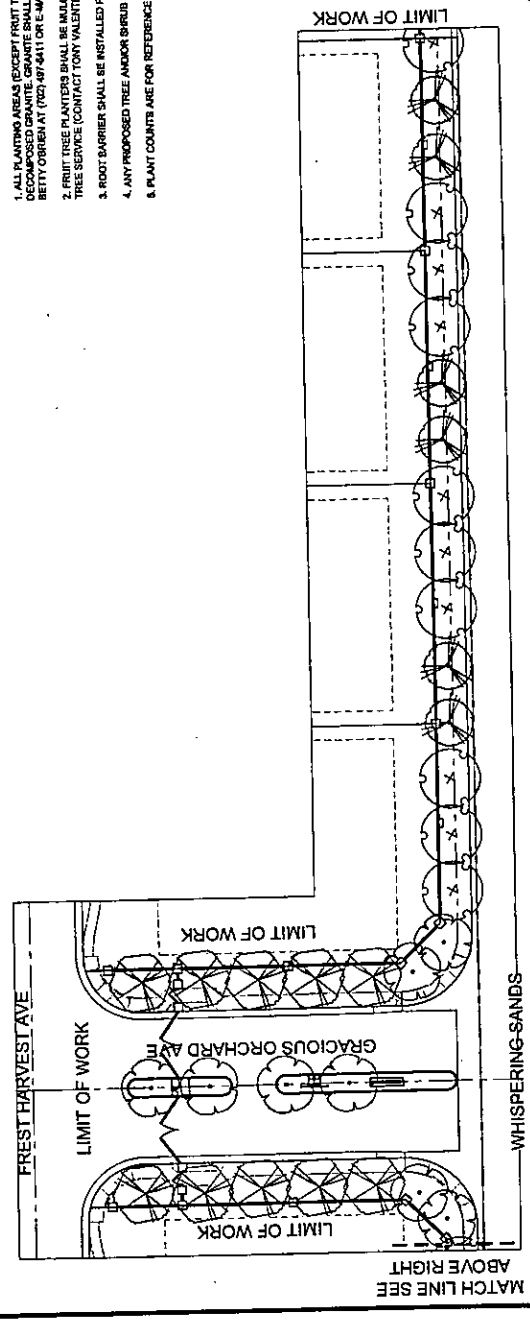
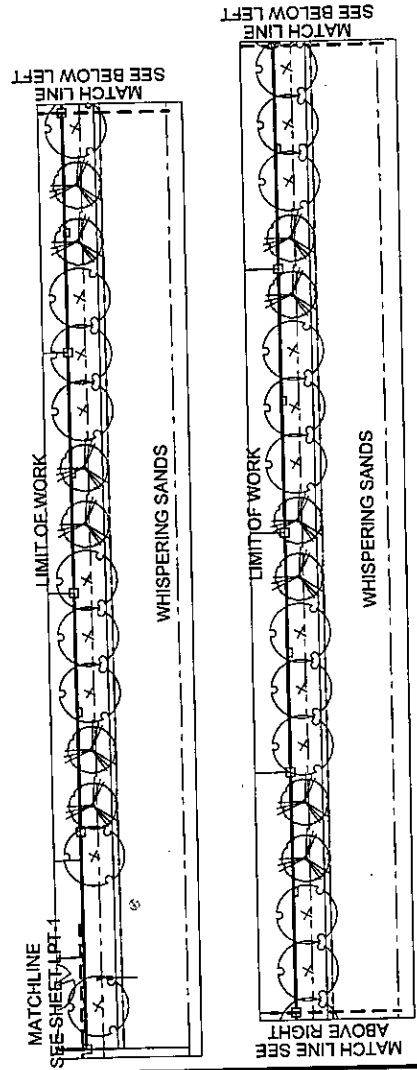
Prunus americana



Prunus pensilvanica

COMMON NAME	SIZE	QTY	COMMENTS
Evergreen Pear	30" Box	8	Standard
Showering Aucuba	24" Box	20	Standard
Pan Tex Ash	24" Box	10	Standard
Purple Leaf Plum	24" Box	0	Standard
Evergreen Pear	24" Box	0	Standard
Evergreen Elm	24" Box	32	Standard
Apple - Dwarf Golden, Golden, Moline	24" Box	0	Standard
Apple - Golden, Golden, Royal	24" Box	8	Standard
Peach - Batsch, Batsch, Prince, Prince	24" Box	0	Standard

- PLANTING NOTES:**
1. ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 1" SCREENED DECOMPOSED GRANITE GRANITE MULCH. MULCH SHALL BE ORDERED FROM: GRACIOUS ORCHARD, 1000 S. MAIN STREET, SUITE 200, LAS VEGAS, NV 89101. CONTACT: BETTY ORRIGAN AT (702) 447-4411 OR E-MAIL AT BETTY@GRACIOUSORCHARD.COM
 2. FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4" DEPTH OF COARSE PINE WOOD MULCH, AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, 702-866-1868), OR GRACELL (702-830-0700).
 3. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.
 4. ANY PROPOSED TREE AND/OR SHRUB SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
 5. PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT COUNTS.



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VP
VIRGINIA PROJECTS
1001 S. 10th Street, Suite 200
Las Vegas, NV 89102
P: 702.438.1000
F: 702.438.1001

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



SHEET TITLE
SHRUB PLANTING PLAN

REVISIONS

NO.	DATE	REVISION
1	03-20-09	REVISED PER CITY COMMENTS

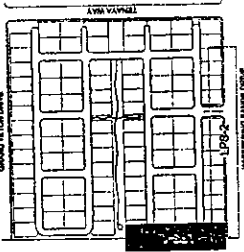
PROJECT NO.:
DRAWN BY: VPS
CHECKED BY: VPS
SCALE: 1" = 20'-0"
DATE: 03.20.09

LPS-1

PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(A)	Abelia x grandiflora	Glossy Abelia	5 Gal.	62
(B)	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal.	9
(C)	Dialia bicolor	Fairlight Lilly	5 Gal.	61
(F)	Feijoa sellowiana	Pineapple Guava	5 Gal.	0
(G)	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal.	52
(J)	Ligustrum japonicum	Waxleaf Privet	5 Gal.	0
(M)	Muhlenbergia c. 'Regal Mist'	Regal Mist	5 Gal.	33
(P)	Punica g. 'Nana'	Dwarf Pomegranate	5 Gal.	63
(R)	Rosmarinus o. 'Prostratus'	Trailing Rosemary	5 Gal.	50
(T)	Tecoma stans	Yellow Bells	15 Gal.	19
(Y)	Yucca recurvifolia	Weeping Yucca	5 Gal.	31
(L)	Lantana montevidensis	Purple Lantana	1 Gal.	97
(N)	Lantana 'New Gold'	New Gold Lantana	1 Gal.	135
(D)	Penstemon speciosus	Penstemon	1 Gal.	0

- PLANTING NOTES:**
- ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF SCREENED DECOMPOSED GRANITE. GRANITE SHALL BE APACHE BROWN COLOR. AVAILABLE FROM: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
 - FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4" DEPTH OF COARSE PINE WOOD MULCH AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, 702-564-1898), OR GRC-WELL (702-439-0370).
 - ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.
 - ANY PROPOSED TREE AND/OR SHRUB SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
 - PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT COUNTS.

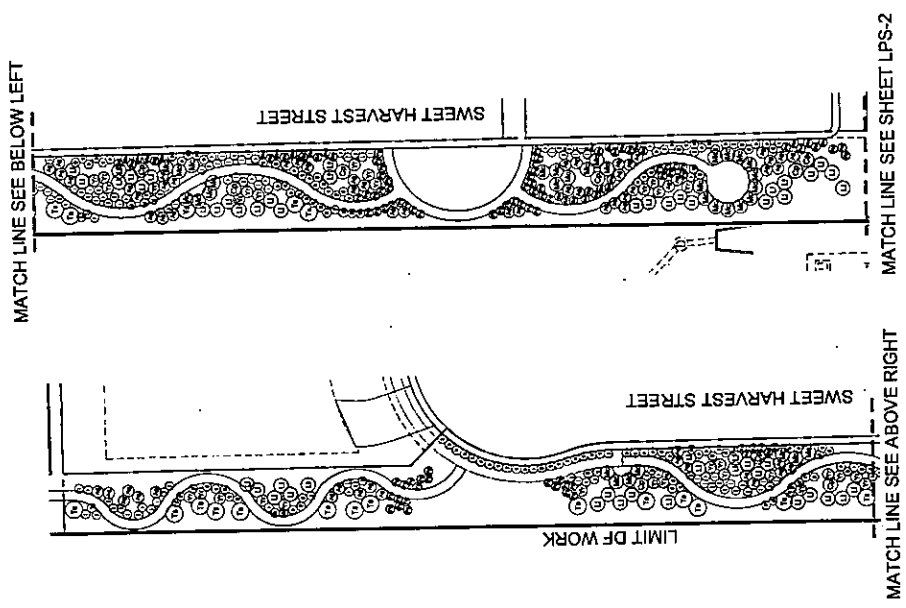


GRAND TITAN DRIVE
1982
WESTERN BAYVIEW DRIVE

GRAPHIC SCALE
1" = 20'-0"

RECEIVED

KEYMAP



EOT-45057

APR 04 2012



1607 S. Rainbow Blvd., Suite 250
Las Vegas, Nevada 89146
T 702.338.9044
F 702.338.0686
www.mind-body.com

REVISIONS

SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



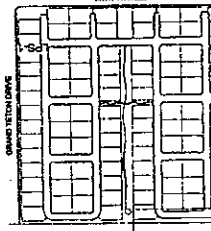
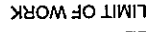
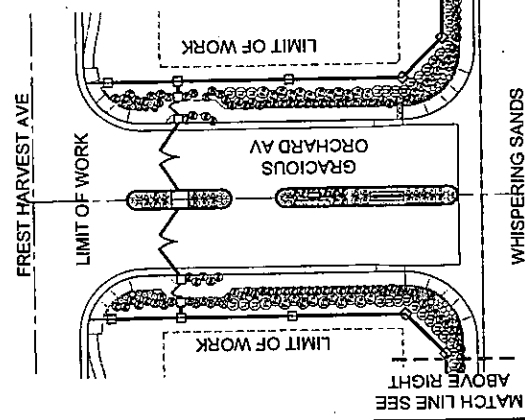
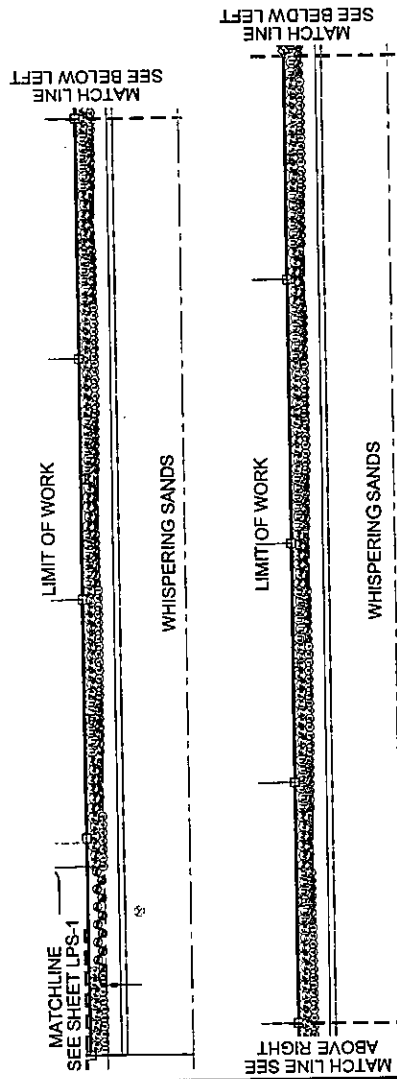
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PROJECT NO.:	VE04 809
DRAWN BY:	HW
CHECKED BY:	KY
SCALE:	1" = 20'-0"
DATE:	03.30.06

LPS-2

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SHRUBS:				
(A)	Abelia x grandiflora'	Glossy Abelia	5 Gal.	60
(B)	Ceanothus pulcherrima	Red Bird of Paradise	5 Gal.	0
(D)	Dialia bicolor	Forthright Lily	5 Gal.	61
(F)	Fajoe sellowiana	Pineapple Guava	5 Gal.	158
(U)	Leucophyllum laevigatum	Chihuahuan Sage	5 Gal.	0
(J)	Ugustrum japonicum	Waxleaf Privet	5 Gal.	143
(M)	Muhlenbergia c. 'Regal Mist'	Regal Mist	5 Gal.	0
(P)	Punica g. 'Nana'	Dwarf Pomegranate	5 Gal.	46
(R)	Rosemarinus o. 'Prostratus'	Trailing Rosemary	5 Gal.	181
(T)	Tecoma elans	Yellow Bells	15 Gal.	0
(Y)	Yucca recurvifolia	Weeping Yucca	5 Gal.	0
(L)	Lantana montevidensis	Purple Lantana	1 Gal.	79
(G)	Lantana 'New Gold'	New Gold Lantana	1 Gal.	157
(P)	Penstemon species	Penstemon	1 Gal.	182

1. ALL PLANTING AREAS (EXCEPT FRUIT TREE PLANTING AREAS) SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF SCREENED DECOMPOSED GRANITE. GRANITE SHALL BE APACHE BROWN COLOR. AVAILABLE FROM: KALAMAZOO MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. FRUIT TREE PLANTERS SHALL BE MULCHED WITH A 4-5" DEPTH OF COARSE PINE WOOD MULCH, AVAILABLE FROM FIRST CHOICE TREE SERVICE (CONTACT TONY VALENTE, (702) 564-1999), OR GRO-WELL (702-639-0370).
3. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK, ROAD AND/OR STRUCTURAL FOOTINGS.
4. ANY PROPOSED TREE AND/OR SHRUB SUBSTITUTIONS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
5. PLANT COUNTS ARE FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT COUNTS.



GRAPHIC SCALE

KEYWORDS

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(FIRST)
JAN 24 1964

APR 04 2012

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Las Vegas Valley
Landscape Architecture
Las Vegas, Nevada 89102
702.735.4400
www.vba.com

REVISION

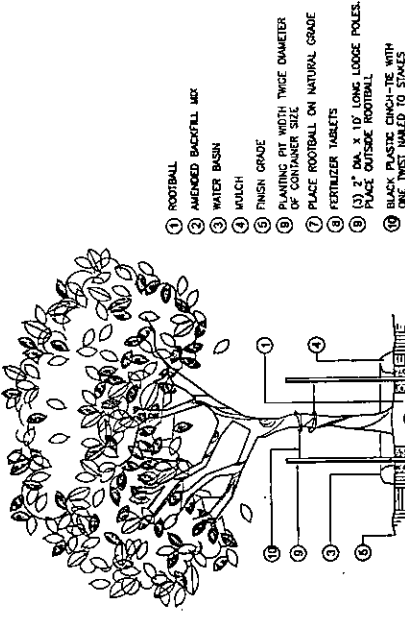
SPINNAKER HOMES
AT THE ORCHARD
APN 125-15-101-003
LAS VEGAS, NEVADA



SHEET TITLE
PLANTING DETAILS

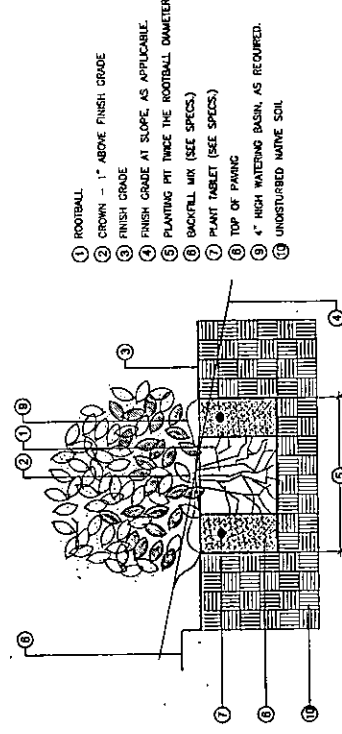
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DATE: 03.30.08

LPD-1



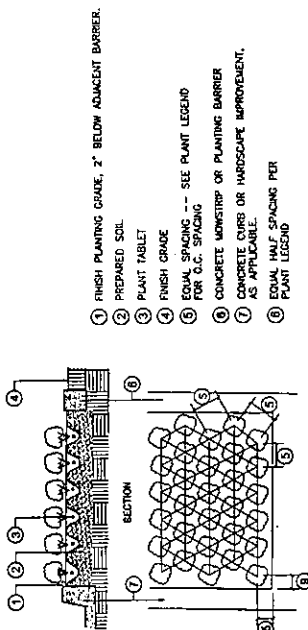
- 1 ROOTBALL
- 2 AMENDED BACKFILL MIX
- 3 WATER BASIN
- 4 MULCH
- 5 FINISH GRADE
- 6 FERTILIZER TABLETS
- 7 (3) 2" DIA. X 18' LONG LOOSE POLES
- 8 BLACK PLASTIC CATCH-TIE WITH ONE TWIST NAILED TO STAKES

TREE PLANTING (A)
N.T.S.



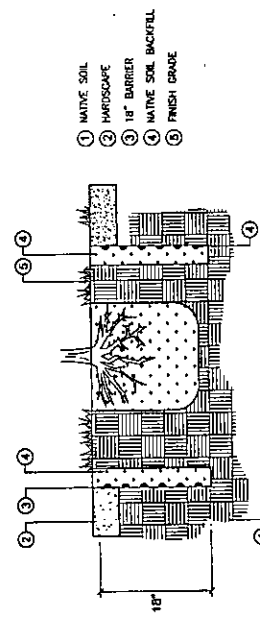
- 1 ROOTBALL
- 2 CROWN - 1' ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 FINISH GRADE AT SLOPE, AS APPLICABLE
- 5 PLANTING PIT THREE TIMES THE ROOTBALL DIAMETER
- 6 BACKFILL MIX (SEE SPECS.)
- 7 PLANT TABLET (SEE SPECS.)
- 8 TOP OF PAVING
- 9 4" HIGH WATERING BASIN, AS REQUIRED
- 10 UNDISTURBED NATIVE SOIL

SHRUB PLANTING (B)
N.T.S.



- 1 FINISH PLANTING GRADE, 2" BELOW ADJACENT BARRIER
- 2 PREPARED SOIL
- 3 PLANT TABLET
- 4 FINISH GRADE
- 5 EQUAL SPACING -- SEE PLANT LEGEND FOR O.C. SPACING
- 6 CONCRETE MONSTRIP OR PLANTING BARRIER AS APPLICABLE
- 7 CONCRETE CURB OR HARDSCAPE IMPROVEMENT, AS APPLICABLE
- 8 EQUAL HALF SPACING PER PLANT LEGEND

GROUND COVER PLANTING (C)
N.T.S.



- 1 NATIVE SOIL
- 2 HARDSCAPE
- 3 18" BARRIER
- 4 NATIVE SOIL BACKFILL
- 5 FINISH GRADE

ROOT BARRIER (D)
N.T.S.

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with R. Ruppert, 3401 N. 7th St.
Las Vegas, Nevada 89148
Office (702) 398-1044
Fax (702) 255-0418

SEP 12-21-08

CONCEPTUAL
PLANTING PLAN

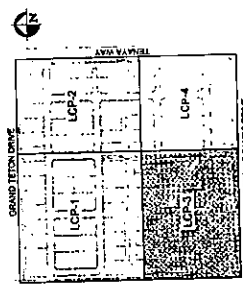
PROJECT NO.	VSM 809
DRAWN BY:	HV
CHECKED BY:	DM
SCALE:	1" = 40'-0"
DATE:	01/24/08

LCP-3

PLANTING NOTES:
ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 30% DECOMPOSED GRANITE, G. G.
AND LANDSCAPE BOULDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: KULAMAZO MATERIALS, INC.,
CONTACT BETTY O'BRIEN AT (702) 497-8411 OR EMAIL AT BETTY@KULAMAZOMATERIALS.COM
CONTRACTOR SHALL BE INSTALLED FOR ONE TREE PLANTED WITHIN 9' OF A SIDEWALK OR ROAD

PLANTING NOTES:

ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 3/4" DECOMPOSED GRANITE D.G. AND LANDSCAPE BOULDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: VALUWAT280 MATERIALS, INC.; CONTACT BETTY O'BRIEN AT (702) 497-4111 OR EMAIL AT BETTY@VALUWAT280.COM



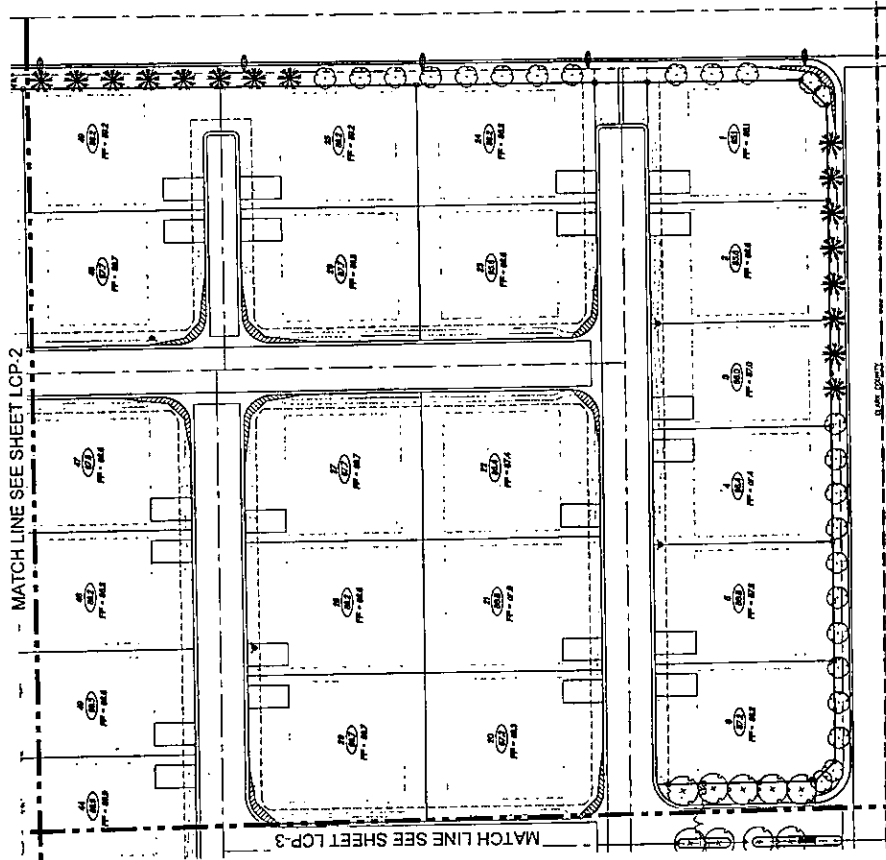
KEYMAP



GRAPHIC SCALE

APR 04 2012

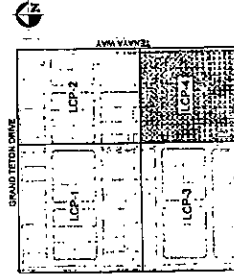
EOT-45057



PLANTING LEGEND:					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES:					
	ACACIA BAUCABA	WILLOW ACACIA	24" BOX	25	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	0	FULL TO GROUND
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITALPA TASMANICA	CHITALPA	24" BOX	0	MULTY TRUNK
	OLEA EUROPAEA WILSONI	FRUITLESS OLIVE	24" BOX	0	MULTY TRUNK
	PINUS ELDARICA	MONRELL PINE	24" BOX	18	SINGLE LEADER
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	0	STANDARD
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	0	STANDARD
	PRUNUS CERASIFERA	THUNDER CLOUD	24" BOX	0	STANDARD
	QUERCUS ILEX	HOLLY OAK	30" BOX	5	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	0	MULTY TRUNK

OF ANTIMONY MONTEG.

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 30% DECOMPOSED GRANITE, D.O. AND LANDSCAPE BOLDERS IN APACHE BROWN COLOR ARE AVAILABLE AT: KALAMAZOO MATERIALS, INC., CONTACT BETTY O'BRIEN AT (732) 407-6411 OR E-MAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 5' OF A SIDEWALK OR ROAD



KEYMAP



GRAPHIC SCALE

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APR 04 2012



Land Planning / Landscapes Architecture / Civil
1401 S. Rainbow Blvd., Suite 200
Las Vegas, Nevada 89108
Office (702) 368-1044
Fax: (702) 258-6466

:SNQISUAE

SPINAKER HOMES
AT THE ORCHARDS UNIT 1
LAS VEGAS, NV.



SHEET TITLE

CONCEPTUAL
OF JOURNALISM BY AN

PROJECT NO.:

09 MAY

DRAWN BY: 

CHECKED BY: _____
DATE: _____

DOI

CAR

LCP-4



VRM
Veg Resource Management
1000 S. Bascom Ave. Suite 100
San Jose, CA 95128
Phone: (408) 293-0000
Fax: (408) 293-0001
www.vrm.com

KEYNOTE

SPINAKEER HOMES AT THE ORCHARDS UNIT 1 LAS VEGAS, NV



SHEET TITLE
CONCEPTUAL
PLANTING PLAN

PROJECT NO.: USM 100
DRAWN BY: RV
CHECKED BY: CM
SCALE: 1" = 40'-0"
DATE: 01/04/08

LCP-1

PLANTING LEGEND:

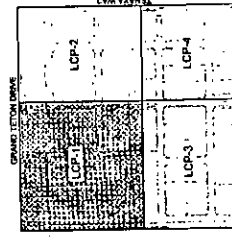
SYMBOL BOTANICAL NAME

TREES:

	WILLOW ACACIA	24" BOX	11	FULL TO GROUND
	SHADETREND ACACIA	24" BOX	6	FULL TO GROUND
	BOTTLE TREE	24" BOX	18	SINGLE LEADER
	CHITALPA	24" BOX	11	MULTI TRUNK
	FRUITLESS OLIVE	24" BOX	10	MULTI TRUNK
	MONRELL PINE	24" BOX	44	SINGLE LEADER
	CHINESE PISTACHE	24" BOX	10	STANDARD
	CHILEAN MESQUITE	24" BOX	22	STANDARD
	PURPLE LEAF PLUM	24" BOX	15	STANDARD
	HOLLY OAK	30" BOX	18	STANDARD
	CHARSTE TREE	24" BOX	40	MULTI TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 2" MINIMUM THICKNESS OF 30% DECOMPOSED GRANITE D.O. AND 70% FERTILIZER. MULCH IS AVAILABLE AT KALAMAZOO MATERIALS, INC. CONTACT BETTY GIBBS AT (732) 487-5411 OR EMAIL AT BETTY@KALAMAZOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 2' OF A SIDEWALK OR ROAD



KEYMAP



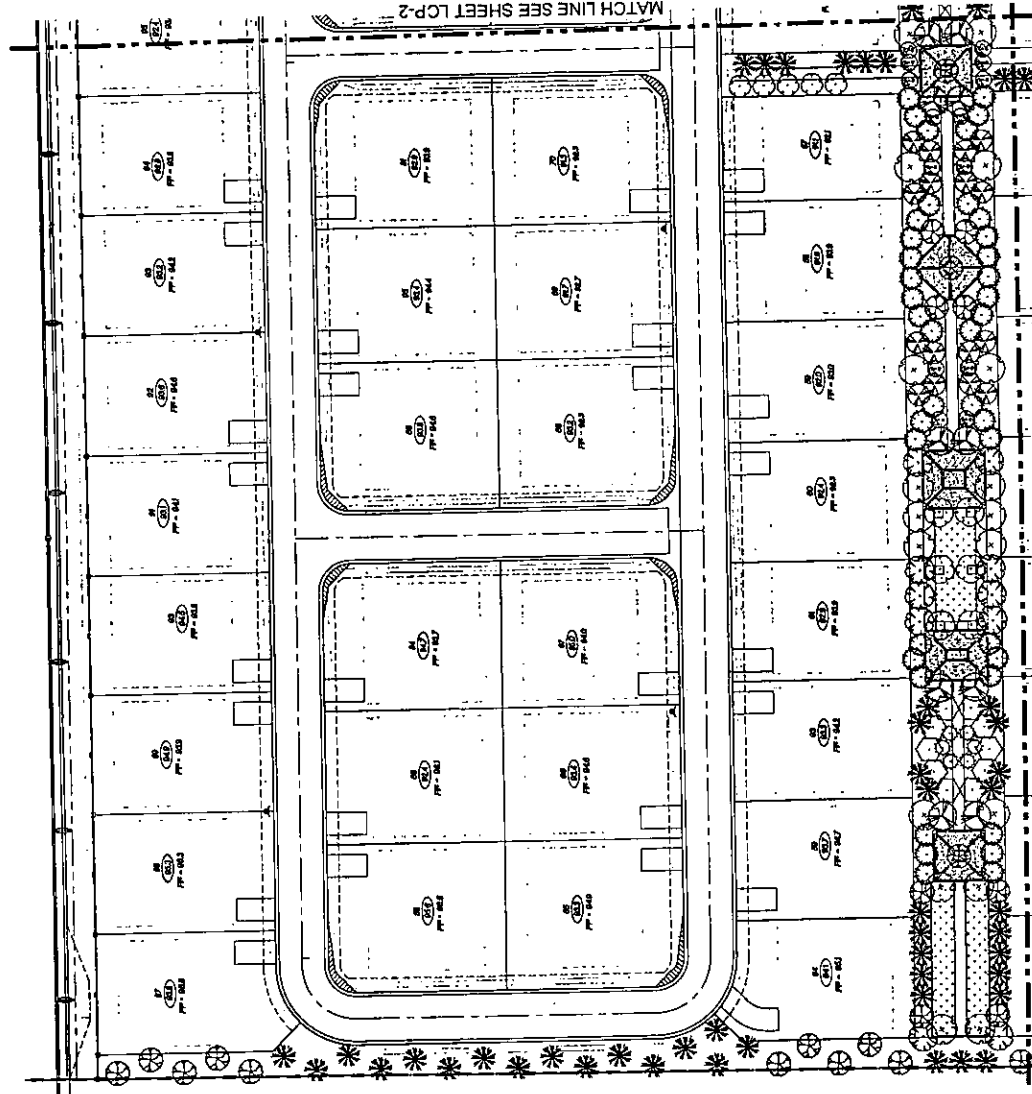
GRAPHIC SCALE



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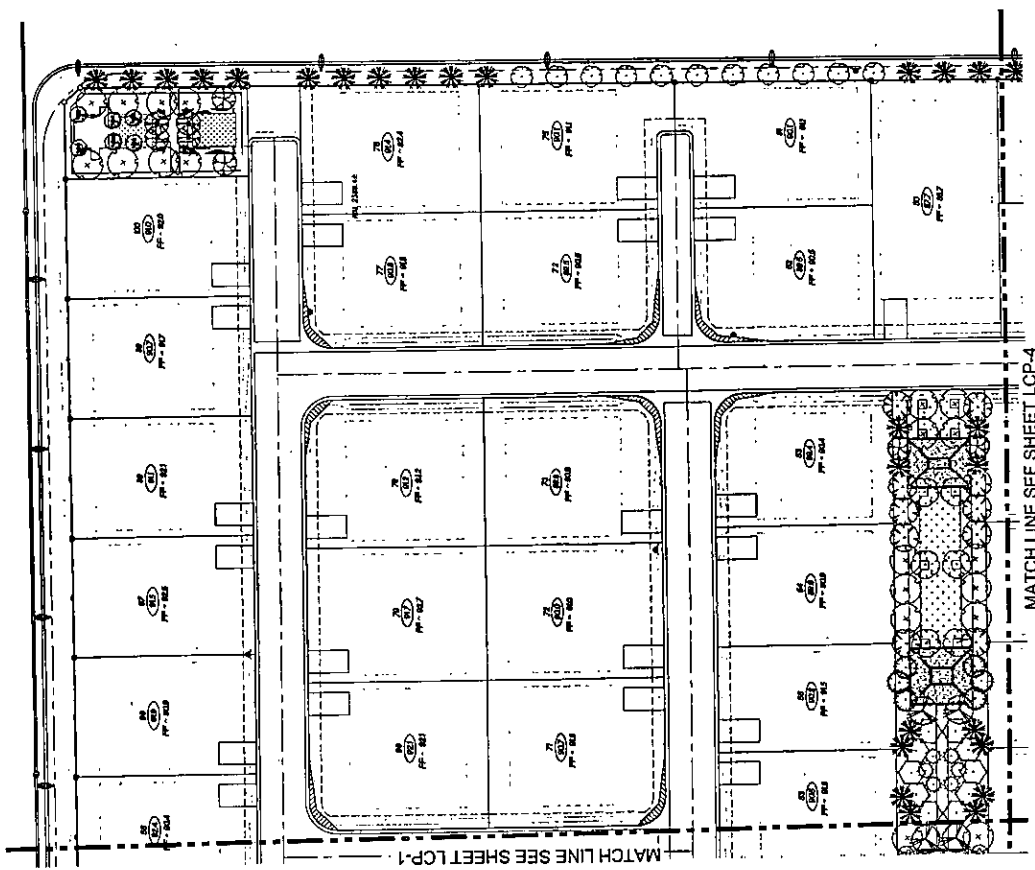
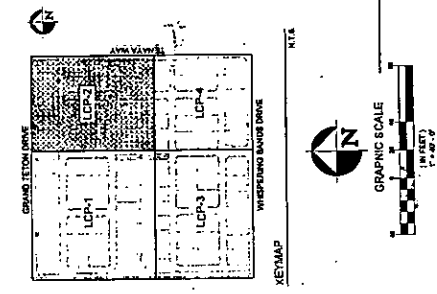


PLANTING LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	ACACIA SALICINA	WILLOW ACACIA	24" BOX	17	FULL TO GROUND
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	6	FULL TO GROUND
	BRACHYCHITON POPALINUS	BOTTLE TREE	24" BOX	0	SINGLE LEADER
	CHITRALPA TASHKENTENSIS	CHITRALPA	24" BOX	3	MULTY TRUNK
	OLEA EUROPAEA WILSONI	FRUITLESS OLIVE	24" BOX	10	MULTY TRUNK
	PHILUS ELADICA	MICROBELL PINE	24" BOX	26	SINGLE LEADER
	PISTACIA CHINEASIS	CHINESE PISTACHE	24" BOX	10	STANDARD
	PROSOPIS CHALENSIS	CHILEAN MESQUITE	24" BOX	6	STANDARD
	PRUNUS CERASIFERA 'THUNDER CLOUD'	PURPLE LEAF PLUM	24" BOX	6	STANDARD
	QUERCUS ILEX	HOLLY OAK	36" BOX	0	STANDARD
	VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	6	MULTY TRUNK

PLANTING NOTES:

1. ALL PLANTING AREAS SHALL BE MATCHED WITH 7" MINIMUM THICKNESS OF 20" RECOMBINED GRANITE, O.G. TO BE PLACED UNDER THE PLANTING AREAS. FOR MORE INFORMATION, CONTACT BETTY ORRIN AT (702) 497-8411 OR EMAIL AT: BETTY@KAMADOOMATERIALS.COM
2. ROOT BARRIER SHALL BE INSTALLED FOR ANY TREE PLANTED WITHIN 6' OF A SIDEWALK OR ROAD



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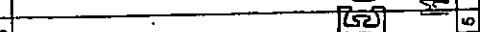
APR 04 2012

EOT-45057

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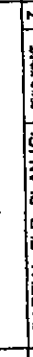
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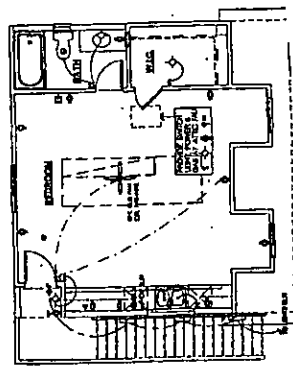
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50100

INTERIOR ELEVATIONS
"B" ELEVATIONS

Sheet No. **C-2.2**

[illegible]

The floor plan shows the second floor layout. The Bath area (top left) includes a bathtub, toilet, and sink, with dimensions of 4'-0" x 4'-0" and 4'-0" x 4'-0". The Kitchen area (bottom left) includes a sink, stove, and refrigerator, with dimensions of 4'-0" x 4'-0" and 4'-0" x 4'-0". The Living area (right) includes a large open space with a fireplace, dimensions of 12'-0" x 12'-0", and a balcony area with dimensions of 4'-0" x 4'-0". The plan also shows structural details like walls, doors, and windows.

EOT-45057 APR 04 2012

No.	Date	Issue / Description
02/20/07		CODE UPDATE

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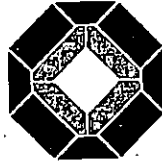
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Page 10

The Orchards
Spinaker Homes
4366 W. Cheyenne Ave.
North Las Vegas, NV 89130

2005-0669



KTCY GROUP, INC.
 11005 MITCHELL BLVD
 IRVINE, CA 92618
 (714) 952-3200
 (714) 952-6666 FAX
 Irvine, California



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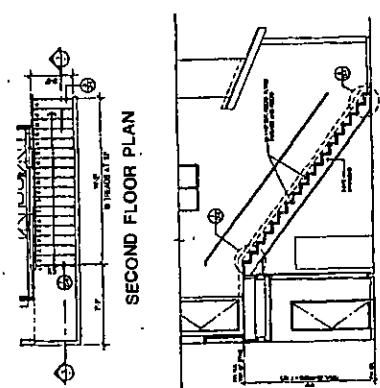
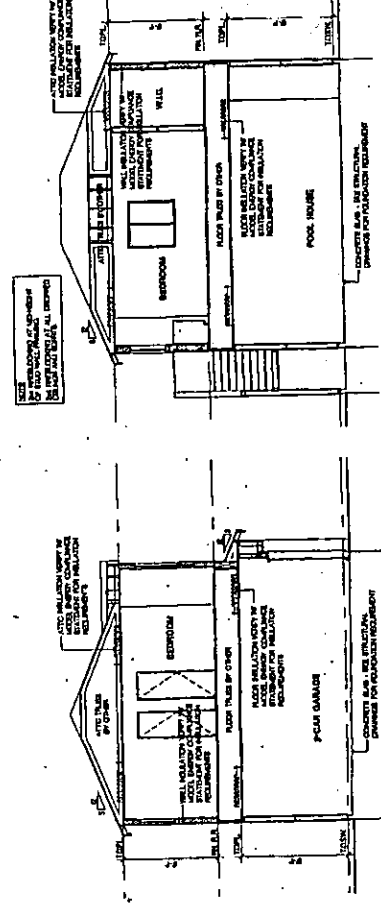
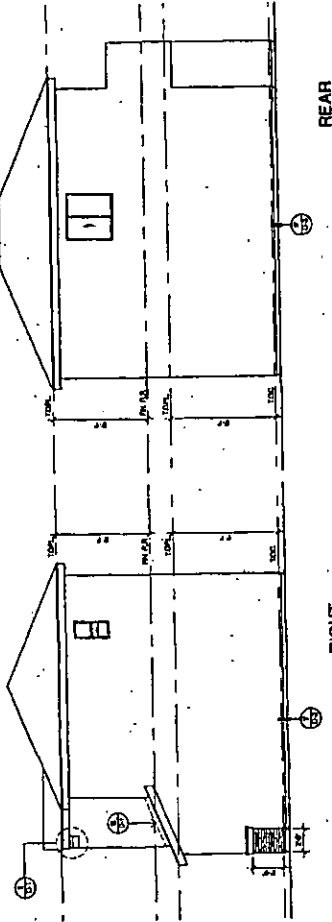
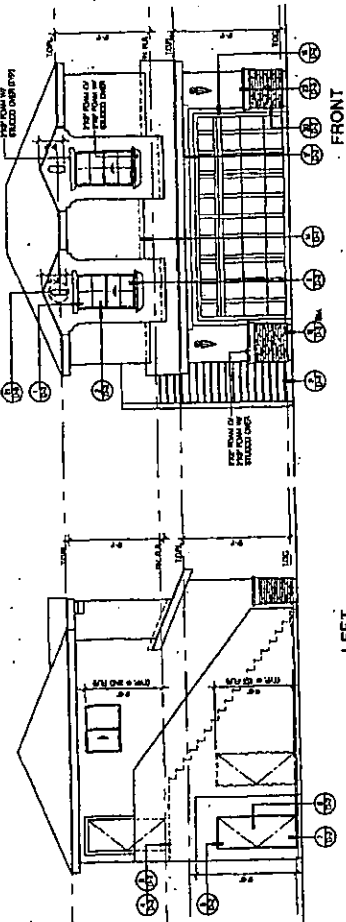
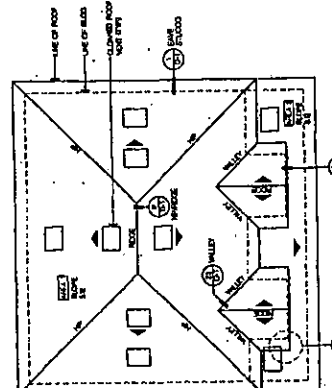
39. BUILDING 2
DRAWING SECTIONS
"C" ELEVATIONS
& ROOF PLAN

C-2.3

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EOT-45057

APR 04 2012

[illegible]

ROOF PLAN	SCALE VARIOUS	4
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SCALE 3/8"=1'-0"	8
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Consultant

Project

The Orchards

Solmaster Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669



KROY GROUP, INC.

1000 W. 10th St.
Las Vegas, NV 89102
702.735.1100
www.kroygroup.com



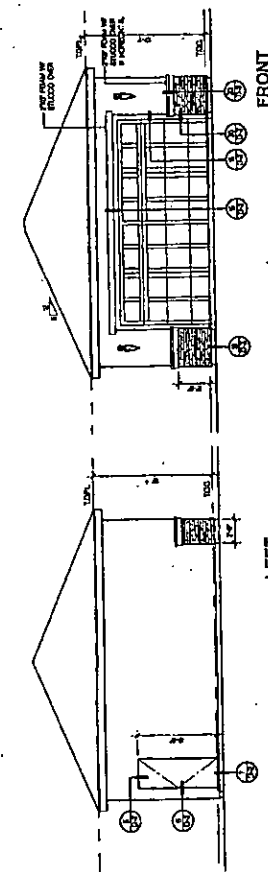
ARCHITECT
THOMAS
M. GARRISON

EOT-45057

1" & 1/2" ELEVATIONS
& ROOF PLAN

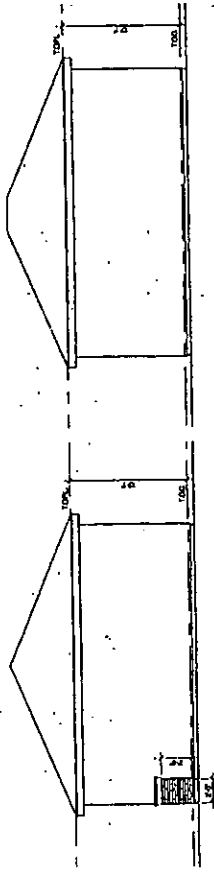
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APR 04 2012



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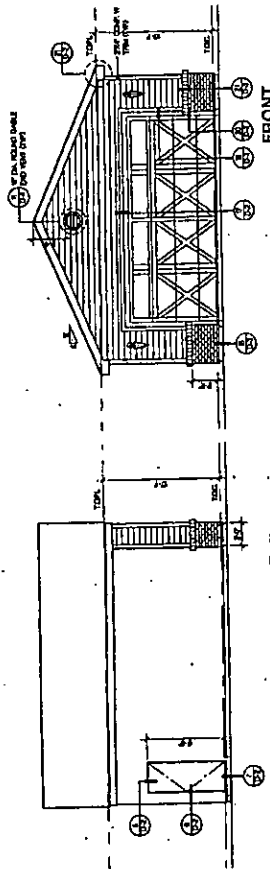
LEFT



REAR

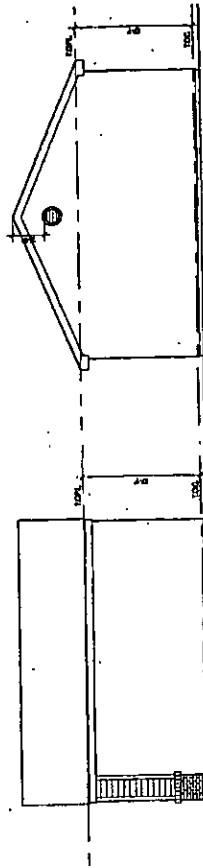
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ELEVATIONS 'C' SCALE 1/4"=1'-0"



FRONT

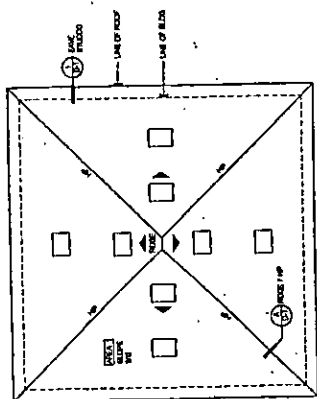
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REAR

RIGHT

ELEVATIONS 'B' SCALE 1/4"=1'-0"



ROOF PLAN 'C' SCALE 1/4"=1'-0"

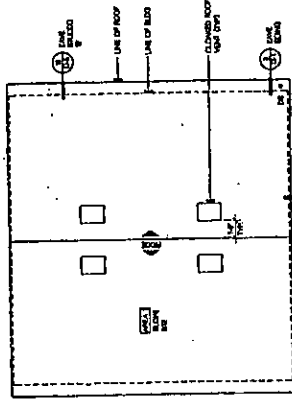
ATTIC VENTILATION: SEE SECTION 0505 FOR THE TOTAL NET FREE VENTILATING AREA. SHALL NOT BE LESS THAN 1/10 OF THE TOTAL FLOOR AREA OF THE SPACE TO BE VENTILATED. THE TOTAL NET FREE VENTILATING AREA SHALL BE PROVIDED AT LEAST IN EACH GABLE AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED IN EACH GABLE. THE REMAINING PORTION OF THE SPACE TO BE VENTILATED SHALL BE PROVIDED IN EACH GABLE OR CORNER VENT.

BY VENTILATION OF APPROVED DESIGN: SEE SECTION 0505 FOR THE TOTAL NET FREE VENTILATING AREA. SHALL NOT BE LESS THAN 1/10 OF THE TOTAL FLOOR AREA OF THE SPACE TO BE VENTILATED. THE TOTAL NET FREE VENTILATING AREA SHALL BE PROVIDED AT LEAST IN EACH GABLE AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED IN EACH GABLE. THE REMAINING PORTION OF THE SPACE TO BE VENTILATED SHALL BE PROVIDED IN EACH GABLE OR CORNER VENT.

VENTILATION: SEE SECTION 0505 FOR THE TOTAL NET FREE VENTILATING AREA. SHALL NOT BE LESS THAN 1/10 OF THE TOTAL FLOOR AREA OF THE SPACE TO BE VENTILATED. THE TOTAL NET FREE VENTILATING AREA SHALL BE PROVIDED AT LEAST IN EACH GABLE AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED IN EACH GABLE. THE REMAINING PORTION OF THE SPACE TO BE VENTILATED SHALL BE PROVIDED IN EACH GABLE OR CORNER VENT.

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ATTIC VENTILATION 'C' SCALE 1/4"=1'-0"



ROOF PLAN 'B' SCALE 1/4"=1'-0"

ATTIC VENTILATION: SEE SECTION 0505 FOR THE TOTAL NET FREE VENTILATING AREA. SHALL NOT BE LESS THAN 1/10 OF THE TOTAL FLOOR AREA OF THE SPACE TO BE VENTILATED. THE TOTAL NET FREE VENTILATING AREA SHALL BE PROVIDED AT LEAST IN EACH GABLE AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED IN EACH GABLE. THE REMAINING PORTION OF THE SPACE TO BE VENTILATED SHALL BE PROVIDED IN EACH GABLE OR CORNER VENT.

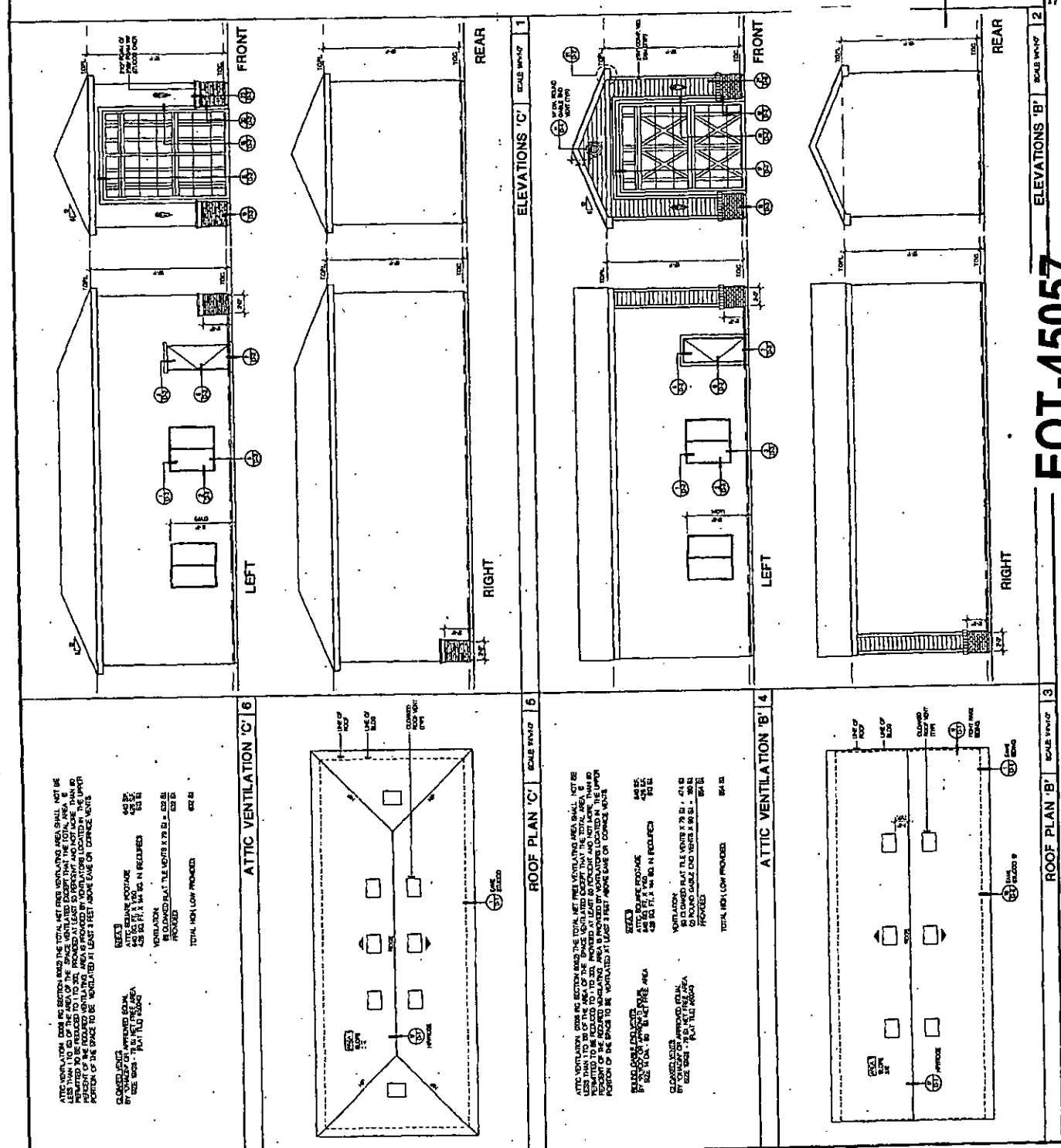
BY VENTILATION OF APPROVED DESIGN: SEE SECTION 0505 FOR THE TOTAL NET FREE VENTILATING AREA. SHALL NOT BE LESS THAN 1/10 OF THE TOTAL FLOOR AREA OF THE SPACE TO BE VENTILATED. THE TOTAL NET FREE VENTILATING AREA SHALL BE PROVIDED AT LEAST IN EACH GABLE AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA SHALL BE PROVIDED IN EACH GABLE. THE REMAINING PORTION OF THE SPACE TO BE VENTILATED SHALL BE PROVIDED IN EACH GABLE OR CORNER VENT.

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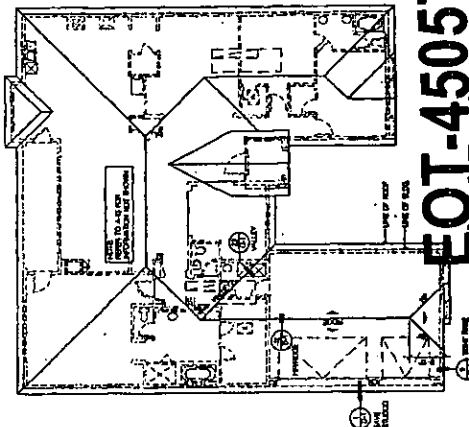
ATTIC VENTILATION 'B' SCALE 1/4"=1'-0"

Project Manager :
Project Designer :
Created By :
Drawn By :
Checked By :
Date :
Scale :
Sheet No. :
G-2.2





EXTERIOR ELEVATIONS	SCALE 1/8"=1'-0"	1
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OT-45057

ROOF PLAN	SCALE 1/8" = 1'-0"	2
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APR 04 2012

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 3. THE POWER OF THE
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ATTIC VENTILATION 3

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Comments:

Project:

The Orchards
 Splunkater Homes
 4366 W. Cheyenne Avenue
 North Las Vegas, NV 89012

2005-0669

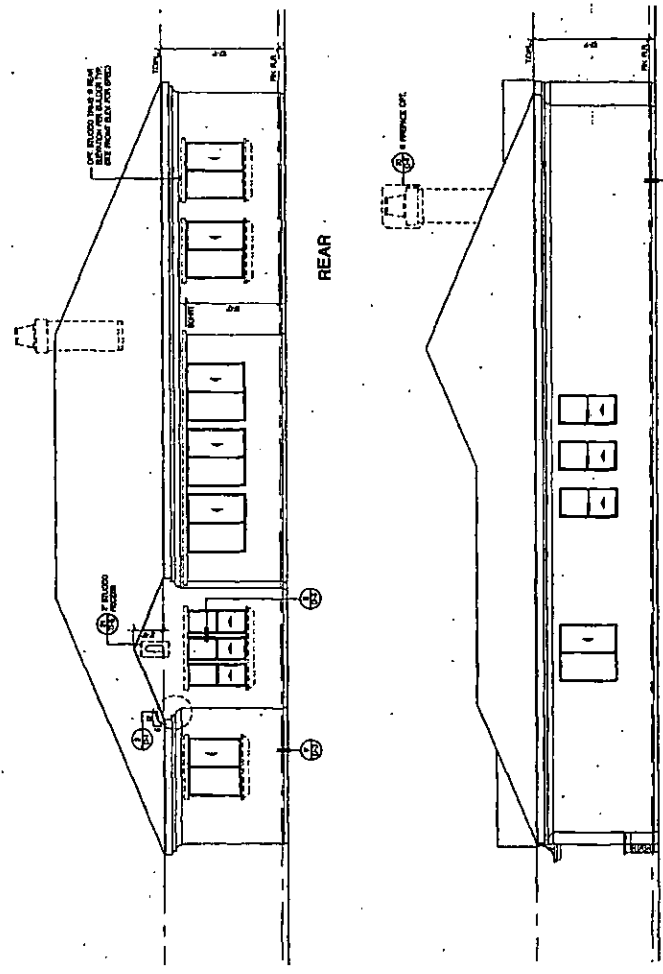


KIGYGROUP, INC.
 10000 W. CENTRAL EXPRESSWAY
 SUITE 100
 LAS VEGAS, NV 89135
 (702) 735-1000
 www.kigygroup.com
 License: California

Universal Design
 10011 100
 Project: The Orchards
 Project Designer: M. GARDNER
 Project Manager: M. WARD
 Project Designer: M. LEE
 Checked By: M. LEE
 Date: 04/04/2012

Sheet Title:
 'C' EXTERIOR ELEVATIONS

Sheet No.:
 A-1.9A



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

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 APR 04 2012

EOT-45057

No.	Date	Issue / Description
1	05/05/05	ISSUE
2	05/05/05	REVISION
3	05/05/05	REVISION
4	05/05/05	REVISION
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19	05/05/05	REVISION
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Consultant

Project: The Orchards
 Splinter Homes
 4366 W. Cheyenne Avenue
 North Las Vegas, NV 89032
 2005-0669

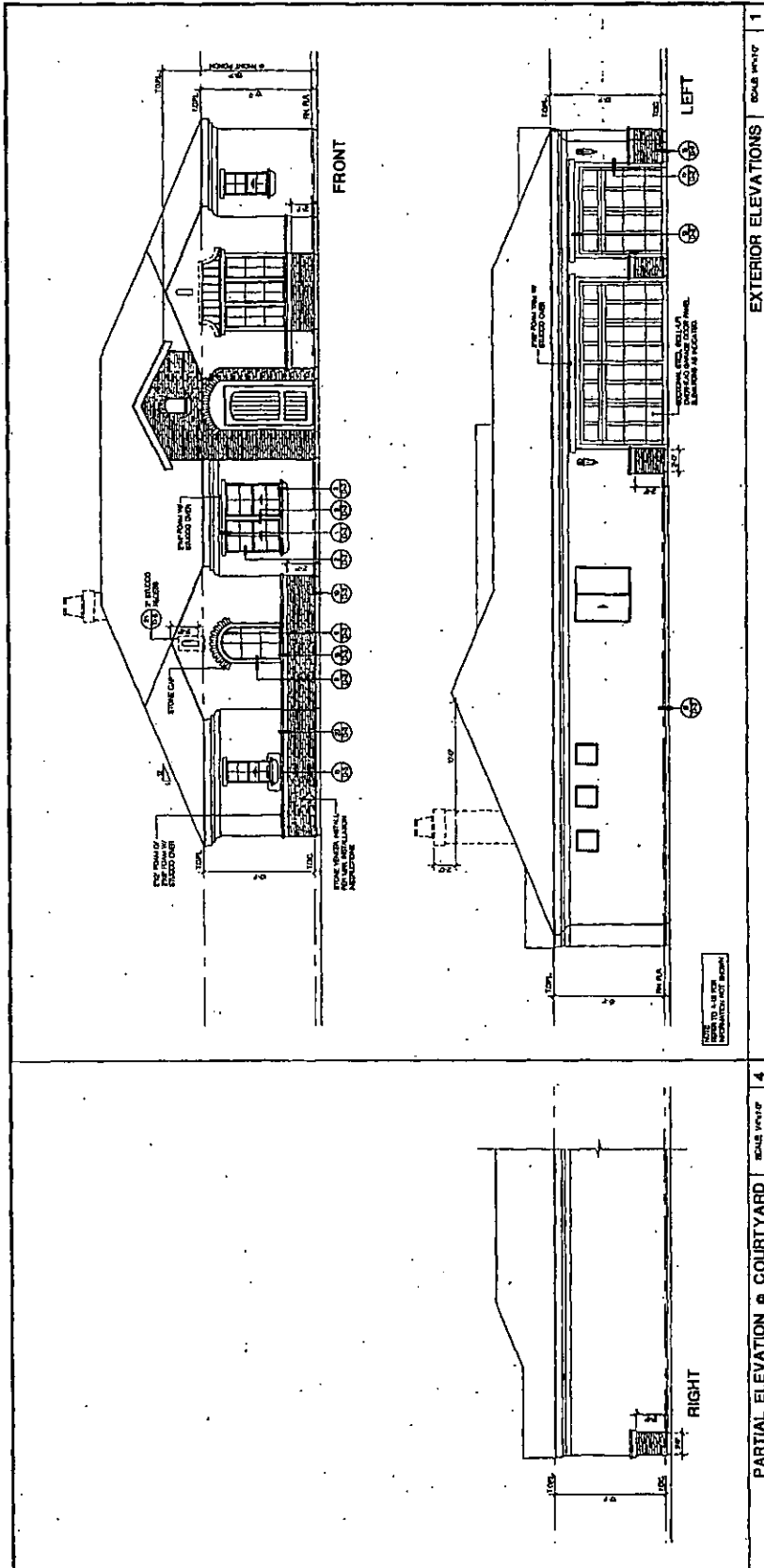


KTOY GROUP, Inc.
 1100 W. WILLOW BLVD.
 SUITE 100
 LAS VEGAS, NV 89102
 (702) 735-1100
 FAX: (702) 735-1101
 WWW.KTOYGROUP.COM

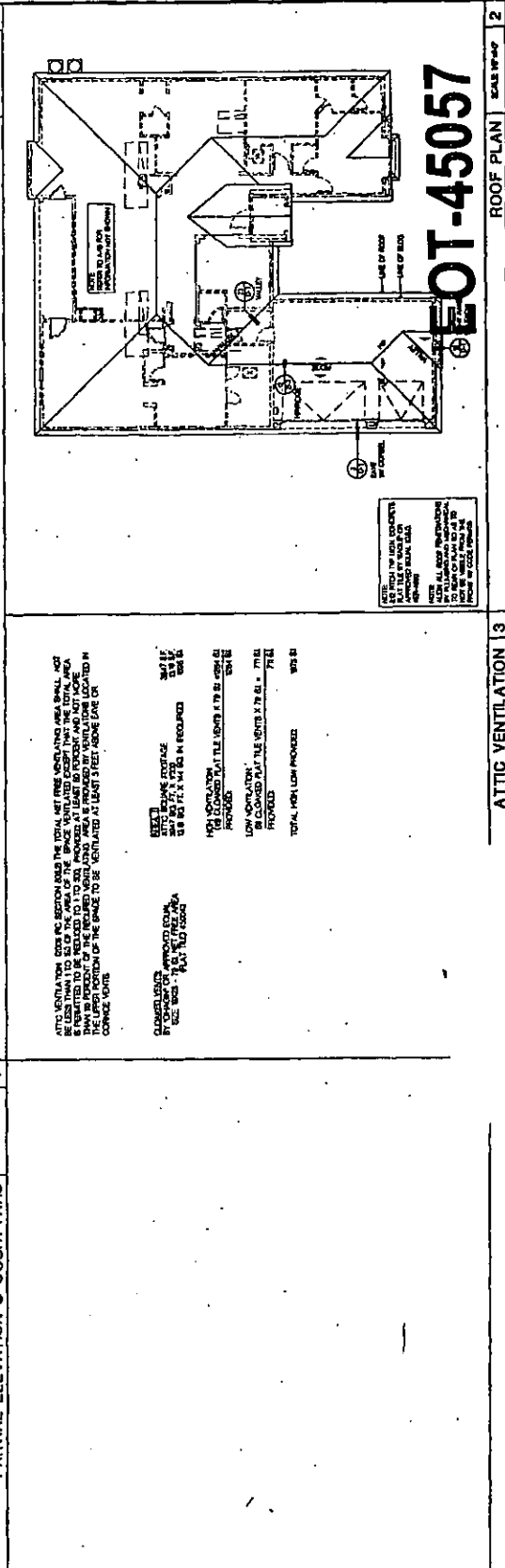


Professional Engineer
 D. J. JARAMILA
 License No. 10000
 State of Nevada
 Project: The Orchards
 Project No. 2005-0669
 Project Name: THE ORCHARDS
 Project Location: 4366 W. CHEYENNE AVE., NORTH LAS VEGAS, NV 89032
 Project Date: 05/05/05
 Project Status: IN PROGRESS
 Project Manager: D. J. JARAMILA
 Project Designer: D. J. JARAMILA
 Project Checker: D. J. JARAMILA
 Project Engineer: D. J. JARAMILA
 Project Architect: D. J. JARAMILA
 Project Structural Engineer: D. J. JARAMILA
 Project Mechanical Engineer: D. J. JARAMILA
 Project Electrical Engineer: D. J. JARAMILA
 Project Civil Engineer: D. J. JARAMILA
 Project Landscape Architect: D. J. JARAMILA
 Project Interior Designer: D. J. JARAMILA
 Project Exterior Designer: D. J. JARAMILA
 Project Environmental Engineer: D. J. JARAMILA
 Project Historical Architect: D. J. JARAMILA
 Project Archaeologist: D. J. JARAMILA
 Project Anthropologist: D. J. JARAMILA
 Project Biologist: D. J. JARAMILA
 Project Botanist: D. J. JARAMILA
 Project Chemist: D. J. JARAMILA
 Project Climatologist: D. J. JARAMILA
 Project Geographer: D. J. JARAMILA
 Project Geologist: D. J. JARAMILA
 Project Historian: D. J. JARAMILA
 Project Linguist: D. J. JARAMILA
 Project Mathematician: D. J. JARAMILA
 Project Meteorologist: D. J. JARAMILA
 Project Microbiologist: D. J. JARAMILA
 Project Musician: D. J. JARAMILA
 Project Paleontologist: D. J. JARAMILA
 Project Pathologist: D. J. JARAMILA
 Project Physician: D. J. JARAMILA
 Project Psychologist: D. J. JARAMILA
 Project Psychiatrist: D. J. JARAMILA
 Project Sociologist: D. J. JARAMILA
 Project Statistician: D. J. JARAMILA
 Project Teacher: D. J. JARAMILA
 Project Theologian: D. J. JARAMILA
 Project Zoologist: D. J. JARAMILA

Sheet No. A-1.9B



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



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

3 ATTIC VENTILATION SCALE 1/8" = 1'-0"

APR 04 2012

No.	Rev.	Notes / Description
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The Orchards
 Spinaker Homes
 4366 W. Chryse Avenue
 North Las Vegas, NV 89032
 2005-0669



KTY GROUP, INC.
 1000 W. WILLOW AVE.
 SUITE 100
 LAS VEGAS, NV 89106
 (702) 735-1100
 FAX: (702) 735-1101
 WWW.KTYGROUP.COM



Project: Spinaker Homes
 Project Location: 4366 W. Chryse Avenue
 Project No.: 2005-0669
 Project Date: 04/04/2012
 Project Engineer: David L. Smith
 Project Designer: David L. Smith
 Project Checker: David L. Smith
 Project Approver: David L. Smith

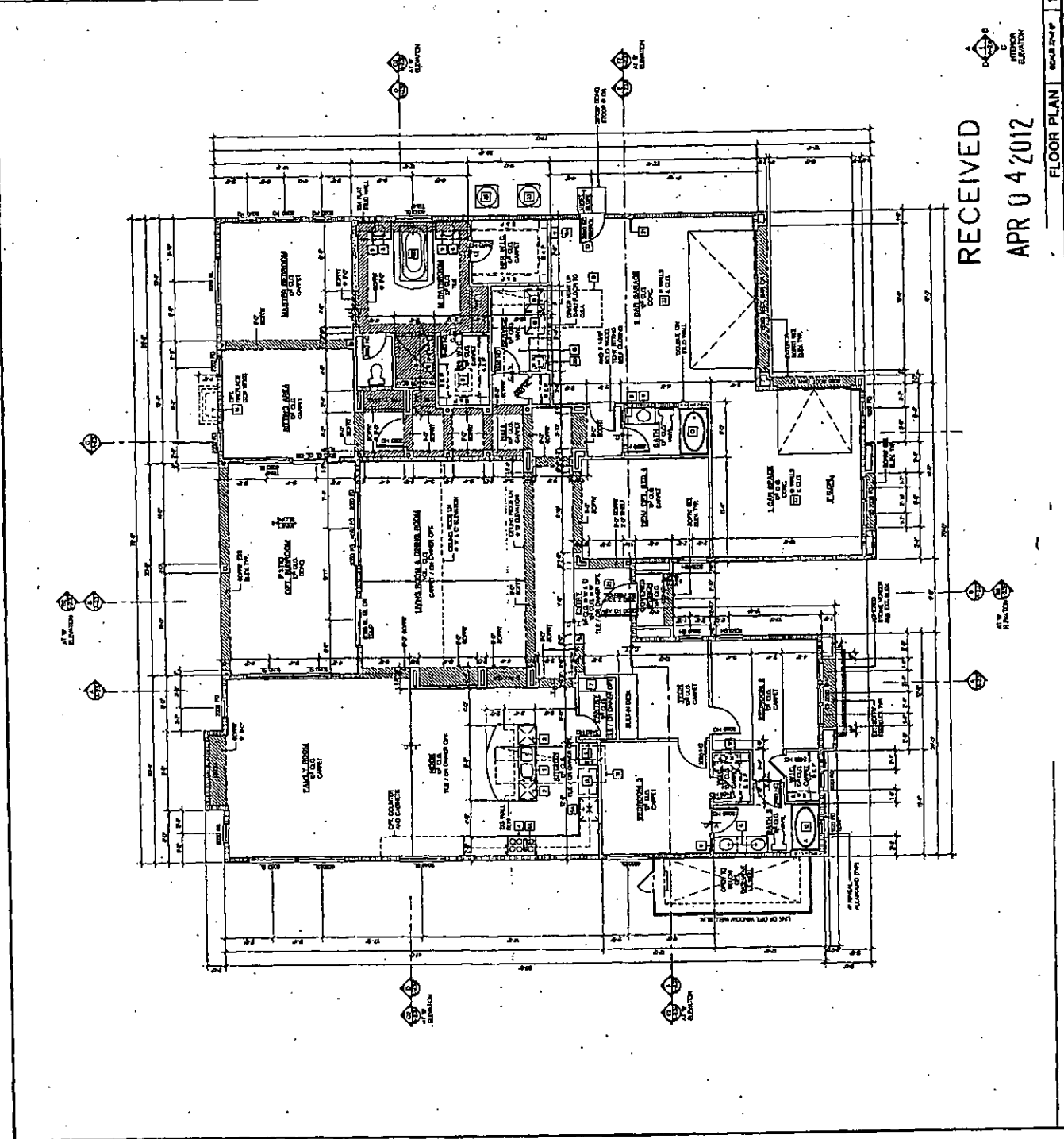
Sheet No.: A-2.1
 PLAN 3
 1st FLOOR PLAN

KEYNOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
 3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS NOTED OTHERWISE.
 4. ALL ROOFS ARE 6" THICK CONCRETE UNLESS NOTED OTHERWISE.
 5. ALL CEILING ARE 8" THICK CONCRETE UNLESS NOTED OTHERWISE.
 6. ALL DOORS ARE 2' X 6' UNLESS NOTED OTHERWISE.
 7. ALL WINDOWS ARE 4' X 6' UNLESS NOTED OTHERWISE.
 8. ALL STAIRS ARE 10' X 10' UNLESS NOTED OTHERWISE.
 9. ALL ELEVATIONS ARE IN FEET AND INCHES.
 10. ALL FINISHES ARE AS NOTED.
 11. ALL MATERIALS ARE AS NOTED.
 12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL RESIDENTIAL CODE AND THE 2005 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODES.
 13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL BUILDING DEPARTMENT (IBD) CODE.
 14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL FIRE AND SAFETY CODE.
 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL ENERGY EFFICIENCY CODE.
 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL SMOKE ALARM CODE.
 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL CARBON MONOXIDE DETECTOR CODE.
 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL ACCESSIBILITY STANDARDS.
 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL PLUMBING AND MECHANICAL STANDARDS.
 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL ELECTRICAL STANDARDS.

NOTES
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 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
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 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL PLUMBING AND MECHANICAL STANDARDS.
 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2005 INTERNATIONAL ELECTRICAL STANDARDS.

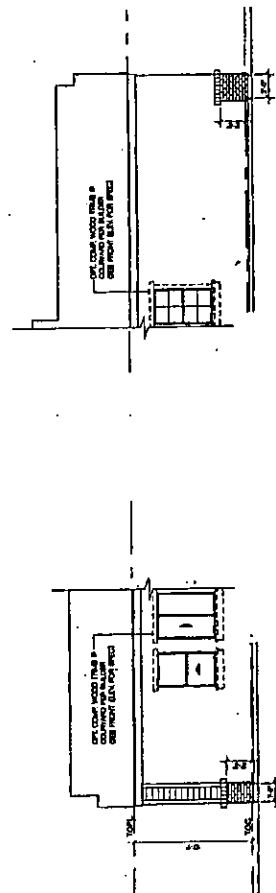
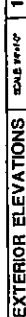
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 FLOOR AREA
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 TOTAL 1,234 SQ. FT.
 GARAGE 789 SQ. FT.
 PORCH / OPT. BALCONY 123 SQ. FT.
 OPT. BALCONY 456 SQ. FT.

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 FLOOR PLAN
 SCALE 1/8" = 1'-0"



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Sheet No. **A-2.7**



RIGHT
RECEIVED

EOT-4505Z

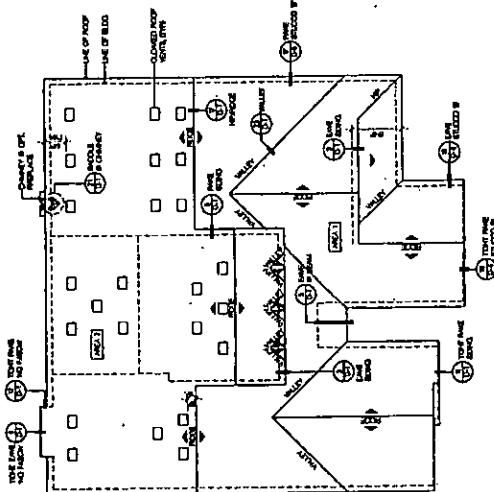
PARTIAL ELEVATION OF COURTYARD

SCALE NUMBER	2
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Abstract

13

ATTIC VENTILATION | 4



NOTE
TO REPAIR THE LEAK, CONCRETE MUST
BE REPAIRED BY A QUALIFIED PERSON
AS SPECIFIED ON APPROVED REPAIR
DETAILS. 909-4980

NOTE
ALLEN ALL REPAIRS MUST BE IN ACCORDANCE WITH
REPAIR AND MAINTENANCE TO REPAIR
AS SPECIFIED ON APPROVED REPAIR
DETAILS. 909-4980

ROOF PLAN	SCALE 1/8"=1'-0"	3
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ROOF PLAN	SCALE
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Contributor

Project

The Orchards

Sprinkler Homes
4366 W. Cuyamaca Avenue
North Las Vegas, NV 89032

2005-0869



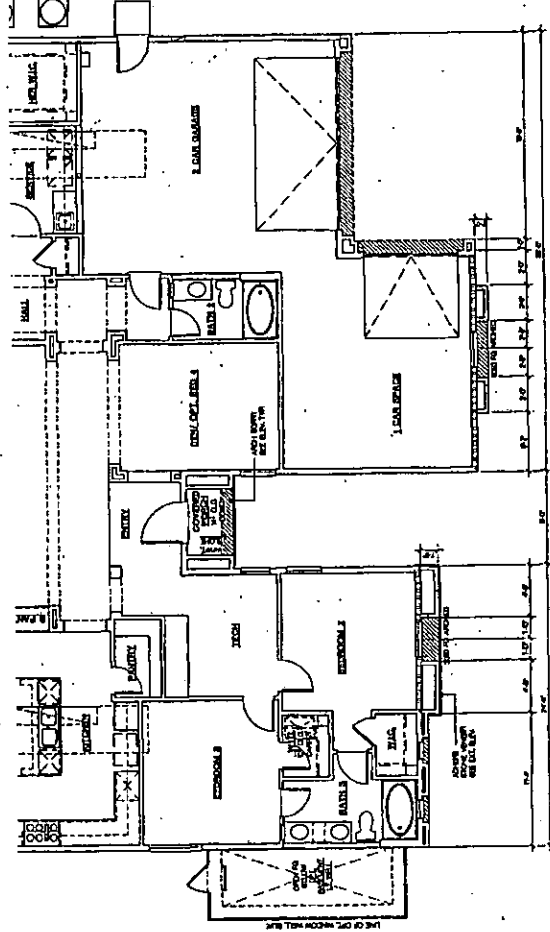
KTGY GROUP, INC.
11111 E. 11TH AVENUE
SUITE 100
DENVER, CO 80231
781.441.1111
WWW.KTGYGROUP.COM



David R. Eitzen
Professional Engineer
No. 11111
State of Nevada
Exp. 12/31/12

Sheet Title:
PLAN 2
'C' CHANGES

Sheet No. A-2.8



RECEIVED
APR 04 2012
FLOOR PLAN SCALE 1/8" = 1'-0"

EOT-45057

Project	Contractor
1	2
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99	100

The Orchards

Spinnaker Homes
4366 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669



KTGY GROUP, INC.

100 MITCHELL BLVD.
 LA JOLLA, CA 92037
 (619) 453-3333
 1019 E. 4TH AVE
 LORAIN, CALIFORNIA

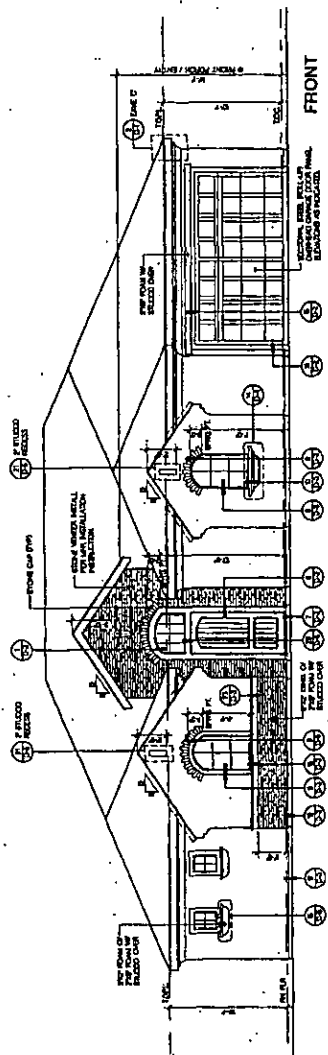


Principal in Charge •	R. STEINKE
Project Director •	M. QUANDT
Project Manager •	R. WAND
Project Designer •	M. LEE
Checked By •	

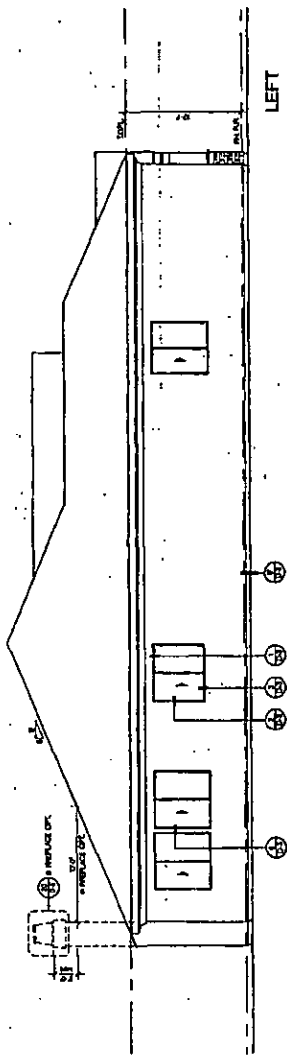
PLAN 2 10' EXTERIOR ELEVATIONS AND ROOF PLAN

A-2.9

EOT-45057



FRONT



Left

EXTERIOR ELEVATIONS



REC'D

APR 04 2012

PARTIAL ELEVATION • COURTYARD	SCALE 1/8"=1'-0"	2
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2

ATTN: VENTILATION: ROOMS FOR SECTION BOLS THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 10 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 10 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE GROUND OR CORNICE VENTS.

CLOUTIER WANTS
BY TOWARD OR APPROVED POLICE
DOES NOT - TO GET FREE AREA
PLAY TILED FLOORING

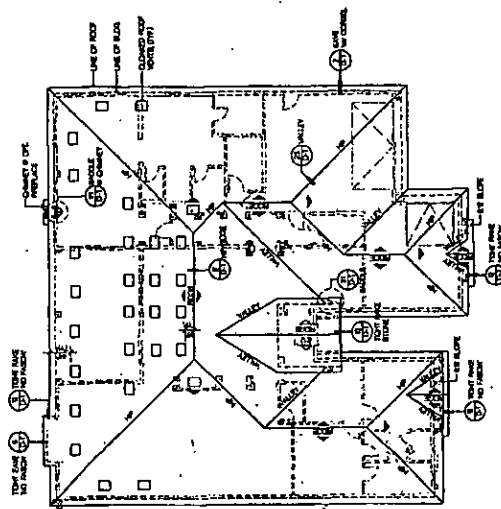
WEAK
ATTN SQUARE FOOTAGE
40X80 FT X 100
WAS 80X100 IN REQUIRED
40X80
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WAS 80

NON VENTILATOR
PER CLOAKED PLAT TLE VENTS 2 79 21 1254 21
PROVIDED

LOW VENTILATION
103 CLIMATED FLAT TILE VENTS @ 79 SF = 144.00
PROVIDED

TOTAL HIGH LOW PROCEEDS

ATTIC VENTILATION 4

[illegible]

DOE DI AN	SCHEMATIC	3
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1

No.	Drawn / Designer
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100	03/01/07

Consultants

Project:

The Orchards

Spinnaker Homes
4365 W. Cheyenne Avenue
North Las Vegas, NV 89032

2005-0669



KTOY GROUP, INC.

10000 W. Sahara Avenue
Suite 1000
Las Vegas, NV 89135
702.735.1100
www.ktoygroup.com

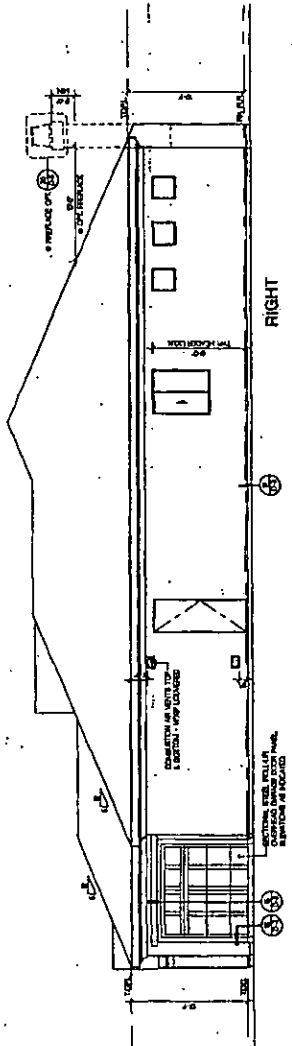
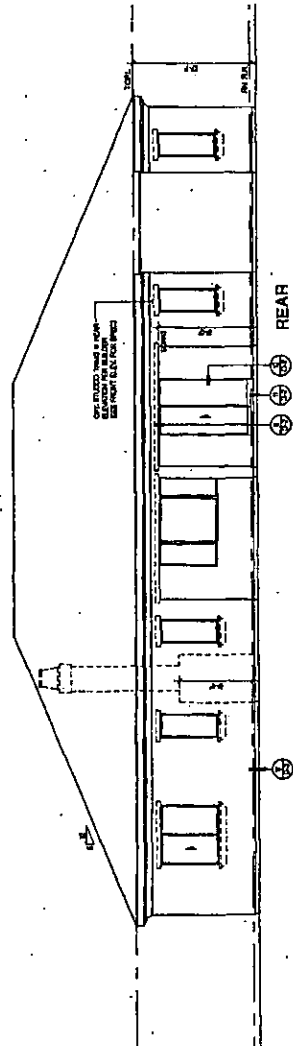
License No.



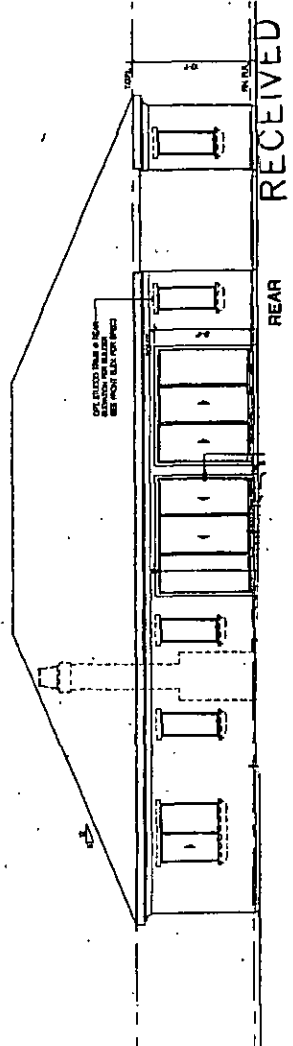
Principal in Charge: D. EITZMAN
Project Designer: M. BARNES
Project Manager: R. PIANO
Project Engineer: N. LEE
Checklist By: N. LEE

Sheet Title:
PLAN 2
'C' EXTERIOR ELEVATIONS
AND OPTIONS

Sheet No.: A-2.9A



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



APR 04 2012
EXTERIOR ELEVATIONS 'OPT. SUNROOM' SCALE 1/4" = 1'-0"

EOT-45057



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 13, 2012

Mr. Stephen Aizenberg
Spinnaker Homes IX, LLC
4362 West Cheyenne Avenue
North Las Vegas, Nevada 89032

**RE: EOT-45057 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

Dear Mr. Aizenberg:

Your request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) FOR A 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on June 12, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. This Extension of Time expires 04/10/14, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-27226).
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Mr. Stephen Aizenberg
Spinnaker Homes IX, LLC
EOT-45057 - Page Two
June 13, 2012

This action by the Planning Commission on **June 12, 2012** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 25, 2012**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Randy Dunlevie
2010-1 Cry Venture, LLC
2450 Broadway, 6th Floor
Santa Monica, California 90404

Mr. Bob Gronauer
Kaempfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: EOT-45057 - APPLICANT 2010-1 CRY VENTURE - OWNER: SPINNAKER
HOME IX, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the JUNE 12, 2012 Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax or email it to Carman Burney at (702) 385-7268 or cburney@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM JUNE 11, 2012.

Bob Gronauer

Signature

6/8/12

Date

BOB GRONAUER

Please Print Name

Kaempfer Crowell

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

READ INTO
THE RECORD

RECEIVED

JUN 11 2012

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Case Planning Division

333 North Rancho Drive, 3rd Floor

Las Vegas, Nevada 89106

(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: EOT-45057 - APPLICANT: 2010-1 CRY VENTURE - OWNER: SPINNAKER HOME IX, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JUNE 12, 2012** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax or email it to **Carman Burney at (702) 385-7268 or cburney@lasvegasnevada.gov**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JUNE 11, 2012.**

Handwritten signature of Stephen B. Aizenberg.

Signature

6/6/12

Date

Stephen B. Aizenberg

Please Print Name

SPINNAKER HOME IX LLC
BY: SBA DEVELOPMENT, INC. MANAGER
BY: STEPHEN B. AIZENBERG, PRESIDENT

Company Name

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

RECEIVED

JUN - 6 2012



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 31, 2012

Mr. Stephen Aizenberg
Spinnaker Homes IX, LLC
4362 West Cheyenne Avenue
North Las Vegas, Nevada 89032

**RE: EOT-45057 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

Dear Mr. Aizenberg:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 12, 2012** 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, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 6, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 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, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Randy Dunlevie
2010-1 Cry Venture, LLC
2450 Broadway, 6th Floor
Santa Monica, California 90404

Mr. Bob Gronauer
Kaempfer Crowell
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

EOT-45057

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY / US MAIL

<CCSD>	LINDA PERRI	4190 MCLEOD DRIVE, 2 ND FLOOR
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*STREETS & SANITATION (DPW)	JERRY WALKER	DSC
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	DSC
*SID (DPW)	PATRICK MURPHY	DSC - 9 th Floor
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	JAMIE McKEOWN (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th FLOOR
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 GRISSDM AVENUE, BUILDING 11, SUITE 103D

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-45057- EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: 2010-1 CRY VENTURE - OWNER: SPINNAKER HOME IX, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) FOR A 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross).

PLANNING COMMISSION: **JUNE 12, 2012**

CITY COUNCIL: **JULY 18, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



NON-PUBLIC HEARING

Comments Due: **MAY 10, 2012**

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:

ED
JC-6-12-12

Report Date 04/05/2012 11:14 AM

Submitted By

Page 1

A/P # 45057 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/04/2012 16:24	984548	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

EOT-45057- EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: 2010-1 CRY VENTURE - OWNER: OWNER: SPINNAKER HOME IX, LLC - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-27226) FOR A 100- LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross)

Parent A/P #

Project #	45057	Project/Phase Name	SPINNAKER HOME FOR A 100-LOT	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12515101003

Location

Owner/Tenant

Contact ID	AC1588075	Name	SPINNAKER HOMES IX L L C	Organization	
Mailing Address	4362 W CHEYENNE AVE			State/Province	NV
City	NO LAS VEGAS			Country	☐ Foreign
ZIP/PC	89032-2439			Evening Phone	
Day Phone	(702)873-7773 x			Mobile #	
Fax	(702)395-7111				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7207 GRAND TETON DR
LAS VEGAS, 89131-

7205 GRAND TETON DR
LAS VEGAS, 89131-

A/P Addresses

No Other Addresses are associated to this Application

Report Date 04/05/2012 11:14 AM

Submitted By

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12515101003

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1588075 ☐ Foreign
Effective Expire
Name SPINNAKER HOMES IX L L C
Day Phone (702)873-7773 x Eve Phone Organization
Pager PIN # Position
Fax (702)395-7111 Mobile Profession
E-Mail
Address 4362 W CHEYENNE AVE
NO LAS VEGAS, NV 89032-2439
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary N Capacity OTHER Other REP Contact ID AC1167908 ☐ Foreign
Effective Expire
Name KAEMPFER,CROWELL,RENSHAW,GRONAUER & FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 W. SUNSET ROAD
#250
LAS VEGAS, NV 89113
Seasonal Addr

Valid From To
Comments Bob Gronauer 702-792-7000

Report Date 04/05/2012 11:14 AM

Submitted By

Page 3

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC2010337 ☐ Foreign
Effective Expire
Name 2010-1 CRY VENTURE, LLC
Day Phone (949)777-4037 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2450 BROADWAY, 6TH FLOOR
SANTA MONICA, CA 90404
Seasonal Addr
Valid From To
Comments Randy Dunlevie 949-777-4037

CONTACT ADDITIONAL

WDRKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Report Date 04/05/2012 11:14 AM

Submitted By

Page 4

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ENTER PARENT PROJECT#)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 104538	

Fees

Status

Paid Date

Amount

PROCESSING FEE	P	04/04/2012 16:34	300.00
Total Unpaid	0.00	Total Paid	300.00

Inspections

There are no Inspections for this Report

Review/Activities

Review #	Review Type	Status	Waived	Issued	Started	Completed	Comp By
----------	-------------	--------	--------	--------	---------	-----------	---------

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By JGRIDER

Modified Date/Time 04/04/2012 16:19

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification Letter

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Statement of Financial Interest

Y Copy of Approval Letter

Y Business Licensing Requirements Met

N Business License Exempt

Report Date 04/05/2012 11:14 AM

Submitted By

Page 5

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

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.

EXTENSION OF TIME

N Will this go to the City Council?

Hearing Type

N Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Is this an Alcohol related Case? N

Parent Project # 27226

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Added By	Add Date	Modified by	Modified Date		

06/12/2012 PC SCHEDULED

0 0 0

JGRIDER 04/04/2012

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

No children exist for this project

Employee	Last	First	Mi	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action	Comments				

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 04/04/2012 16:34 0.00
ANN PIERCE, KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO CK 79863, 702.792.7000

No Model Home Details



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of time for SDR-27226

Project Address (Location) Grand Teton and Tenaya

Project Name The Orleans Proposed Use Residential

Assessor's Parcel #(s) 125-15-101-003 Ward # _____

General Plan: existing DR proposed n/a Zoning: existing U proposed n/a

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Spinnaker Homes IX, LLC Contact Stephen Alzenberg

Address ⁴³⁶² 4613 W. Cheyenne Ave., #405 Phone: 873-7773 Fax: 395-7111

City North Las Vegas State NV Zip 89032

E-mail Address steve@sbahomes.com

APPLICANT 2010-1 CRY Venture, LLC Contact Randy Dunlevie

Address 2450 Broadway, 6th Floor Phone: 949-777-4037 Fax: n/a

City Santa Monica, CA State CA Zip 90404

E-mail Address rdunlevie@argentmanagementllc.com

REPRESENTATIVE Kaempfer Crowell Contact Bob Gronauer

Address 8345 West Sunset Road, Suite 250 Phone: 792-7000 Fax: 796-7181

City Las Vegas State NV Zip 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* Stephen B. Alzenberg

* An authorized agent may sign in lieu of the property owner for Final Maps, Alternative Maps, and Parcel Maps.

Print Name Stephen B. Alzenberg

Subscribed and sworn before me

This 3rd day of April, 20 12.

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-45057</u>
Meeting Date:	<u>6/12/12</u>
Total Fee: \$	<u>300.00</u>
Date Received:*	<u>4/4/12</u>
Received By:	<u>[Signature]</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.

f:\depo\Application Packet\Application Form.pdf

18550.1
APR 04 2012



**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

BOB GRONAUER
rgronauer@kcnvlaw.com
702.792.7052

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7191

RENO OFFICE
50 West Liberty Street
Suite 900
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.892.0257

April 4, 2012

VIA HAND DELIVERY

City of Las Vegas
Department of Planning
333 S. Rancho Road, 3rd Floor
Las Vegas, Nevada 89106

**Re: Justification Letter
SDR-27226
Grand Teton and Tenaya**

To Whom It May Concern:

Our office represents the applicant 2010-1 CRE Venture, LLC. Please accept this request for a second extension of time of a previously approved site development plan review (SDR-27226). The project is located near Grand Teton Drive and Tenaya Way, more particularly described as assessor's parcel number 125-15-101-003.

In April 2008, The Planning Commission approved a 100-lot single family residential development and in May 2010 the Planning Commission approved an extension of time. The applicant is working to finalize its financing and therefore is respectfully requesting an additional two year extension of time.

We appreciate your kind consideration. If you have any questions or need anything further, please do not hesitate to contact Ann Pierce or me.

Sincerely,

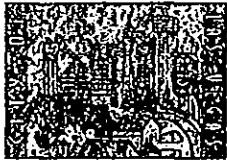
KAEMPFER CROWELL RENSHAW GRONAUER &
FIORENTINO


Bob Gronauer

RJG/mlt

RECEIVED
APR 04 2012
EOT-45057

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

April 11, 2008

Mr. Ben Young
Spinnaker Home IX LLC
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

RE: SDR-27226- SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Young:

Your request for a Site Development Plan Review for a 100-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH ACCESS ON WHISPERING SANDS DRIVE on 40.16 acres on the southwest corner of Grand Teton Drive and Tenaya Way (APN 125-15-101-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on April 10, 2008.

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

Planning and Development

1. Lots 95 and 96 on the Site Plan dated 3/11/08 shall be limited to one story or 20 feet, whichever is less.
2. Twenty (20) 24-inch box trees shall be added on the subject property exterior to the perimeter wall along Grand Teton as approved by the Department of Public Works.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/11/08 and 03/12/08, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wallson
Jois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



07101-001-08-07

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APR 14 2008

EOT-45057

5. The standards for this development shall include a Minimum lot size of 9,375 square feet and Building height shall not exceed two stories or 32 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, five feet on the side, 10 feet on the corner side, and 15 feet in the rear. The casita options shall be six foot from the main dwelling and five foot from the rear and side property lines.
7. A revised elevation of the proposed block wall, indicating 20% contrasting block, shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for permits.
8. 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.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect a perimeter block wall with 20% contrasting block.
12. Air conditioning units shall not be mounted on rooflops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LYMC Title 19.12.040.

EOT-45057

Mr. Ben Young
SDR-27226 - Page Three
April 11, 2008

14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southwest corner of Grand Teton Drive and Tenaya Way prior to the issuance of any permits.
17. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive adjacent to this site prior to the issuance of any permits.
18. Construct half-street improvements including appropriate over paving on Tenaya Way and all incomplete improvements on Grand Teton Drive and Whispering Sands Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, traffic signal system, etc., located within public rights-of-way, prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. A minimum of two lanes of asphalt pavement on the major access street(s) adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

EOT-45057

Mr. Ben Young
SDR-27226 - Page Four
April 11, 2008

20. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Emergency vehicle access/crash gated driveways shall be constructed in accordance with Standard Drawing #224.
21. The onsite streets shall be labeled as a private street, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners' Association on the Final Map for this site.
22. 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.
23. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All 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.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

EOT-45057

Mr. Ben Young
SDR-27226 - Page Five
April 11, 2008

25. 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 public 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 action by the Planning Commission on April 10, 2008 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *April 11, 2008*.

Sincerely,



Douglas J. Rankin, AICP
Planning Manager
Case Planning Division

DR:nl:clb

cc: Mr. Ben Young
Royal Construcion
4366 West Cheyenne Avenue
North Las Vegas, Nevada 89032

Ms. Sonia Macias
TCE
3277 East Warm Springs Road
Las Vegas, Nevada 89120

EOT-45057

S.B.A. DEVELOPMENT, INC.

Business Entity Information			
Status:	Default	File Date:	11/24/1992
Type:	Domestic Corporation	Entity Number:	C12895-1992
Qualifying State:	NV	List of Officers Due:	11/30/2011
Managed By:		Expiration Date:	
NV Business ID:	NV19921071875	Business License Exp:	11/30/2011

Registered Agent Information
Registered Agent resigned

Financial Information	
No Par Share Count:	25,000.00
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Director - STEPHEN B AIZENBERG			
Address 1:	4511 W. CHEYENNE AVENUE, STE. 105	Address 2:	
City:	N. LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	
President - STEPHEN BARRIE AIZENBERG			
Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	
Treasurer - STEPHEN BARRIE AIZENBERG			
Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	
Secretary - ROCHELLE WILSON			
Address 1:	4511 W CHEYENNE AVE, STE. 105	Address 2:	
City:	N LAS VEGAS	State:	NV
Zip Code:	89032	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Incorporation		
Document Number:	C12895-1992-001	# of Pages:	8
File Date:	11/24/1992	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	C12895-1992-003	# of Pages:	1
File Date:	1/17/1996	Effective Date:	

RECEIVED
APR 04 2012

SPINNAKER HOMES IX, LLC

Business Entity Information			
Status:	Default	File Date:	10/24/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0743772005-8
Qualifying State:	NV	List of Officers Due:	10/31/2011
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051683249	Business License Exp:	10/31/2011

Registered Agent Information
Registered Agent resigned

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers
Manager - S.B.A. DEVELOPMENT INC		
Address 1:	4511 W CHEYENNE AVE	Address 2: STE 105
City:	NORTH LAS VEGAS	State: NV
Zip Code:	89032	Country:
Status:	Active	Email:

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	00000480667-11	# of Pages:	4
File Date:	10/24/2005	Effective Date:	
1CC, FEDEX TRK 7902 1031 9033, DAS 11-03-05			
Action Type:	Acceptance of Registered Agent		
Document Number:	20050529588-14	# of Pages:	1
File Date:	11/3/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050582990-10	# of Pages:	1
File Date:	11/28/2005	Effective Date:	
2005-06			
Action Type:	Registered Agent Address Change		
Document Number:	20060507181-60	# of Pages:	2
File Date:	8/8/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060663295-39	# of Pages:	1
File Date:	10/13/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

C6

20051116-0001017

A.P. N.: 125-15-101-003
R.P.T.T.: \$77,061.00

Fee: \$19.00 RPTT: \$77,061.00
N/C Fee: \$25.00

Escrow #05-02-2195-DTL

11/16/2005 09:05:02
T20050207950

Mail tax bill to and
When recorded mail to:
Spinnaker Homes IX, LLC
Attn: Steven Aizenberg
4511 W Cheyenne Ave., #105
North Las Vegas, NV 89032

Requestor:
NEVADA TITLE COMPANY

Frances Deane DGI
Clark County Recorder Pgs: 6

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Gilcrease Orchard Foundation**, a **Nevada Nonprofit corporation**, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Spinnaker Homes IX, LLC**, a **Nevada limited liability company** all that real property situated in the County of **Clark**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED
APR 04 2012

IN WITNESS WHEREOF, this instrument has been executed this 1st day of April, 2005.

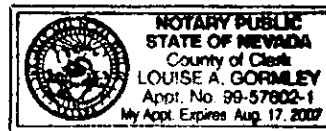
Gilcrease Orchard Foundation, a Nevada
Nonprofit corporation

Mary Ellen Racel
By: Mary Ellen Racel, President

Susan Weber
By: Susan Weber, Treasurer

State of NEVADA

County of Clark

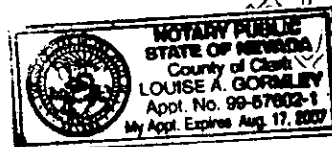


This instrument was acknowledged before me on _____
By Mary Ellen Racel, President
Of Gilcrease Orchard Foundation, a Nevada Nonprofit corporation

Louise A. Gormley
NOTARY PUBLIC
My Commission Expires: Aug. 17, 2007

State of NEVADA

County of Clark



This instrument was acknowledged before me on _____
By Susan Weber, Treasurer
Of Gilcrease Orchard Foundation, a Nevada Nonprofit corporation

Louise A. Gormley
NOTARY PUBLIC
My Commission Expires: Aug. 17, 2007

THE EAST HALF (E ½) OF THE NORTH HALF (N ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPT THE INTEREST IN THE EASTERLY FORTY FEET (40.00) AND THE NORTHERLY FIFTY FEET (50.00) AND THE SOUTHERLY THIRTY FEET (30.00) OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA BY DEED RECORDED APRIL 23, 1974 IN BOOK 419 OF OFFICIAL RECORDS AS DOCUMENT NO. 378521.

AND EXCEPT THOSE PORTIONS OF SAID LAND AS CONVEYED TO CLARK COUNTY, NEVADA BY DEED RECORDED FEBRUARY 7, 1991 IN BOOK 910207 OF OFFICIAL RECORDS AS DOCUMENT NO. 00744.

FURTHER DELINEATED AS LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION ON FILE IN FILE 001 PAGE 0055, RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282, OFFICIAL RECORDS OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

*LEGAL DESCRIPTION PREPARED FROM CERTIFICATE OF LAND DIVISION
RECORDED OCTOBER 11, 2001 IN BOOK 20011011 AS DOCUMENT NO. 02282
PREPARED BY BRENNER AND ASSOCIATES, INC., SURVEYORS.*

COPY

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-15-101-003
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ 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

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

3. Total Value/Sales Price of Property

\$15,110,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$15,110,000.00

Real Property Transfer Tax Due

\$77,061.00

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 declare(s) 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, 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: Susan Wells

Capacity: GRANTOR/SELLER

Signature: _____

Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION

(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gilcrease Orchard Foundation, a Nevada Nonprofit corporation

Print Name: Spinnaker Homes IX, LLC, a Nevada limited liability company

Address: P.O. Box 750129

Address: _____

City/State/Zip: Las Vegas, NV 89136

City/State/Zip: _____

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

Print Name: Nevada Title Company

Esc. #: 05-02-2195-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

10/17

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)

- a) 125-15-101-003
b) _____
c) _____
d) _____

2. Type of Property:

- ☐ a) Vacant Land ☐ b) Sgl. Fam. Residence
☐ 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

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

3. Total Value/Sales Price of Property

\$15,110,000.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$15,110,000.00

Real Property Transfer Tax Due

\$77,061.00

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 declare(s) 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, 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: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gilcrease Orchard Foundation, a
Nevada Nonprofit corporation

Print Name: Spinnaker Homes IX, LLC, a
Nevada limited liability company

Address: _____

Address: 4511 W Cheyenne #105

City/State/Zip: _____

City/State/Zip: North Las Vegas, NV 89032

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

Print Name: Nevada Title Company Esc. #: 05-02-2195-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

1017

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-15-101-003
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property

\$15,110,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$15,110,000.00

Real Property Transfer Tax Due _____

\$77,061.00

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 declare(s) 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, 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: _____ Capacity: GRANTOR/SELLER

Signature: [Signature] Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gilcrease Orchard Foundation, a Nevada Nnnprofit corporation

Print Name: Spinnaker Homes IX, LLC, a Nevada limited liability company

Address: _____

Address: 4511 W Cheyenne #105

City/State/Zip: _____

City/State/Zip: North Las Vegas, NV 89032

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

Print Name: Nevada Title Company Esc. #: 05-02-2195-DTL

Address: 2500 N Buffalo, Suite 150

City: Las Vegas State: NV Zip: 89128

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

10/17