

FILE HISTORY

[illegible]

FILE NO.: Z-0042-02(1)

PROPERTY OWNERS

PROTESTS

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APPROVALS

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FILE NO.: _____

Darcy Hayes

From: Pierick, Mike W. DOC [Mike.Pierick@doc.state.wi.us]
Sent: Tuesday, July 02, 2002 12:36 PM
To: 'councilman-lbrown@ci.las-vegas.nv.us'
Subject: Re-Zoning

Mr. Brown,

My name is Mike Pierick and I live in Madison, WI. My wife and I purchased a home in your district, and at the present time it is being leased by another party.

The home is located on Mornings Dawn St, just off Cliff Shadows Parkway near Lone Mountain.

I may be directing my question to the wrong person, but since we live so far away, I wasn't sure who to contact.

There is a proposal going before the Planning Commission on July 11th. Case # Z-0042-02(1)

It is a site development plan review for a 32-lot single-family residential subdivision. It is located across the street from our home and being proposed to be developed going up the side of the small mountain located there.

We are opposed to this development.

Do I need to send a formal letter of opposition somewhere or is this e-mail sufficient for our desires to be heard before the Planning Commission?

I thank you for your time and attention to this.

Mike Pierick

Z-0042-02(1)
P

READ INTO RECORD

TELEPHONE COMMUNICATION LOG

DATE	PERSON & NUMBER CALLED	P&D STAFF PERSON CALLING

NATURE OF CALL:

RESPONSE OF CALL:

FILE NUMBER: _____

Pre-Application Conference				CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Included in Application Submittal	
Item Required		Item Submitted			YES	NO
YES	NO	YES	NO			
APPLICATION						
☒	☐	☒	☐	Signed and notarized by all property owners or authorized agent(s)	☐	☐
☒	☐	☒	☐	Grant deed and legal description	☐	☐
☒	☐	☒	☐	Detailed justification letter	☐	☐
☒	☐	☐	☒	Reduced 8.5" x 11" copy of all plans and elevations	☐	☐
☒	☐	☒	☐	Full size, rolled, color copy of all plans and elevations	☐	☐
☒	☐	☐	☒	Correct fee(s): \$ <u>400</u> \$ _____ \$ _____ \$ _____	☐	☐
☒	☐	☒	☐	Statement of Financial Interest	☐	☐
☐	☒	☐	☐	Development Impact Notice and Assessment (DINA)	☐	☐
SITE PLAN						
☒	☐	☒	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
☒	☐	☒	☐	North arrow, scale, and vicinity map	☐	☐
☒	☐	☒	☐	All property lines and present dimensions labeled	☐	☐
☒	☐	☒	☐	All building setbacks labeled	☐	☐
☒	☐	☒	☐	All adjacent existing land uses and street names labeled	☐	☐
☒	☐	☒	☐	All points of ingress and egress shown	☐	☐
☐	☒	☐	☐	ADA accessibility requirements shown/labeled	☐	☐
☐	☒	☐	☐	Parking standard(s) utilized: _____	☐	☐
☐	☒	☐	☐	Parking space count and typical dimensions labeled #regular _____ #compact _____ #handicap _____ Total _____	☐	☐
☐	☒	☐	☐	All free-standing sign locations shown and heights and sizes noted	☐	☐
LANDSCAPE PLAN						
☒	☐	☒	☐	11" x 17" to 24" x 36" page size	☐	☐
☒	☐	☒	☐	North arrow, scale, and vicinity map	☐	☐
☒	☐	☒	☐	All property lines and present dimensions labeled	☐	☐
☒	☐	☒	☐	All required perimeter landscape planters shown; min. width(s): <u>6 Feet Along Street</u>	☐	☐
☒	☐	☒	☐	All required parking lot fingers/islands shown	☐	☐
☒	☐	☒	☐	Quantity, size, species/variety of all trees, shrubs, and groundcover	☐	☐
BUILDING ELEVATIONS						
☒	☐	☒	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
☒	☐	☒	☐	Scale and building dimensions labeled	☐	☐
☒	☐	☒	☐	North, south, east, and west elevations of all buildings	☐	☐
☒	☐	☒	☐	All building materials and colors noted	☐	☐
☐	☒	☐	☐	8" x 10" photo of original color and material board	☐	☐
☐	☒	☐	☐	All wall sign locations shown and sizes noted	☐	☐
FLOOR PLANS						
☒	☐	☒	☐	11" x 17" min. to 24" x 36" max. page size	☐	☐
☒	☐	☒	☐	Scale and building dimensions labeled	☐	☐
☒	☐	☒	☐	All building entrances/exits shown	☐	☐
☒	☐	☒	☐	Use of all rooms noted/labeled	☐	☐

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

Applicant: Amber Application Type: Site Plan Review
 APN: 137-12-201-001 + 007 Location: _____
 Planner: TROY JESCHKE Pre-App Meeting Date: 16 MAY 02

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 11, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0042-02(1)

REQUEST BY NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON 10.00 ACRES, LOCATED ADJACENT TO THE NORTHWEST CORNER OF GOWAN ROAD AND CLIFF SHADOWS PARKWAY (APN'S: 137-12-201-001 AND 007), U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [PROPOSED: PD (PLANNED DEVELOPMENT)], WARD 4 (BROWN).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

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



ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 11, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0042-02(1)

REQUEST BY NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON 10.00 ACRES, LOCATED ADJACENT TO THE NORTHWEST CORNER OF GOWAN ROAD AND CLIFF SHADOWS PARKWAY (APN'S: 137-12-201-001 AND 007), U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [PROPOSED: PD (PLANNED DEVELOPMENT)], WARD 4 (BROWN).

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ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

August 9, 2002

Mr. and Mrs. Kerr J. Norman Jr. on behalf of Richmond American Homes
15541 Clover Street
Roseville, Michigan 48066

RE: ABEYANCE - Z-0042-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Norman:

Your request for a Site Development Plan review FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown), was considered by the Planning Commission on August 8, 2002.

The Planning Commission unanimously voted to strike this item because the related rezoning was withdrawn at the August 7th City Council meeting.

This action by the Planning Commission is final. The Notice of Final Action was filed with the Las Vegas City Clerk on August 9, 2002.

Sincerely,

Laura L. Martin, Planner II
Planning and Development Department
Current Planning Division

LLM:va

cc: Mr. Manny Pattni
Richmond American Homes
7250 West Peak Drive, Suite 212
Las Vegas, Nevada 89128

Ms. Amber Dolce
Stantec Consulting
6763 West Charleston Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 8, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

PUBLIC HEARING - ABEYANCE - Z-0042-02(1) NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan review FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report

MOTION:

TRUEDELL – STRICKEN - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

The applicant was not present.

PLANNING COMMISSION MEETING OF AUGUST 22, 2002
Planning and Development Department
Item 24 – Z-0042-02(1)

MINUTES – Continued:

ANDREW REED, Planning and Development, stated that this is a site plan review for property located off of Cliff Shadows Parkway. The related rezoning was withdrawn without prejudice at yesterday's City Council meeting. Therefore, staff would like the Site Development Plan Review to be stricken from this agenda.

No one appeared in opposition.

There was no discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(6:28 – 6:29)

1-880

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Site Development Plan Review for a proposed 32 lot single family residential development located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway. The applicant's justification letter states that the proposed development coincides with the surrounding single-family development allowed under the Master Plan Designation.

BACKGROUND DATA

- 06/14/99 The City Council approved a Rezoning (Z-24-99) to PD (Planned Development) for the Lone Mountain West Master Development Plan.
- 01/13/00 The Planning Commission approved an Annexation (A-0056-99) of approximately 10.00 acres on this site.
- 06/18/02 The Planning Department Administratively approved a Minor Modification [Z-0024-99(41)] to the Lone Mountain West Master Development Plan to add the subject parcels to the Master Development Plan and establish a land use designation of L (Low Density Residential).
- 07/11/02 The Planning Commission will consider a request for a Rezoning (Z-0042-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on this site.

DETAILS OF APPLICATION REQUEST

Site Area:	10.00	Acres
Number of Lots:	32	Lots
Density:	3.20	Dwelling Units Per Acre
Typical Lot Size:	6,050	Square Feet
Open Space (Required):	33,497	Square Feet
Open Space (Provided):	46,623	Square Feet
Proposed Setbacks		
Front:	20	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Access to this site is from one entrance from Cliff Shadows Parkway. All lots are shown fronting onto 36-foot wide private streets. A ten-foot wide landscape planter is shown along Cliff Shadows Parkway frontage. The landscape plan also indicates 46,623 square feet of open space distributed throughout the site. The proposed elevations indicate one and two-story homes with stucco exteriors and tile roofs.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	Undeveloped
South:	Unincorporated Clark County	Undeveloped
East:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under ROI to PD (Planned Development)	Single Family Res.
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Unincorporated Clark County	Undeveloped Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed PD (Planned Development) zone will allow planned development, consistent with the applicable standards of the Lone Mountain West Master Development Plan, to occur on the site. The proposed PD (Planned Development) zone will not establish the types of uses developable on the site.

SITE PLAN

Staff finds the proposed site plan is not in compliance with Title 18 (Subdivision Code) which requires private streets to be a minimum of 37 feet wide for "L" curbing or a minimum of 39 feet wide for "rolled" curbs. Staff recommends a Condition that requires the applicant to submit a revised site plan indicating compliance with Title 18. In addition, staff has concern over the slope of the property. The lots get steeper, the further southwest on the development. The southwestern most lot has an elevation change of approximately 80 feet from street to rear property line, which represent a 45-degree building slope. Therefore, staff has included a condition requiring all proposed perimeter retaining walls to be in conformance with the requirements of the Las Vegas Subdivision Code (Title 18).

In addition, map #2 of the Recreation Trails Element of the Master Plan indicates an equestrian trail crossing through this site. The Recreation Trails Element also states that the placement of the trail shall follow the toe of the mountain slope without interfering with development. Staff finds that due to the slopes on this property, the least inhibitive location for the trail would be directly adjacent to Cliff Shadows Parkway. Therefore, staff is recommending a Condition that requires a revised site plan that depicts the trail corridor. Further, staff recommends an additional condition that requires the development of the trail prior to 75% of the subdivision being completed.

Staff finds the proposed setbacks to be inappropriate for the size of the lots within the development. Therefore, staff has included a condition requiring the setbacks to be 20 feet in the front, 5 feet on each side, 10 feet on the corner-side, and 15 feet in the rear.

LANDSCAPE PLAN

Staff finds the proposed landscaping depicts an attractive plan for the adjacent public street and interior street frontages and for the project entry. Also, all proposed landscape plans should demonstrate compliance with the Lone Mountain West Development Plan plant palette.

Section 2.3.7 of the Lone Mountain West Master Plan states that each developer is responsible for providing a certain amount of open space within their development. This amount is determined by taking the number of acre multiplied by the pocket park multiplier. In this case, a total amount of 0.769 acres of park ($10.00 \times 0.0769 = 0.769$). Staff finds the submitted site plan is in conformance with the open space requirement in that the site indicates a total of 1.07 acres of pocket parks or 46,623 square feet of pocket park space.

In addition to providing open space within a development, Section 2.3.7 of the Lone Mountain West Master Plan also requires a contribution be made toward an overall park. These contributions is figured by taking the number of acre multiplied by the park contribution multiplier and then multiply that figure by a cost of \$300,000 per acre of park. In this case, the contribution would be \$77,400 ($10.00 \times 0.0258 = 0.258 \times \$300,000 = \$77,400$).

ELEVATIONS

Staff finds that the proposed elevations will be compatible with other developments within the Planning Area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **"The proposed development is compatible with adjacent development and development in the area."**

Staff finds that the proposed residential use would be an appropriate use adjacent to other residential uses if it were located on a more level site. However, staff finds that the proposed residential use may not be appropriate with adjacent development in that lots within this site will be faced with very difficult building conditions and terrain obstacles.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable Lone Mountain West Master Development Plan plans, policies and standards with implementation of the conditions presented below regarding compliance with the Development Plan standards for park contributions, trail development, street widths, and compliance with the plant palette.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic."**

Staff finds the proposed site access will not substantially impact adjacent residential neighborhood roadways as traffic generated by the proposed development will circulate primarily between this site and Cliff Shadows Parkway.

4. **"Building and landscape materials are appropriate for the area and for the City."**

Staff finds the proposed project will incorporate appropriate building elevations and façade materials for the Lone Mountain West planning area. The proposed landscaping will be appropriate with implementation of the conditions presented below regarding compliance with the Lone Mountain West Master Development Plan standards for trail development and compliance with the plant palette.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

Staff finds that the building elevations are aesthetically pleasing and will be harmonious and compatible with other single-family developments in the area.

6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

Staff finds the proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

NOTICES MAILED 59 [Mailed with Z-0042-02]

APPROVALS 0

PROTESTS 0

PLANNING &
DEVELOPMENT



Development
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731 S. Fourth Street
Las Vegas, NV 89101

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Voice:
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Camp Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

Mayor
Oscar B. Goodman

City Council
Gory Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



07101-001-2/01

July 26, 2002

Mr. and Mrs. Kerr J. Norman Jr. on behalf of Richmond American Homes
15541 Clover Street
Roseville, Michigan 48066

RE: ABEYANCE - Z-0042-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Norman:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **August 8, 2002**. This meeting will be held at 6:00 P. M. **in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.**

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

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

Sincerely,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

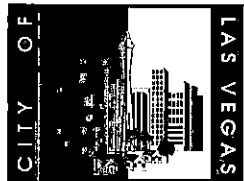
APR:va

Enclosure

cc: Mr. Manny Pattni
Richmond American Homes
7250 West Peak Drive, Suite 212
Las Vegas, Nevada 89128

Ms. Amber Dolce
Stantec Consulting
6763 West Charleston Boulevard
Las Vegas, Nevada 89146

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Comp. Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

July 12, 2002

Mr. and Mrs. Kerr J. Norman Jr. on behalf of Richmond American Homes
15541 Clover Street
Roseville, Michigan 48066

RE: Z-0042-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Norman:

Your request for a Site Development Plan review FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown), was considered by the Planning Commission on July 11, 2002.

The Planning Commission voted to hold this item in ABEYANCE to allow the applicant to revise the request.

This item is scheduled to be heard again at the **August 8, 2002** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative choose not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

cc: Mr. Manny Pattni
Richmond American Homes
7250 West Peak Drive, Suite 212
Las Vegas, Nevada 89128

Ms. Amber Dolce
Stantec Consulting
6763 West Charleston Boulevard
Las Vegas, Nevada 89146

Mayor
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City Manager
Virginia Valentine



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JULY 11, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

Z-0042-02(1) NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan review FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), U (Undeveloped) Zone, [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

CC: 8/7/02

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 11, 2002

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: Z-0042-02(1) NORMAN J. KERR JR. AND DIANNA M. KERR
ON BEHALF OF RICHMOND AMERICAN HOMES**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All proposed perimeter retaining walls shall be in conformance with the City of Las Vegas Subdivision Code (Title 18), which requires any one retaining wall to be a maximum of six-feet tall. Any proposed retaining walls that exceed six-feet in height shall require a public hearing at the Tentative Map stage.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect the interior private streets with a minimum width of 37-feet for L-style curbing, or 39-feet for rolled curbing.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to reflect an Equestrian Trail along the Cliff Shadows Parkway right-of-way. In the absence of any applicable amendment modifying the adopted Plan, this Equestrian Trail alignment must be illustrated on the Site Plan, and conditioned for development and maintenance in accordance with the trails implementation methodology on page 29 of the Recreation Trails Element.
6. The applicant shall complete construction of the trail prior to 75% of the building permits within the subdivision being issued for individual lots.

7. The setbacks for this development shall be a minimum of 20 feet to the front as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
8. The applicant shall contribute \$77,400 toward the cost of park 2 within the Lone Mountain West Master Plan Area, prior to the issuance of any building permits.
9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
13. Any perimeter property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
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.

Public Works

16. Coordinate with the Department of Public Works to determine the disposition of the small triangular parcel remnant at the northeast corner of this site prior to approval of a Tentative Map for this site. Construction and landscaping requirements for such shall be determined at the time of approval of the Tentative Map.
17. Private streets shall meet the requirements of Title 18 [the Subdivision Code] and shall be a minimum of 37 feet in width.

18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drive layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a Site Development Plan Review for a proposed 32 lot single family residential development located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway. The applicant's justification letter states that the proposed development coincides with the surrounding single-family development allowed under the Master Plan Designation.

BACKGROUND DATA

- 06/14/99 The City Council approved a Rezoning (Z-24-99) to PD (Planned Development) for the Lone Mountain West Master Development Plan.
- 01/13/00 The Planning Commission approved an Annexation (A-0056-99) of approximately 10.00 acres on this site.
- 06/18/02 The Planning Department Administratively approved a Minor Modification [Z-0024-99(41)] to the Lone Mountain West Master Development Plan to add the subject parcels to the Master Development Plan and establish a land use designation of L (Low Density Residential).
- 07/11/02 The Planning Commission will consider a request for a Rezoning (Z-0042-02) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on this site.

DETAILS OF APPLICATION REQUEST

Site Area:	10.00	Acres
Number of Lots:	32	Lots
Density:	3.20	Dwelling Units Per Acre
Typical Lot Size:	6,050	Square Feet
Open Space (Required):	33,497	Square Feet
Open Space (Provided):	46,623	Square Feet
Proposed Setbacks		
Front:	20	Feet
Side:	5	Feet
Corner Side:	10	Feet
Rear:	10	Feet

Access to this site is from one entrance from Cliff Shadows Parkway. All lots are shown fronting onto 36-foot wide private streets. A ten-foot wide landscape planter is shown along Cliff Shadows Parkway frontage. The landscape plan also indicates 46,623 square feet of open space distributed throughout the site. The proposed elevations indicate one and two-story homes with stucco exteriors and tile roofs.

ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES

North:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation]	Undeveloped
South:	Unincorporated Clark County	Undeveloped
East:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under ROI to PD (Planned Development)	Single Family Res.
West:	U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] Unincorporated Clark County	Undeveloped Undeveloped

ANALYSIS & FINDINGS

ZONING

Staff finds the proposed PD (Planned Development) zone will allow planned development, consistent with the applicable standards of the Lone Mountain West Master Development Plan, to occur on the site. The proposed PD (Planned Development) zone will not establish the types of uses developable on the site.

SITE PLAN

Staff finds the proposed site plan is not in compliance with Title 18 (Subdivision Code) which requires private streets to be a minimum of 37 feet wide for "L" curbing or a minimum of 39 feet wide for "rolled" curbs. Staff recommends a Condition that requires the applicant to submit a revised site plan indicating compliance with Title 18. In addition, staff has concern over the slope of the property. The lots get steeper, the further southwest on the development. The southwestern most lot has an elevation change of approximately 80 feet from street to rear property line, which represent a 45-degree building slope. Therefore, staff has included a condition requiring all proposed perimeter retaining walls to be in conformance with the requirements of the Las Vegas Subdivision Code (Title 18).

In addition, map #2 of the Recreation Trails Element of the Master Plan indicates an equestrian trail crossing through this site. The Recreation Trails Element also states that the placement of the trail shall follow the toe of the mountain slope without interfering with development. Staff finds that due to the slopes on this property, the least inhibitive location for the trail would be directly adjacent to Cliff Shadows Parkway. Therefore, staff is recommending a Condition that requires a revised site plan that depicts the trail corridor. Further, staff recommends an additional condition that requires the development of the trail prior to 75% of the subdivision being completed.

Staff finds the proposed setbacks to be inappropriate for the size of the lots within the development. Therefore, staff has included a condition requiring the setbacks to be 20 feet in the front, 5 feet on each side, 10 feet on the corner-side, and 15 feet in the rear.

LANDSCAPE PLAN

Staff finds the proposed landscaping depicts an attractive plan for the adjacent public street and interior street frontages and for the project entry. Also, all proposed landscape plans should demonstrate compliance with the Lone Mountain West Development Plan plant palette.

Section 2.3.7 of the Lone Mountain West Master Plan states that each developer is responsible for providing a certain amount of open space within their development. This amount is determined by taking the number of acre multiplied by the pocket park multiplier. In this case, a total amount of 0.769 acres of park ($10.00 \times 0.0769 = 0.769$). Staff finds the submitted site plan is in conformance with the open space requirement in that the site indicates a total of 1.07 acres of pocket parks or 46,623 square feet of pocket park space.

In addition to providing open space within a development, Section 2.3.7 of the Lone Mountain West Master Plan also requires a contribution be made toward an overall park. These contributions is figured by taking the number of acre multiplied by the park contribution multiplier and then multiply that figure by a cost of \$300,000 per acre of park. In this case, the contribution would be \$77,400 ($10.00 \times 0.0258 = 0.258 \times \$300,000 = \$77,400$).

ELEVATIONS

Staff finds that the proposed elevations will be compatible with other developments within the Planning Area.

FINDINGS

In order to approve a Site Development Plan Review application, pursuant to Las Vegas Municipal Code Section 19A.18.050, the Planning Commission or City Council to affirm all of the following:

1. **"The proposed development is compatible with adjacent development and development in the area."**

Staff finds that the proposed residential use would be an appropriate use adjacent to other residential uses if it were located on a more level site. However, staff finds that the proposed residential use may not be appropriate with adjacent development in that lots within this site will be faced with very difficult building conditions and terrain obstacles.

2. **"The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards."**

Staff finds the proposed project will be consistent with Title 19A and applicable Lone Mountain West Master Development Plan plans, policies and standards with implementation of the conditions presented below regarding compliance with the Development Plan standards for park contributions, trail development, street widths, and compliance with the plant palette.

3. **"Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic."**

Staff finds the proposed site access will not substantially impact adjacent residential neighborhood roadways as traffic generated by the proposed development will circulate primarily between this site and Cliff Shadows Parkway.

4. **"Building and landscape materials are appropriate for the area and for the City."**

Staff finds the proposed project will incorporate appropriate building elevations and façade materials for the Lone Mountain West planning area. The proposed landscaping will be appropriate with implementation of the conditions presented below regarding compliance with the Lone Mountain West Master Development Plan standards for trail development and compliance with the plant palette.

5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

Staff finds that the building elevations are aesthetically pleasing and will be harmonious and compatible with other single-family developments in the area.

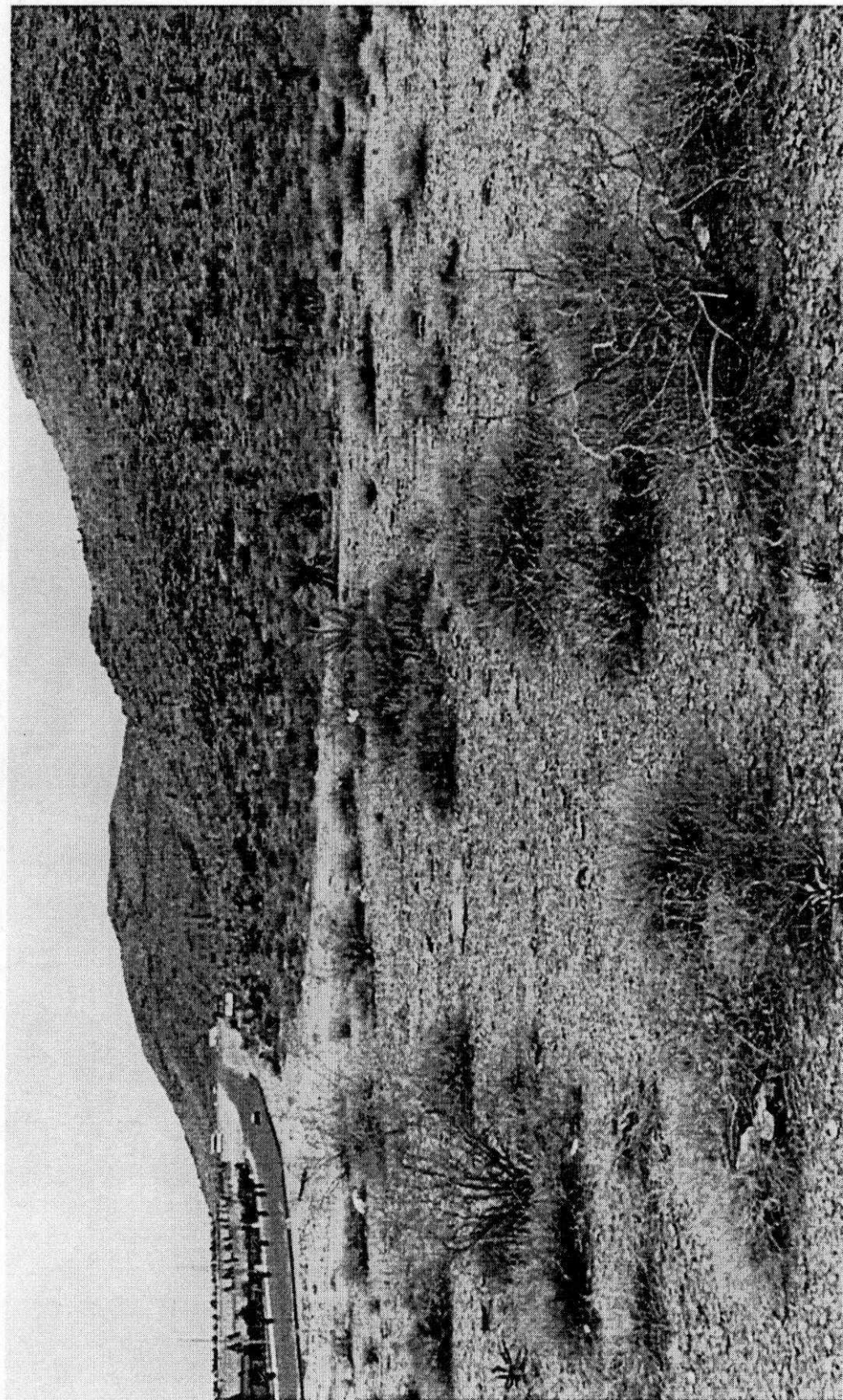
6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

Staff finds the proposed development will be subject to inspections for Certificate of Occupancy, and therefore the development will not compromise the public health, safety or welfare.

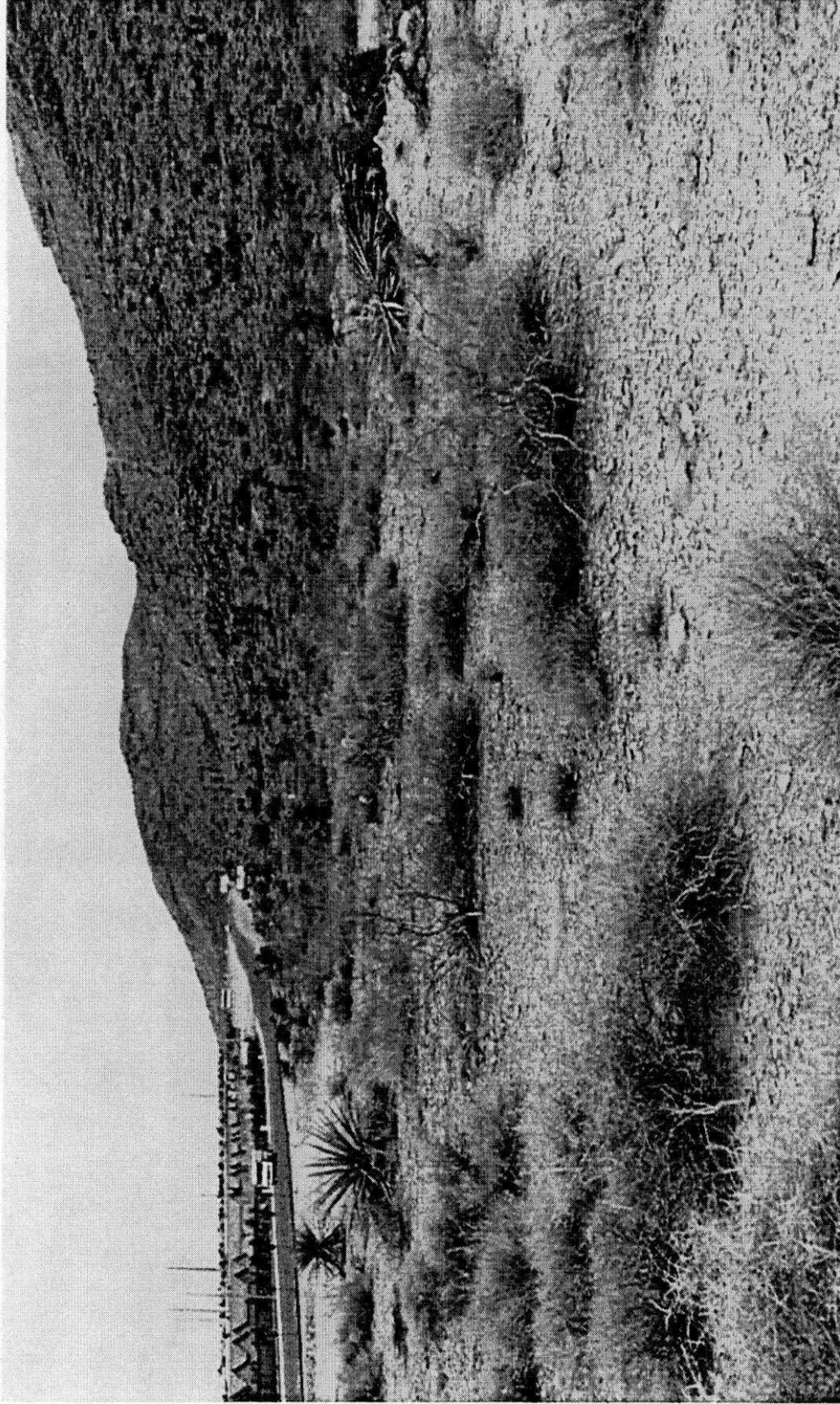
NOTICES MAILED 59 [Mailed with Z-0042-02]

APPROVALS 0

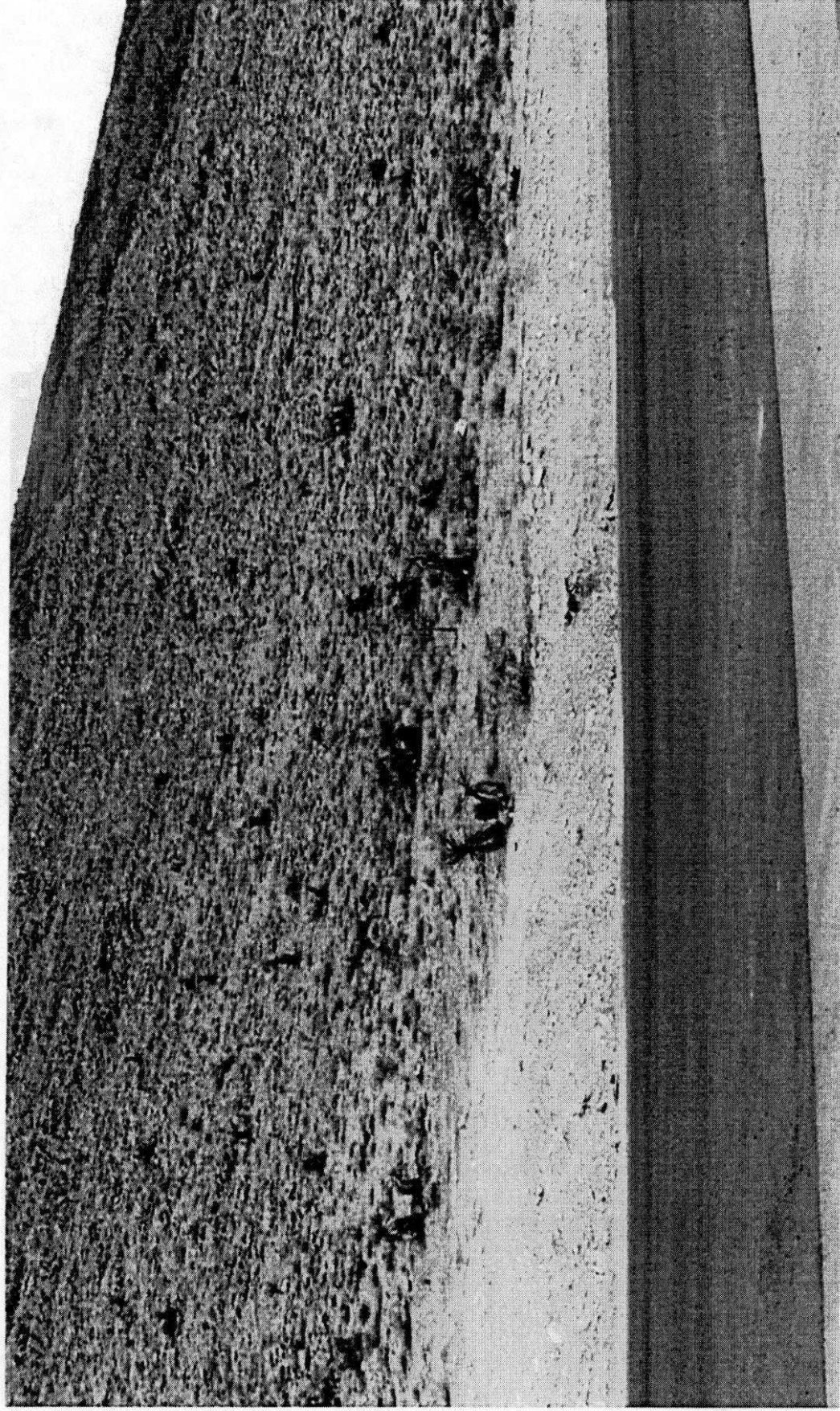
PROTESTS 0



Z-0042-02 AND Z-0042-02(1) - NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES LOCATED ADJACENT TO THE NORTHWEST CORNER OF GOWAN ROAD AND CLIFF SHADOWS PARKWAY JULY 11, 2002 PLANNING COMMISSION



Z-0042-02 AND Z-0042-02(1) - NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES
LOCATED ADJACENT TO THE NORTHWEST CORNER OF GOWAN ROAD AND CLIFF SHADOWS PARKWAY
JULY 11, 2002 PLANNING COMMISSION



Z-0042-02 AND Z-0042-02(1) - NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF
RICHMOND AMERICAN HOMES
LOCATED ADJACENT TO THE NORTHWEST CORNER OF GOWAN ROAD AND CLIFF SHADOWS PARKWAY
JULY 11, 2002 PLANNING COMMISSION

PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.ci.las-vegas.nv.us

June 28, 2002

Mr. and Mrs. Kerr J. Norman Jr. on behalf of Richmond American Homes
15541 Clover Street
Roseville, Michigan 48066

RE: Z-0042-02(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Norman:

Please be advised your request, as referred to above, will be considered by the City Planning Commission at its regular meeting on **July 11, 2002**. This meeting will be held at 6:00 P. M. **in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.**

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

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

Sincerely,

Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:va

Enclosure

cc: Mr. Manny Pattni
Richmond American Homes
7250 West Peak Drive, Suite 212
Las Vegas, Nevada 89128

Ms. Amber Dolce
Stantec Consulting
6763 West Charleston Boulevard
Las Vegas, Nevada 89146

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Virginia Valentine



Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Richard D. Goecke, Director Department of Public Works
CC: Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Rita Lumos, Survey (FM, PM, & A's only)
Date: June 14, 2002
Re: **Z-42-02 (1)** Norman J Jr and Dianna M Kerr Norman J Jr and Dianna M Kerr
Request for a Site Development Plan Review



CONDITIONS OF APPROVAL:

1. Coordinate with the Department of Public Works to determine the disposition of the small triangular parcel remnant at the northeast corner of this site prior to approval of a Tentative Map for this site. Construction and landscaping requirements for such shall be determined at the time of approval of the Tentative Map.
2. Private streets shall meet the requirements of Title 18 [the Subdivision Code] and shall be a minimum of 37 feet in width.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drive layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Memorandum Planning and Development

To: Andy Reed, Senior Planner
From: Gary Leobold, Senior Planner
Date: June 5, 2002
Re: Norman J. Jr. and Dianna M. Kerr on behalf of Richmond American Homes - (Z-0042-02 and Z-0042-02(1))

I have reviewed the subject applications for a Rezoning from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development), and for a Site Development Plan Review for a proposed 32-lot single-family residential subdivision on 10.00 acres located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway.

The Comprehensive Planning Division advises that the following condition must be addressed prior to approval of the requested Rezoning and Site Development Plan Review:

CONDITION:

1. Map 2 of the Master Plan Recreation Trails Element shows an Equestrian Trail through the subject site. Page 23 of the Element states that "the exact location of this trail should be sited to follow the toe of the mountain slope without interfering with development." In the absence of any applicable amendment modifying the adopted Plan, this Equestrian Trail alignment must be illustrated on the Site Plan, and conditioned for development and maintenance in accordance with the trails implementation methodology on page 29 of the Recreation Trails Element.

Gary Leobold, AICP
Senior Planner

c: Margo Wheeler, Manager
Comprehensive Planning Division

Don Schmeiser
Senior Planner

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

MEETING: PLANNING COMMISSION
DATE: JULY 11, 2002
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

Z-0042-02(1)

REQUEST BY NORMAN J. KERR JR. AND DIANNA M. KERR ON BEHALF OF RICHMOND AMERICAN HOMES FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON 10.00 ACRES, LOCATED ADJACENT TO THE NORTHWEST CORNER OF GOWAN ROAD AND CLIFF SHADOWS PARKWAY (APN'S: 137-12-201-001 AND 007), U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] [PROPOSED: PD (PLANNED DEVELOPMENT)], WARD 4 (BROWN).

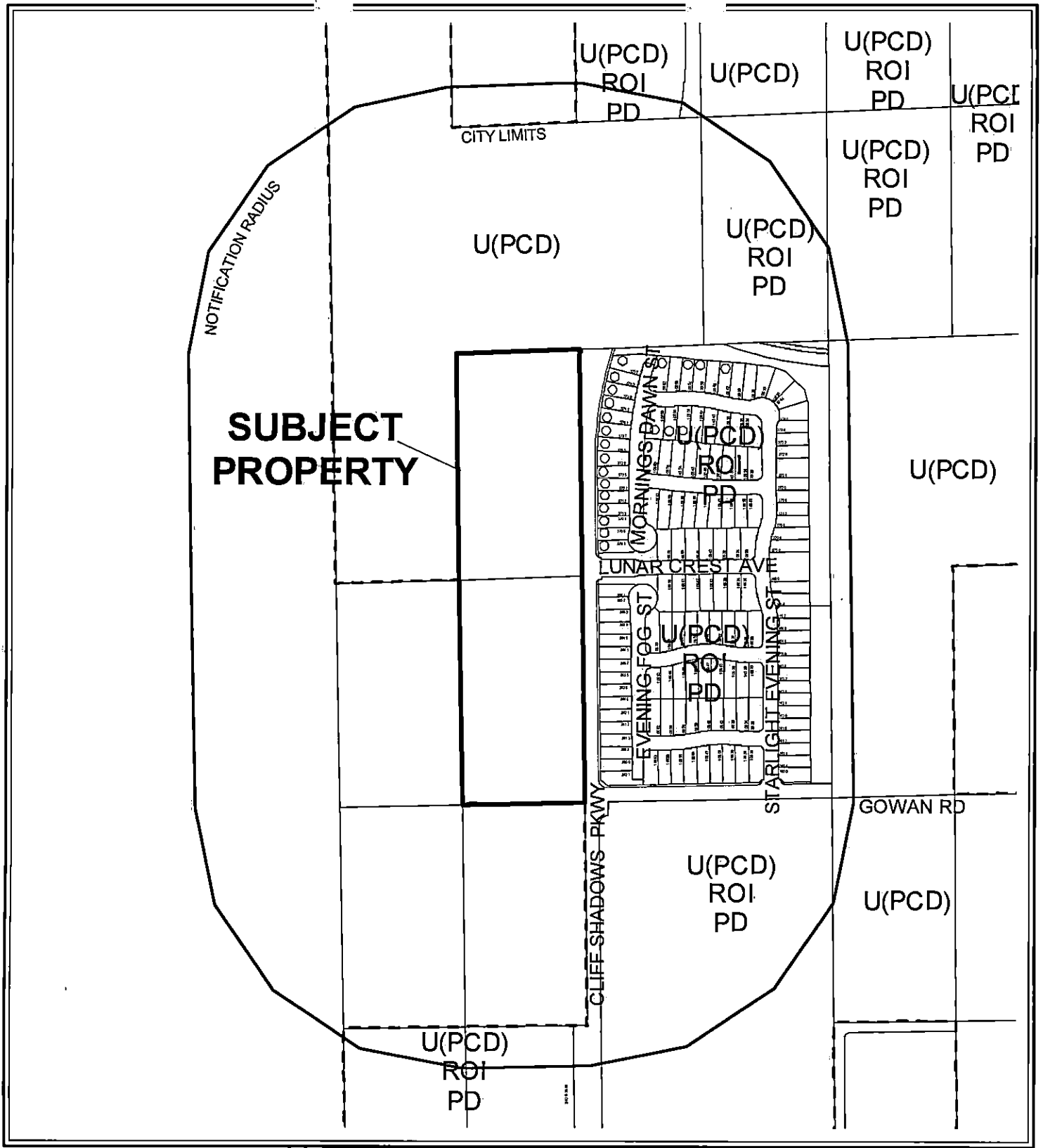
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

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



ANDREW P. REED, SENIOR PLANNER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **Z-0042-02(1)**

RADIUS: 750 FT

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

Z-0042-02

FROM: PLANNING AND DEVELOPMENT Z-0042-02(1)

HAND DELIVERED

COMPREHENSIVE PLANNING	MARGO WHEELER	DSC
CURRENT PLANNING (SDPR only)	MATT PINJUV	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
*FLOOD CONTROL (DPW)	JOHN BETTENCOURT	DSC
*LAND DEVELOPMENT (DPW)	DENNIS MOYER	DSC
NEIGHBORHOOD SERVICES (PH only)	STEPHEN HARSIN	2 nd FLOOR CITY HALL
PERMITS/ INSPECTIONS	EARL RUSSELL	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOHN DAY	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER OR INTER-OFFICE MAIL

OFFICE OF BUSINESS DEVELOPMENT	STEVE VAN GORP	5 th STREET SCHOOL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
FIRE PREVENTION	JEFF DONAHUE	500 CASINO CENTER
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	RITA LUMOS	WEST YARD

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

Z-0042-02 (1) NORMAN J JR AND DIANNA M KERR ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Site Development Plan review FOR A PROPOSED 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.00 acres, located adjacent to the northwest corner of Gowan Road and Cliff Shadows Parkway (APN's: 137-12-201-001 and 007), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)] Zone, Ward 4 (Brown).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A PORTION OF THE SOUTH HALF (S½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M.

PLANNING COMMISSION: JULY 11, 2002 CITY COUNCIL: AUGUST 7, 2002

CASE PLANNER: ANDY REED



PUBLIC HEARING

Comments Due: JUNE 13, 2002

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 Victoria Alvarez (valvarez@ci.las-vegas.nv.us), 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:

Case Keywords :SDPR - LONE MOUNTAIN

Accepted : 5/28/2002

Public Hearing : Y

Meeting Date : 7/11/2002

Meeting Type : P

200 Scale Map :

Size :

Lots :

Request : Z-0042-02 (1) NORMAN J JR AND DIANNA M KERR obo RICHMOND AMERICAN HOMES - Request for a Site Development Plan review for a proposed 32 lot single family dwelling subdivision of 10.00 acres located on the northwest corner of Gowan Road and Cliff Shadows Parkway (APN: 137-12-201-001 and 007) PROPOSED PD (PLANNED DEVELOPMENT) zone, Ward 2 (L.B. McDonald).

Location :

Proposed :

Notice :

Comments :

Parcel : 137 12 201 001 PT S2 NW4 12 20 59 KERR NORMAN J JR & DIANNA M

Parcel : 137 12 201 007 PT S2 NW4 12 20 59 KERR NORMAN J & DIANNA M

Owner/Applicant/Contacts

APPLICANT RICHMOND AMERICAN HOMES
7250 W PEAK DRIVE STE 212 LAS VEGAS NV 89128 MANNY PATTONI; 240-5600

OWNER KERR NORMAN J JR & DIANNA M

15541 CLOVER
ROSEVILLE MI

480664007;
REPRESENTED BY STANTEE CONSULTING
6763 W CHARLESTON BLVD
LAS VEGAS, NV, 89146; (702) 258-0115

Actions/Conditions :

Book	Sect	Page	Lot	Street Number	Dir	Street Name	Type	Suite	City
▶ 137	12	201	001						

Parcel No. 137 12 201 001 Geographic: PT S2 NW4 12 20 59 Document: 1995040600171 1 Recorded: 4/6/1995 Owner Description: KERR NORMAN J JR & DIANNA M 15541 CLOVER ROSEVILLE MI	Situs Address: Tax ID: 200 Entity Name: LAS VEGAS Last Update: 5/29/2002 5:05:10 Legal Description: PT SW4 NW4 SEC 12 20 59 Plat Book: 0000 Page: 0000 Lot: Block:	GIS Map County Map New Case Print Screen Help Close
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Zoning and Case Files	In Progress Address	County Land Use	Parcel Comments
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Current Zoning <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Zoning</th> <th>Case Num</th> <th>La</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> Add Delet Edit Save Cancell	Zoning	Case Num	La																ROI <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ROI</th> <th>Case Num</th> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> Add Delet Edit Save Cancell	ROI	Case Num											Cases History <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Case</th> <th>Meeting Date</th> </tr> <tr> <td>▶ A-0056-99</td> <td>1/13/2000</td> </tr> <tr> <td>GPA-0001-02</td> <td>4/25/2002</td> </tr> <tr> <td>Z-0024-99(41)</td> <td>7/11/2002</td> </tr> <tr> <td>Z-0042-02</td> <td>7/11/2002</td> </tr> <tr> <td>Z-0042-02(1)</td> <td>7/11/2002</td> </tr> </table> Add Delete Go To Case Information	Case	Meeting Date	▶ A-0056-99	1/13/2000	GPA-0001-02	4/25/2002	Z-0024-99(41)	7/11/2002	Z-0042-02	7/11/2002	Z-0042-02(1)	7/11/2002
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Z-0042-02(1)	7/11/2002																																											

Map: Set Backs Front 00 Rear 00 Side Corner 00	Multi Update
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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

Project Address (Location) Northeast^{WEST} Corner of Gowan and Cliff Shadows

Project Name Kerr 10 Acres Proposed Use _____

Assessor's Parcel #(s) 137-12-201-001, 007 Ward # _____

General Plan: existing PCD proposed PD Zoning: existing U proposed PD

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 10 Lots/Units 32 Density 3.17

Additional Information _____

PROPERTY OWNER Kerr, Norman J Jr. and Dianna M Contact _____

Address 15541 Clover St Phone: _____ Fax: _____

City Roseville State MI Zip 48066

APPLICANT Richmond American Homes Contact Manny Pattni

Address 7250 W. Peak Drive, Suite 212 Phone: 240-5600 Fax: 240-5601

City Las Vegas State NV Zip 89128

REPRESENTATIVE Stantec Consulting Contact Amber Dolce

Address 6763 W. Charleston Blvd Phone: 258-0115 Fax: 869-4517

City Las Vegas State NV Zip 89146

FOR DEPARTMENT USE ONLY

Property Owner Signature Norman J. Kerr Jr. Dianna M. Kerr

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name NORMAN J. KERR JR. DIANNA M. KERR

Subscribed and sworn before me

This 16th day of May, 2002

Amal Ag

Notary Public in and for said County and State Macomb, MI

AMAL T. AGINI
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES Jun 12, 2005

Case #	<u>2-0042-02(1)</u>
Meeting Date:	<u>July 11, 2002</u>
Signs Required:	
Map #	
Total Fee:	<u>400=-</u>
Receipt #	<u>86239</u>
Date Accepted:	<u>05/28/02</u>
Accepted By:	<u>[Signature]</u>



Stantec

May 28, 2002

City of Las Vegas – Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

**RE: JUSTIFICATION LETTER – SITE DEVELOPMENT PLAN REVIEW
KERR – 10 ACRES**

On behalf of our client, Richmond American Homes, Stantec Consulting, Inc. respectfully submits this Letter of Justification for Site Development Plan Review. The subject property is generally located on the southwest corner of Gowan Road and Cliff Shadows Parkway, in the City of Las Vegas. The site is part of the Lone Mountain West Planning area. The property is currently undeveloped and is master planned as PCD-L (Planned Community District-Low Density).

The proposed development coincides with the surrounding single-family development allowed under the Master Plan Designation. It is understood that land use applications in the area will be subject to review by Clark County under the provisions of the recently adopted interlocal agreement. The subject parcels are currently Zoned U (Undeveloped) by the City of Las Vegas. Surrounding properties have been zoned, through various Resolutions of Intent, to PD (Planned Development).

Site Development Plan Review:

Review of a residential subdivision consisting of 32 detached units on approximately 10.2 acres for an overall density of 3.17 dwelling units per acre. Typical lot sizes will be 60' x 100' minimums. Perimeter landscaping will be 15 feet along Cliff Shadows Parkway.

We appreciate the opportunity to present this Site Plan to you for your review and approval and look forward to working with the City of Las Vegas on this project. Please feel free to contact us if you have any questions or require any additional information regarding this application.

Sincerely,
Stantec Consulting, Inc.

Amber L. Dolce
Planning Coordinator

Buildings

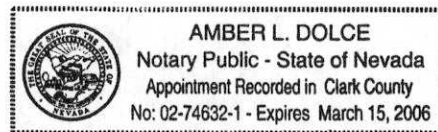
Environment

Industrial

Transportation

Urban Land

The logo for the City of Las Vegas Planning & Development Services Center. It features a central graphic of a city skyline with a prominent tower. To the left of the graphic, the text "CITY OF" is written vertically. To the right, "LAS VEGAS" is written vertically. Above the graphic, the words "PLANNING & DEVELOPMENT" are written horizontally. Below the graphic, the words "DEVELOPMENT SERVICES CENTER" are written horizontally.



GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH: That
REDELL OSGOOD, a single woman

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant

Bargain, Sell and Convey to
NORMAN J. KERR, Jr. and DIANNA M. KERR, husband and wife as joint tenants

all that real property situated in the State of Nevada County of CLARK

State of Nevada, bounded and described as follows:
The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the
Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of
Section 12, Township 20 South, Range 59 East, M.D.B.

EXCEPTING AND RESERVING, also to the United States all oil, gas and
other mineral deposits, in the land so patented, together with the
right to prospect for, mine, and remove the same according to the
provisions of said Act of June 1, 1938.

450-270-020

SUBJECT TO: 1. Taxes for fiscal year 1984 - 1985.

2. Reservations, restrictions and conditions of any, rights of way and easements
either of record or actually existing on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereto in anywise
or in otherwise appertaining.

Redell Osgood 7/2/75
REDELL OSGOOD

STATE OF NEVADA }
COUNTY OF _____

On _____
before me, the undersigned, a Notary Public in and for
said County and State, personally appeared
REDELL OSGOOD

known to me to be the person(s) described in and who
executed the foregoing instrument, who acknowledged to
me that he executed the same freely and voluntarily
and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public

ESCROW NO. } 95010090
ORDER NO. }

WHEN RECORDED MAIL TO: M/M Norman J. Kerr, Jr.

15541 Clover, Roseville, MI 48066

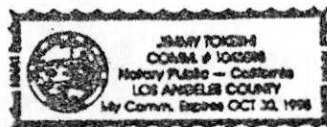
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)
County of Los Angeles)

On March 31, 1995 before me, JIMMY TOKESHI, Notary Public, personally
appeared Revel O. S. 0009

☒ personally known to me or ☐ proved to me on the basis of satisfactory
evidence to be the person(s) whose
name(s) is/are subscribed to the within
instrument and acknowledged to me that
he/she/they executed the same in
his/her/their authorized capacity(ies), and
that by his/her/their signature(s) on the
instrument the person(s), or the entity
upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.



[Signature]
Signature of Notary

===== OPTIONAL SECTION =====

CAPACITY CLAIMED BY SIGNER

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent
reattachment of this form

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☒ CORPORATE OFFICER(S)

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)
SBC

DESCRIPTION OF ATTACHED DOCUMENT

Grant Purchase Sale Deed
TITLE OR TYPE OF DOCUMENT

(1) page
NUMBER OF PAGES

March 31, 1995
DATE OF DOCUMENT

None
SIGNER(S) OTHER THAN NAMED ABOVE

UNITED STATES OF AMERICA

960717.00266

OPTIONAL FORM 175
(PREVIOUSLY PS-68)
MARCH 1973
DEPT. OF STATE
50175-101

Certificate of Acknowledgment of Execution of an Instrument

(Country)
REPUBLIC OF FRANCE
DEPARTMENT OF THE ALPES MARITIMES
CONSULAR AGENCY OF THE UNITED STATES OF AMERICA
(Name of foreign service office)

SS

I, Lucien R. Le Lievre Consular Agent
of the United States of America at NICE, FRANCE
duly commissioned and qualified, do hereby certify that on this fourth
day of June 1996 before me personally appeared
(DATE)
SOURAN ABRAHAMIAN

to me personally known, and known to me to be the individual described in, whose
name SA subscribed to, and who executed the annexed instrument, and being
informed by me of the contents of said instrument she duly acknowledged to me
that she executed the same freely and voluntarily for the uses and purposes therein
mentioned.

[SEAL]

In witness whereof I have hereunto set my hand and
official seal the day and year last above written

Lucien R. Le Lievre
Consular Agent of the United States of America

NOTE: - Wherever practicable all signatures to a document should be included in one certificate. • U.S.GPO:1980-0-311-153/5279

EXHIBIT "A"
Legal Description

96010166

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA AND IS DESCRIBED AS FOLLOWS:

The East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 12, Township 20 South, Range 59 East, M.D.B. & M.

CLARK COUNTY NEVADA
TERRY VANCEVER RECORDER
RECORDED AT REQUEST OF
STEWART TITLE OF NEVADA

4-17-86 08:02 PMM 3
2-2-11 11:00 AM 00266
9.00 147.55

Richmond American Homes
Encore @ Anthem - Color Scheme #7

LOWEST
STUDIO
& TRIM
COLOR

2010-01-01
2010-01-01
2010-01-01

MEDIUM
STUDIO
& TRIM
COLOR

2010-01-01
2010-01-01
2010-01-01

HIGHEST
STUDIO
& TRIM
COLOR

2010-01-01
2010-01-01
2010-01-01

TRIM &
ACCENT
COLOR #1

TRIM &
ACCENT
COLOR #2

ACCENT
COLOR
COLOR

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Roze'

The ARIA Collection



Plan 4018 - Exterior A



Plan 4018 - Exterior B

STAFF

Z-0042-02

Z-0042-02(1)

0 7-11-02 PC

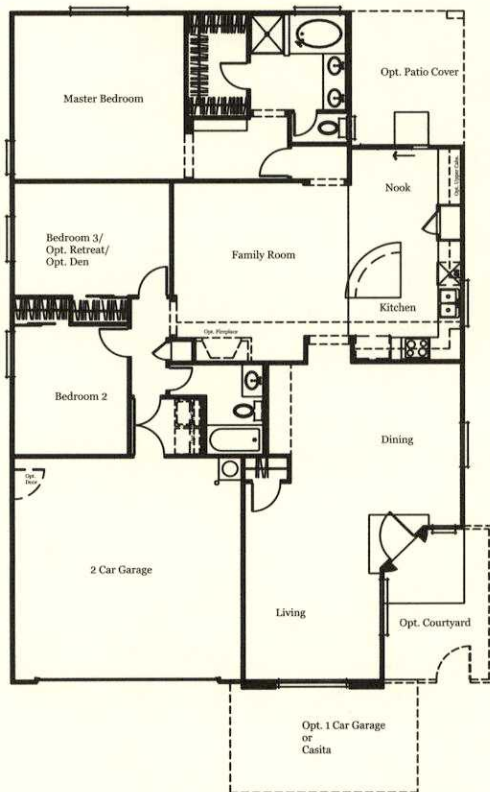
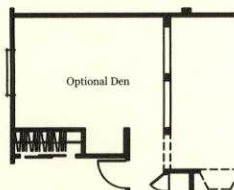
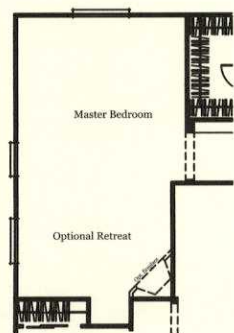


Plan 4018 - Exterior C

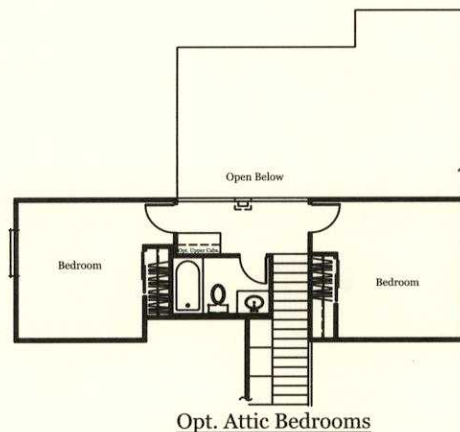
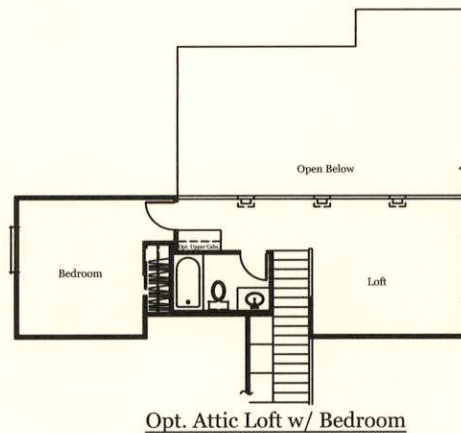
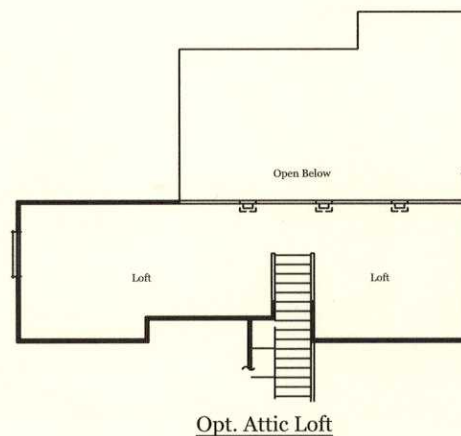
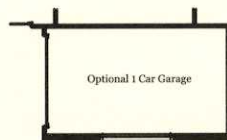


Roze'

The ARIA Collection



Main Floor



Features:

Plan 4018

- From 1,780 Sq. Ft.
- 3 Bedrooms
– Up to 5 Bedrooms available
- 2 Bathrooms
– Up to 3 Bathrooms available
- Casita or 3 Car Garage available



Plans and elevations are an artist's conception only and should not be relied upon as a precise representation of a completed house. The actual house as constructed may or may not contain the features and layouts depicted depending on elevation. Floorplans, elevations and related information are subject to change without prior notice. Drawings shown herein are not to scale. ©2000 by Richmond American Homes of Nevada. No reproductions or other use of these plans may be made without the express written consent of Richmond American Homes of Nevada. 12/28/00

VERDI

The ARIA Collection



Plan 4016 - Exterior A



Plan 4016 - Exterior B

STAFF Z-0042-02

Z-0042-02(1)

7-11-02 PC

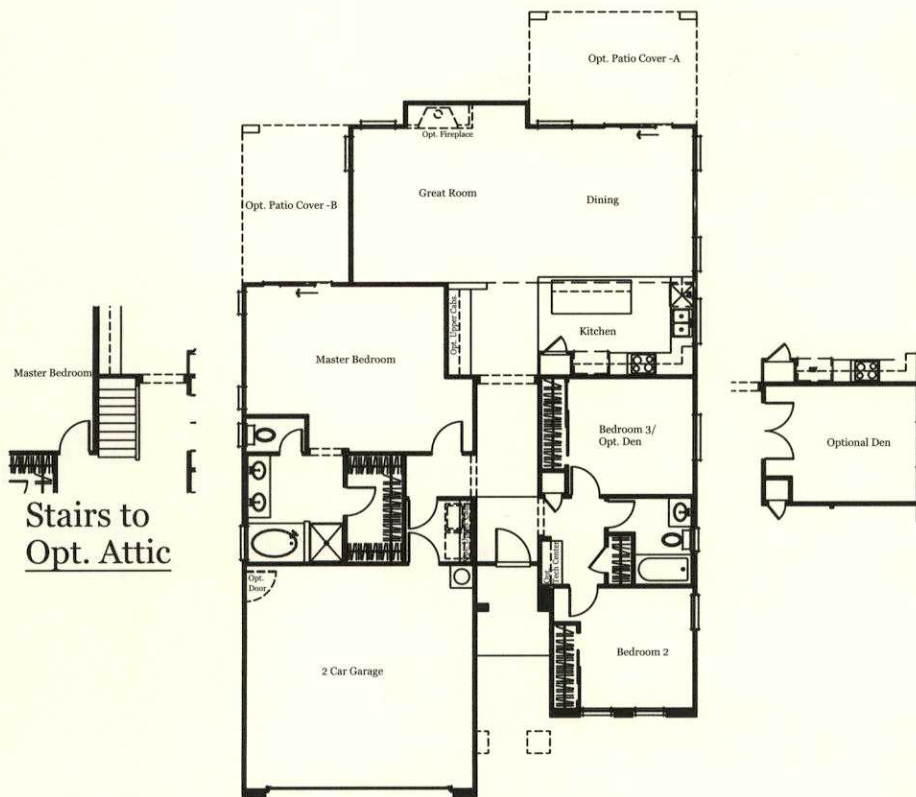


Plan 4016 - Exterior C

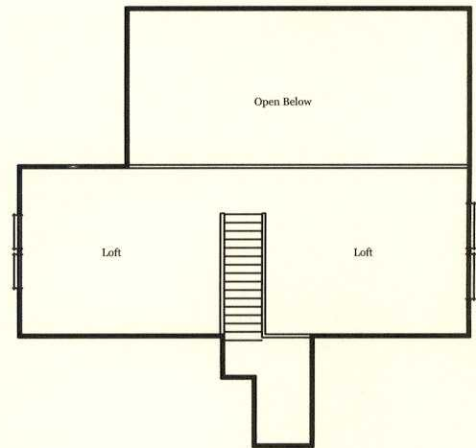


VERDI

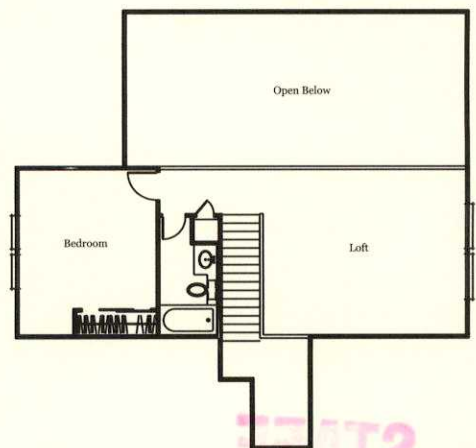
The ARIA Collection



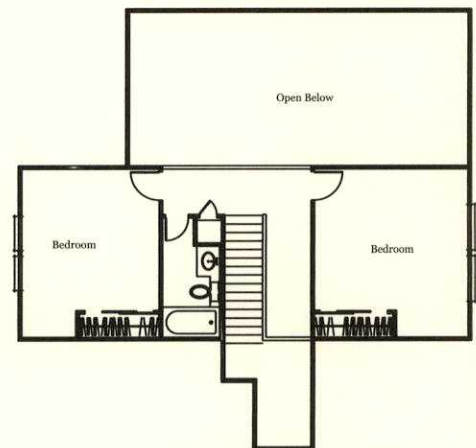
Main Floor



Opt. Attic Loft



Opt. Attic Loft w/ Bedroom



Opt. Attic Bedrooms

Features

Plan 4016

- From 1,628 Sq. Ft.
- 3 Bedrooms
 - Up to 5 Bedrooms available
- 2 Bathrooms
 - Up to 3 Bathrooms available
- Great Room



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LANIER

The ARIA Collection



Plan 4020 - Exterior A



Plan 4020 - Exterior B

STAFF Z-0042-02

Z-0042-02(1)

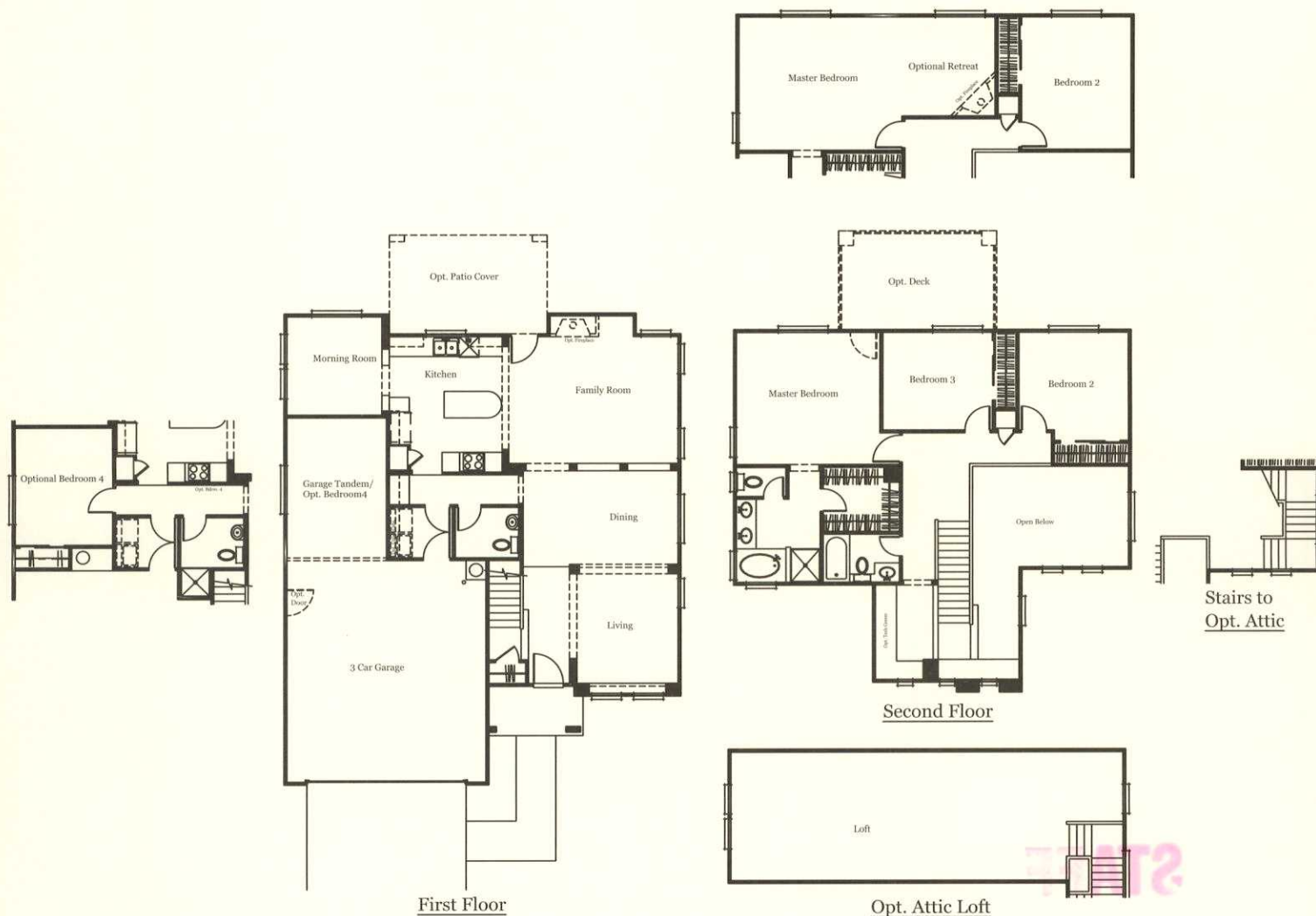
7-11-02 PC



Plan 4020 - Exterior C

LANIER

The ARIA Collection



Features:

Plan 4020

- From 1,985 Sq. Ft.
- 3 Bedrooms
 - Up to 5 Bedrooms available
- 2 1/2 Bathrooms
 - Up to 3 1/2 Bathrooms available
- 3 Car Tandem Garage



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LAURO

The SONATA Collection



Plan 4021 - Exterior A



Plan 4021 - Exterior B

STAFF

Z-0042-02

Z-0042-02(1)

7-11-02 PC

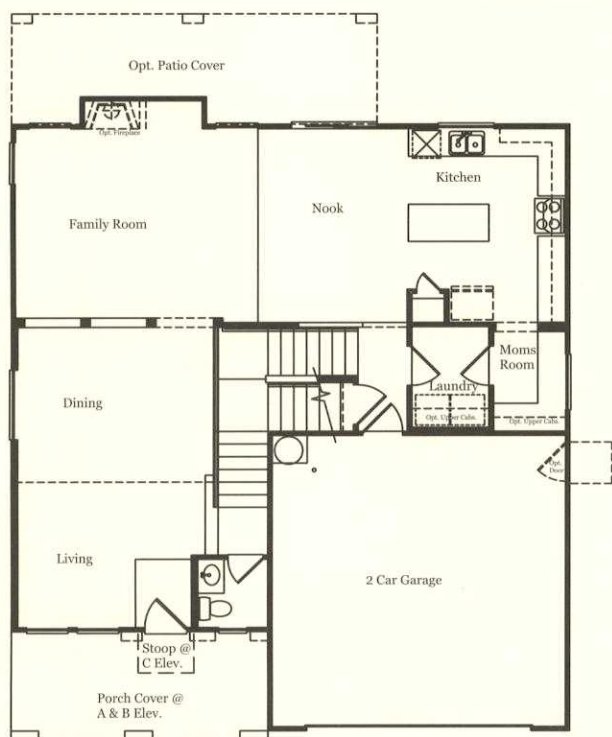


Plan 4021 - Exterior C

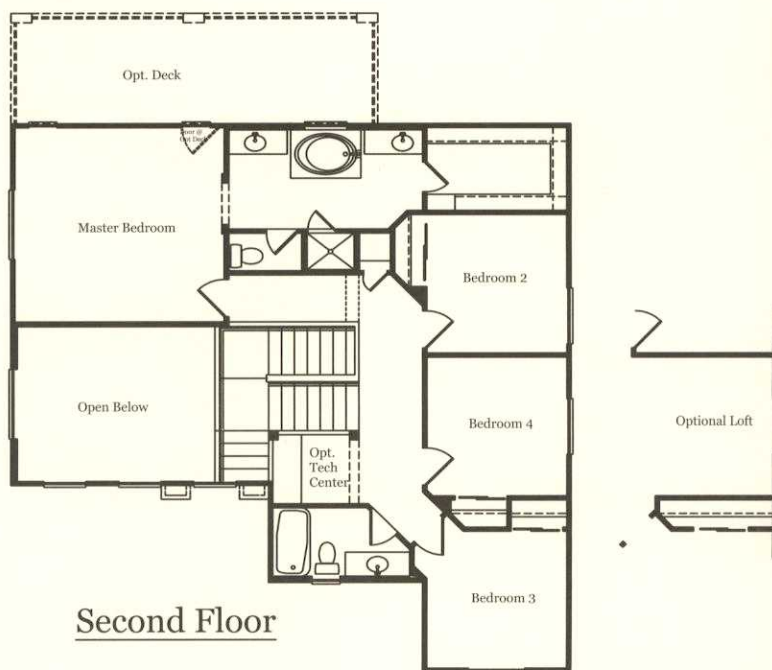


LAURO

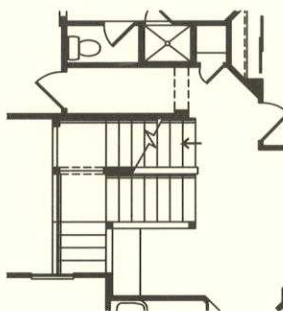
The SONATA Collection



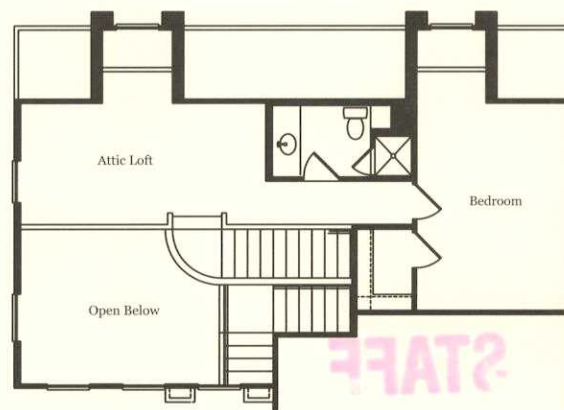
First Floor



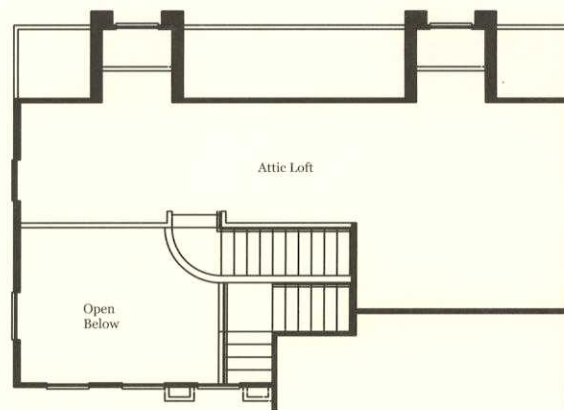
Second Floor



Stairs to Opt. Attic



Opt. Attic Loft w/ Bedroom



Opt. Attic Loft

Features:

Plan 4021

- From 2,189 Sq. Ft.
- 4 Bedrooms
 - Up to 5 Bedrooms available
- 2 1/2 Bathrooms
 - Up to 3 1/2 Bathrooms available



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BACH

The SONATA Collection



Plan 4022 - Exterior A



Plan 4022 - Exterior B

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

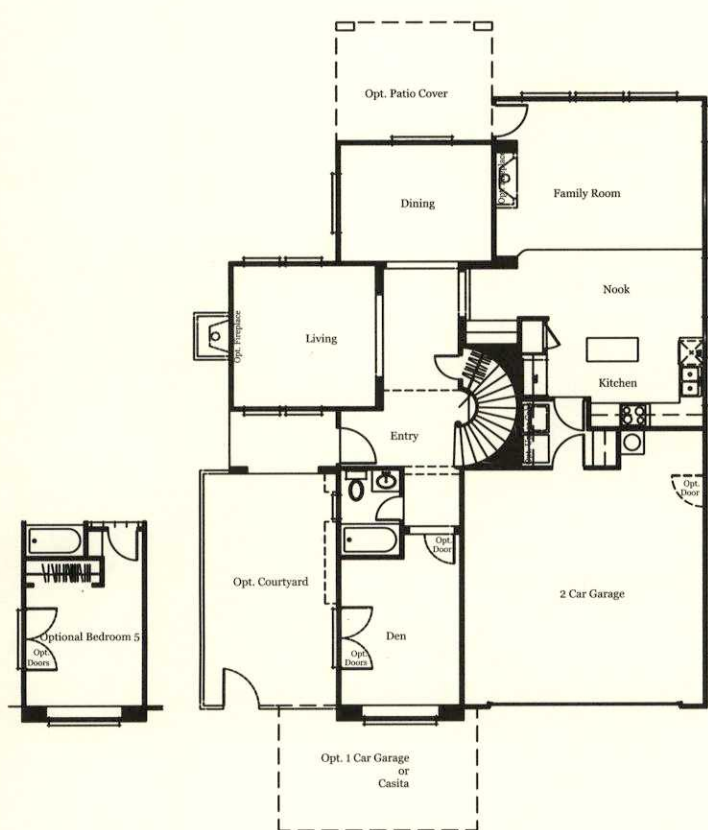
Plan 4022 - Exterior C



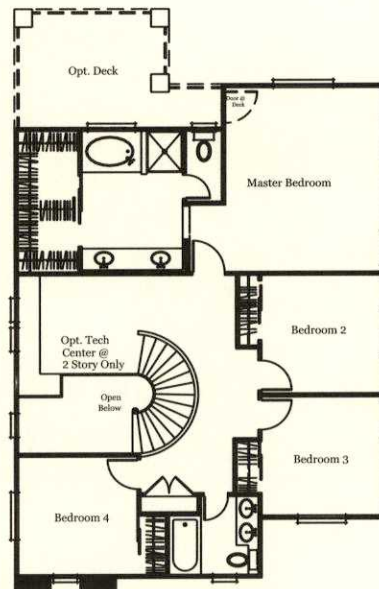
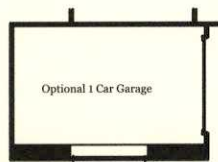
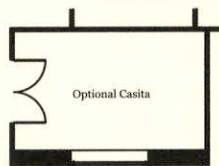
 **RICHMOND**
AMERICAN HOMES

BACH

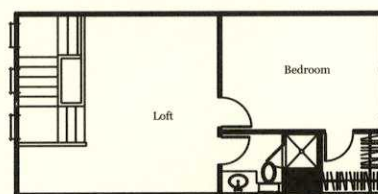
The SONATA Collection



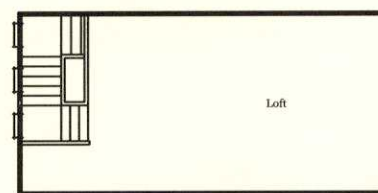
First Floor



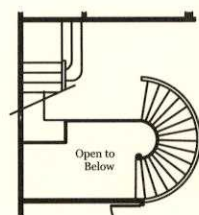
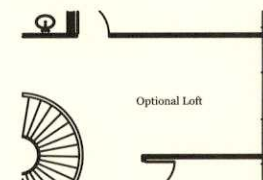
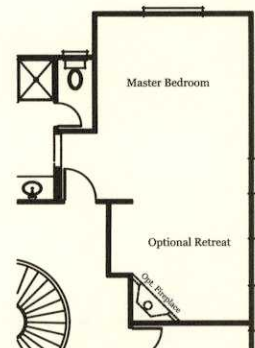
Second Floor



Opt. Attic Loft



Opt. Attic Loft w/ Bedroom



Stairs to Opt. Attic

Features:

Plan 4022

- From 2,319 Sq. Ft.
- 4 Bedrooms
 - Up to 6 Bedrooms available
- 3 Bathrooms
 - Up to 4 Bathrooms available
- Casita or 3 Car Garage available



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MOZART

The SONATA Collection



Plan 4025 - Exterior A



Plan 4025 - Exterior B

Z-0042-02

STAFF

Z-0042-02(1)

7-11-02 PC

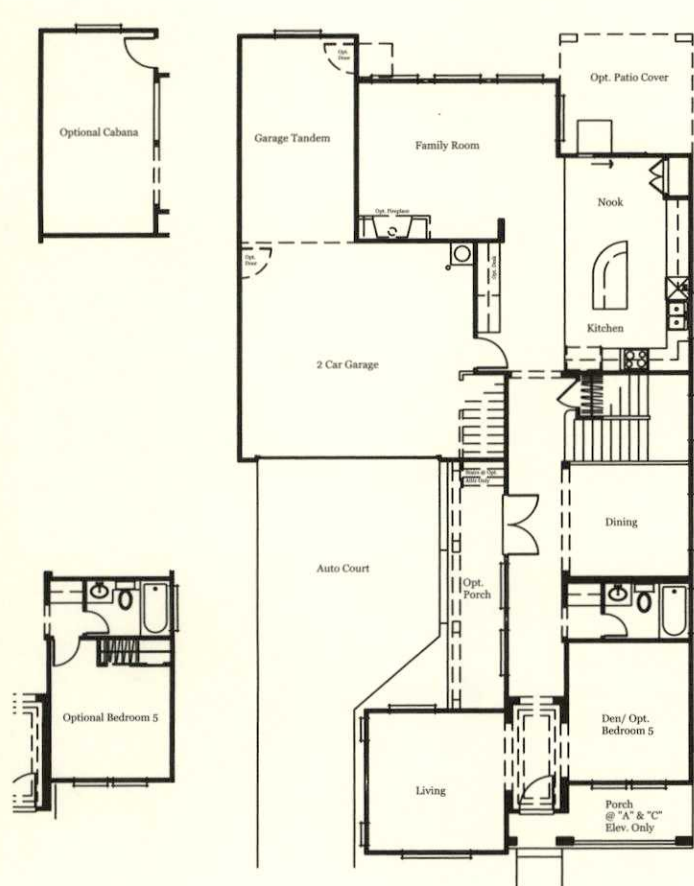


Plan 4025 - Exterior C

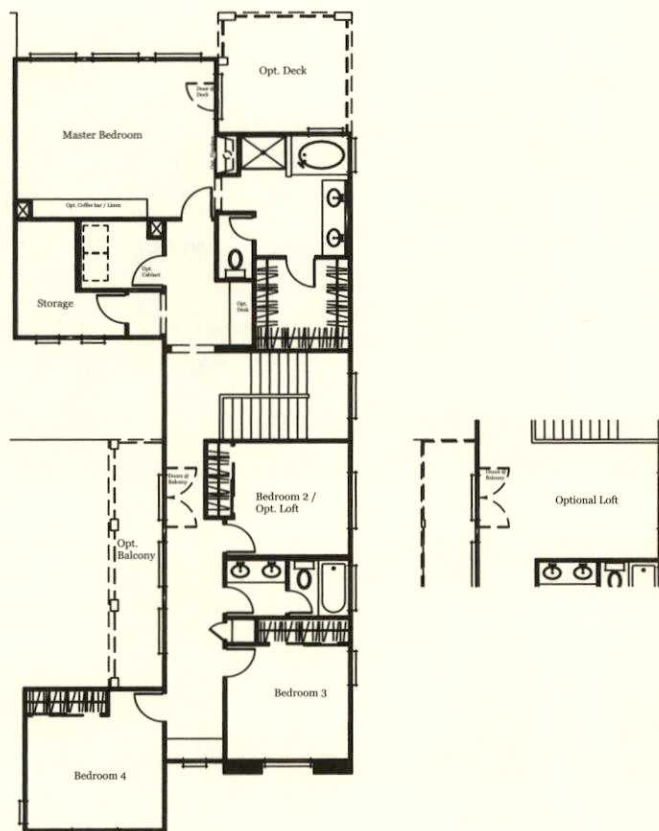


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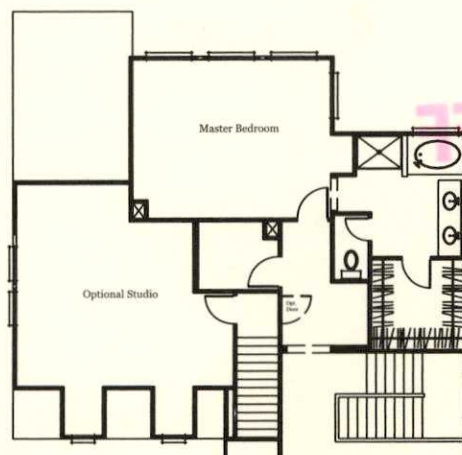
The SONATA Collection



First Floor



Second Floor



Features:

Plan 4025

- From 2,725 Sq. Ft.
- 4 Bedrooms
– Up to 5 Bedrooms available
- 3 Bathrooms
- 3 Car Tandem Garage



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Richmond American Homes
Encore @ Anthem - Color Scheme #8

LIGHTEST
STUCCO
& TRIM
COLOR

white
main body color
for "A" elevations

MEDIUM
STUCCO
& TRIM
COLOR

yellow
main body color
for "C" elevations

DARKEST
STUCCO
& TRIM
COLOR

orange
main body color
for "B" elevations

TRIM &
ACCENT
COLOR #1

green

TRIM &
ACCENT
COLOR #2

black

ACCENT
COLOR

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Richmond American Homes
Encore @ Anthem - Color Scheme #2

LIGHTEST
STUCCO
& TRIM
COLOR

white
main body color
for "A" elevations

MEDIUM
STUCCO
& TRIM
COLOR

yellow
main body color
for "C" elevations

DARKEST
STUCCO
& TRIM
COLOR

orange
main body color
for "B" elevations

TRIM &
ACCENT
COLOR #1

green

TRIM &
ACCENT
COLOR #2

black

ACCENT
COLOR

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Richmond American Homes
Encore @ Anthem - Color Scheme #3

**LIGHTEST
STUCCO
& TRIM
COLOR**

white
main body color
for "A" elevations

**MEDIUM
STUCCO
& TRIM
COLOR**

yellow
main body color
for "C" elevations

**DARKEST
STUCCO
& TRIM
COLOR**

orange
main body color
for "B" elevations

**TRIM &
ACCENT
COLOR #1**

green

**TRIM &
ACCENT
COLOR #2**

black

**ACCENT
COLOR**

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Richmond American Homes
Encore @ Anthem - Color Scheme #5

**LIGHTEST
STUCCO
& TRIM
COLOR**

white
main body color
for "A" elevations

**MEDIUM
STUCCO
& TRIM
COLOR**

yellow
main body color
for "C" elevations

**DARKEST
STUCCO
& TRIM
COLOR**

orange
main body color
for "B" elevations

**TRIM &
ACCENT
COLOR #1**

green

**TRIM &
ACCENT
COLOR #2**

black

**ACCENT
COLOR**

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Richmond American Homes
Encore @ Anthem - Color Scheme #4

LIGHTEST
STUCCO
& TRIM
COLOR

white
main body color
for "A" elevations

MEDIUM
STUCCO
& TRIM
COLOR

yellow
main body color
for "C" elevations

DARKEST
STUCCO
& TRIM
COLOR

orange
main body color
for "B" elevations

TRIM &
ACCENT
COLOR #1

green

TRIM &
ACCENT
COLOR #2

black

ACCENT
COLOR

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Richmond American Homes
Encore @ Anthem - Color Scheme #6

LIGHTEST
STUCCO
& TRIM
COLOR

white
main body color
for "A" elevation

MEDIUM
STUCCO
& TRIM
COLOR

yellow
main body color
for "C" elevations

DARKEST
STUCCO
& TRIM
COLOR

orange
main body color
for "B" elevations

TRIM &
ACCENT
COLOR #1

green

TRIM &
ACCENT
COLOR #2

black

ACCENT
COLOR

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Richmond American Homes
Encore @ Anthem - Color Scheme #1

LIGHTEST
STUCCO
& TRIM
COLOR

white
main body color
for "A" elevations

MEDIUM
STUCCO
& TRIM
COLOR

yellow
main body color
for "C" elevations

DARKEST
STUCCO
& TRIM
COLOR

orange
main body color
for "B" elevations

TRIM &
ACCENT
COLOR #1

green

TRIM &
ACCENT
COLOR #2

black

ACCENT
COLOR

purple

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

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

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

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

ASSESSOR'S PARCELS - CLARK CO., NV	
M. W. Schofield, Assessor	
AVERAGE OF VALUE	55
PARCEL BOUNDARY	901
SUBD BOUNDARY	1.00
ROAD EASEMENT	202
PM/LD BOUNDARY	78 23-45
NON-PARCEL LOT LINE	5
MATCH LINE / LEADER LINE	5
NONA	615
ROAD ID NUMBER	GOV. LOT NUMBER

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

SEC.
12

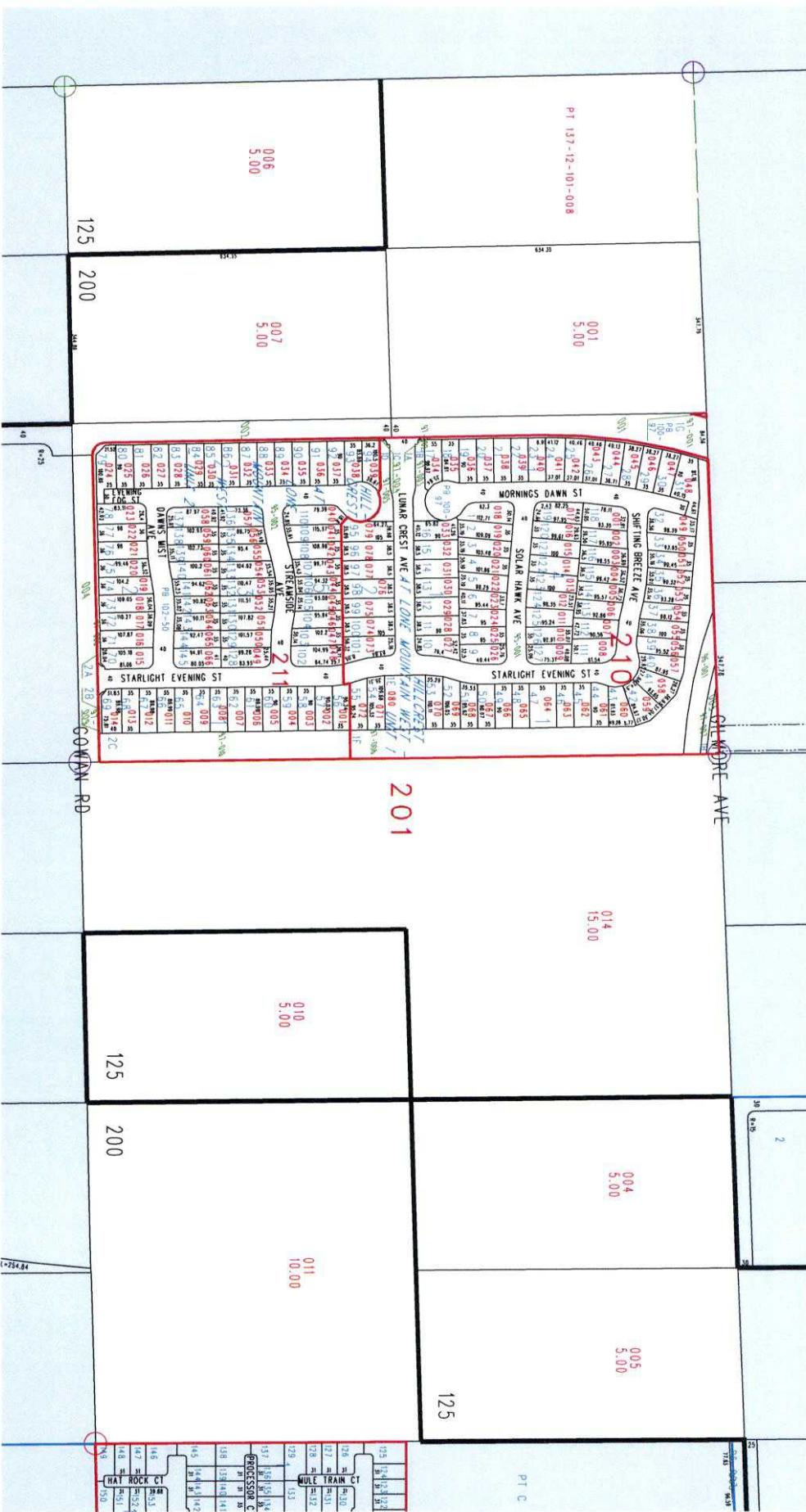
S 2 NW 4

137-12-2

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18	17	16	15	14
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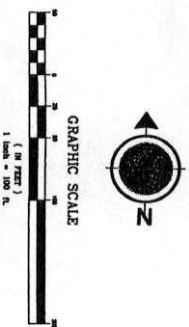
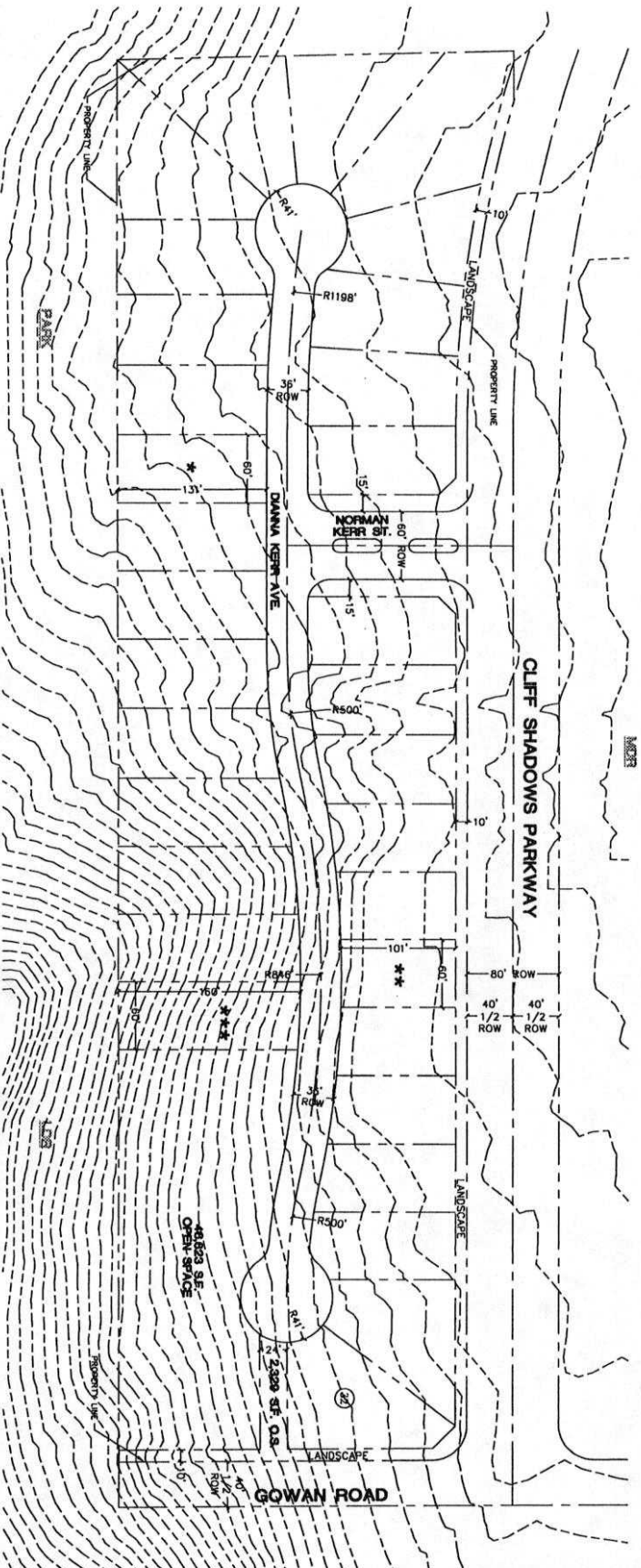
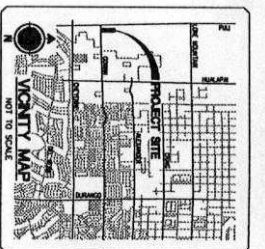
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Rev: 04/10/02



TAX DIST 125,200

CONCEPTUAL SITE PLAN OF CLIFF SHADOWS / GOWAN



FAIR	SITE DATA/AS-BUILT
BASED ON: 1. SITE PLAN 2. SURVEY 3. FIELD NOTES	DATE: 12-20-00 BY: [Signature] CHECKED: [Signature] DATE: 12-20-00
1. SITE PLAN 2. SURVEY 3. FIELD NOTES	DATE: 12-20-00 BY: [Signature] CHECKED: [Signature] DATE: 12-20-00
1. SITE PLAN 2. SURVEY 3. FIELD NOTES	DATE: 12-20-00 BY: [Signature] CHECKED: [Signature] DATE: 12-20-00

General	Notes
1. SITE PLAN 2. SURVEY 3. FIELD NOTES	DATE: 12-20-00 BY: [Signature] CHECKED: [Signature] DATE: 12-20-00
1. SITE PLAN 2. SURVEY 3. FIELD NOTES	DATE: 12-20-00 BY: [Signature] CHECKED: [Signature] DATE: 12-20-00
1. SITE PLAN 2. SURVEY 3. FIELD NOTES	DATE: 12-20-00 BY: [Signature] CHECKED: [Signature] DATE: 12-20-00

Z-0042-02

Z-0042-02(1)

7-11-02 PC

STAFF

Static Consulting Inc.
700 N. 1st St.
St. Louis, MO 63101
Tel: 314.241.1115
Fax: 314.241.1116
www.staticinc.com

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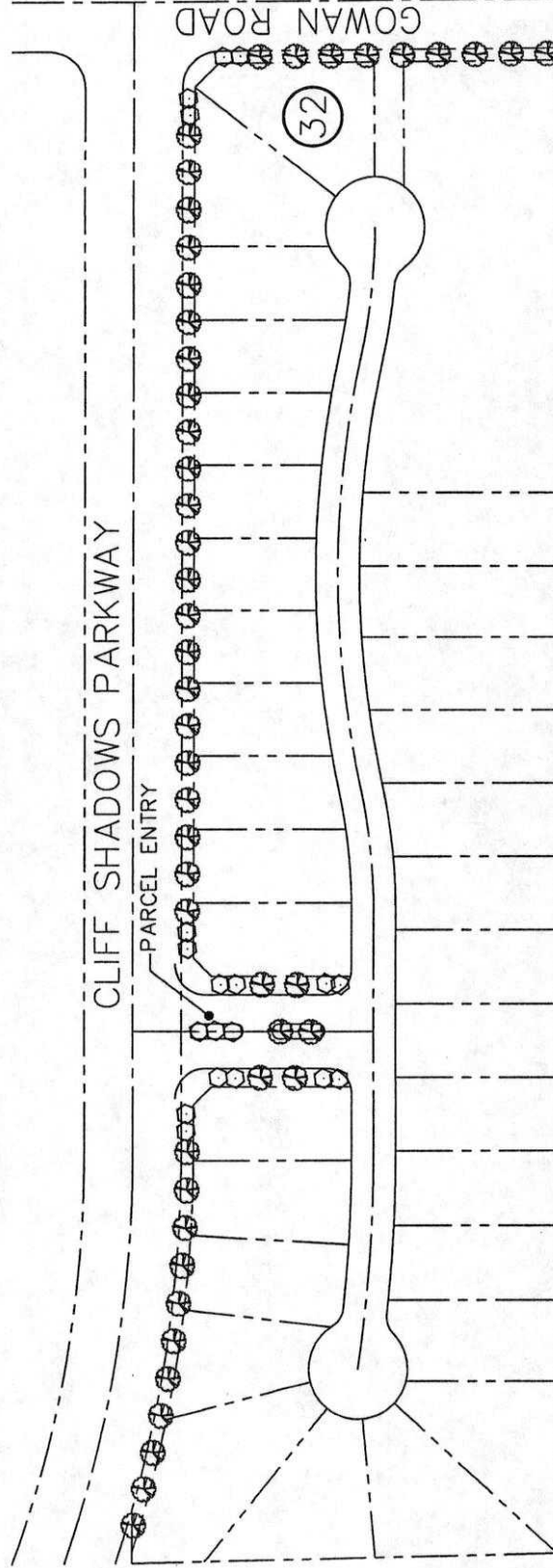
Legend

Notes

PLANTING LEGEND

SHRUBS AND GROUND COVERS NOT SHOWN - TO BE SELECTED FROM THE FOLLOWING LIST.

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	BOTANICAL/COMMON NAME	SIZE	NOTES
⊗	FRAXINUS VELUTINA 'NO GRANGE'	24" BOX	48	RYTHYMIS INDICA 'PINK CLOUD'	5 GAL	1) ALL PLANT MATERIAL SHALL BE WATERED
⊗	FAN TEX ASH	24" BOX	19	INDIA HAWTHERN	5 GAL	2) PROVIDE 1/4" SCREENED 2" MULCH
⊗	LOGANIUM LUCIDUM	24" BOX	19	XYLOSMA CONGESTUM	5 GAL	3) PROVIDE 1/4" SCREENED 2" MULCH
⊗	CLOSTY PRIVET	24" BOX	19	SMYX ALLOSMA	5 GAL	(COLOR TO BE DETERMINED) ROCK MULCH IN
				BUNUS JAPONICA 'GREEN BEAUTY'	5 GAL	ALL PLANTER AREAS
				BOXWOOD	1 GAL	3) LANDSCAPING SHALL CONFORM WITH CLARK
				LANTANA MONTEVIDENSIS	1 GAL	COUNTY TITLE 30.
				PURPLE TRAILING LANTANA	2' O.C.	

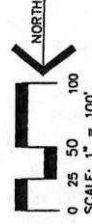


KERR Conceptual Landscape Plan

Cliff Shadows Parkway / Gowan Road

Stanlec

6763 W. Charleston Blvd.
Las Vegas, NV 89146
702-258-0115 702-258-4956 fax



Date: May 22, 2002
Project Number: 81200057

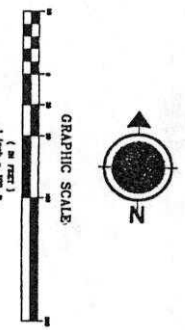
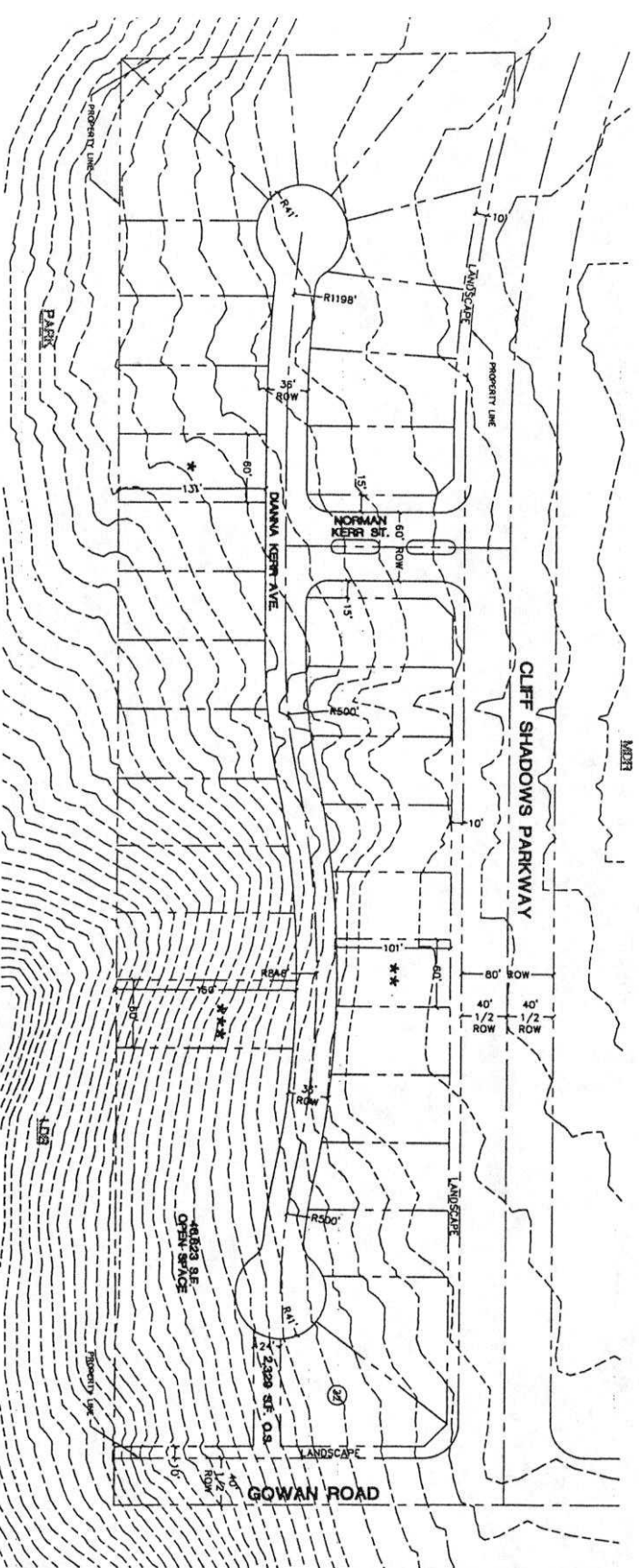
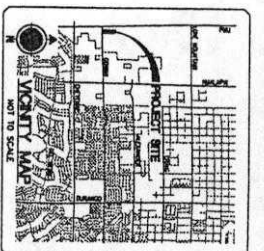
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7-11-02 PC

STAFF

CONCEPTUAL SITE PLAN OF CLIFF SHADOWS / GOWAN



SITE DATA	
DATE	12/11/01
PROJECT	CLIFF SHADOWS / GOWAN
OWNER	CLIFF SHADOWS / GOWAN
DESIGNER	STAFF
DATE	12/11/01
PROJECT	CLIFF SHADOWS / GOWAN
OWNER	CLIFF SHADOWS / GOWAN
DESIGNER	STAFF
DATE	12/11/01

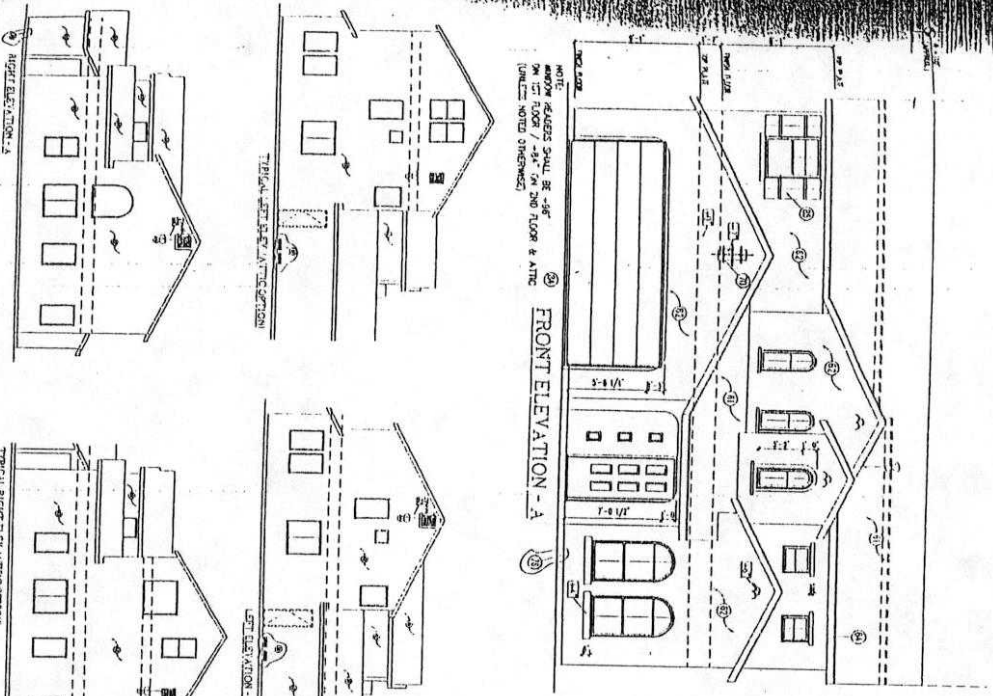
STAFF 7-11-02 PC Z-0042-02 Z-0042-02(1)		Project No. 87000007 Date 7-1-02 Drawing No. 1 of 1	Client/Project RICHMOND AMERICAN HOMES KERR CLIFF SHADOWS / GOWAN L.A. VERBAS	Title CONCEPTUAL SITE PLAN
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Z-0042-02

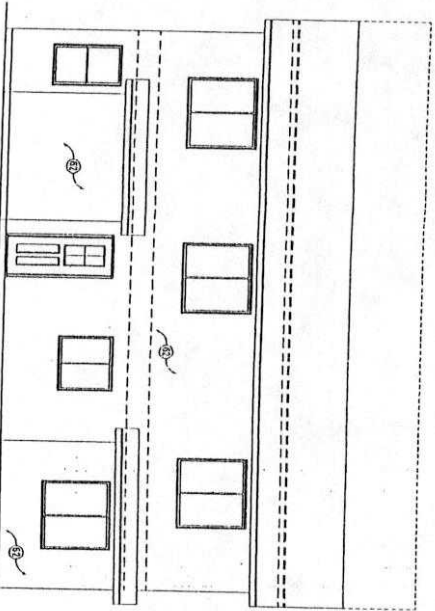
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7-11-02 PC

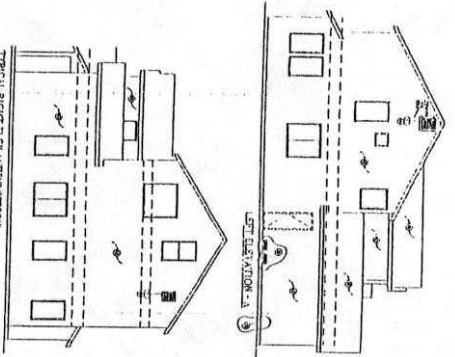
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FRONT ELEVATION - A

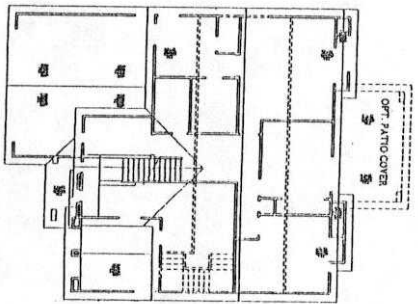


TYPICAL REAR ELEVATION



LEFT ELEVATION - A

RIGHT ELEVATION - A



FIRST FLOOR PLAN

KEYNOTES

1. WALL APPLICATIONS SHALL COMPLY PER U.B.C. 2002
2. WINDOW HEADERS SHALL BE 4" x 8" (UNLESS NOTED OTHERWISE)
3. 1" MIN. SHEET PILE FOR ATTIC VENTILATION
4. PLATE HEIGHT = 5'-1"
5. REBAR SHALL BE #4 @ 12" O.C. (UNLESS NOTED OTHERWISE)
6. REBAR SHALL BE #4 @ 12" O.C. (UNLESS NOTED OTHERWISE)
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100. REBAR SHALL BE #4 @ 12" O.C. (UNLESS NOTED OTHERWISE)

FRONT, REAR, & SIDE
OF ELEVATION - A

RICHMOND
AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

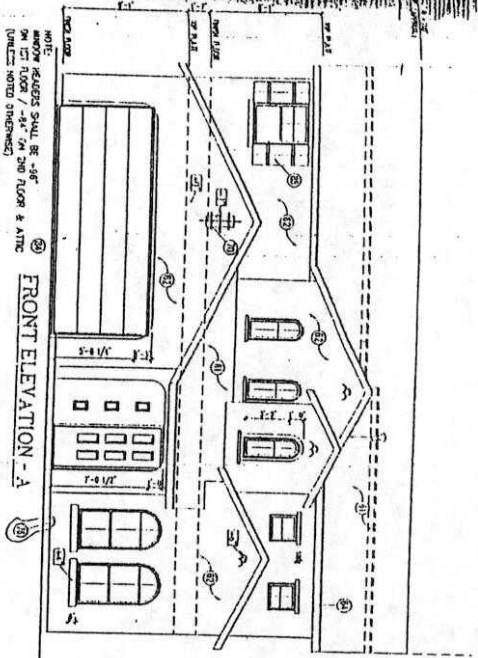
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

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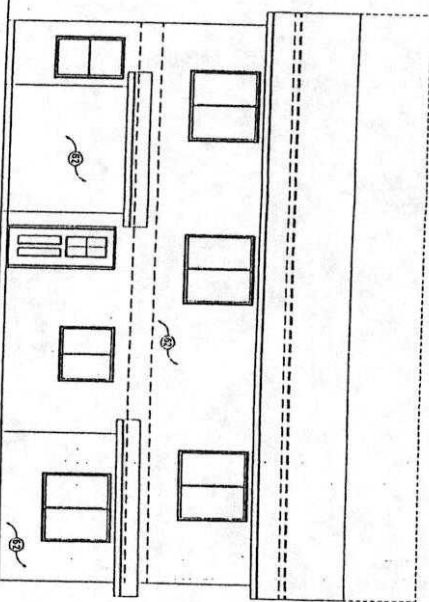
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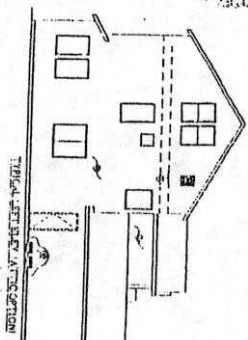


FRONT ELEVATION - A

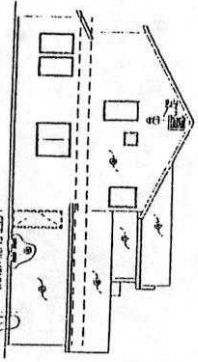
NOTE:
WINDOW HEADERS SHALL BE 8'-0"
ON 1ST FLOOR / 8'-6" ON 2ND FLOOR & ATTIC
(UNLESS NOTED OTHERWISE)



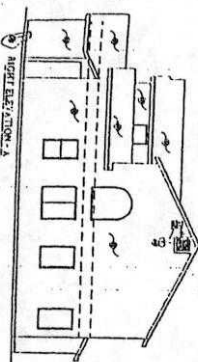
TYPICAL REAR ELEVATION



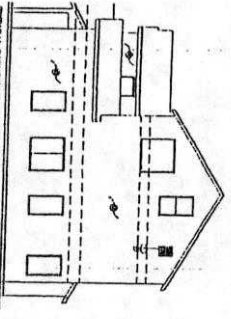
TYPICAL LEFT ELEVATION - A



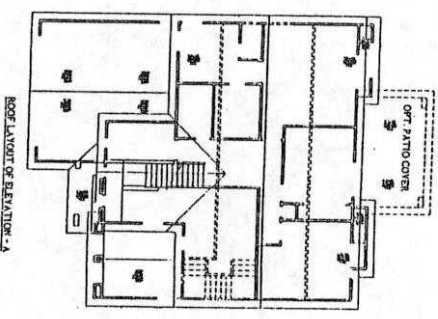
LEFT ELEVATION - A



TYPICAL RIGHT ELEVATION - A



TYPICAL RIGHT ELEVATION - A



ROOF LAYOUT OF ELEVATION - A

KEYNOTES

1. ROOF PITCH LOCATIONS SHALL COMPLY PER U.S.C. 2002
2. WINDOW HEADERS SHALL BE 8'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION
4. FLARE HEIGHT = 7'-0"
5. ROOF PITCH SHALL BE 12/12 UNLESS NOTED OTHERWISE
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VENT SCHED.

1. ROOM VENTILATION SHALL COMPLY PER U.S.C. 2002	2. SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION
1. 12/12	2. 12/12
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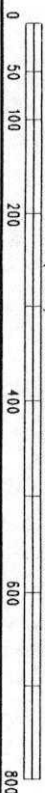
STAFF

O KEYNOTES

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL



MAP LEGEND

AVERAGE DA VALUE	55	ASSESSOR'S PARCELS - CLARK CO
		M. W. Schofield, Assessor
_____	PARCEL BOUNDARY	001 PARCEL NUMBER
_____	SUBD BOUNDARY	1.00 ACREAGE
_____	ROAD EASEMENT	202 PARCEL SUB/SEQ
_____	PM/LD BOUNDARY	PG 25-45 PLAT RECORDING
_____	NON-PARCEL LOT LINE	5 BLOCK NUMBER
_____	MATCH LINE / LEADER LINE	5 LOT NUMBER
0031 ROAD ID NUMBER		GL5 GOV. LOT NUMBER

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

T20S R59E

12

S 2 NW 4

137-12-2

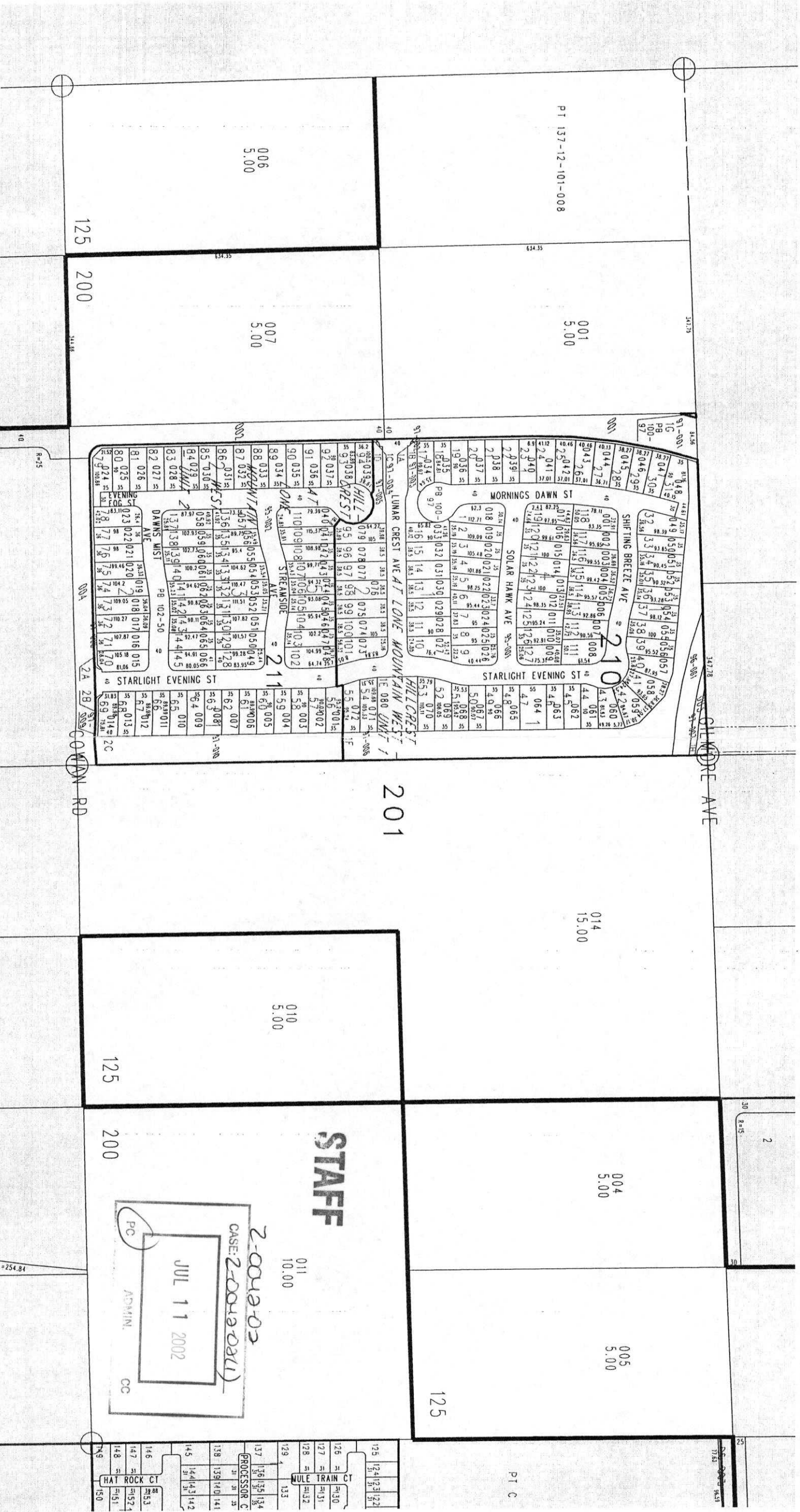
BOOK	120S	R59E
R58E	127	126
R59E	125	125
R60E	136	137
	138	138
	165	164
	163	163

SEC	12
6	5
7	8
8	9
9	10
10	11
11	12
12	13
13	14
14	15
15	16
16	17
17	18
18	19
19	20
20	21
21	22
22	23
23	24
24	25
25	26
26	27
27	28
28	29
29	30
30	31
31	32
32	33
33	34
34	35
35	36

MAP	8	4	8	4
5	1	5	1	1
6	2	6	2	2
7	3	7	3	3
8	4	8	4	4
9	5	9	5	5
10	6	10	6	6
11	7	11	7	7
12	8	12	8	8
13	9	13	9	9
14	10	14	10	10
15	11	15	11	11
16	12	16	12	12
17	13	17	13	13
18	14	18	14	14
19	15	19	15	15
20	16	20	16	16
21	17	21	17	17
22	18	22	18	18
23	19	23	19	19
24	20	24	20	20
25	21	25	21	21
26	22	26	22	22
27	23	27	23	23
28	24	28	24	24
29	25	29	25	25
30	26	30	26	26
31	27	31	27	27
32	28	32	28	28
33	29	33	29	29
34	30	34	30	30
35	31	35	31	31
36	32	36	32	32

Scale: 1"=200'

Rev: 04/10/02



TAX DIST 125,200

