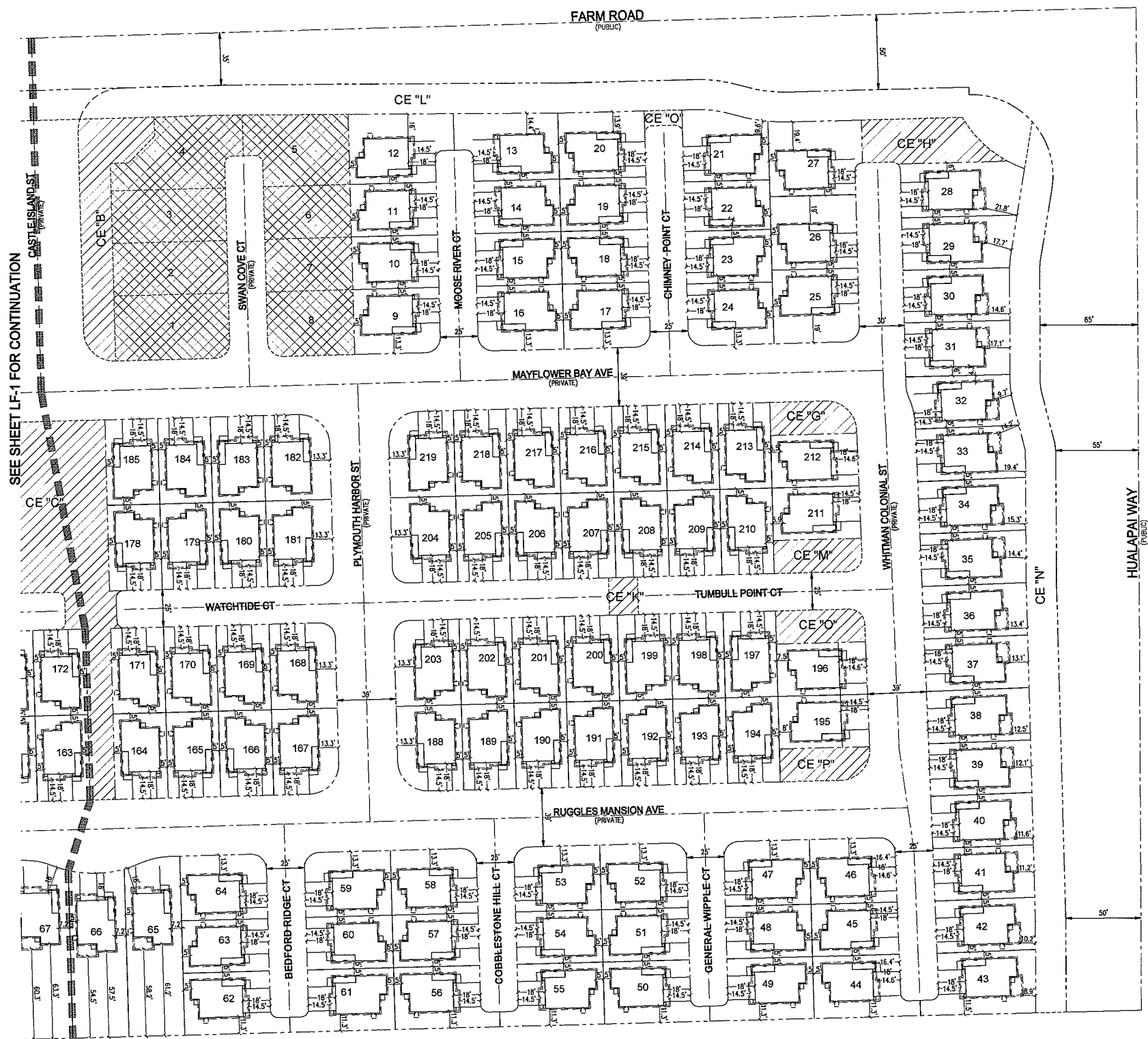


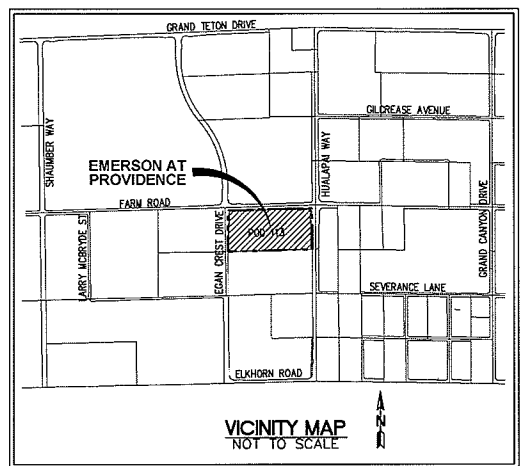
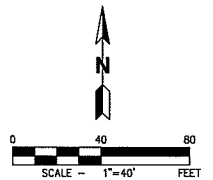
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	PHASE LINE
	WATCHLINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY/PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	LOT NUMBER
	PRIVATE STREET LIGHT
	PUBLIC STREET LIGHT
	FIRE HYDRANT
	SCARP
	NOT A PART
	EXISTING HOMES

J:\Veh\1005-001\providence.pod 113.dwg [initials] 10/28/24 emerson (pod 113) lot fit.dwg 9/23/2020 3:11 PM Mel Key



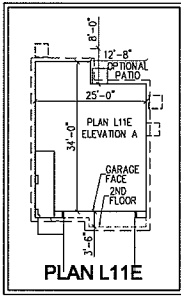
SEE SHEET LF-1 FOR CONTINUATION



SETBACKS			
SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES			
LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MINI LOT CLUSTER); SECTION 3.2.3			
LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4			
FRONT (LIVING AREA OR PORCH)			
NEIGHBORHOOD STREET:			
SINGLE STORY ELEMENT			
TWO STORY ELEMENT			
COURT STREET:			
GARAGE			
INTERIOR PROPERTY LINE			
SIDE			
REAR			
PARCEL PROPERTY LINE			
PATIO COVERS			
REAR 2ND STORY BALCONY			
BUILDING SEPARATION			
PRIVATE YARD SPACE			

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL	
VAC-13245, TWP-11447, & WOO-10531	
- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS	



LEGEND	
[Symbol]	PHASE LINE
[Symbol]	MATCHLINE
[Symbol]	ROADWAY CENTERLINE
[Symbol]	RIGHT-OF-WAY/PROPERTY LINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	LOT NUMBER
[Symbol]	PRIVATE STREET LIGHT
[Symbol]	PUBLIC STREET LIGHT
[Symbol]	FIRE HYDRANT
[Symbol]	SCARP
[Symbol]	NOT A PART
[Symbol]	EXISTING HOMES

SLATER

HANIFAN

GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300

FAX (702) 284-5300

DATE

BY

APP

DATE

DESCRIPTION

NO.

RICHMOND

AMERICAN HOMES

PROVIDENCE POD 113 EMERSON

PLAN L11E (ELLIOT) LOT FIT

DATE:

8/18/10

DRAFTER:

DESIGNER:

MAK

CHECKED:

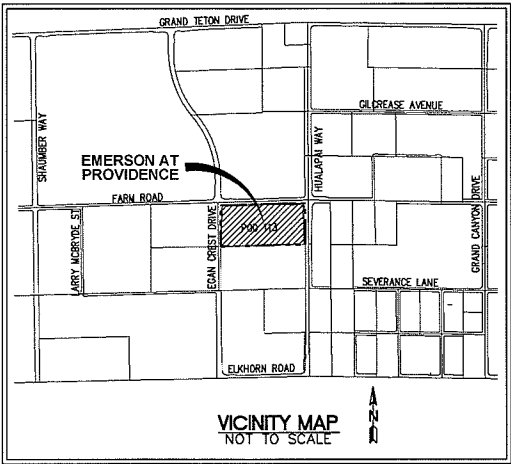
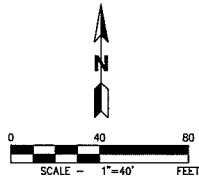
TJS

PROJECT NO.

RAH1005-001

LF-2

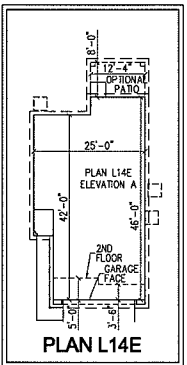
SHEET 2 OF 9



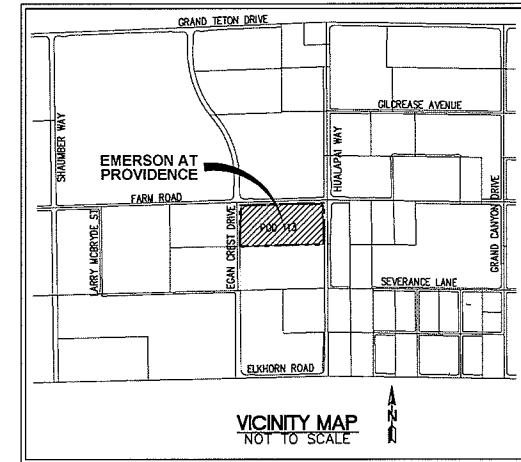
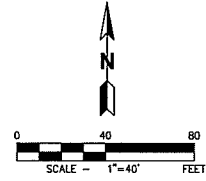
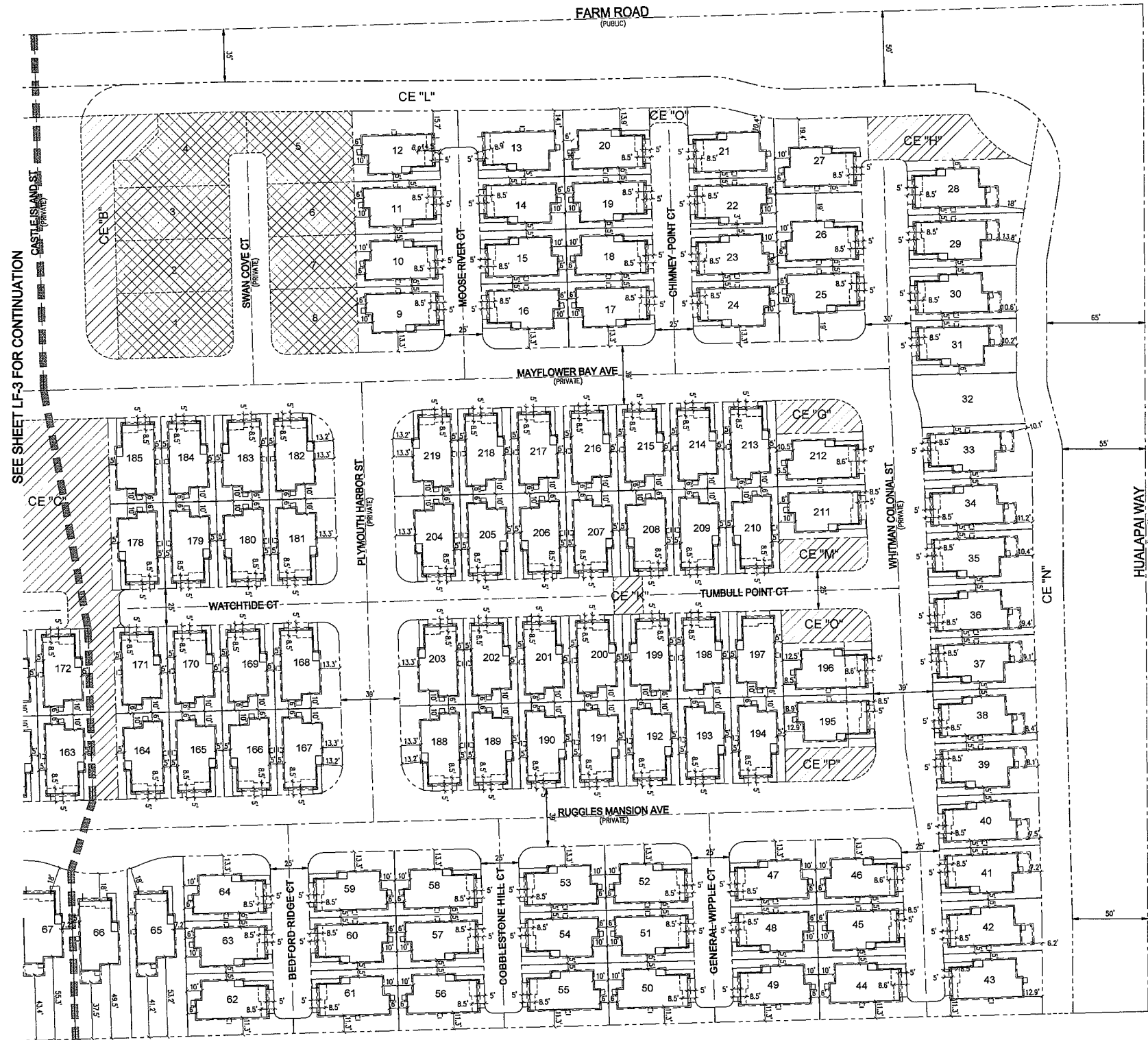
SETBACKS	
SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES	
LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MINI LOT CLUSTER); SECTION 3.2.3	
LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4	
FRONT (LIVING AREA OR PORCH)	
NEIGHBORHOOD STREET:	
SINGLE STORY ELEMENT	= 8'; 5' TO PORCH
TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+
INTERIOR PROPERTY LINE	
SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)
PARCEL PROPERTY LINE	= 10'
PATIO COVERS	= 5'
REAR 2ND STORY BALCONY	= 7'
BUILDING SEPARATION	= 6'
PRIVATE YARD SPACE	= 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL	
VAC-13245, TMP-11447, & WDD-10531	
DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS	



LEGEND	
[Symbol]	PHASE LINE
[Symbol]	MATCHLINE
[Symbol]	ROADWAY CENTERLINE
[Symbol]	RIGHT-OF-WAY/PROPERTY LINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	LOT NUMBER
[Symbol]	PRIVATE STREET LIGHT
[Symbol]	PUBLIC STREET LIGHT
[Symbol]	FIRE HYDRANT
[Symbol]	SCARP
[Symbol]	NOT A PART
[Symbol]	EXISTING HOMES



SETBACKS

SEE CLUFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MINI LOT CLUSTER), SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)
NEIGHBORHOOD STREET:

SINGLE STORY ELEMENT	= 8'; 5" TO PORCH
TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO DATE)
GARAGE:	= LESS THAN 5' OR 18'

INTERIOR PROPERTY LINE

SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)

PARCEL PROPERTY LINE

	= 10'
--	-------

PATIO COVERS

	= 5'
--	------

REAR 2ND STORY BALCONY

	= 7'
--	------

BUILDING SEPARATION

	= 6'
--	------

PRIVATE YARD SPACE

	= 150 SF (10' MINIMUM DIMENSION)
--	----------------------------------

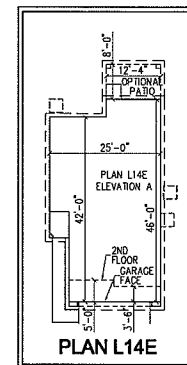
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CONDITIONS OF APPROVAL

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

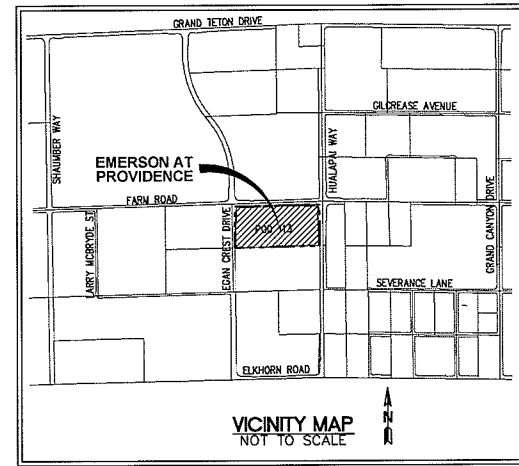
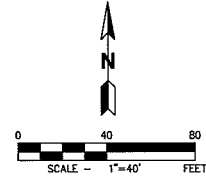
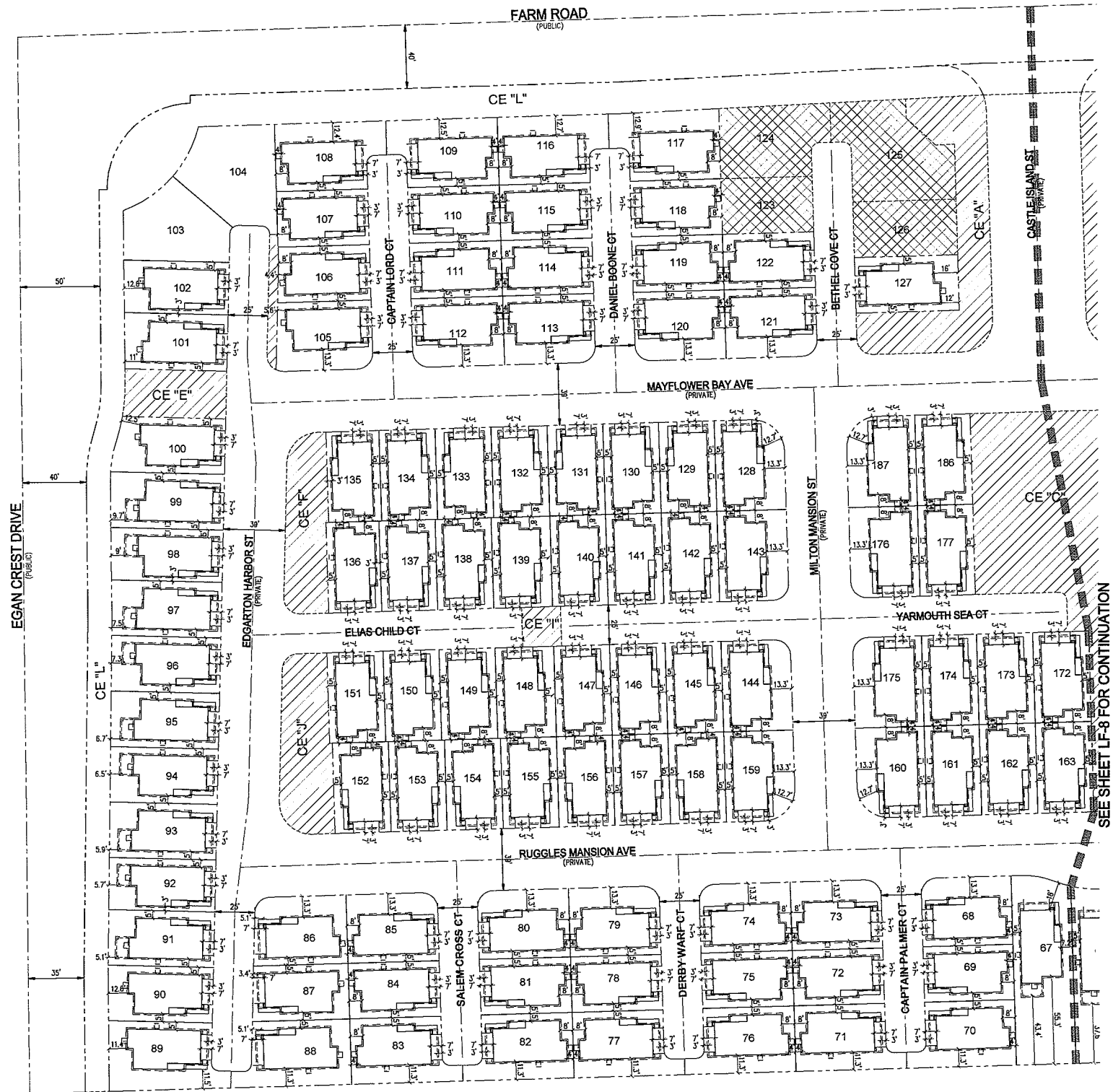
-  PHASE LINE
 MATCHLINE
 ROADWAY CENTERLINE
 RIGHT-OF-WAY/PROPERTY LINE
 LOT LINE
 EASEMENT LINE
 LOT NUMBER
 PRIVATE STREET LIGHT
 PUBLIC STREET LIGHT
 FIRE HYDRANT
 SCARP
 NOT A PART
 EXISTING HOMES

[illegible]

RICHMOND
AMERICAN HOMES
PROVIDENCE POD 113 EMERSON
PLAN L14E (EMILIA) LOT FIT

DATE:	8/18/10
DRAFTER:	
DESIGNER:	MAK
CHECKED:	TJS
PROJECT NO.	RAH1005-001

LF-4
SHEET 4 OF 9



SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MINI LOT CLUSTER);
SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT
(CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)
NEIGHBORHOOD STREET:

SINGLE STORY ELEMNT	= 8'; 5' TO PORCH
TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 10'

INTERIOR PROPERTY LINE

SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)

PARCEL PROPERTY LINE = 10'

PATIO COVERS = 5'

REAR 2ND STORY BALCONY = 7'

BUILDING SEPARATION = 6'

PRIVATE YARD SPACE = 150 SF (10' MINIMUM DIMENSION)

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

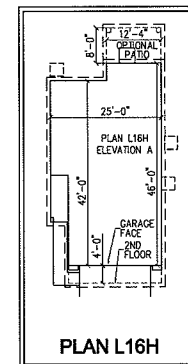
CONDITIONS OF APPROVAL

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

-  PHASE LINE
 MATCHLINE
 ROADWAY CENTERLINE
 RIGHT-OF-WAY/PROPERTY LINE
 LOT LINE
 EASEMENT LINE

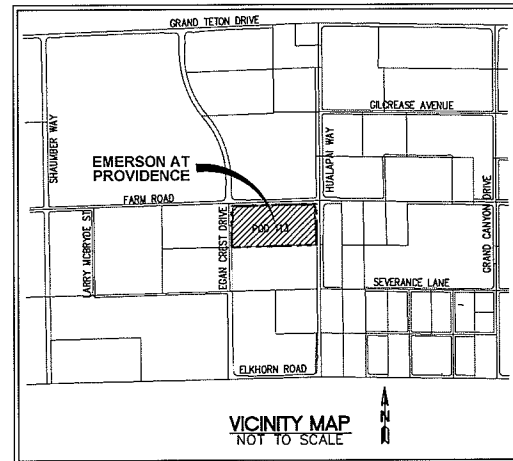
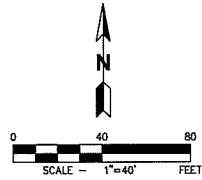
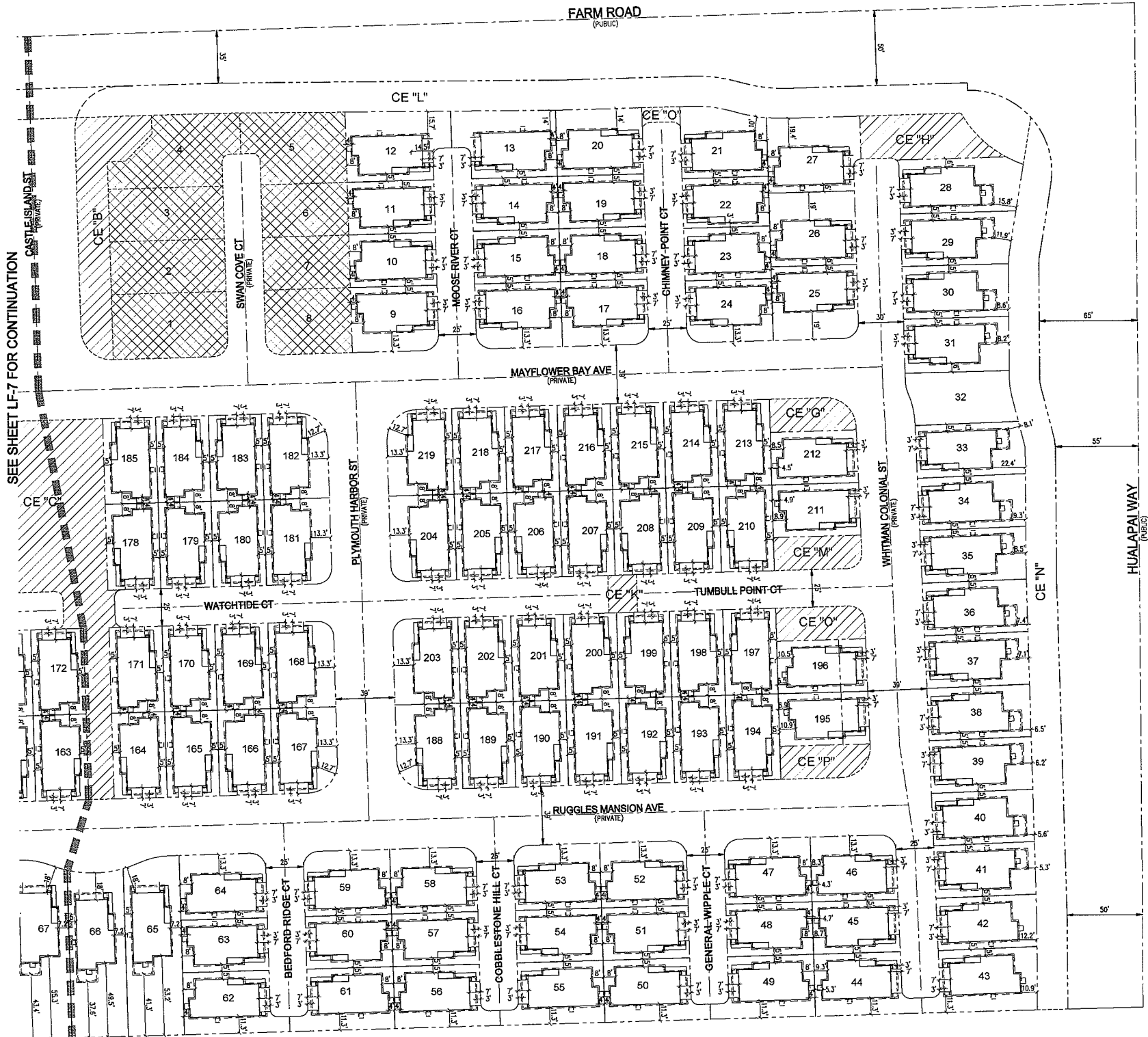
 LOT NUMBER
 PRIVATE STREET LIGHT
 PUBLIC STREET LIGHT
 FIRE HYDRANT
 SCARP
 NOT A PART
 EXISTING HOMES

[illegible]

RICHMOND
AMERICAN HOMES
PROVIDENCE POD 113 EMERSON
PLAN L16H (EVA) LOT FIT

DATE:	8/18/10
DRAFTER:	
DESIGNER:	MAK
CHECKED:	TJS
PROJECT NO.	RAH1005-001

LF-5
SHEET 5 OF 9



SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MINI LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)
NEIGHBORHOOD STREET:
SINGLE STORY ELEMENT = 8'; 5" TO PORCH
TWO STORY ELEMENT = 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET: = 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE = LESS THAN 5' OR 18+

INTERIOR PROPERTY LINE

SIDE = 3'
REAR = 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)

PARCEL PROPERTY LINE = 10'

PATIO COVERS = 5'

REAR 2ND STORY BALCONY = 7'

BUILDING SEPARATION = 5'

PRIVATE YARD SPACE = 150 SF (10' MINIMUM DIMENSION)

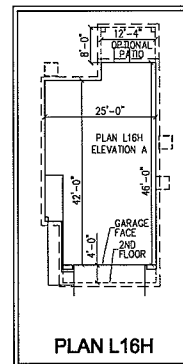
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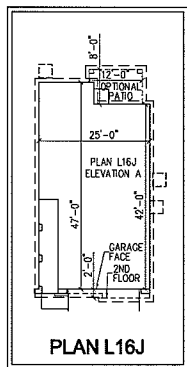
CONDITIONS OF APPROVAL

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

- | | |
|---|----------------------------|
|  | PHASE LINE |
|  | MATCHLINE |
| _____ | ROADWAY CENTERLINE |
| ----- | RIGHT-OF-WAY/PROPERTY LINE |
| _____ | LOT LINE |
| ----- | EASEMENT LINE |
| 23 | LOT NUMBER |
|  | PRIVATE STREET LIGHT |
|  | PUBLIC STREET LIGHT |
|  | FIRE HYDRANT |
|  | SCARP |
|  | NOT A PART |
|  | EXISTING HOMES |





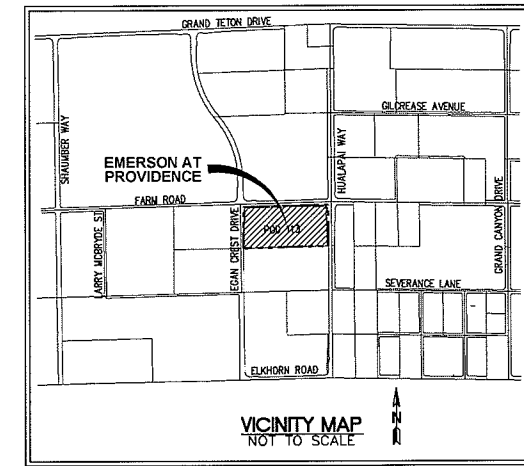
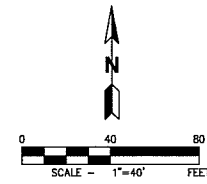
 PHASE LINE
 MATCHLINE
 ROADWAY CENTERLINE
 RIGHT-OF-WAY/PROPERTY LINE
 LOT LINE
 EASEMENT LINE

 LOT NUMBER
 PRIVATE STREET LIGHT
 PUBLIC STREET LIGHT
 FIRE HYDRANT
 SCARP
 NOT A PART
 EXISTING HOMES

PLAN L16J (EVA) LOT FIT

LF-7

SHEET 7 OF 9



SETBACKS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (WIN LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH) NEIGHBORHOOD STREET:

SINGLE STORY ELEMENT	= 6'; 5' TO PORCH
TWO STORY ELEMENT	= 12' (8' ALLOWED FOR UP TO 60% OF WALL PLANE)
COURT STREET:	= 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE)
GARAGE	= LESS THAN 5' OR 18'+

INTERIOR PROPERTY LINE

SIDE	= 3'
REAR	= 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)

PARCEL PROPERTY LINE

	= 10'
--	-------

PATIO COVERS

	= 5'
--	------

REAR 2ND STORY BALCONY

	= 7'
--	------

BUILDING SEPARATION

	= 6'
--	------

PRIVATE YARD SPACE

	= 150 SF (10' MINIMUM DIMENSION)
--	----------------------------------

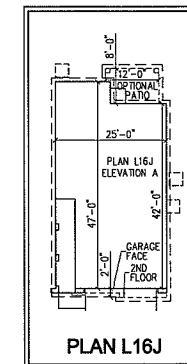
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CONDITIONS OF APPROVAL

- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER DEVELOPER PLAN STANDARDS

LEGEND

- | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| PHASE LINE | | | | | | | | | |
| WATCHLINE | | | | | | | | | |
| ROADWAY CENTERLINE | | | | | | | | | |
| RIGHT-OF-WAY/PROPERTY LINE | | | | | | | | | |
| LOT LINE | | | | | | | | | |
| EASEMENT LINE | | | | | | | | | |
| <div> <div>23</div> <div>LOT NUMBER</div> </div> | | | | | | | | | |
| <div> <div></div> <div>PRIVATE STREET LIGHT</div> </div> | | | | | | | | | |
| <div> <div></div> <div>PUBLIC STREET LIGHT</div> </div> | | | | | | | | | |
| <div> <div></div> <div>FIRE HYDRANT</div> </div> | | | | | | | | | |
| <div> <div></div> <div>SCARP</div> </div> | | | | | | | | | |
| <div> <div></div> <div>NOT A PART</div> </div> | | | | | | | | | |
| <div> <div></div> <div>EXISTING HOMES</div> </div> | | | | | | | | | |



S-I-G
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

[illegible]

RICHMOND
AMERICAN HOMES
PROVIDENCE POD 113 EMERSON
PLAN L16J (EVA) LOT FIT

DATE:	8/18/10
DRAFTER:	
DESIGNER: MAK	
CHECKED: TJS	
PROJECT NO.	
RAH1005-001	

LF-8
SHEET 8 OF 9

PROVIDENCE POD 113 (EMERSON)				
STRUCTURAL OPTION THAT IMPACT LOT FIT FOR ALL PLANS IS AN 8-FT PATIO COVER OPTION.				
O	=	PLAN WILL NOT FIT		
X	=	PLAN WILL FIT WITH ALL OPTIONS		
X-1	=	PLAN WILL FIT WITH ALL ELEVATIONS (NO PATIO OPTION)		
*	=	REQUIRES WAIVER		
NAP	=	NOT A PART		
LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
1	NAP	NAP	NAP	NAP
2	NAP	NAP	NAP	NAP
3	NAP	NAP	NAP	NAP
4	NAP	NAP	NAP	NAP
5	NAP	NAP	NAP	NAP
6	NAP	NAP	NAP	NAP
7	NAP	NAP	NAP	NAP
8	NAP	NAP	NAP	NAP
9	X-1	X-1	X-1*	X-1
10	X-1	X-1	X-1*	X-1
11	X-1	X-1	X-1*	X-1
12	X-1	X-1	X-1*	X-1
13	X-1	X-1	X-1*	X-1
14	X-1	X-1	X-1*	X-1
15	X-1	X-1	X-1*	X-1
16	X-1	X-1	X-1*	X-1
17	X-1	X-1	X-1*	X-1
18	X-1	X-1	X-1*	X-1
19	X-1	X-1	X-1*	X-1
20	X-1	X-1	X-1*	X-1
21	X-1*	X-1	X-1*	X-1
22	X-1	X-1	X-1*	X-1
23	X-1	X-1	X-1*	X-1
24	X-1	X-1	X-1*	X-1
25	X-1	X-1	X-1*	X-1
26	X-1	X-1	X-1*	X-1
27	X-1	X-1	X-1*	X-1
28	X	X	X*	X
29	X	X	X*	X
30	X	X	X*	X
31	X	X	X*	X*
32	X	O	O	O
33	X	X	X*	X*
34	X	X	X*	X*
35	X	X	X*	X*
36	X	X	X*	X*
37	X	X	X*	X*
38	X	X	X*	X*
39	X	X	X*	X*
40	X	X	X*	X*
41	X	X	X*	X
42	X	X	X-1*	X
43	X	X-1	X-1*	X
44	X-1	X-1	X-1*	X-1
45	X-1	X-1	X-1*	X-1
46	X-1	X-1	X-1*	X-1
47	X-1	X-1	X-1*	X-1
48	X-1	X-1	X-1*	X-1
49	X-1	X-1	X-1*	X-1
50	X-1	X-1	X-1*	X-1

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
51	X-1	X-1	X-1*	X-1
52	X-1	X-1	X-1*	X-1
53	X-1	X-1	X-1*	X-1
54	X-1	X-1	X-1*	X-1
55	X-1	X-1	X-1*	X-1
56	X-1	X-1	X-1*	X-1
57	X-1	X-1	X-1*	X-1
58	X-1	X-1	X-1*	X-1
59	X-1	X-1	X-1*	X-1
60	X-1	X-1	X-1*	X-1
61	X-1	X-1	X-1*	X-1
62	X-1	X-1	X-1*	X-1
63	X-1	X-1	X-1*	X-1
64	X-1	X-1	X-1*	X-1
65	X	X	X	X
66	X	X	X	X
67	X	X	X	X
68	X-1	X-1	X-1*	X-1
69	X-1	X-1	X-1*	X-1
70	X-1	X-1	X-1*	X-1
71	X-1	X-1	X-1*	X-1
72	X-1	X-1	X-1*	X-1
73	X-1	X-1	X-1*	X-1
74	X-1	X-1	X-1*	X-1
75	X-1	X-1	X-1*	X-1
76	X-1	X-1	X-1*	X-1
77	X-1	X-1	X-1*	X-1
78	X-1	X-1	X-1*	X-1
79	X-1	X-1	X-1*	X-1
80	X-1	X-1	X-1*	X-1
81	X-1	X-1	X-1*	X-1
82	X-1	X-1	X-1*	X-1
83	X-1	X-1	X-1*	X-1
84	X-1	X-1	X-1*	X-1
85	X-1	X-1	X-1*	X-1
86	X-1	X-1	X-1*	X-1
87	X-1	X-1	X-1*	X-1
88	X	X-1	X-1*	X-1
89	X	X	X-1*	X
90	X	X	X-1*	X
91	X	X	X*	X
92	X	X	X*	X*
93	X	X	X*	X*
94	X	X	X*	X*
95	X	X	X*	X*
96	X	X	X*	X*
97	X	X	X*	X*
98	X	X	X*	X*
99	X	X	X*	X*
100	X	X	X-1*	X*
101	X	X	X-1*	X
102	X	X	X-1*	X
103	X*	O	O	O
104	X	X-1	O	X
105	X	X-1	X-1*	X-1
106	X	X-1	X-1*	X-1
107	X-1	X-1	X-1*	X-1
108	X-1	X-1	X-1*	X-1
109	X-1	X-1	X-1*	X-1
110	X-1	X-1	X-1*	X-1

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
111	X-1	X-1	X-1*	X-1
112	X-1	X-1	X-1*	X-1
113	X-1	X-1	X-1*	X-1
114	X-1	X-1	X-1*	X-1
115	X-1	X-1	X-1*	X-1
116	X-1	X-1	X-1*	X-1
117	X-1	X-1	X-1*	X-1
118	X-1	X-1	X-1*	X-1
119	X-1	X-1	X-1*	X-1
120	X-1	X-1	X-1*	X-1
121	X-1	X-1	X-1*	X-1
122	X-1	X-1	X-1*	X-1
123	NAP	NAP	NAP	NAP
124	NAP	NAP	NAP	NAP
125	NAP	NAP	NAP	NAP
126	NAP	NAP	NAP	NAP
127	X	X-1	X-1*	X-1
128	X-1	X-1	X-1*	X-1*
129	X-1	X-1	X-1*	X-1*
130	X-1	X-1	X-1*	X-1*
131	X-1	X-1	X-1*	X-1*
132	X-1	X-1	X-1*	X-1*
133	X-1	X-1	X-1*	X-1*
134	X-1	X-1	X-1*	X-1*
135	X-1	X-1	X-1*	X-1*
136	X-1	X-1	X-1*	X-1
137	X-1	X-1	X-1*	X-1
138	X-1	X-1	X-1*	X-1
139	X-1	X-1	X-1*	X-1
140	X-1	X-1	X-1*	X-1
141	X-1	X-1	X-1*	X-1
142	X-1	X-1	X-1*	X-1
143	X-1	X-1	X-1*	X-1
144	X-1	X-1	X-1*	X-1
145	X-1	X-1	X-1*	X-1
146	X-1	X-1	X-1*	X-1
147	X-1	X-1	X-1*	X-1
148	X-1	X-1	X-1*	X-1
149	X-1	X-1	X-1*	X-1
150	X-1	X-1	X-1*	X-1
151	X-1	X-1	X-1*	X-1*
152	X-1	X-1	X-1*	X-1*
153	X-1	X-1	X-1*	X-1*
154	X-1	X-1	X-1*	X-1*
155	X-1	X-1	X-1*	X-1*
156	X-1	X-1	X-1*	X-1*
157	X-1	X-1	X-1*	X-1*
158	X-1	X-1	X-1*	X-1*
159	X-1	X-1	X-1*	X-1*
160	X-1	X-1	X-1*	X-1*
161	X-1	X-1	X-1*	X-1*
162	X-1	X-1	X-1*	X-1*
163	X-1	X-1	X-1*	X-1*
164	X-1	X-1	X-1*	X-1*
165	X-1	X-1	X-1*	X-1*
166	X-1	X-1	X-1*	X-1*
167	X-1	X-1	X-1*	X-1*
168	X-1	X-1	X-1*	X-1
169	X-1	X-1	X-1*	X-1
170	X-1	X-1	X-1*	X-1

LOT NO.	PLAN L11E	PLAN L14E	PLAN L16H	PLAN L16J
171	X-1	X-1	X-1*	X-1
172	X-1	X-1	X-1*	X-1
173	X-1	X-1	X-1*	X-1
174	X-1	X-1	X-1*	X-1
175	X-1	X-1	X-1*	X-1
176	X-1	X-1	X-1*	X-1
177	X-1	X-1	X-1*	X-1
178	X-1	X-1	X-1*	X-1
179	X-1	X-1	X-1*	X-1
180	X-1	X-1	X-1*	X-1
181	X-1	X-1	X-1*	X-1
182	X-1	X-1	X-1*	X-1*
183	X-1	X-1	X-1*	X-1*
184	X-1	X-1	X-1*	X-1*
185	X-1	X-1	X-1*	X-1*
186	X-1	X-1	X-1*	X-1*
187	X-1	X-1	X-1*	X-1*
188	X-1	X-1	X-1*	X-1*
189	X-1	X-1	X-1*	X-1*
190	X-1	X-1	X-1*	X-1*
191	X-1	X-1	X-1*	X-1*
192	X-1	X-1	X-1*	X-1*
193	X-1	X-1	X-1*	X-1*
194	X-1	X-1	X-1*	X-1*
195	X-1	X-1	X-1*	X-1*
196	X-1	X-1	X-1*	X-1*
197	X-1	X-1	X-1*	X-1
198	X-1	X-1	X-1*	X-1
199	X-1	X-1	X-1*	X-1
200	X-1	X-1	X-1*	X-1
201	X-1	X-1	X-1*	X-1
202	X-1	X-1	X-1*	X-1
203	X-1	X-1	X-1*	X-1
204	X-1	X-1	X-1*	X-1
205	X-1	X-1	X-1*	X-1
206	X-1	X-1	X-1*	X-1
207	X-1	X-1	X-1*	X-1
208	X-1	X-1	X-1*	X-1
209	X-1	X-1	X-1*	X-1
210	X-1	X-1	X-1*	X-1
211	X-1	X-1	X-1*	X-1*
212	X-1	X-1	X-1*	X-1*
213	X-1	X-1	X-1*	X-1*
214	X-1	X-1	X-1*	X-1*
215	X-1	X-1	X-1*	X-1*
216	X-1	X-1	X-1*	X-1*
217	X-1	X-1	X-1*	X-1*
218	X-1	X-1	X-1*	X-1*
219	X-1	X-1	X-1*	X-1*

WE UNDERSTAND AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTION'S 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLOTTING, SETBACKS, OFFSETS, AND ADJACENT SETBACK/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

SETBACKS AND WAIVERS

SEE CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES

LOTS FRONTING COURT STREETS COMPLY TO RESIDENTIAL SMALL LOT (MINI LOT CLUSTER); SECTION 3.2.3

LOTS FRONTING NEIGHBORHOOD STREETS COMPLY TO RESIDENTIAL SMALL LOT (CONVENTIONAL); SECTION 3.2.4

FRONT (LIVING AREA OR PORCH)
NEIGHBORHOOD STREET:
SINGLE STORY ELEMENT = 12' 8" (8' ALLOWED FOR UP TO 60% OF WALL PLANE) (REQUESTING 3')
*TWO STORY ELEMENT = 3' (LIVING AREA, PORCH, COURTYARD/PATIO GATE) (REQUESTING 7')
COURT STREET:
*GARAGE = LESS THAN 5' OR 18'+ (REQUESTING 7')

INTERIOR PROPERTY LINE

SIDE = 3'
REAR = 7' (3' ALLOWED FOR UP TO 50% OF WALL PLANE)

*PARCEL PROPERTY LINE = 10' (REQUESTING 7')

PATIO COVERS = 5'

REAR 2ND STORY BALCONY = 7'

BUILDING SEPARATION = 6'

PRIVATE YARD SPACE = 150 SF (10' MINIMUM DIMENSION)



RICHMOND

AMERICAN HOMES

PROJECT DATA	
PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16H - ERIN
DATE:	07/14/2010
ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES OF NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RHJA
ADOPTED CODES	
BUILDING:	2006 INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006 UNIFORM MECHANICAL CODE (IAPMO version)
PLUMBING:	2006 UNIFORM PLUMBING CODE (IAPMO version)
ELECTRICAL:	2006 NATIONAL ELECTRICAL CODE
ENERGY:	2006 INTERNATIONAL ENERGY CONSERVATION CODE
	2006 SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:	MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)	
SHEETS	DESCRIPTION
REQUIREMENTS FOR ENHANCED REAR LOTS	
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.	

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	443 SQ. FT.
PORCH AREA	-	-	46 SQ. FT.
OPT. COVERED PATIO	-	-	99 SQ. FT.
FIRST FLOOR	574 SQ. FT.	-	-
SECOND FLOOR	1063 SQ. FT.	-	-
TOTAL	1637 SQ. FT.	-	-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	a COVER SHEET & SHEET INDEX
A1.0	a ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	a FIRST FLOOR PLAN & OPTIONS
A1.2	a SECOND FLOOR PLAN & OPTIONS
A2.1	a ELEVATION A
A2.2	a ELEVATION B
A2.3	a ELEVATION C
A3.0	a NOT USED
A3.1	a OPT. COVERED PATIO - PLANS b OPT. COVERED PATIO - ELEVATIONS
A4.1	a ROOF PLANS
A4.2	a BUILDING SECTIONS
A5.1	a FLOORING BREAKS - FIRST FLOOR b FLOORING BREAKS - SECOND FLOOR
AD1.0	a INTERIOR & COMMON DETAILS
AD1.1	a EXTERIOR ELEVATION DETAILS b EXTERIOR ELEVATION DETAILS c EXTERIOR ELEVATION DETAILS d EXTERIOR ELEVATION DETAILS e EXTERIOR ELEVATION DETAILS
AD1.2	a THERMAL BARRIER DETAILS b THERMAL BARRIER DETAILS
AD1.3	a EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	a ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCs
E1.2	a SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCs
M0.0	a IECC REPORT & MECHANICAL LOAD CALCs
M1.1	a MECHANICAL PLAN - ELEVATIONS A & C
M1.2	a MECHANICAL PLAN - ELEVATION B
P1.1	a FIRST FLOOR PLUMBING PLAN
P1.2	a SECOND FLOOR PLUMBING PLAN
S0.0	a STRUCTURAL SPECIFICATIONS & NOTES b STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a POST-TENSIONED FOUNDATION PLAN
S1.1	a NOT USED
S1.2	a FLOOR & LOW ROOF FRAMING PLAN
S1.3	a ROOF FRAMING PLAN b ROOF FRAMING PLAN
SD	1 POST-TENSIONED FOUNDATION DETAILS 1.1 POST-TENSIONED FOUNDATION DETAILS 2 GENERAL FRAMING DETAILS 2.1 GENERAL FRAMING DETAILS 2.2 GENERAL FRAMING DETAILS 3 ROOF FRAMING DETAILS 4 FLOOR FRAMING DETAILS



RICHMOND
AMERICAN HOMES

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Las Vegas, NV 89139 (702) 638-4400

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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS
EMERSON

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

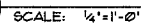
COVER SHEET
&
SHEET INDEX

Sheet Number:

A0.0
a

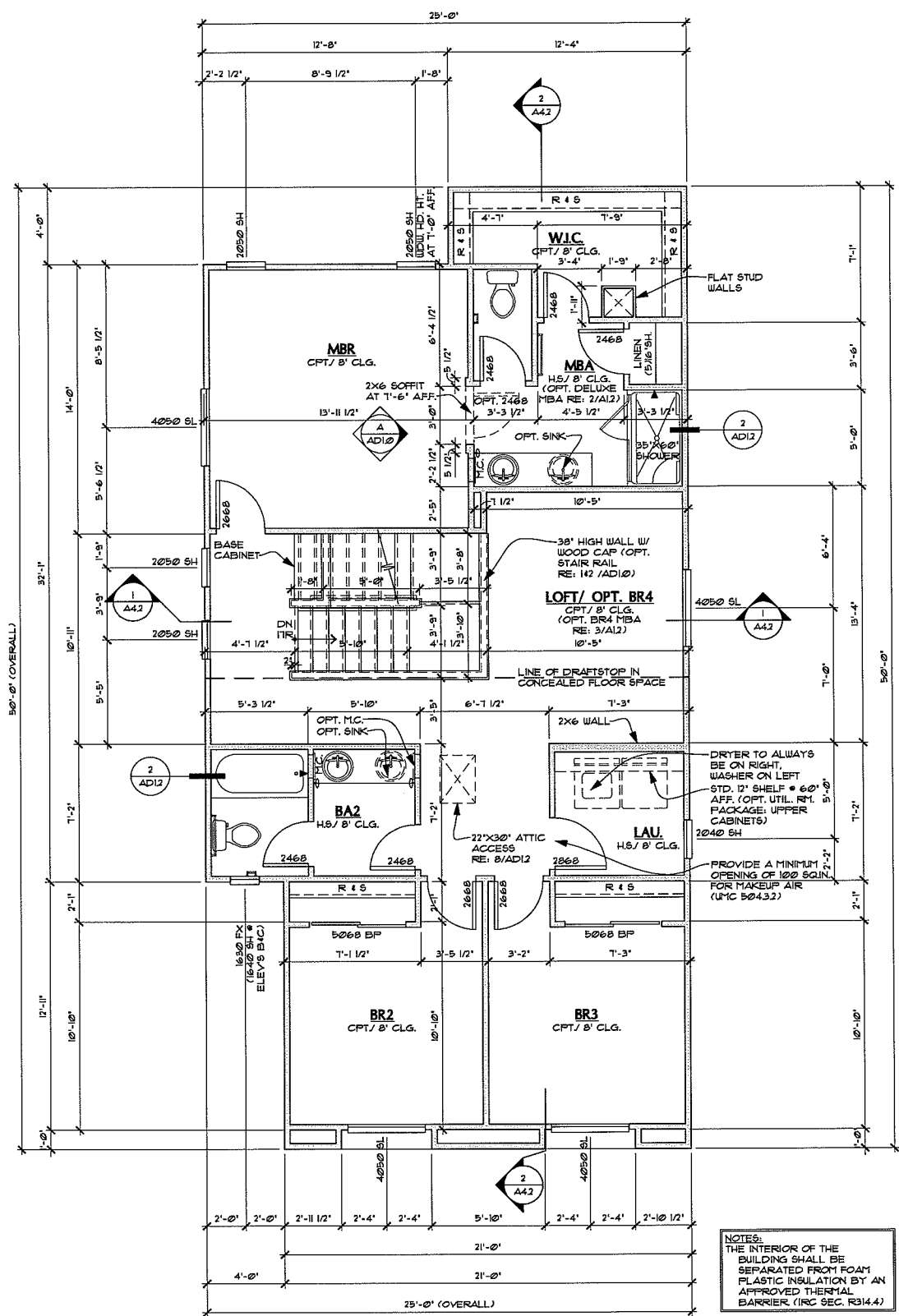
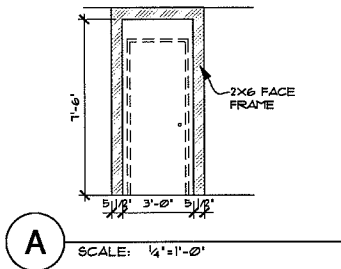
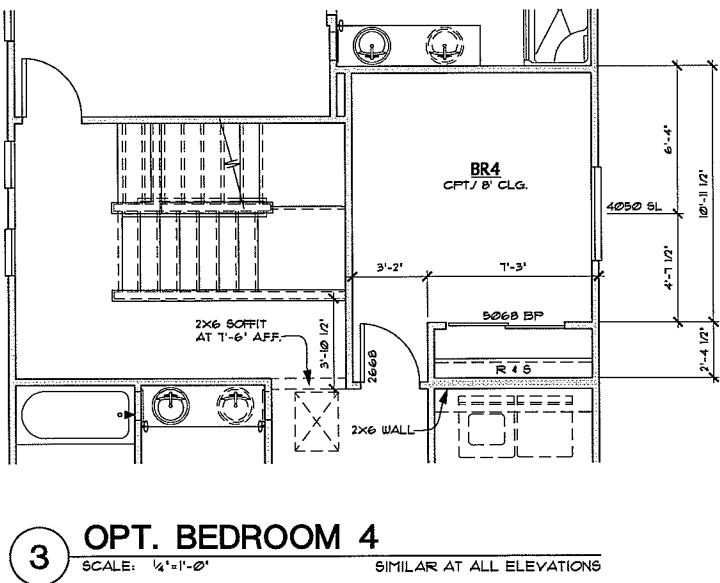
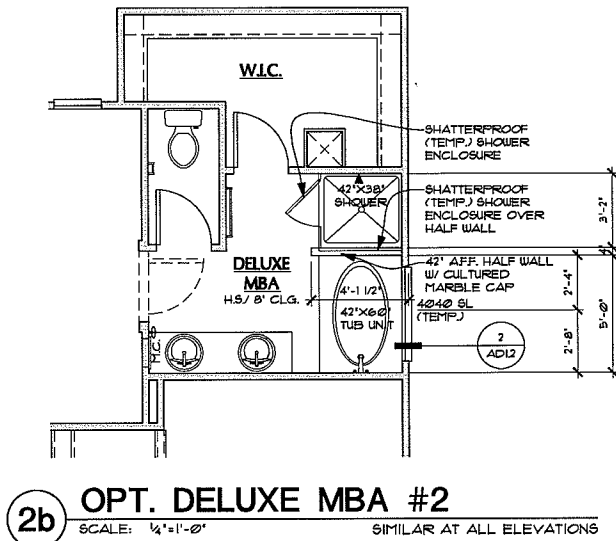
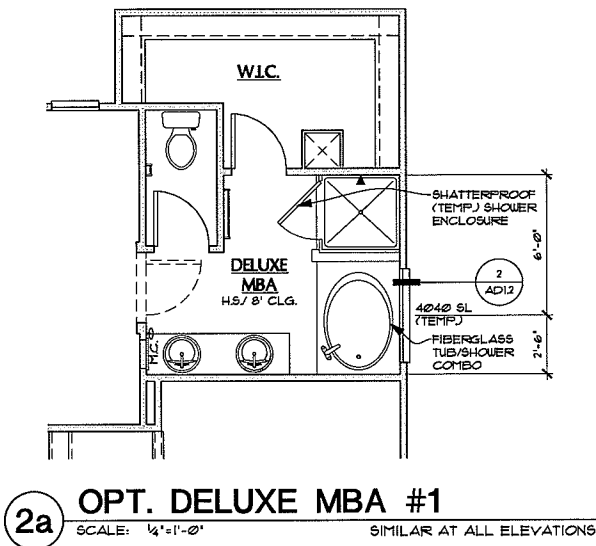
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SEP 07 2010
City of Las Vegas

ROC-39470



SCALE: $\frac{1}{4}" = 1' - 0"$

Z:\Architecture_Nevada\Las Vegas Division\Warrington\L16H - Erin\L16H - Erin-FloorPlans.dwg, 7/15/2010 3:21:49 PM, radliss



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Plan Name:

ERIN

Sheet Title:

SECOND FLOOR PLAN & OPTIONS

Sheet Number:

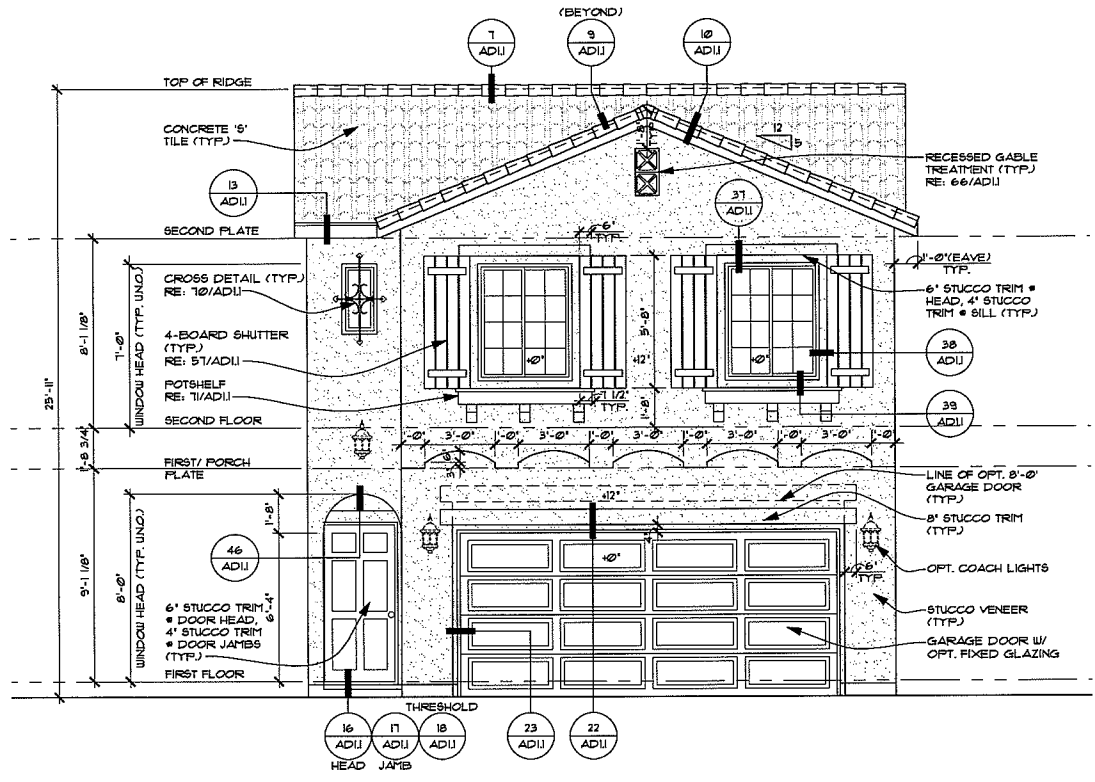
A1.2

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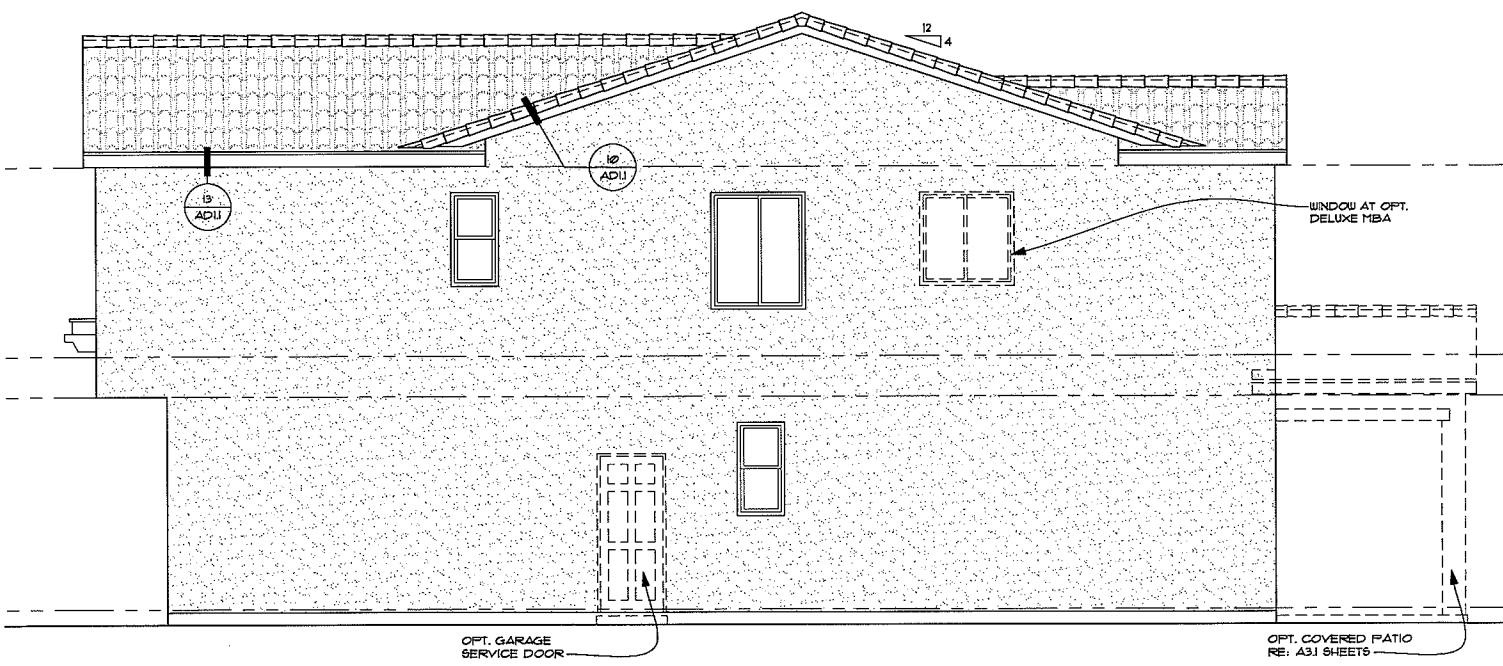


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SCALE: 1/4\"/>

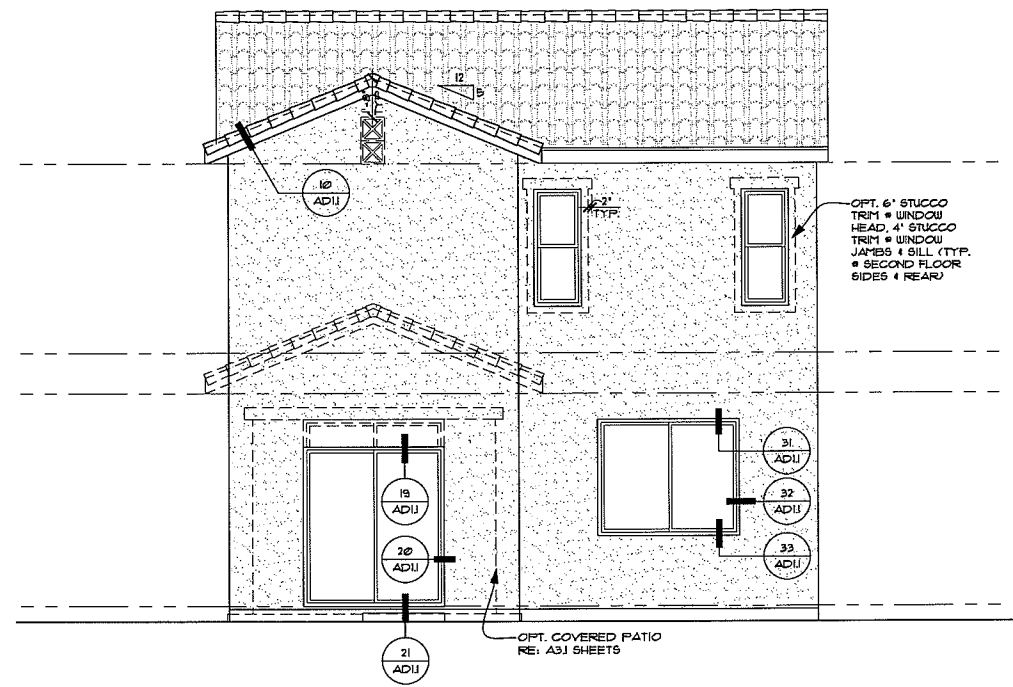
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REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4\"/>



4 RIGHT ELEVATION A
SCALE: 1/4\"/>



2 REAR ELEVATION A
SCALE: 1/4\"/>

NOTE: ENHANCEMENTS • VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



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Plan Number:

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Plan Name:

ERIN

Sheet Title:

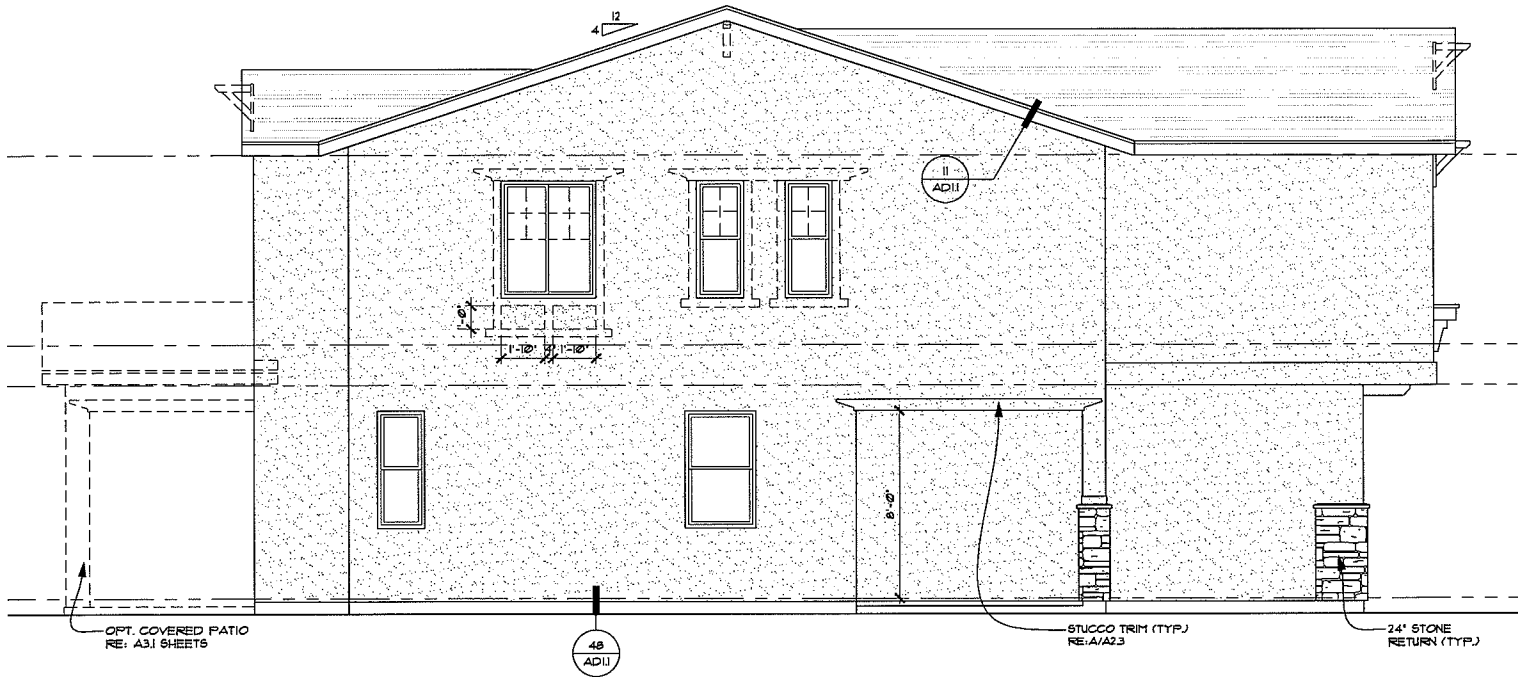
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Sheet Number:

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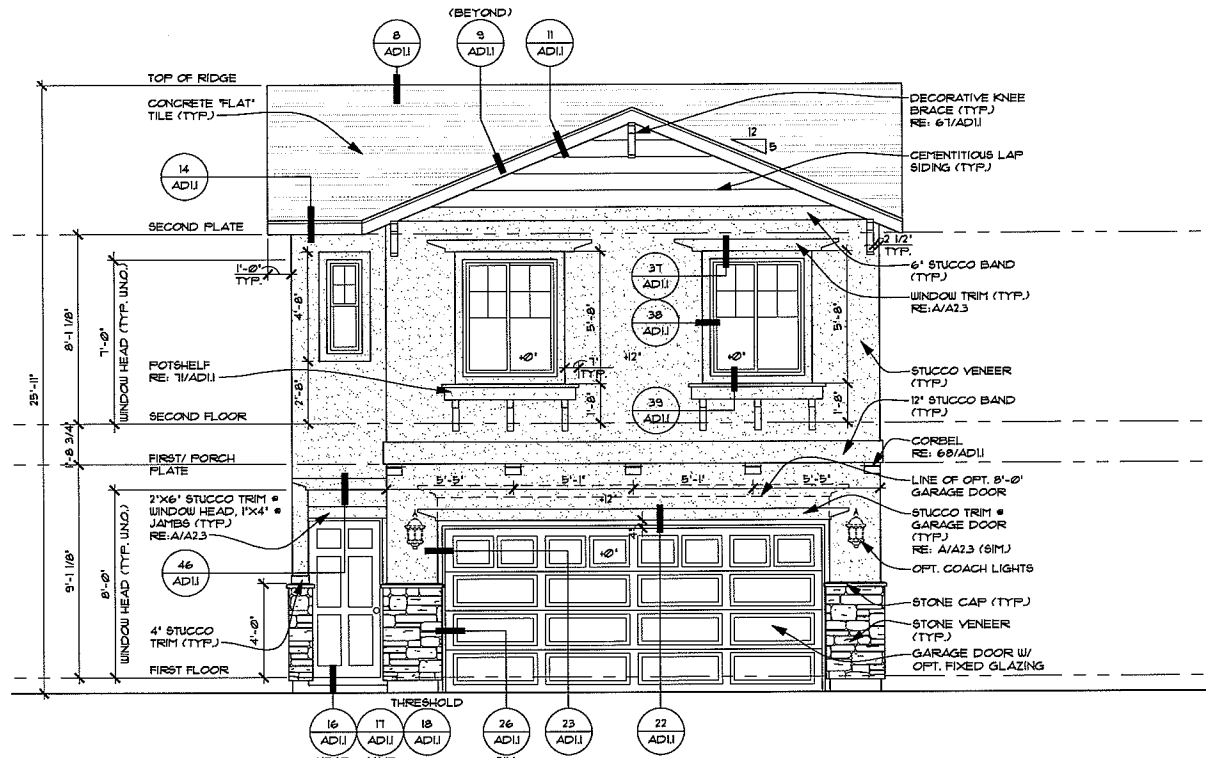
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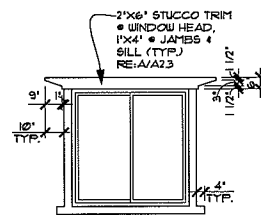


3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

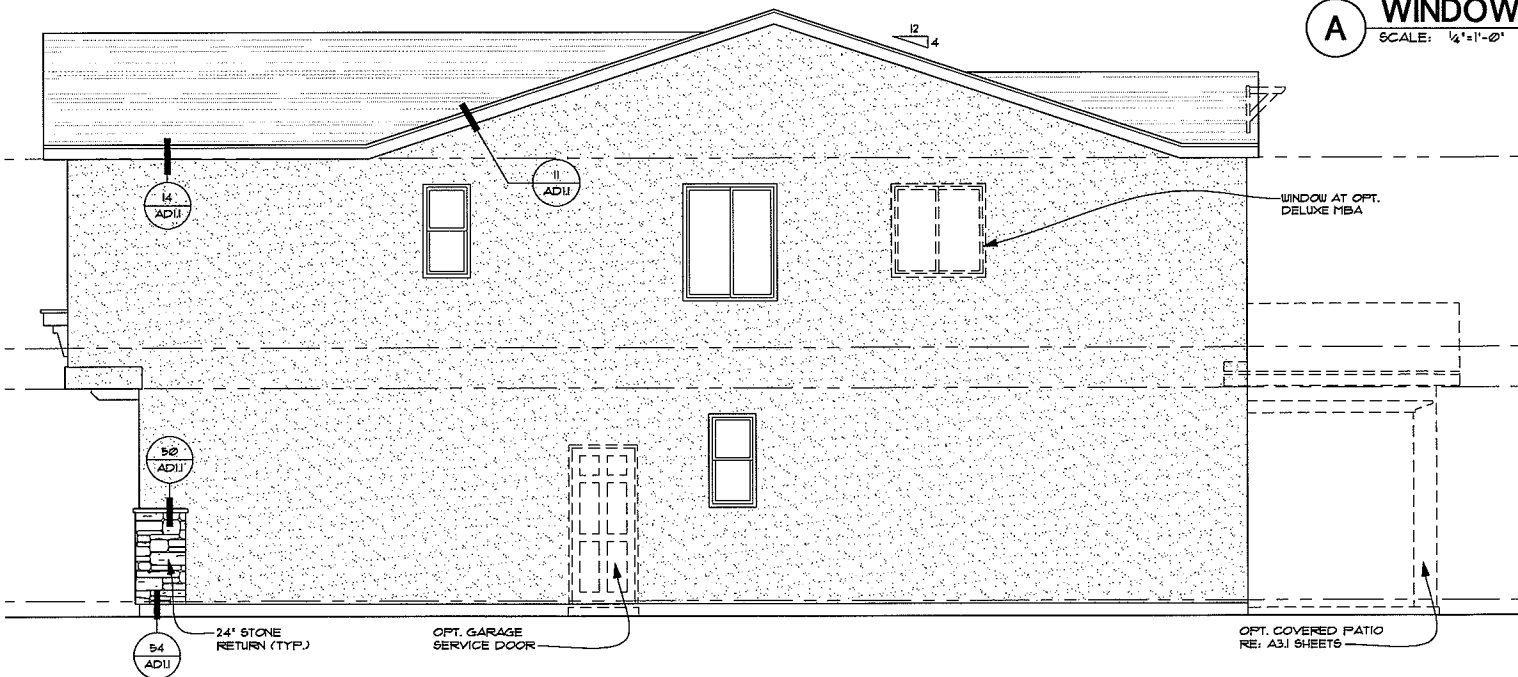
NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



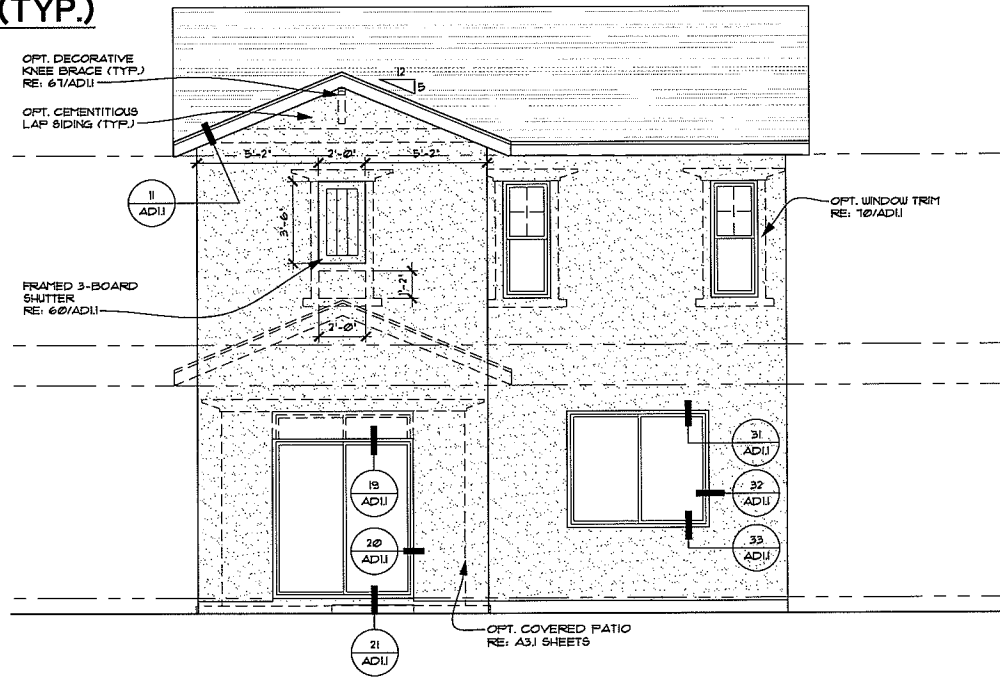
1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



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Plan Number:

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Plan Name:

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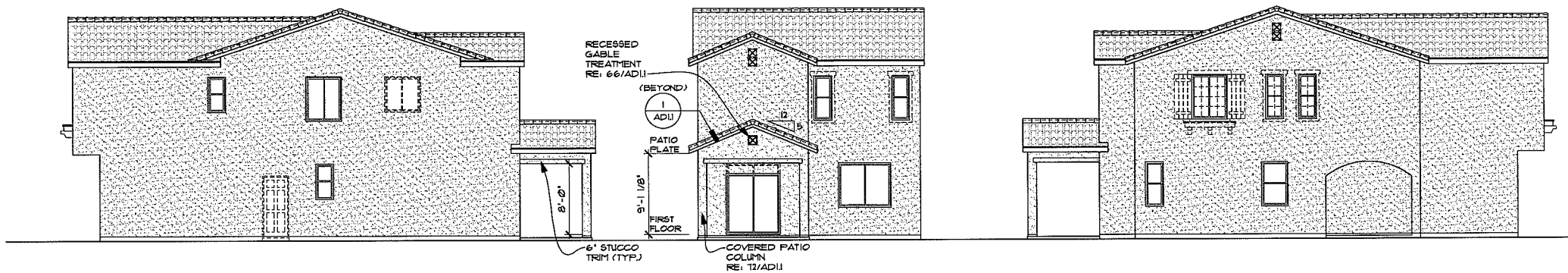
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Sheet Number:

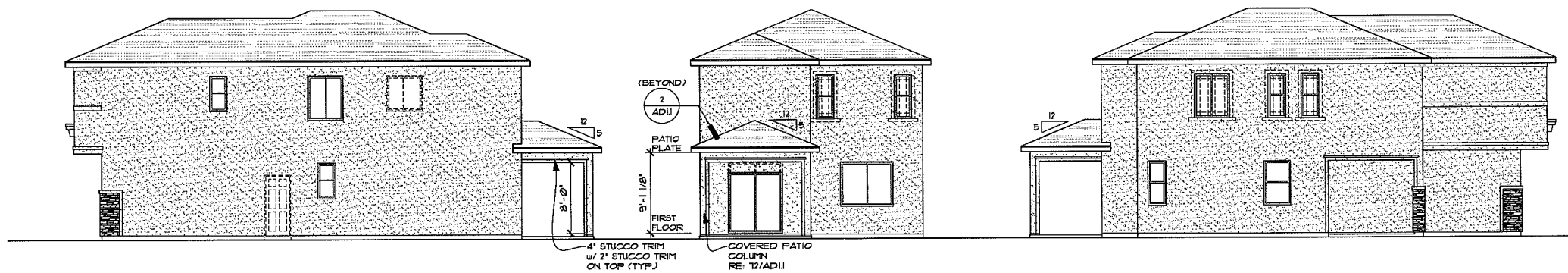
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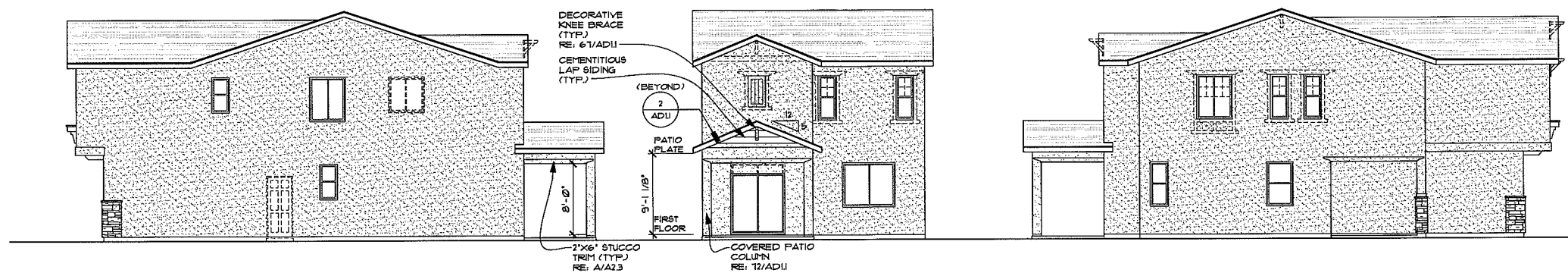
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE ATFRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE ATFRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE ATFRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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Revisions:

**LAS VEGAS
WARMINGTON**

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

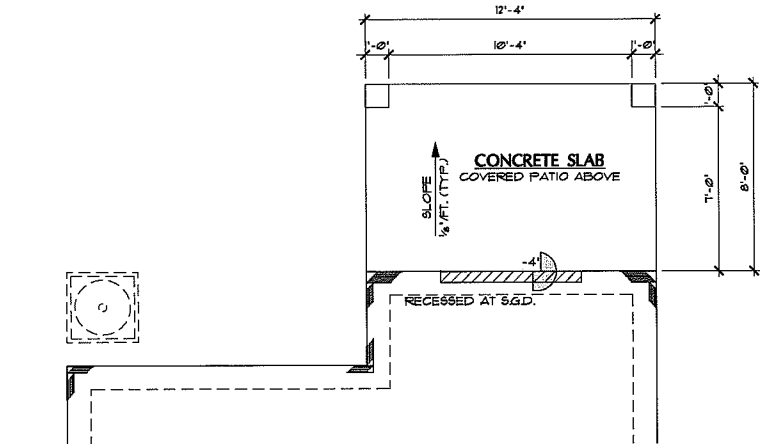
**OPT. COVERED
PATIO
ELEVATIONS**

Sheet Number:

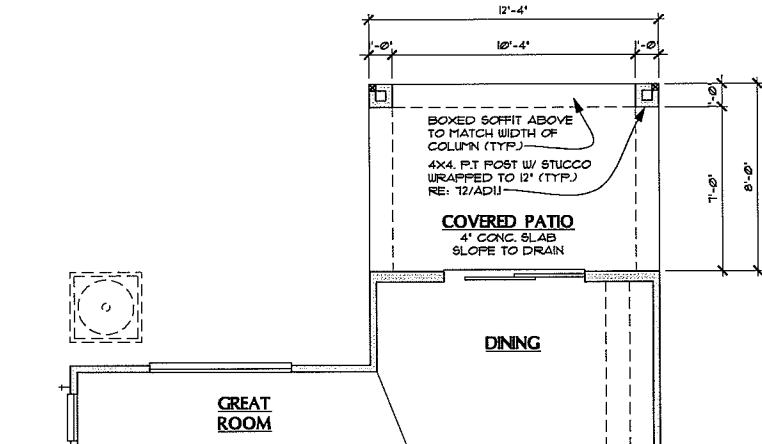
A3.1

b

Z:\Architecture_\Nevada\Las Vegas Division\Warmington\L16H - Erin\L16H - Erin-FloorPlans.dwg, 7/15/2010 3:22:14 PM, rdkhs



1 OPT. COVERED PATIO
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.0 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. COVERED PATIO PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A1.1 FOR ADDITIONAL NOTES & DIMENSIONS



RICHMOND
AMERICAN HOMES
LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 (702) 638-4400
State Contractor License #0026417

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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS
WARMINGTON

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

OPT. COVERED
PATIO PLANS

Sheet Number:

A3.1

a



RICHMOND

AMERICAN HOMES

PROJECT DATA		
PROJECT:	EMERSON at PROVIDENCE	
MUNICIPALITY:	CITY OF LAS VEGAS	
PLAN:	L14E - EMILIA	
DATE:	07/14/2010	
ENERGY COMPLIANCE:	RESCHECK	
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES OF NEVADA, INC.	
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026411	
DRAWINGS PREPARED BY:	RHJA.	
ADOPTED CODES		
BUILDING:	2006	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005	NATIONAL ELECTRICAL CODE
ENERGY:	2006	INTERNATIONAL ENERGY CONSERVATION CODE
	2006	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE:	MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)		
SHEETS	DESCRIPTION	
REQUIREMENTS FOR ENHANCED REAR LOTS		
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.		

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	436 SQ. FT.
PORCH AREA	-	-	26 SQ. FT.
OPT. COVERED PATIO	-	-	99 SQ. FT.
FIRST FLOOR	515 SQ. FT.	-	-
SECOND FLOOR	844 SQ. FT.	-	-
TOTAL	1419 SQ.FT.	-	-

DATE	DELTA	REVISION
-	-	-

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	a COVER SHEET & SHEET INDEX
A1.0	a ARCHITECTURAL FOUNDATION PLAN- ELEV. A & OPTIONS
A1.1	a FIRST FLOOR PLAN- ELEV. A & OPTIONS b PARTIAL FIRST FLOOR PLAN- ELEV. B & C
A1.2	a SECOND FLOOR PLAN & OPTIONS
A2.1	a ELEVATION A
A2.2	a ELEVATION B
A2.3	a ELEVATION C
A3.0	a NOT USED
A3.1	a OPT. COVERED PATIO - PLANS b OPT. COVERED PATIO - ELEVATIONS
A4.1	a ROOF PLANS
A4.2	a BUILDING SECTIONS
A5.1	a FLOORING BREAKS - FIRST FLOOR b FLOORING BREAKS - SECOND FLOOR
AD1.0	a INTERIOR & COMMON DETAILS
AD1.1	a EXTERIOR ELEVATION DETAILS b EXTERIOR ELEVATION DETAILS c EXTERIOR ELEVATION DETAILS d EXTERIOR ELEVATION DETAILS e EXTERIOR ELEVATION DETAILS
AD1.2	a THERMAL BARRIER DETAILS b THERMAL BARRIER DETAILS
AD1.3	a EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	a ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
E1.2	a SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALCS
M0.0	a IECC REPORT & MECHANICAL LOAD CALCS
M1.1	a MECHANICAL PLAN - ELEVATIONS A, B & C
P1.1	a FIRST FLOOR PLUMBING PLAN
P1.2	a SECOND FLOOR PLUMBING PLAN
S0.0	a STRUCTURAL SPECIFICATIONS & NOTES b STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a POST-TENSIONED FOUNDATION PLAN
S1.1	a NOT USED
S1.2	a FLOOR & LOW ROOF FRAMING PLAN b FLOOR & LOW ROOF FRAMING PLAN
S1.3	a ROOF FRAMING PLAN b ROOF FRAMING PLAN
SD	1 POST-TENSIONED FOUNDATION DETAILS 1.1 POST-TENSIONED FOUNDATION DETAILS 2 GENERAL FRAMING DETAILS 2.1 GENERAL FRAMING DETAILS 2.2 GENERAL FRAMING DETAILS 3 ROOF FRAMING DETAILS 4 FLOOR FRAMING DETAILS



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Date: 07/14/2010

Drawn By: RHJA.

Revisions:

LAS VEGAS
EMERSON

Plan Number:

L14E

Plan Name:

EMILIA

Sheet Title:

COVER SHEET
&
SHEET INDEX

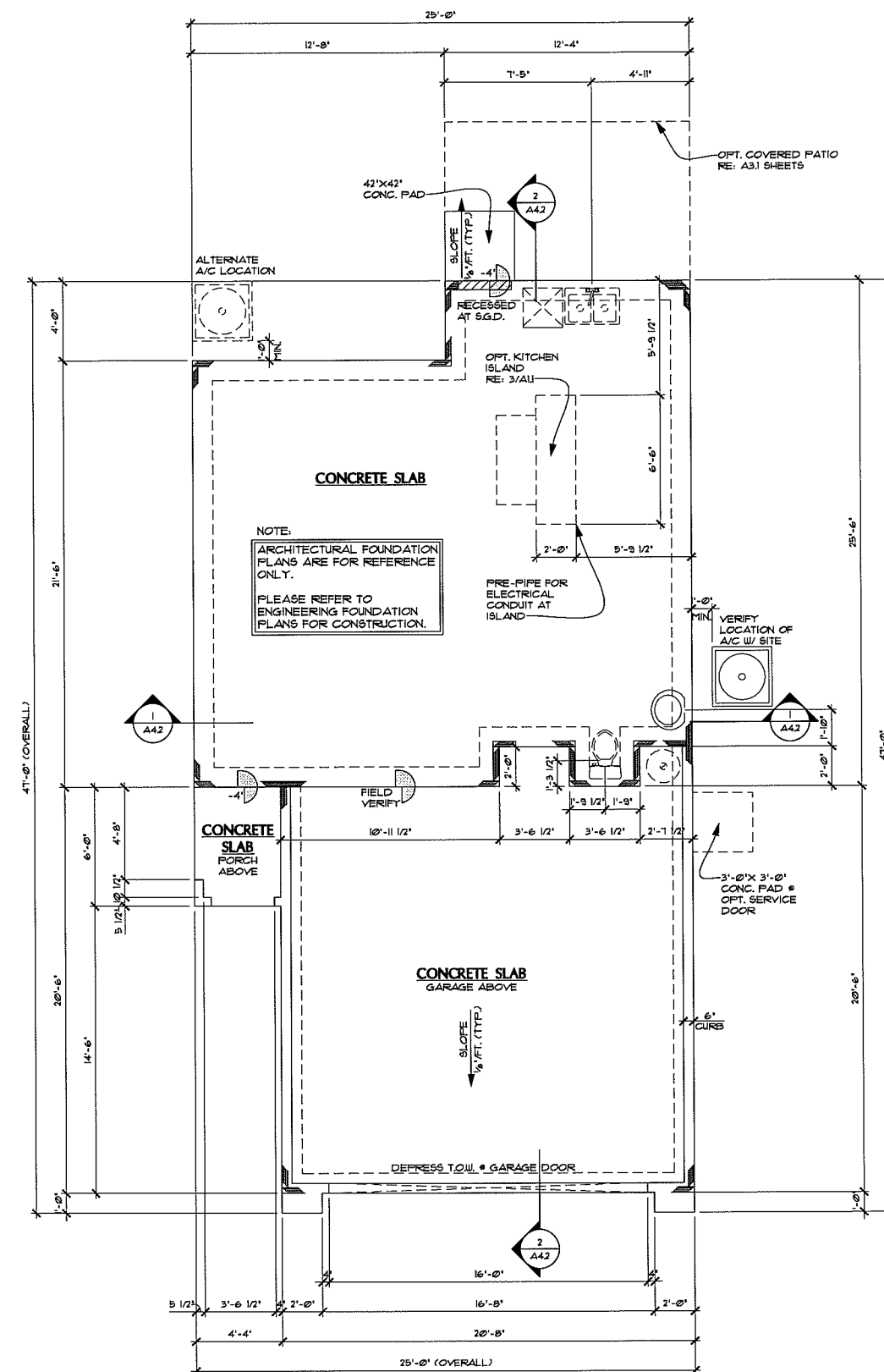
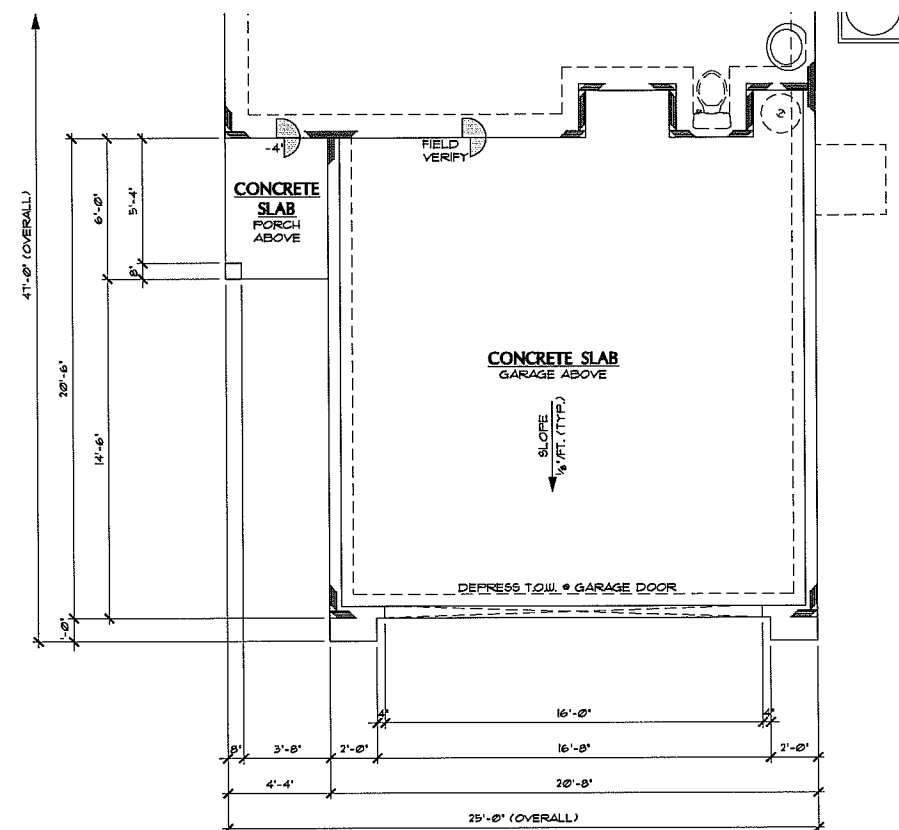
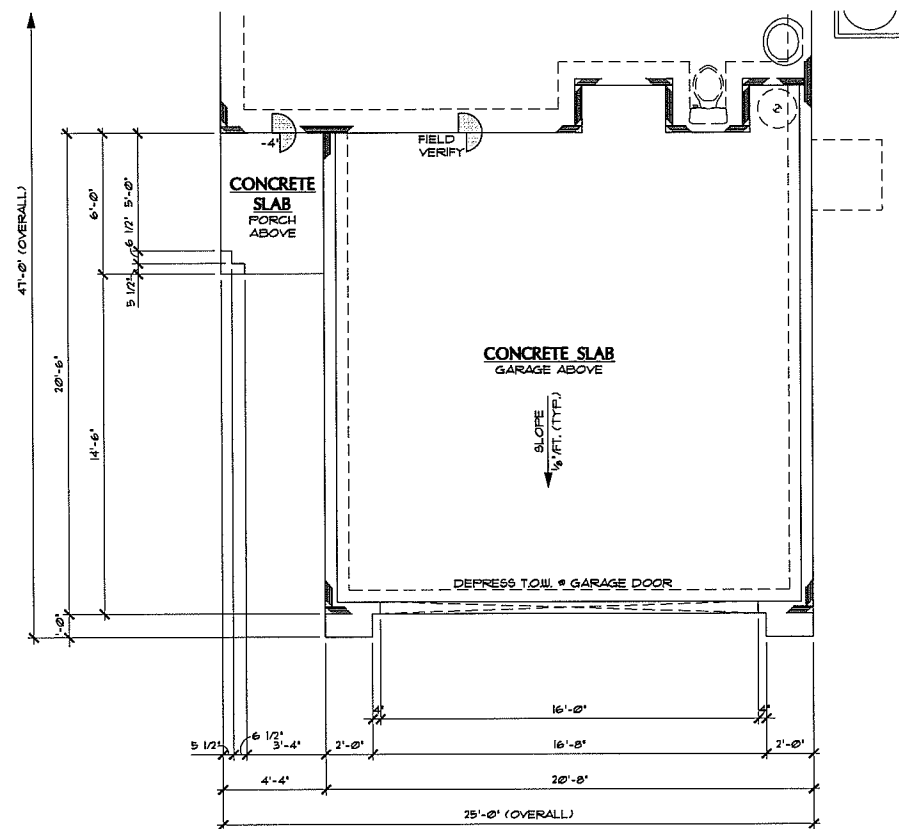
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ROC-39470

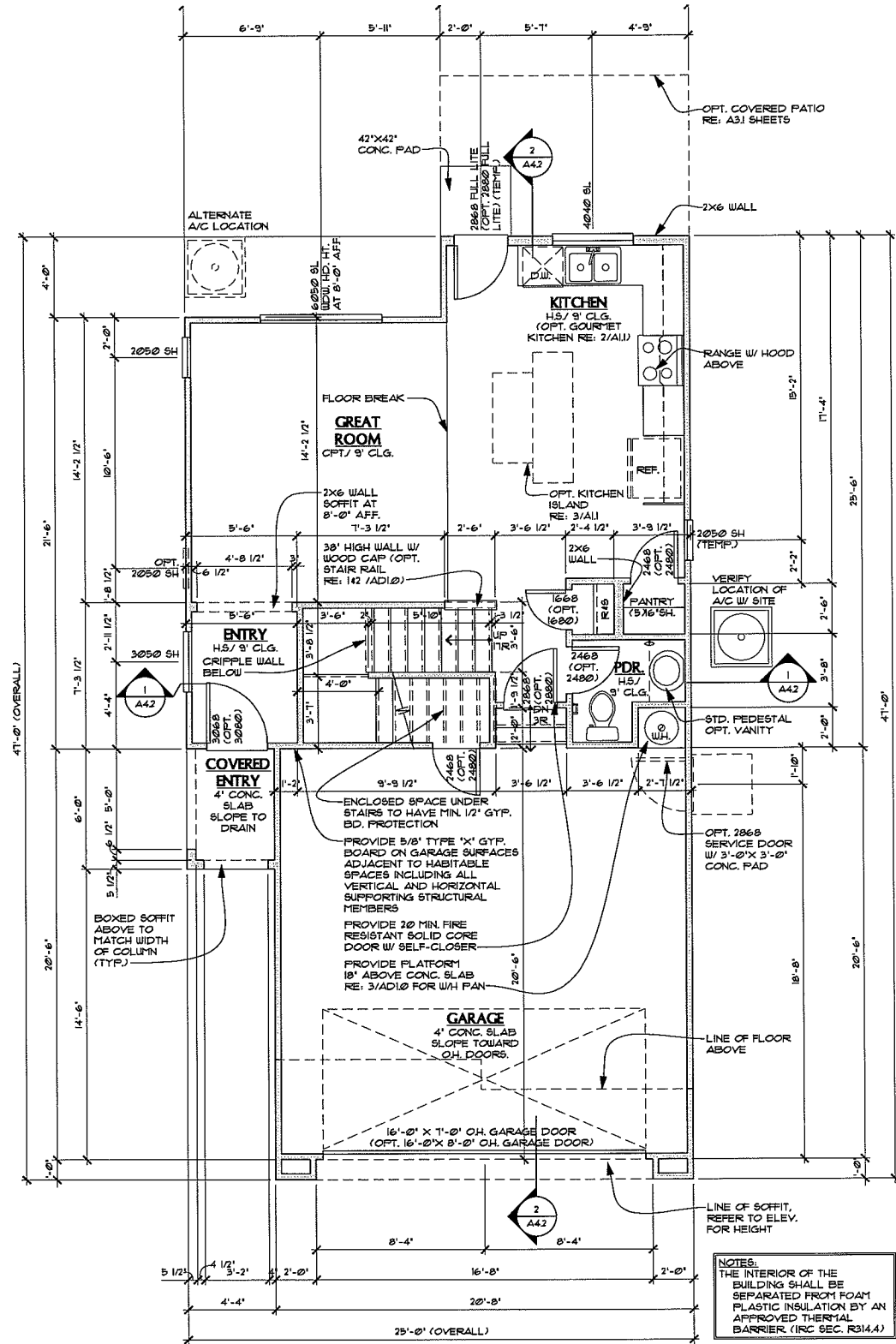
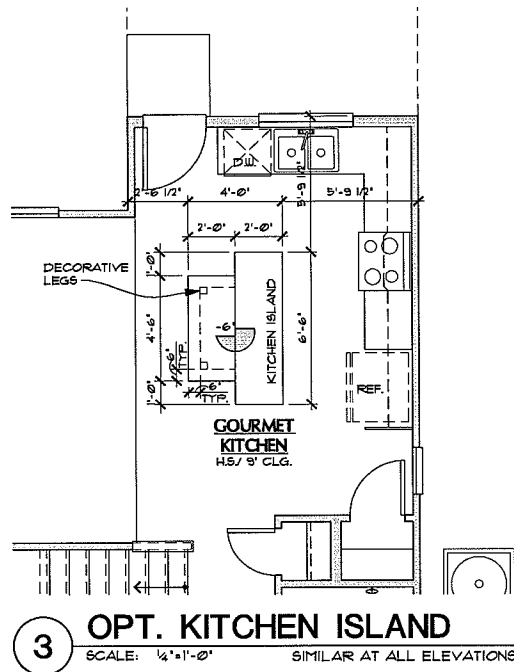
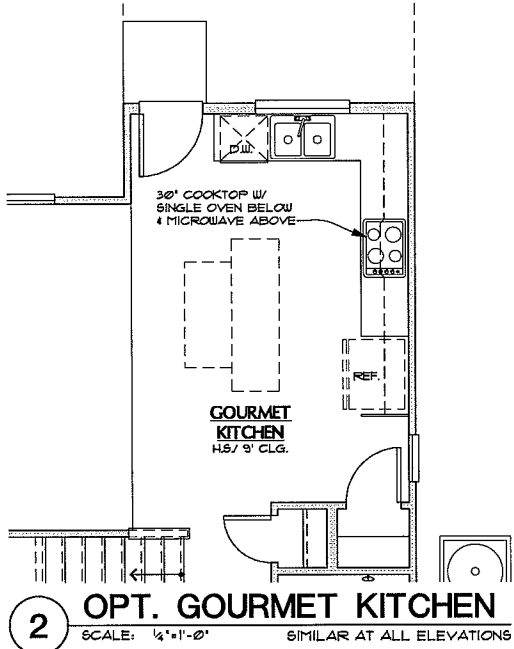
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SEP 07 2010

City of Las Vegas



Z:\Architecture\ Nevada\Las Vegas Division\Warrington\L14E - Emilia-FloorPlans.dwg, 7/15/2010 3:19:37 PM, rtkirs



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Date: 07/14/2010

Drawn By: RHJA

Revisions:

**LAS VEGAS
WARRINGTON**

Plan Number:

L14E

Plan Name:

EMILIA

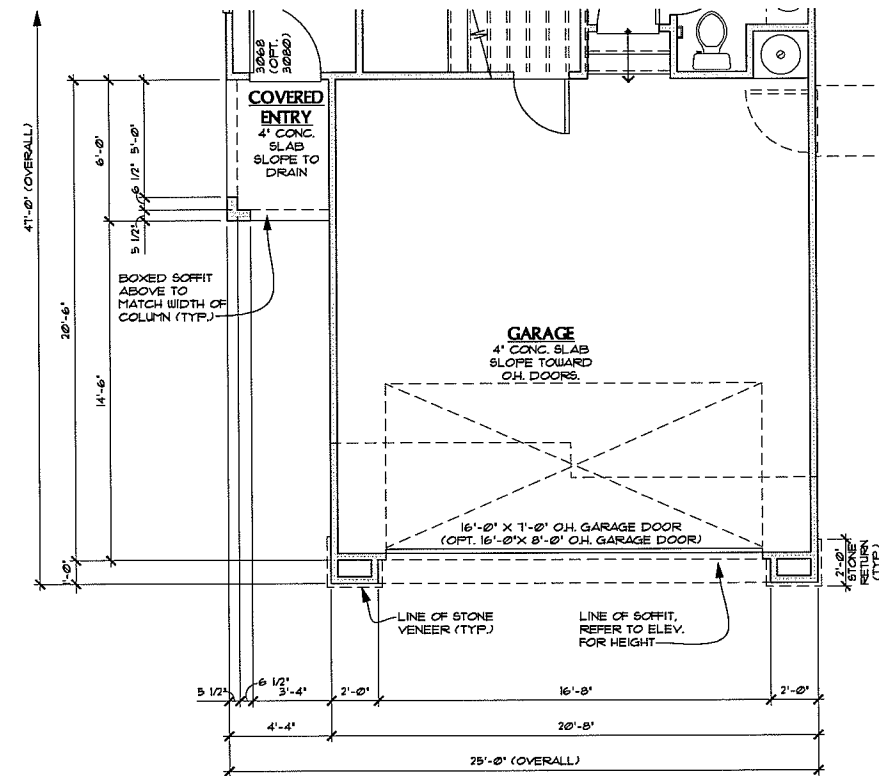
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**FIRST FLOOR
PLAN &
OPTIONS**

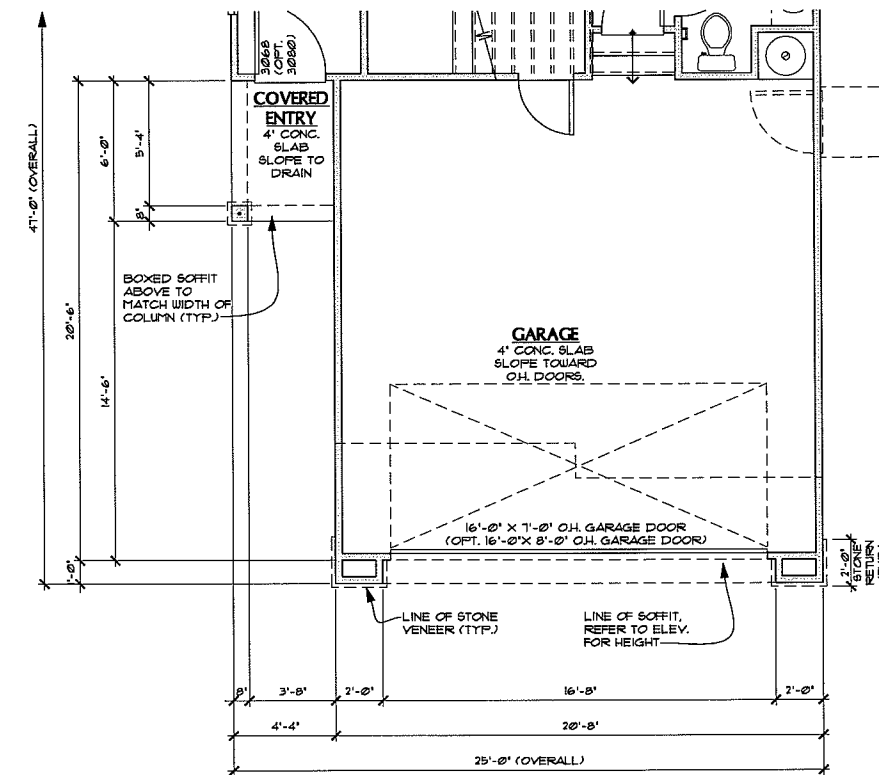
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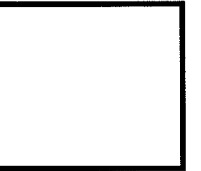
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FIRST
4 FLOOR PLAN AT ELEVATION B
SCALE: 1/4" = 1'-0" RE: SHEET A11 FOR ADDITIONAL
NOTES & DIMENSIONS



FIRST
5 FLOOR PLAN AT ELEVATION C
SCALE: $\frac{1}{4}" = 1'-0"$ RE: SHEET A.I. FOR ADDITIONAL
NOTES & DIMENSIONS

[illegible]

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Revisions:

**LAS VEGAS
WARMINGTON**

Plan Number:

L14E

Plan Name:

EMILIA

Sheet Title:

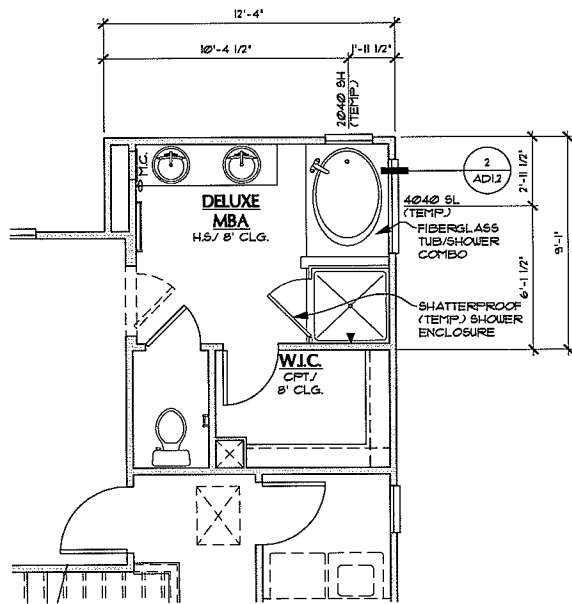
FIRST FLOOR PLAN & OPTIONS

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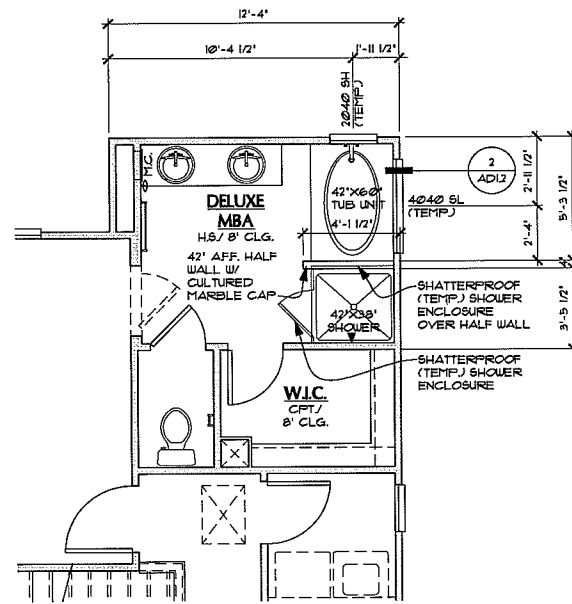
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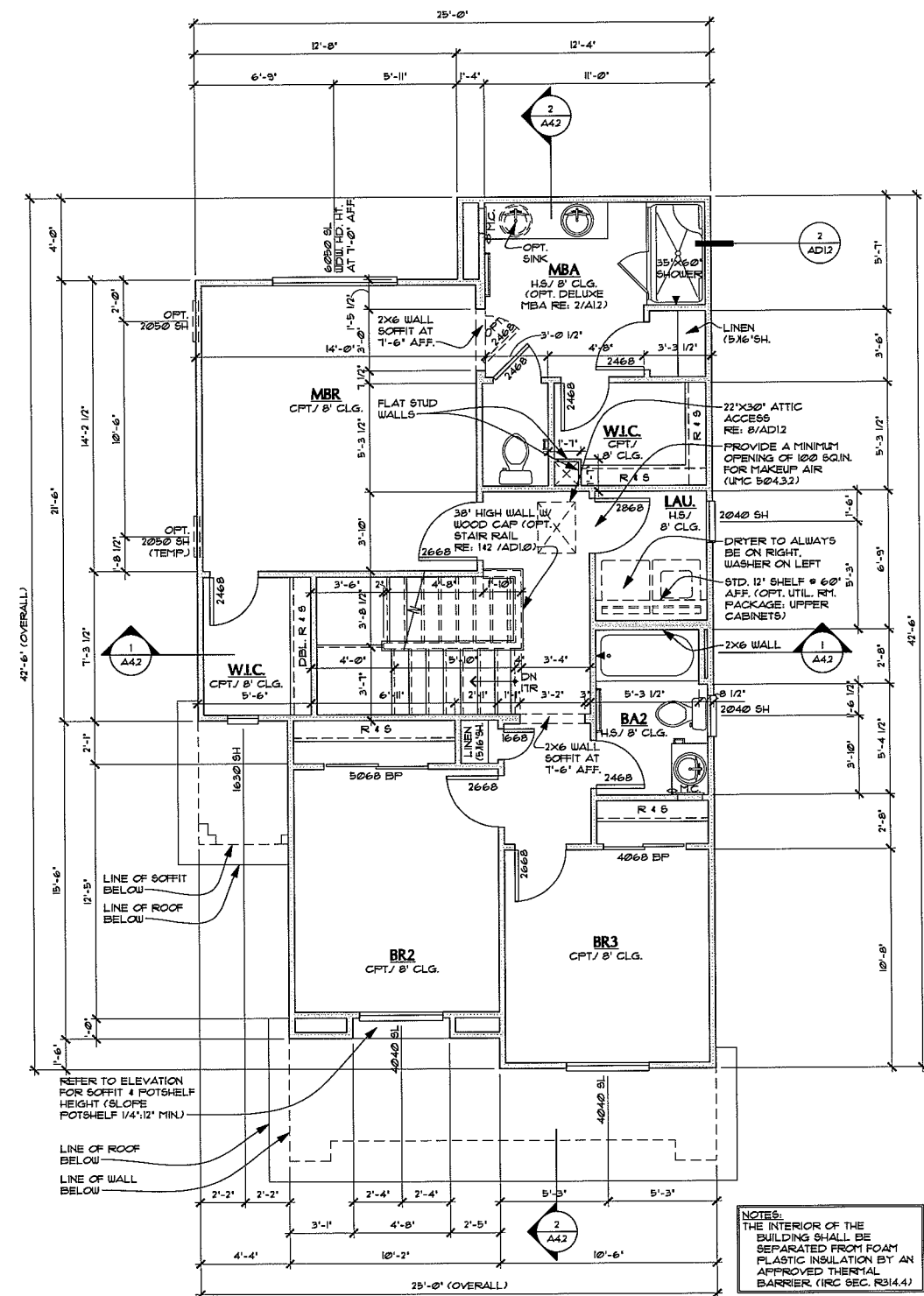
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2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0"



2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0"



1 SECOND FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"

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Revisions:

LAS VEGAS
WARRINGTON

Plan Number:

L14E

Plan Name:

EMILIA

Sheet Title:

SECOND
FLOOR PLAN &
OPTIONS

Sheet Number:

A1.2

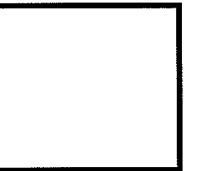
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NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED

1 FRONT ELEVATION A
SCALE: $\frac{1}{4}" = 1'-0"$

4 RIGHT ELEVATION A
SCALE: 1/4" = 1'-0"

2 REAR ELEVATION A
SCALE: 1/4"=1'-0" NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



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Date: 07/14/2010

Drawn By: RHJA

Revisions:

**LAS VEGAS
WARMINGTON**

Plan Number:

L14E

Plan Name:

EMILIA

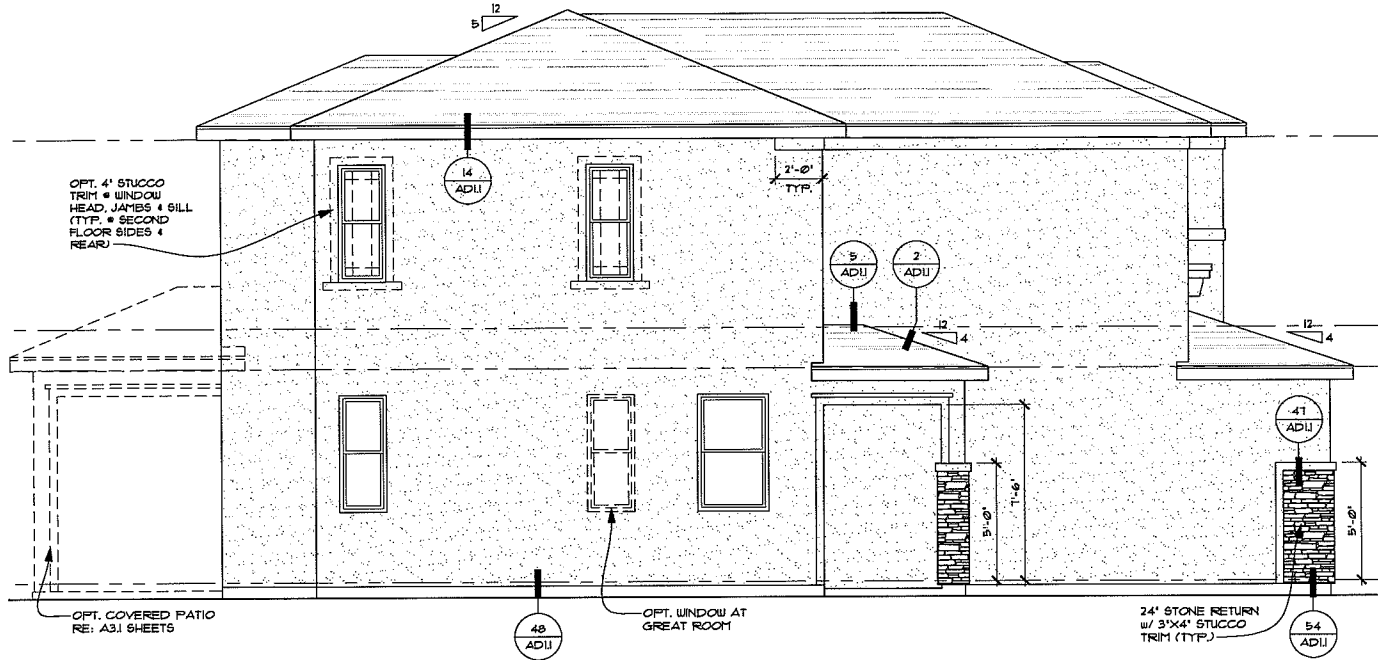
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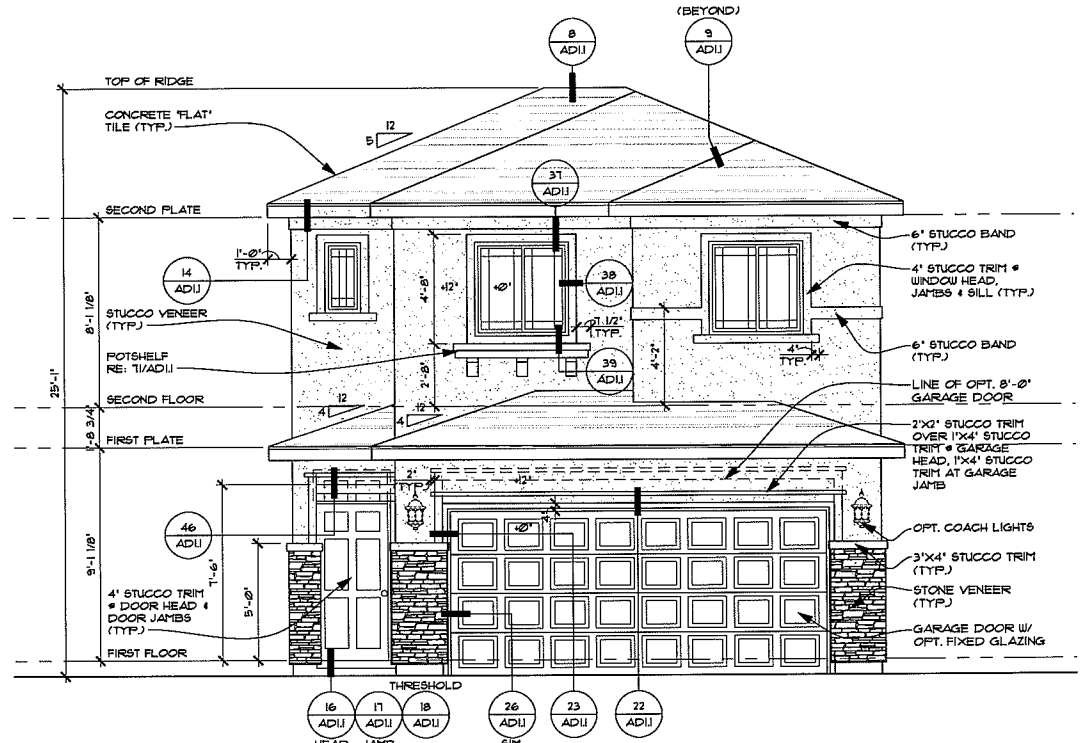
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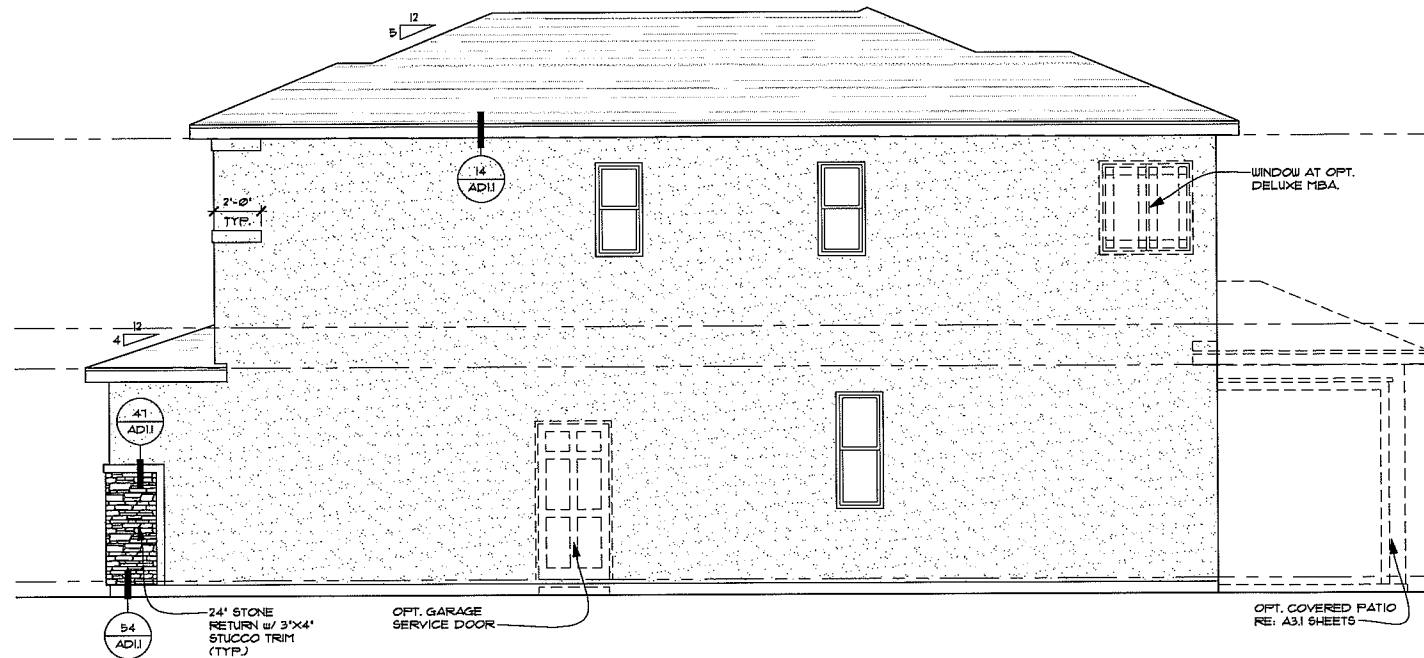
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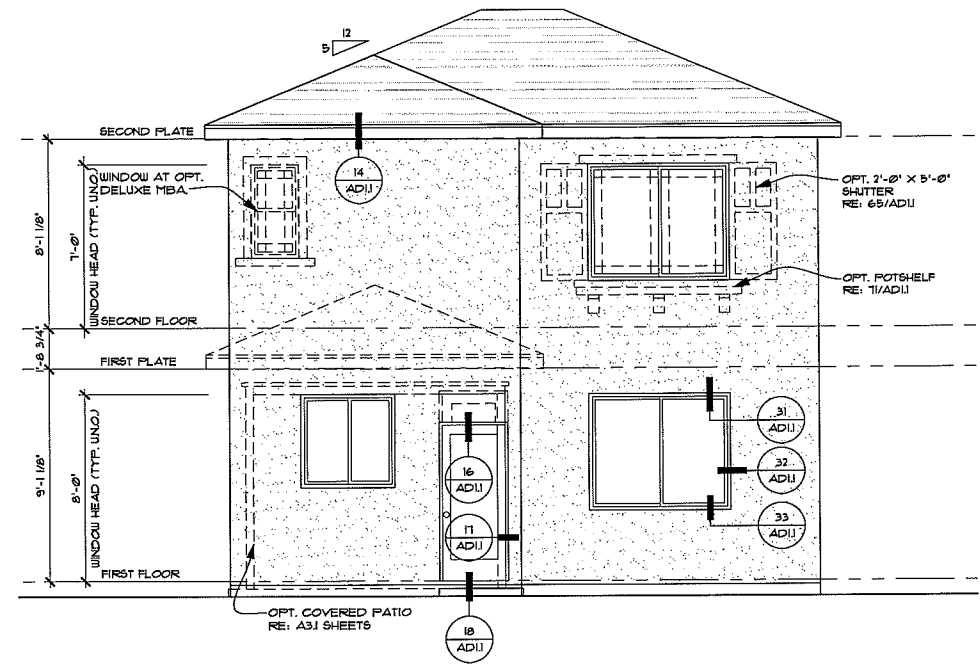
3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"



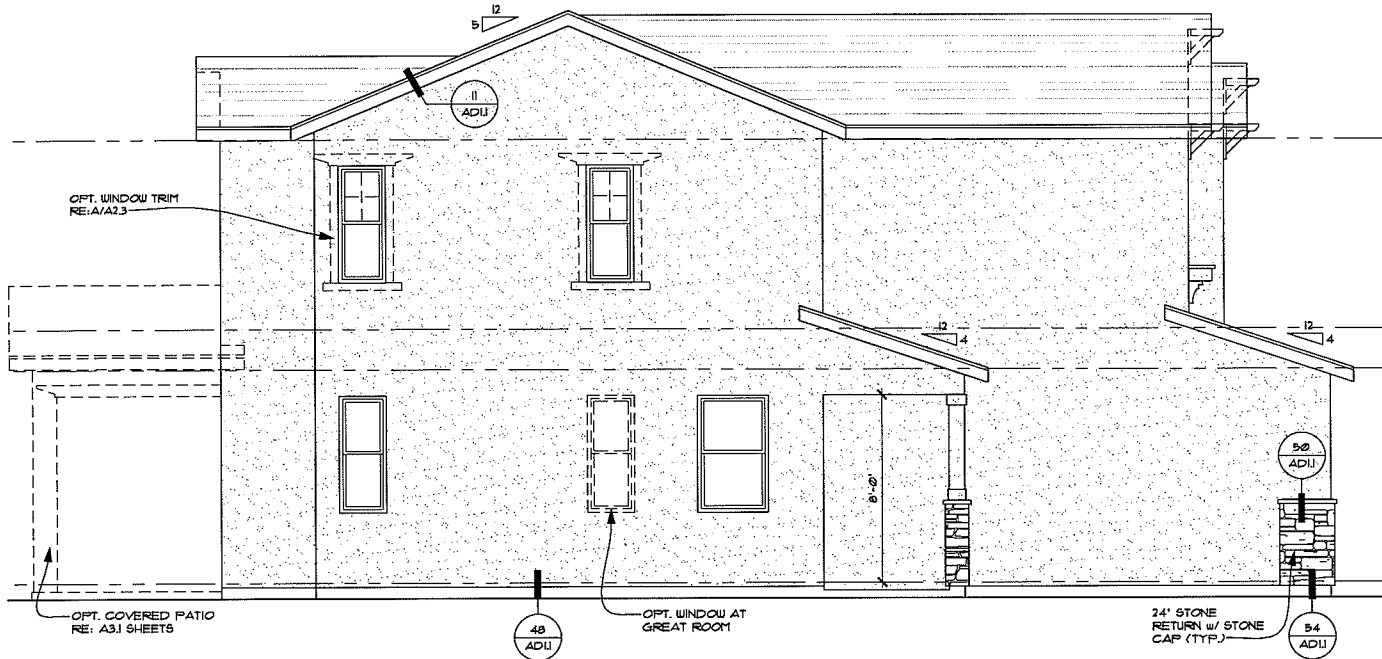
1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"

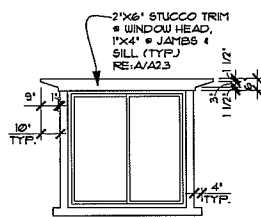


2 REAR ELEVATION B
SCALE: 1/4"=1'-0"



3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

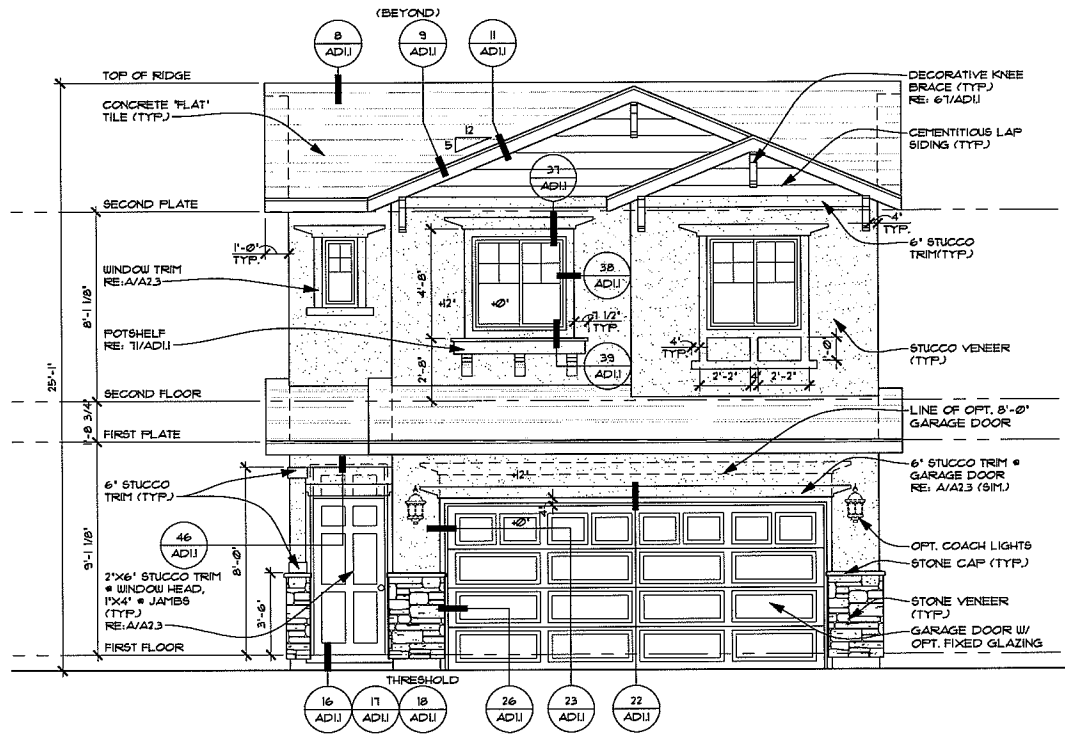
NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



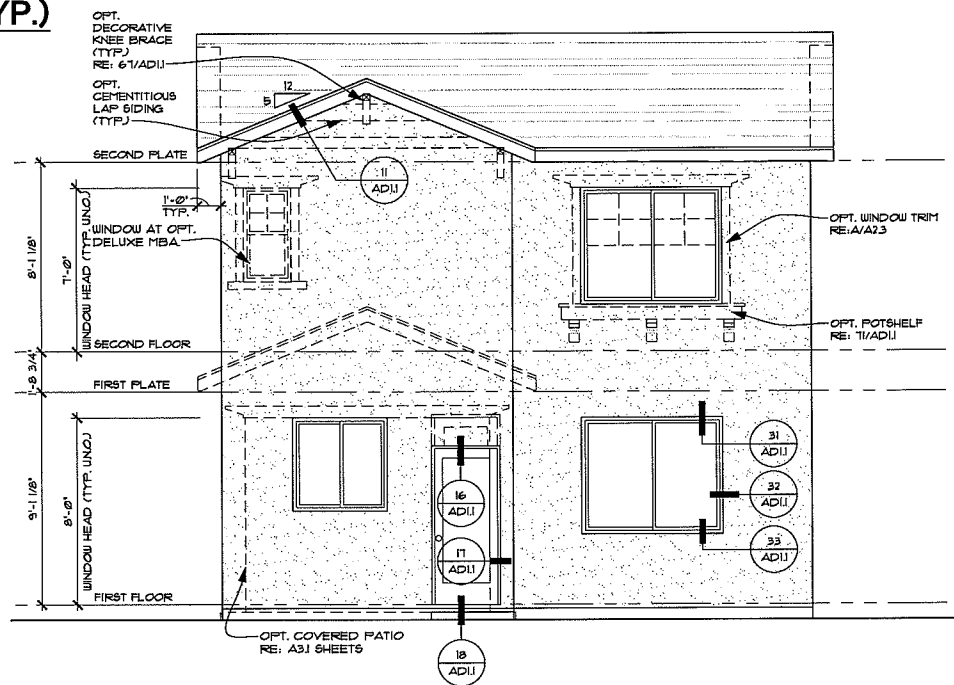
A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"
NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED

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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS
WARMINGTON

Plan Number:

L14E

Plan Name:

EMILIA

Sheet Title:

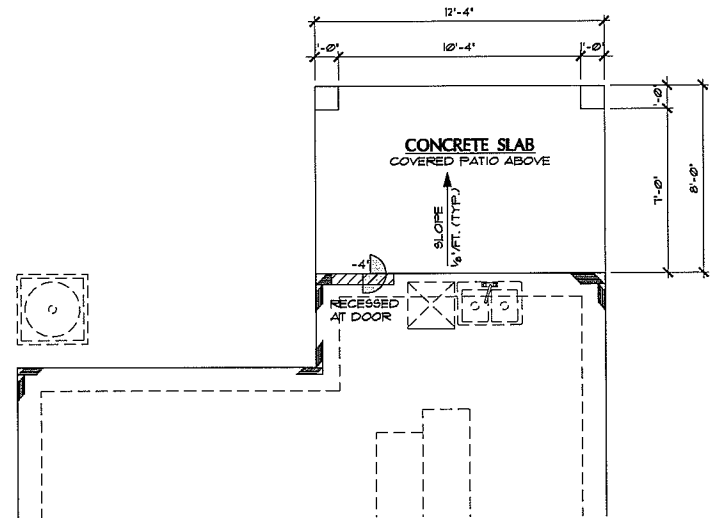
ELEVATION C

Sheet Number:

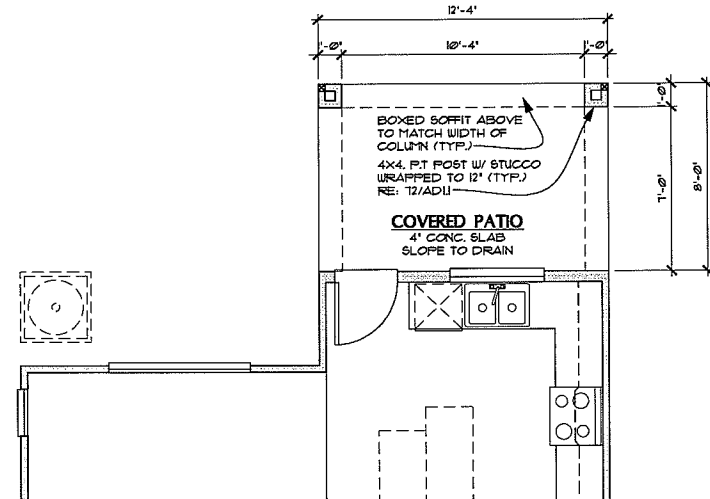
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a

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1 OPT. COVERED PATIO
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. COVERED PATIO PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A11 FOR ADDITIONAL NOTES & DIMENSIONS



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Date: 07/14/2010

Drawn By: RHJA

Revisions:

LAS VEGAS
WARMINGTON

Plan Number:

L14E

Plan Name:

EMILIA

Sheet Title:

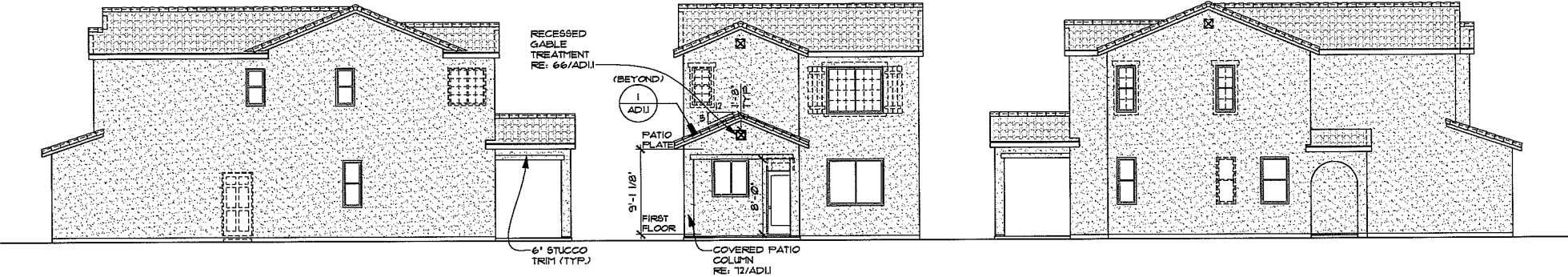
OPT. COVERED PATIO PLANS

Sheet Number:

A3.1

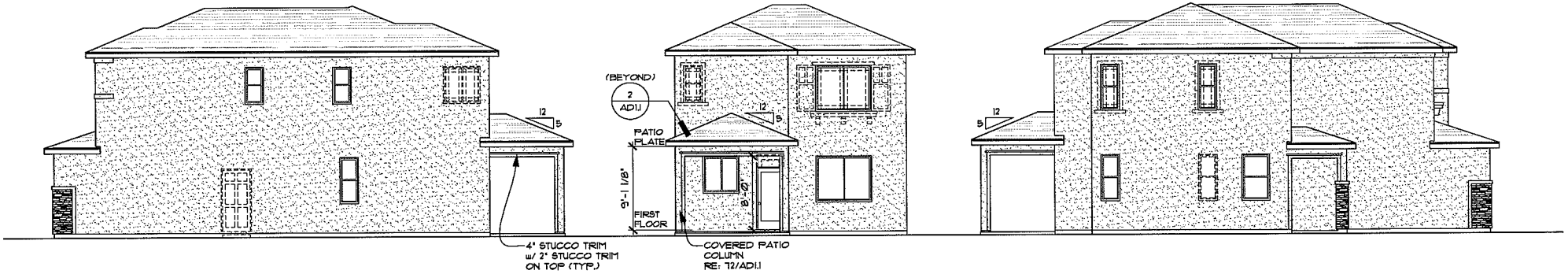
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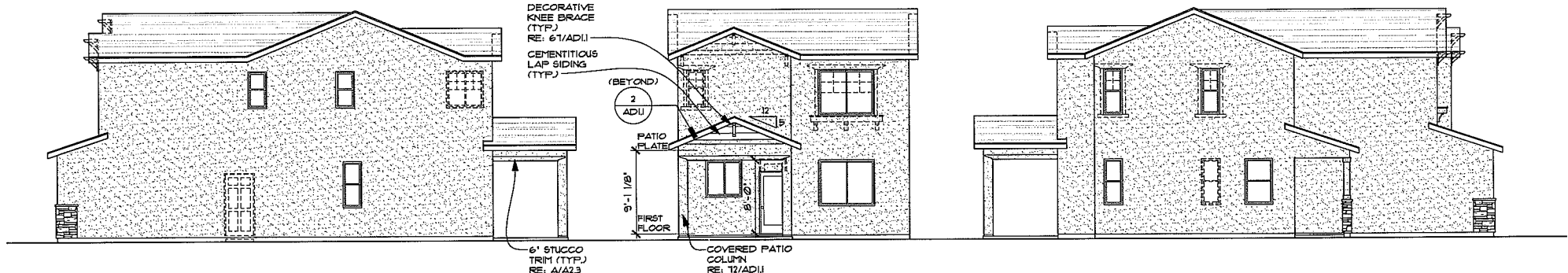
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE ATFRONT ELEVATION
RE: SHEET A21 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE ATFRONT ELEVATION
RE: SHEET A22 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE ATFRONT ELEVATION
RE: SHEET A23 FOR ADDITIONAL NOTES & DIMENSIONS

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AMERICAN HOMES



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Date:	07/14/2010
Drawn By:	RHJA
Revisions:	

LAS VEGAS
WARMINGTON

Plan Number:
L14E

Plan Name:
EMILIA

Sheet Title:

OPT. COVERED
PATIO
ELEVATIONS

Sheet Number:
A3.1
b

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RICHMOND

A M E R I C A N H O M E S

PROJECT DATA	
PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16J - EVA
DATE:	07/14/2010
ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RH.J.A.
ADOPTED CODES	
BUILDING:	2006 INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006 UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006 UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005 NATIONAL ELECTRICAL CODE
ENERGY:	2006 INTERNATIONAL ENERGY CONSERVATION CODE
	2006 SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)	
SHEETS	DESCRIPTION
REQUIREMENTS FOR ENHANCED REAR LOTS	
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.	

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	432 SQ. FT.
PORCH AREA	-	-	92 SQ. FT.
OPT. COVERED PATIO	-	-	91 SQ. FT.
FIRST FLOOR	591 SQ. FT.	-	-
SECOND FLOOR	1012 SQ. FT.	-	-
TOTAL	1663 SQ.FT.		-

DATE	DELTA	REVISION
30AUG2010	I	PLANNING REVISION

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	a COVER SHEET & SHEET INDEX
A1.0	a ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	a FIRST FLOOR PLAN & OPTIONS
A1.2	a SECOND FLOOR PLAN & OPTIONS
A2.1	a ELEVATION A
A2.2	a ELEVATION B
A2.3	a ELEVATION C
A3.0	a NOT USED
A3.0	a OPT. COVERED PATIO - PLANS b OPT. COVERED PATIO - ELEVATIONS
A4.1	a ROOF PLANS
A4.2	a BUILDING SECTIONS
A5.1	a FLOORING BREAKS - FIRST FLOOR b FLOORING BREAKS - SECOND FLOOR
AD1.0	a INTERIOR & COMMON DETAILS
AD1.0	a EXTERIOR ELEVATION DETAILS b EXTERIOR ELEVATION DETAILS c EXTERIOR ELEVATION DETAILS d EXTERIOR ELEVATION DETAILS e EXTERIOR ELEVATION DETAILS
AD1.2	a THERMAL BARRIER DETAILS b THERMAL BARRIER DETAILS
AD1.3	a 1-HOUR FIRE RATED DETAILS
E0.0	a ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	a FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALC'S
E1.2	a SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALC'S
M0.0	a IECC REPORT & MECHANICAL LOAD CALC'S
M1.1	a MECHANICAL PLAN - ELEVATIONS A, B & C
PL1	a FIRST FLOOR PLUMBING PLAN
PL2	a SECOND FLOOR PLUMBING PLAN
S0.0	a STRUCTURAL SPECIFICATIONS AND NOTES b STRUCTURAL SPECIFICATIONS AND NOTES
S1.0	a FOUNDATION PLAN L16J AND OPTIONS
S1.2	a FLOOR FRAMING PLAN L16J AND OPTIONS
S1.3	a ROOF FRAMING PLAN L16J AND OPTIONS b ROOF FRAMING PLAN L16J AND OPTIONS
SD	1 POST-TENSIONED FOUNDATION DETAILS 1.1 POST-TENSIONED FOUNDATION DETAILS 2 GENERAL FRAMING DETAILS 2.1 GENERAL FRAMING DETAILS 2.2 GENERAL FRAMING DETAILS 3 ROOF FRAMING DETAILS 4 FLOOR FRAMING DETAILS

ROC-39470

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Date: 07/14/2010

Drawn By: RH.J.A.

Revisions:

1-PLANNINGREVISION-30AUG10

LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

COVER SHEET
&
SHEET INDEX

Sheet Number:

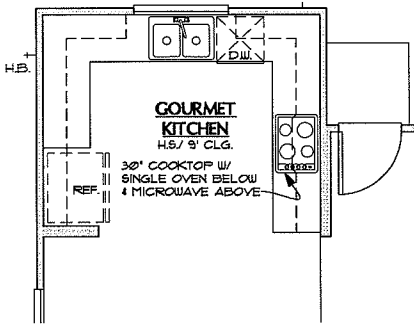
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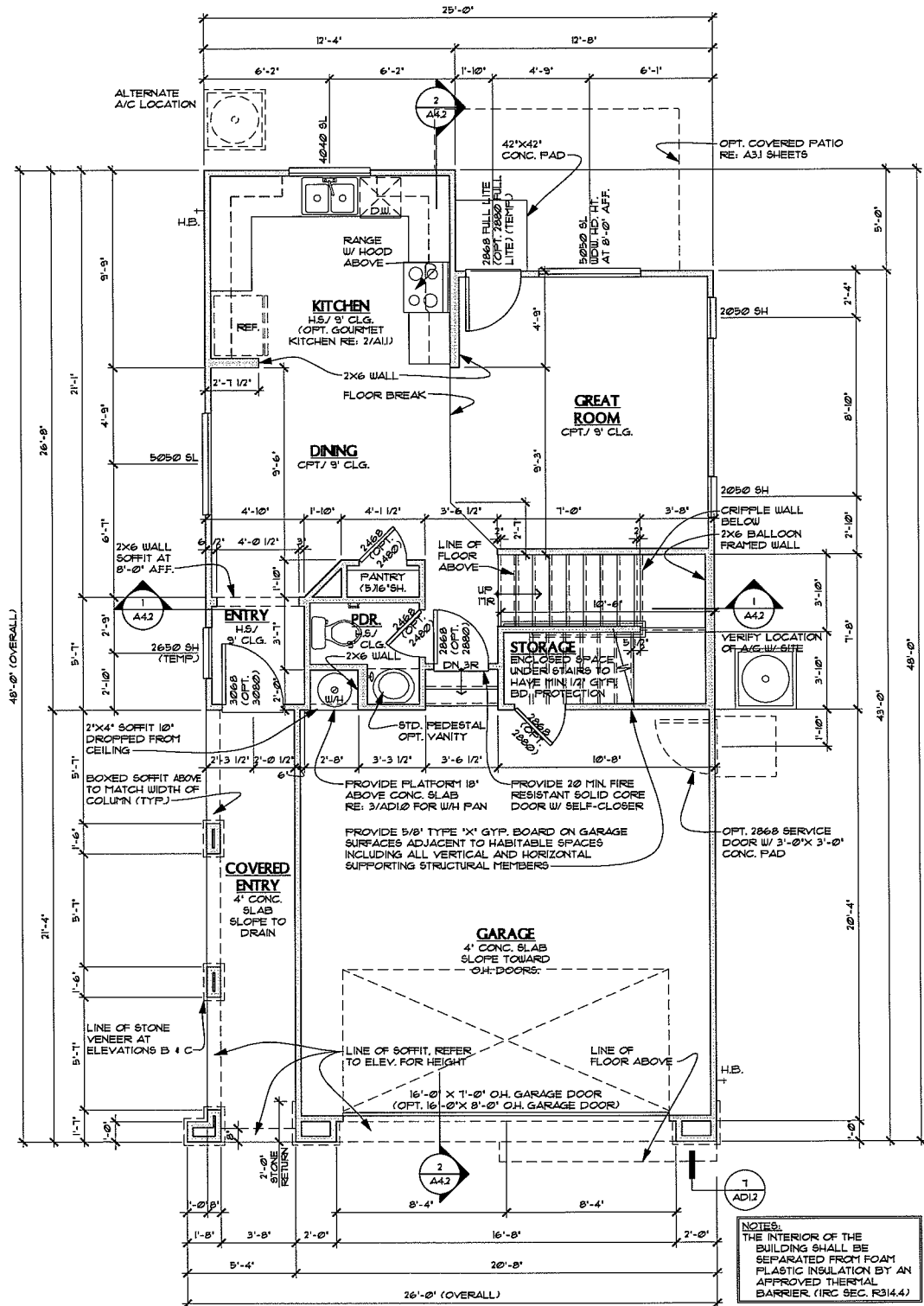


SCALE: $\frac{1}{4}" = 1' - 0"$

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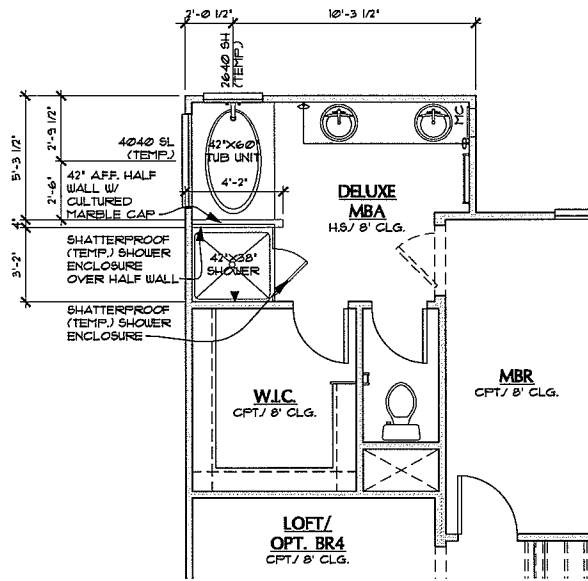


2 OPT. GOURMET KITCHEN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

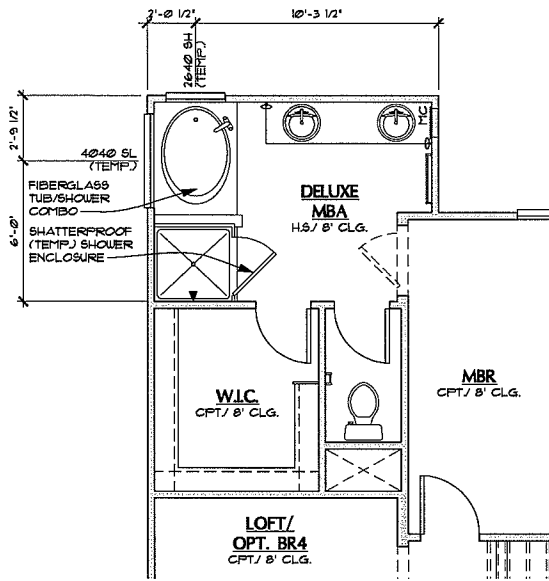


1 FIRST FLOOR PLAN AT
ELEVATION A (SIM. @ ELV'S. B & C)
SCALE: 1/4"=1'-0"

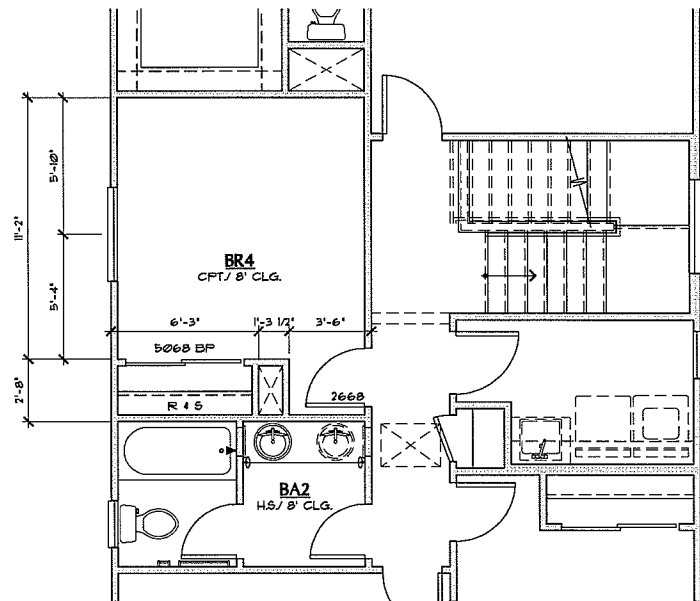
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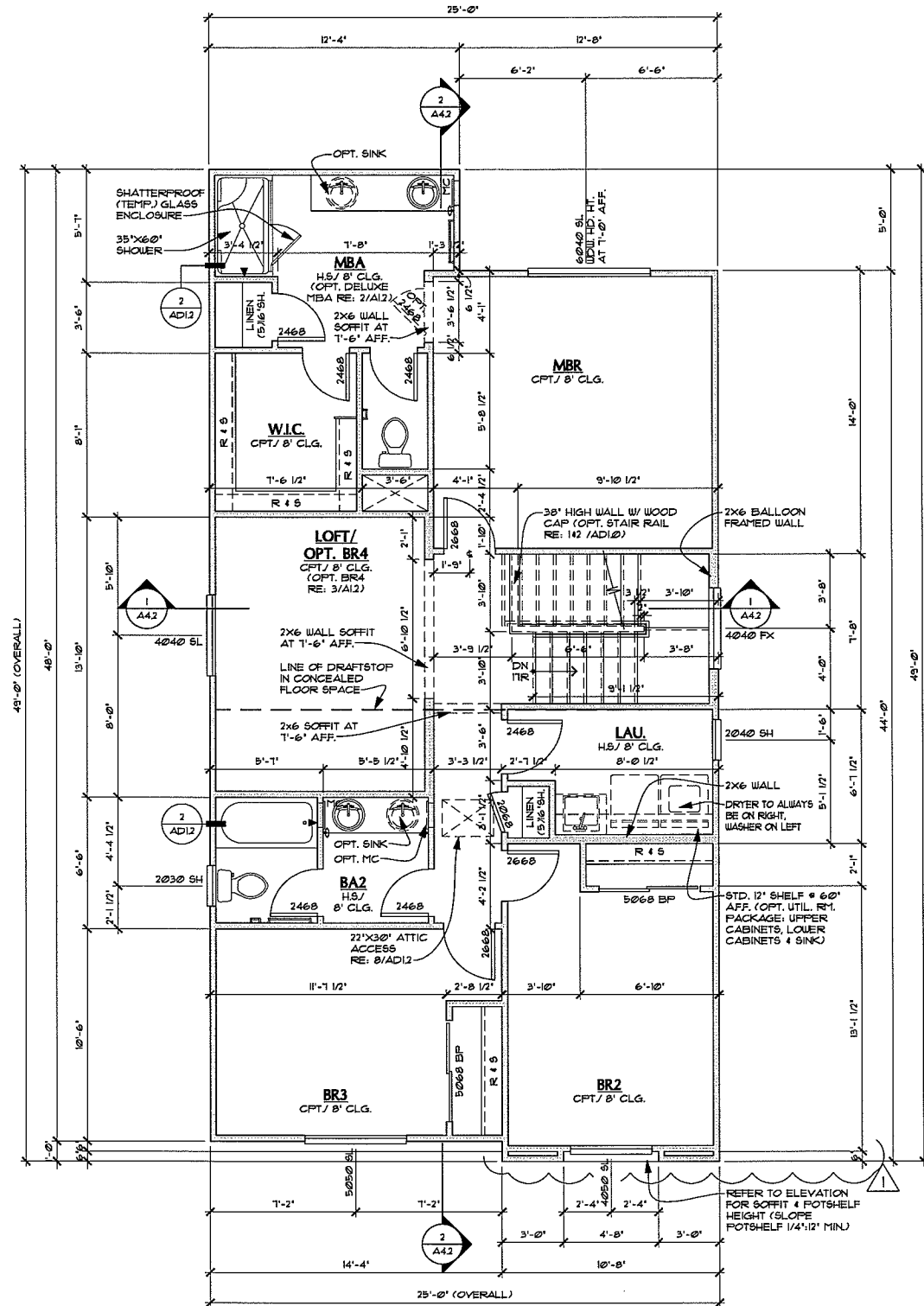
2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

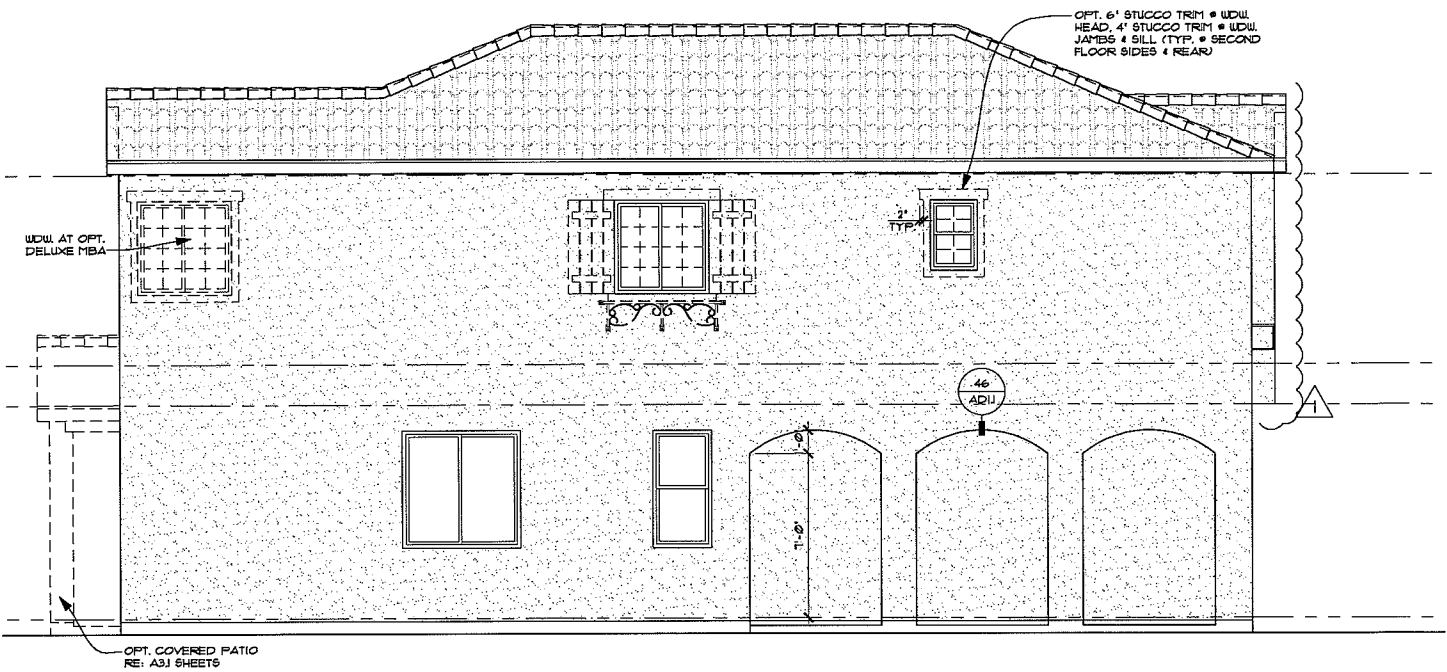


3 OPT. BR4
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



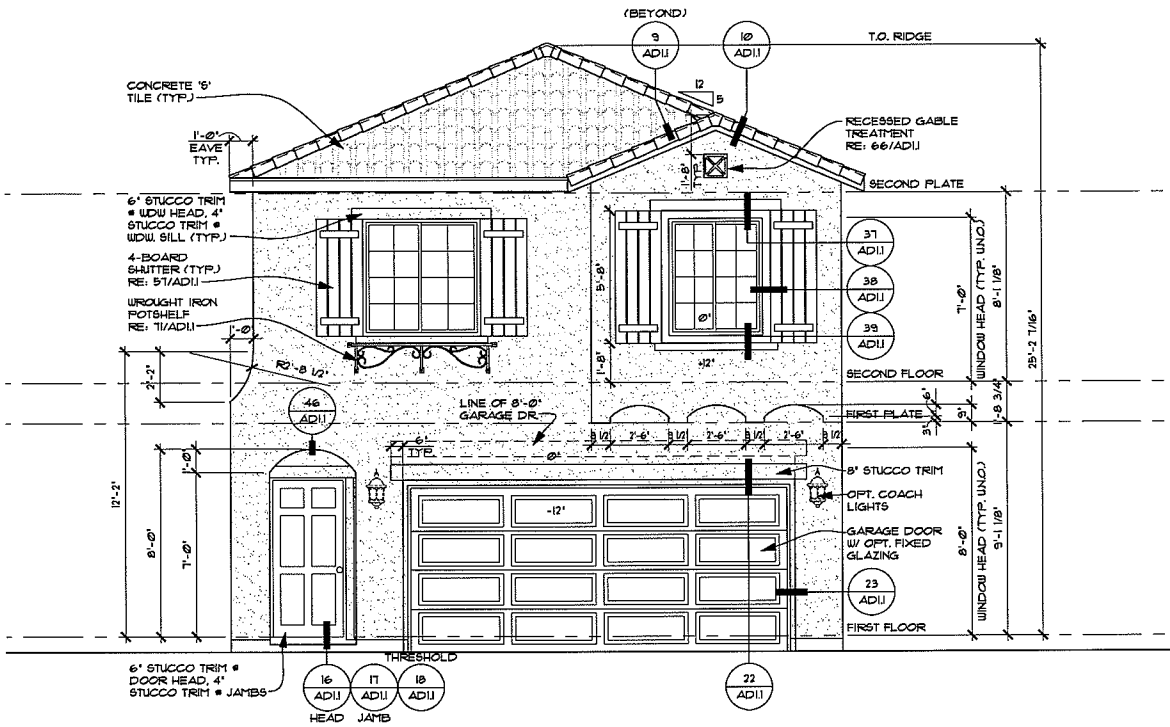
1 SECOND FLOOR PLAN AT ELEVATION A (SIM. @ ELV'S. B & C)
SCALE: 1/4"=1'-0"

Z:\Architecture_Nevada\Las Vegas Division\Warrington (Emerson)\L161 - Eva - Elev-Sects.dwg, 8/30/2010 8:54:54 AM, rldhrs

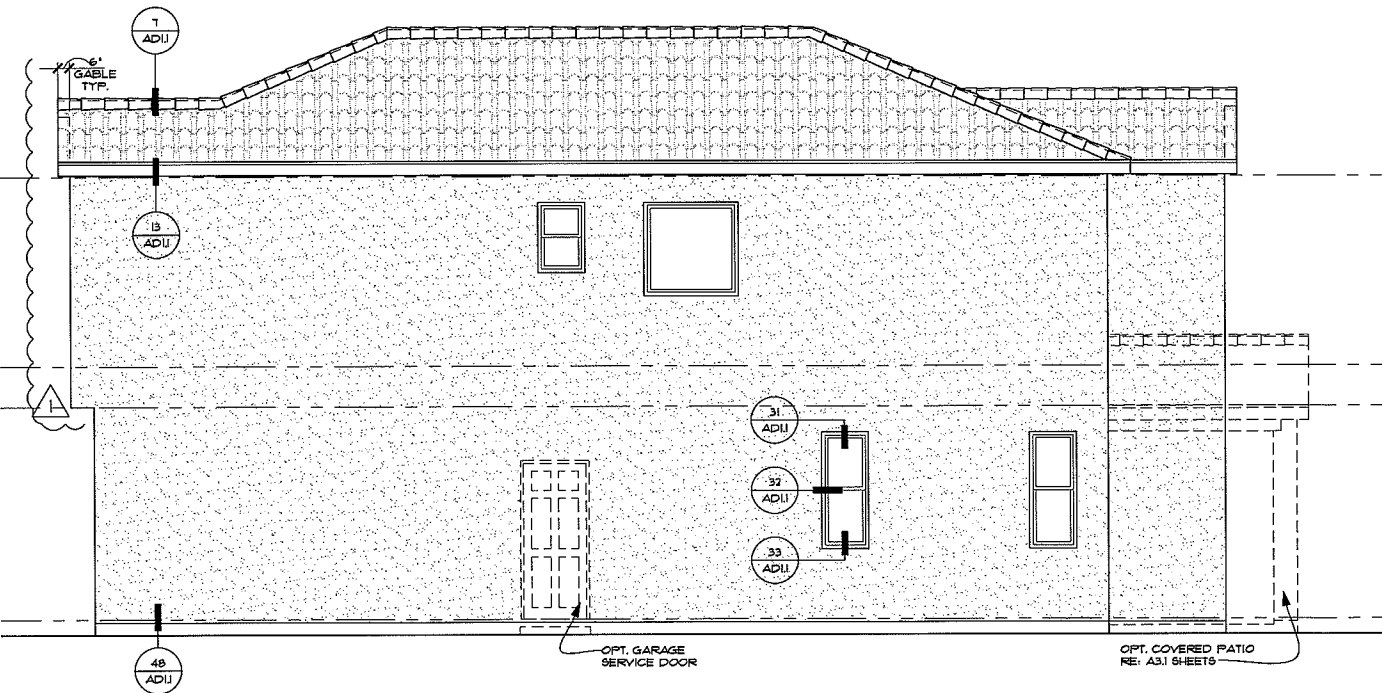


3 LEFT ELEVATION A
SCALE: 1/4"=1'-0"

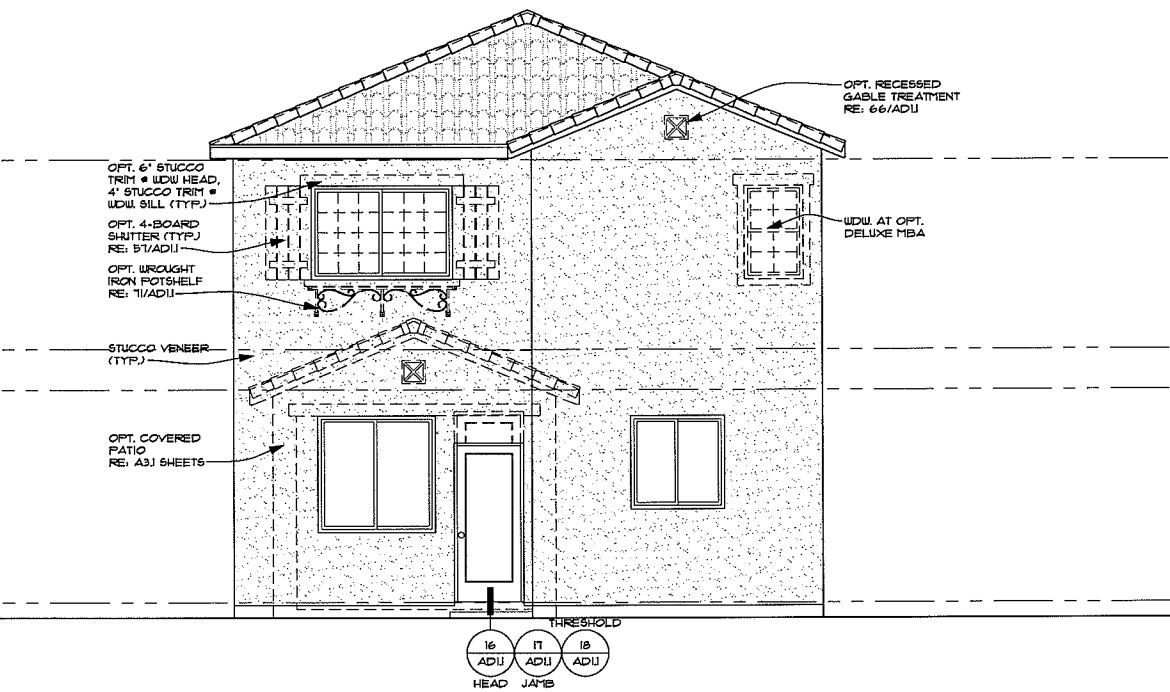
NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"



2 REAR ELEVATION A
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



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Drawn By: RHJA

Revisions:

1-PLANNINGREVISION-30AUG10

LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

ELEVATION A

Sheet Number:

A2.1

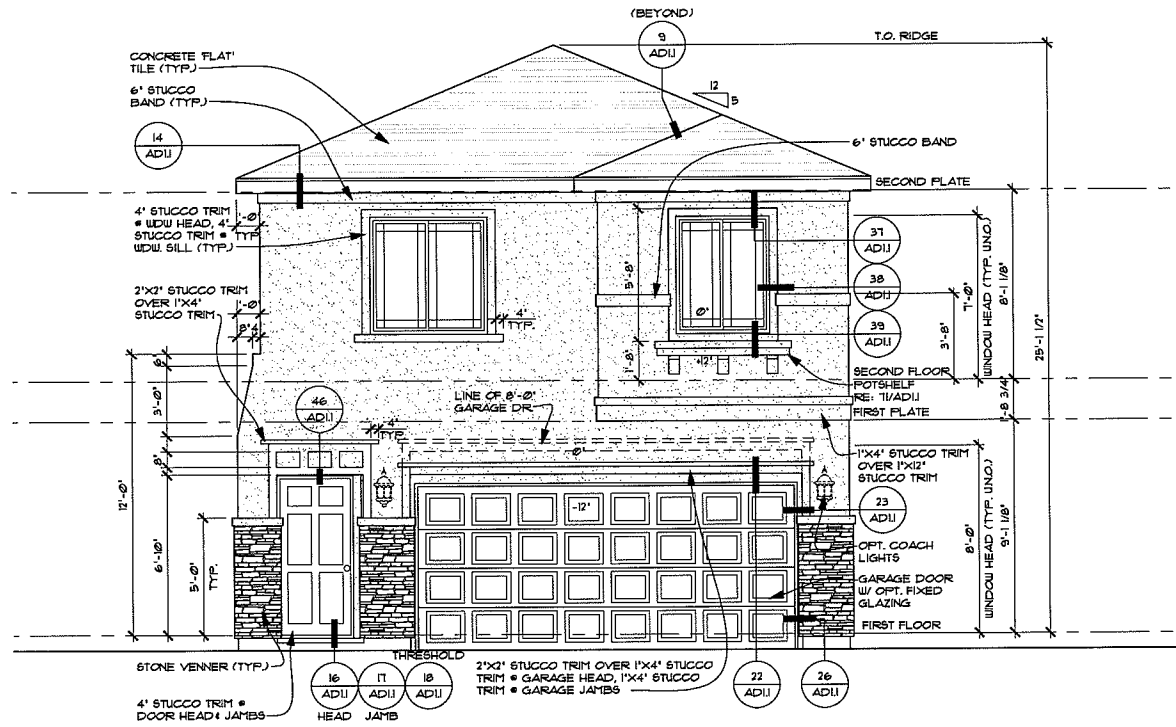
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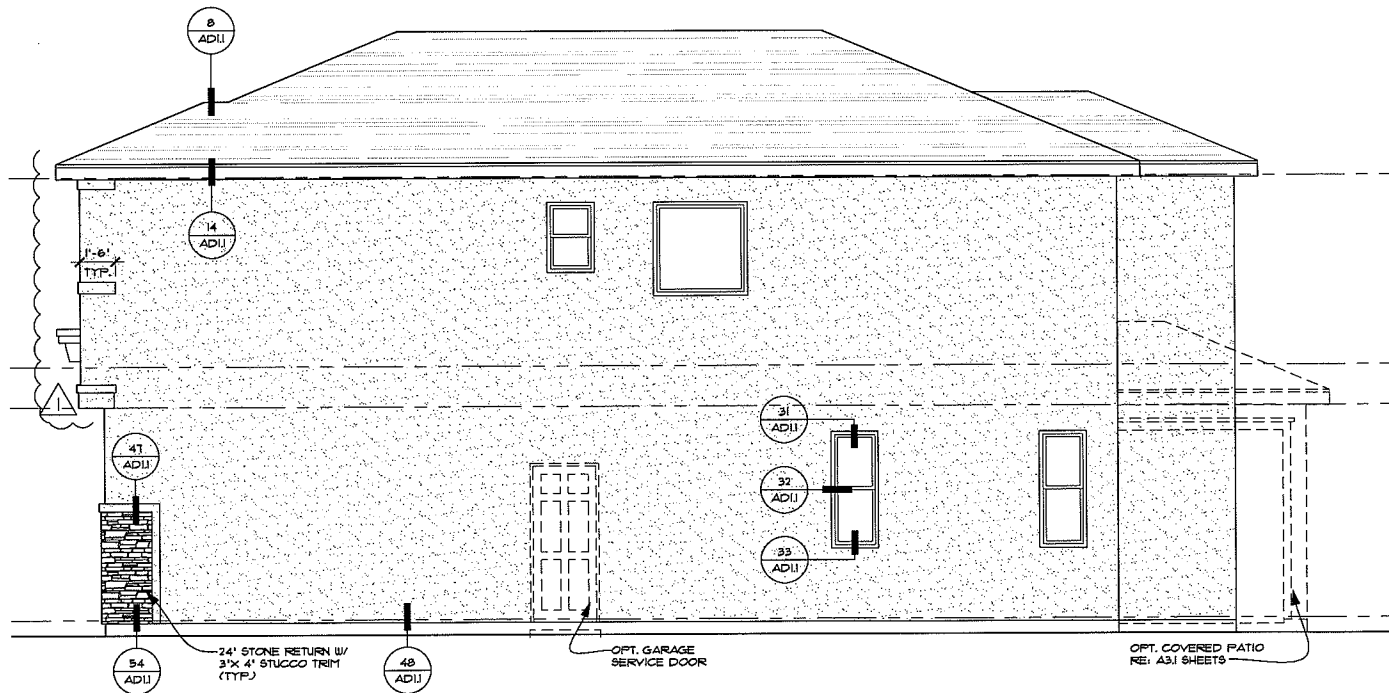


3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



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LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

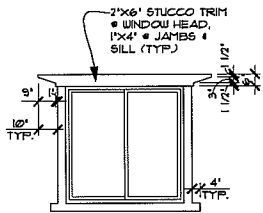
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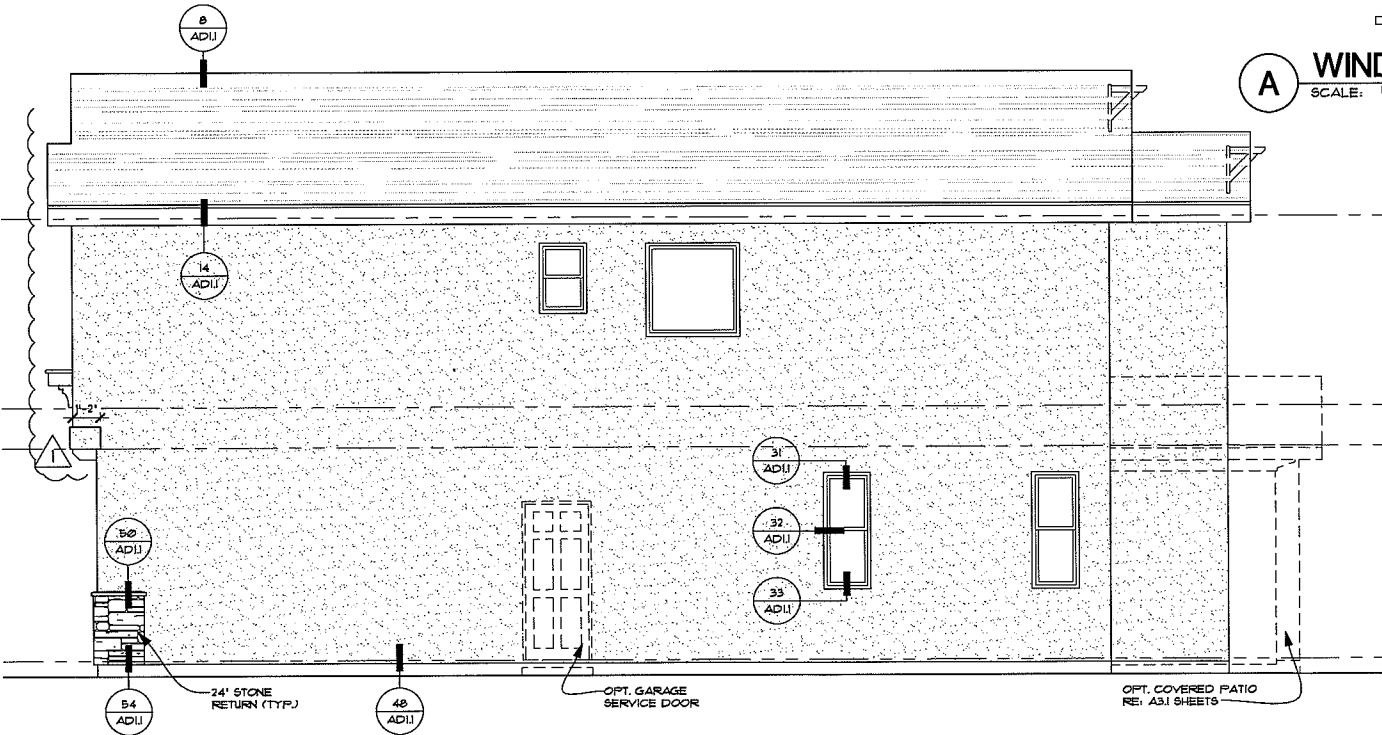


3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

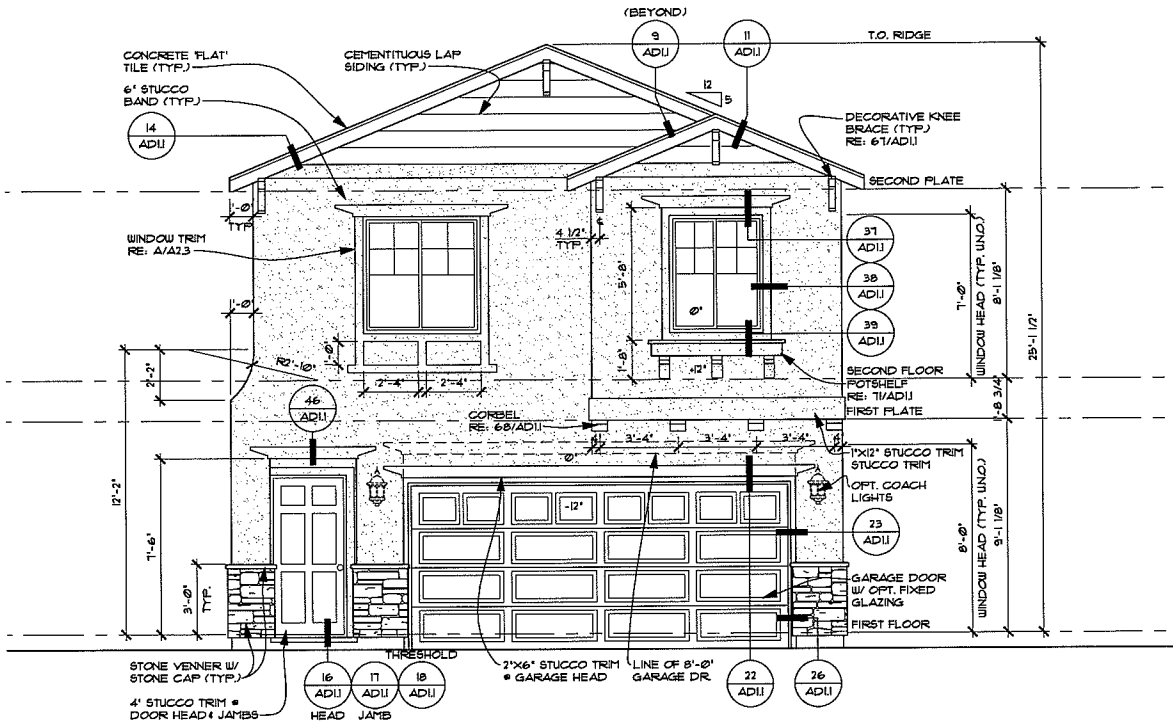
NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



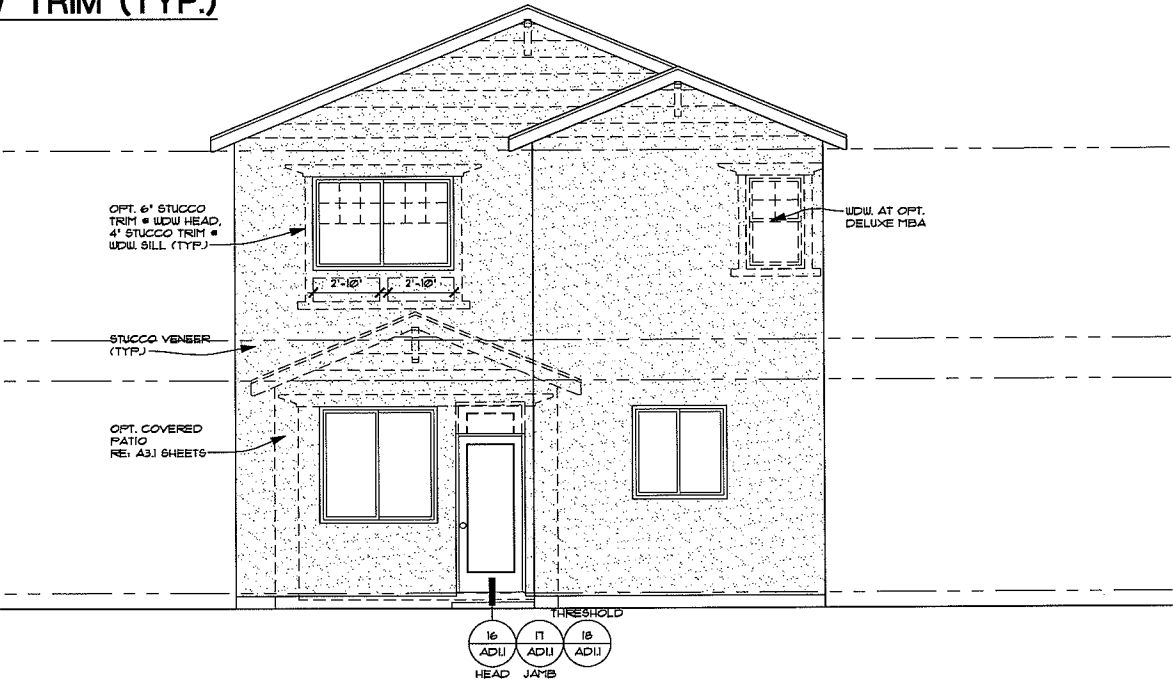
A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"
NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



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I-PLANNINGREVISION-30 AUG10

LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

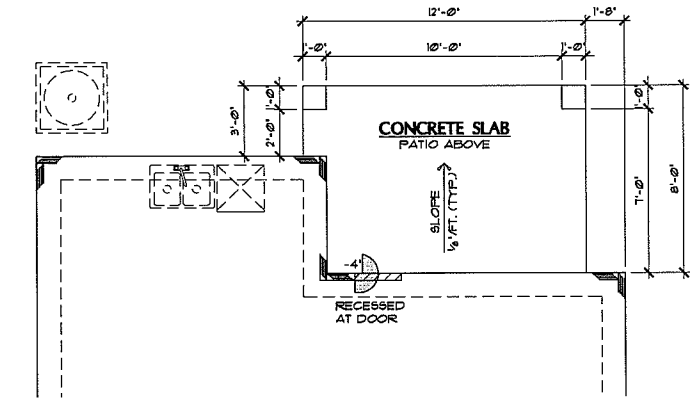
ELEVATION C

Sheet Number:

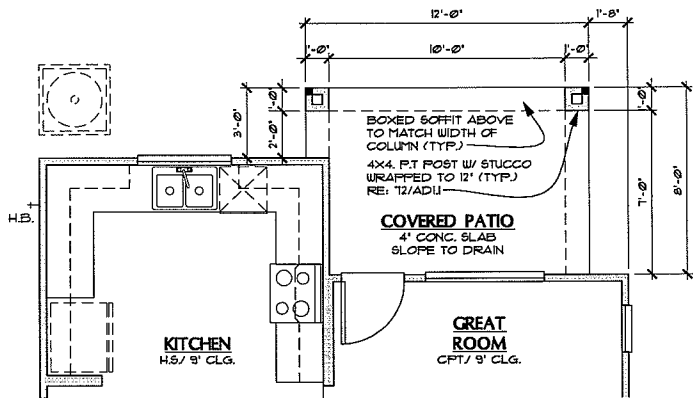
A2.3

a

Z:\Architecture\Nevada\Las Vegas Division\Warrington (Emerson)\L16J - Eva\L16J - Eva-FloorPlans.dwg, 8/30/2010 8:55:08 AM, ralkins



1 OPT. COVERED PATIO PARTIAL
ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" RE: SHEET A10 FOR ADDITIONAL
NOTES & DIMENSIONS



2 OPT. COVERED PATIO
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" RE: SHEET A11 FOR ADDITIONAL
NOTES & DIMENSIONS



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**LAS VEGAS
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Plan Number:

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Plan Name:

EVA

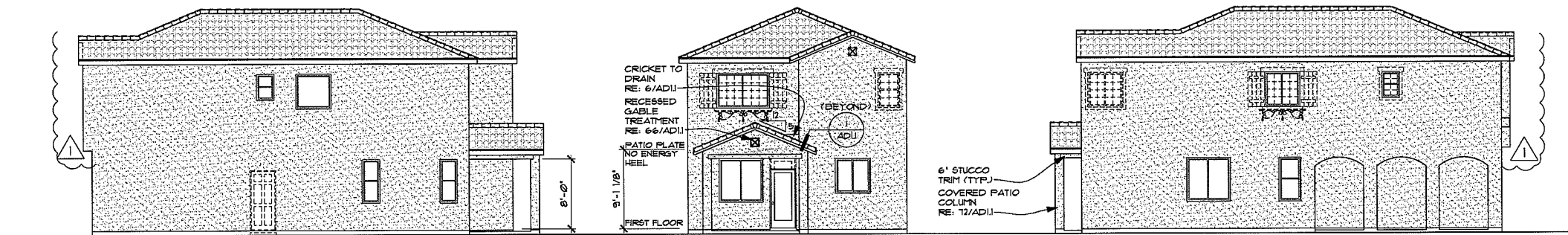
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**OPT. COVERED
PATIO**

Sheet Number:

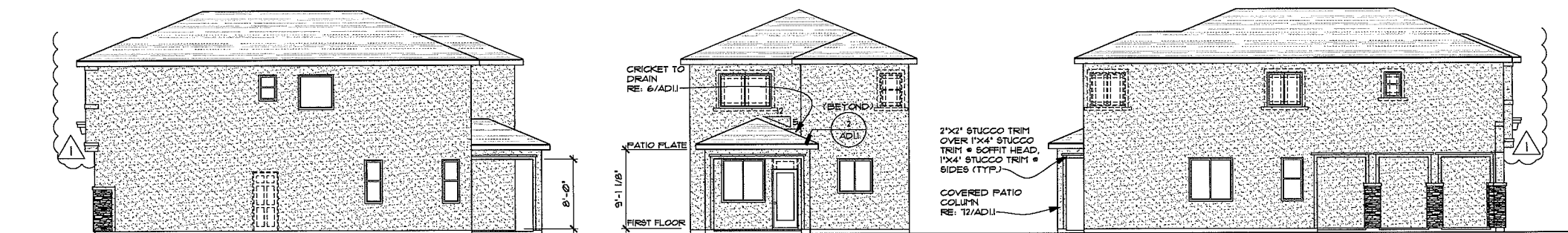
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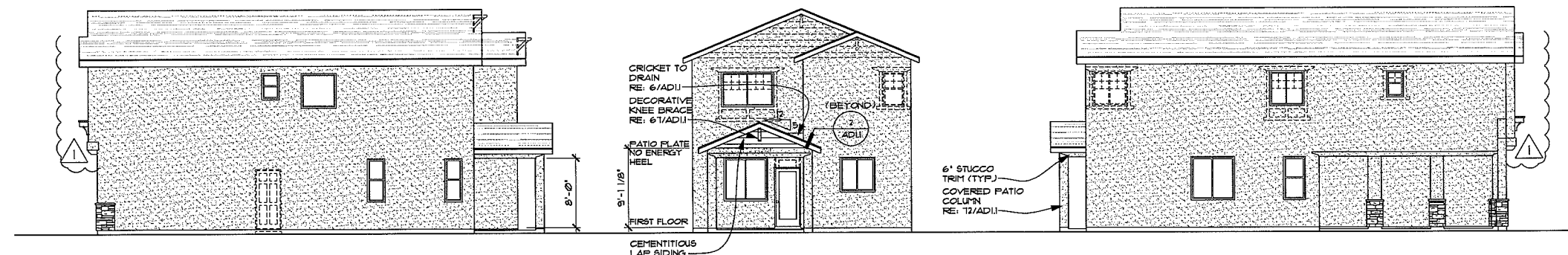
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A21 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A22 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT ELEVATION A
RE: SHEET A23 FOR ADDITIONAL NOTES & DIMENSIONS

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Drawn By: R.H.J.A.

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LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

OPT. COVERED
PATIO
ELEVATIONS

Sheet Number:

A3.1

b



RICHMOND

AMERICAN HOMES

PROJECT DATA	
PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L11E - ELLIOTT
DATE:	07/14/2010
ENERGY COMPLIANCE:	RESCHECK
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES OF NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY:	RHJA
ADOPTED CODES	
BUILDING:	2006 INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006 UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2006 UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2005 NATIONAL ELECTRICAL CODE
ENERGY:	2006 INTERNATIONAL ENERGY CONSERVATION CODE
	2006 SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO
NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)	
SHEETS	DESCRIPTION
REQUIREMENTS FOR ENHANCED REAR LOTS	
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.	

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	426 SQ. FT.
PORCH AREA	-	-	66 SQ. FT.
OPT. COVERED PATIO	-	-	94 SQ. FT.
FIRST FLOOR	302 SQ. FT.	-	-
SECOND FLOOR	800 SQ. FT.	-	-
TOTAL	1102 SQ.FT.	-	-

DATE	BY	REVISION

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	a COVER SHEET & SHEET INDEX
A1.0	a ARCHITECTURAL FOUNDATION PLAN
A1.1	a FIRST FLOOR PLAN
A1.2	a SECOND FLOOR PLAN & OPTIONS
A2.1	a ELEVATION A
A2.2	a ELEVATION B
A2.3	a ELEVATION C
A3.0	a NOT USED
A3.1	a OPT. COVERED PATIO - PLANS b OPT. COVERED PATIO - ELEVATIONS
A4.1	a ROOF PLANS
A4.2	a BUILDING SECTIONS
A5.1	a FLOORING BREAKS - FIRST FLOOR b FLOORING BREAKS - SECOND FLOOR
AD1.0	a INTERIOR & COMMON DETAILS
AD1.1	a EXTERIOR ELEVATION DETAILS b EXTERIOR ELEVATION DETAILS c EXTERIOR ELEVATION DETAILS d EXTERIOR ELEVATION DETAILS e EXTERIOR ELEVATION DETAILS
AD1.2	a THERMAL BARRIER DETAILS b THERMAL BARRIER DETAILS
AD1.3	a EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E0.0	ELECTRICAL SPECS, NOTES, LEGEND & SHEET INDEX
E1.1	FIRST & SECOND FLOOR ELECTRICAL PLANS, OPTIONS & LOAD CALCS
M0.0	IECC REPORT & MECHANICAL LOAD CALCS
M1.1	MECHANICAL PLAN - ELEVATIONS A & C
M1.2	MECHANICAL PLAN - ELEVATION B
PL1	a FIRST FLOOR PLUMBING PLAN
PL2	a SECOND FLOOR PLUMBING PLAN
S0.0	a STRUCTURAL SPECIFICATIONS & NOTES b STRUCTURAL SPECIFICATIONS & NOTES
S1.0	a POST-TENSIONED FOUNDATION PLAN
S1.1	NOT USED
S1.2	a FLOOR & LOW ROOF FRAMING PLAN
S1.3	a ROOF FRAMING PLAN b ROOF FRAMING PLAN
SD	1 POST-TENSIONED FOUNDATION DETAILS 1.1 POST-TENSIONED FOUNDATION DETAILS 2 GENERAL FRAMING DETAILS 2.1 GENERAL FRAMING DETAILS 2.2 GENERAL FRAMING DETAILS 3 ROOF FRAMING DETAILS 4 FLOOR FRAMING DETAILS

ROC-39470
10/21/10 PC

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Drawn By: RHJA
Revisions:

LAS VEGAS
EMERSON

Plan Number:
L11E

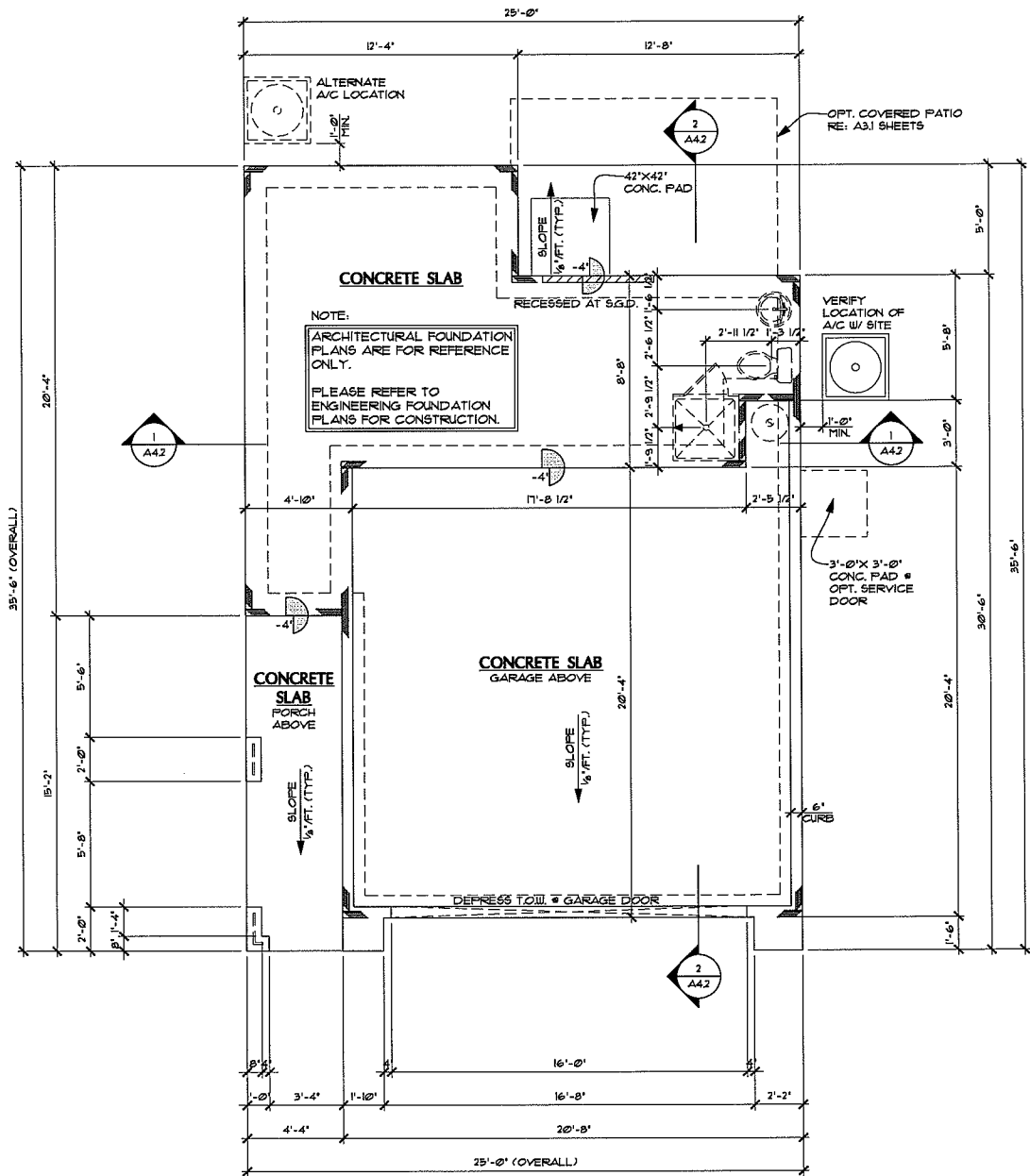
Plan Name:
ELLIOTT

Sheet Title:

COVER SHEET
&
SHEET INDEX

Sheet Number:
A0.0
a

Z:\Architecture\Nevada\Las Vegas Division\Warmington\L11E - Elliott\L11E - Elliott-Floor Plans.dwg, 7/15/2010 3:16:06 PM, rakers



1 ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"



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Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

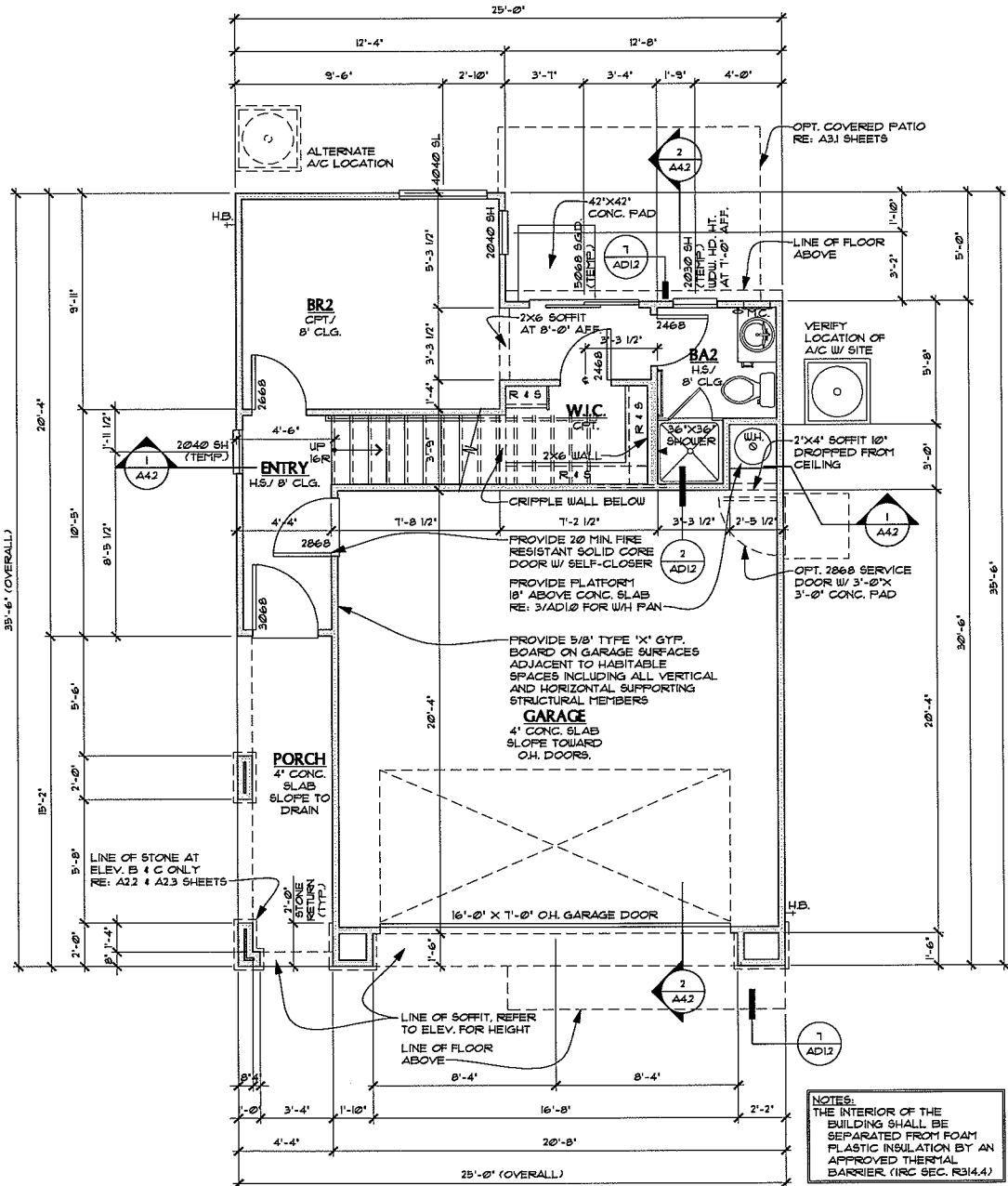
ARCHITECTURAL
FOUNDATION
PLAN

Sheet Number:

A1.0

a

Z:\Architecture\Nevada\Las Vegas Division\Warmington\L11E - Elliott\L11E - Elliott-FloorPlans.dwg, 7/15/2010 3:16:07 PM, rtkins



1 FIRST FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"



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Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:

FIRST FLOOR
PLAN

Sheet Number:
A1.1
a

KITCHEN
H.S./ 9' CLG.
(OPT. GOURMET)
KITCHEN RE: 2/A12
RANGE W/
HOOD ABOVE
38" HIGH WALL W/
WOOD CAP OPT.
STAIR RAIL
RE: 1A2 (AD10)

DINING
CPT / 9' CLG.
DRYER TO ALWAYS
BE ON RIGHT,
WASHER ON LEFT
STD. 17" SHELF @ 60"
AFF. (OPT. UTIL. RM.
PACKAGE; UPPER
CABINETS)

GREAT ROOM
CPT / 9' CLG.

Lau.
H.S./
9' CLG.
2X6 SOFFIT
AT 8'-0" AFF.
2X6 WALL

PANTRY
(3x6 SHL.)
246B
(OPT.
2480)

BATH
246B
(OPT.
2480)

MBA
H.S./
9' CLG.
246B
(OPT.
2480)

CAB. LIN.
OPT. SINK

W.C.
CPT / 9' CLG.
22"x30" ATTIC ACCESS
RE: B/AD12

MBR
CPT / 9' CLG.

NOTES:
THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM FOAM PLASTIC INSULATION BY AN APPROVED THERMAL BARRIER (IRC SEC. R314.4)

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Plan Number

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Plan Name:

ELLIOTT

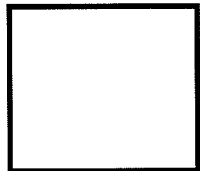
Sheet Title:

SECOND FLOOR PLAN & OPTIONS

Sheet Number:

A1.2

a



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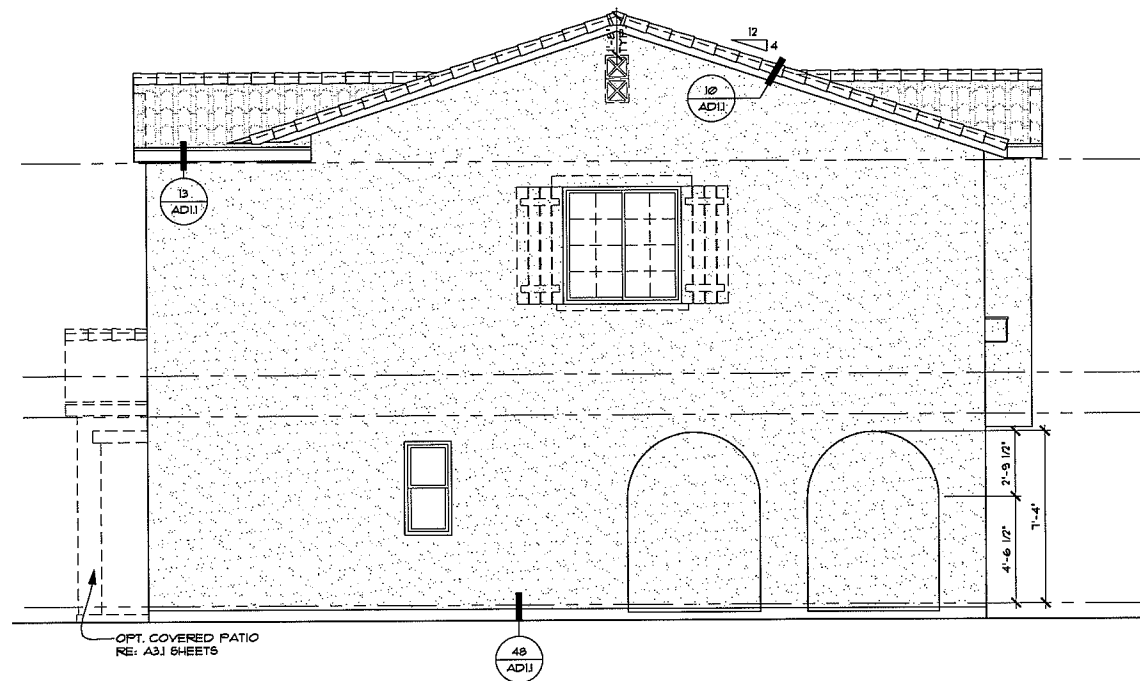
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ELEVATION A

Sheet Number:

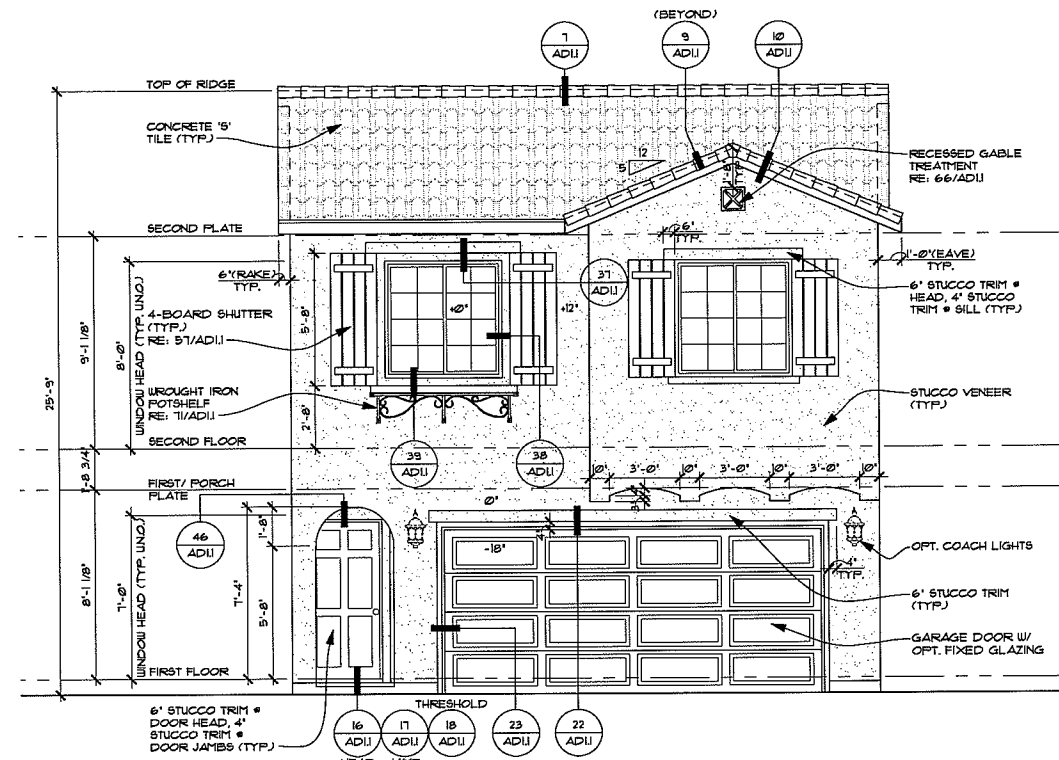
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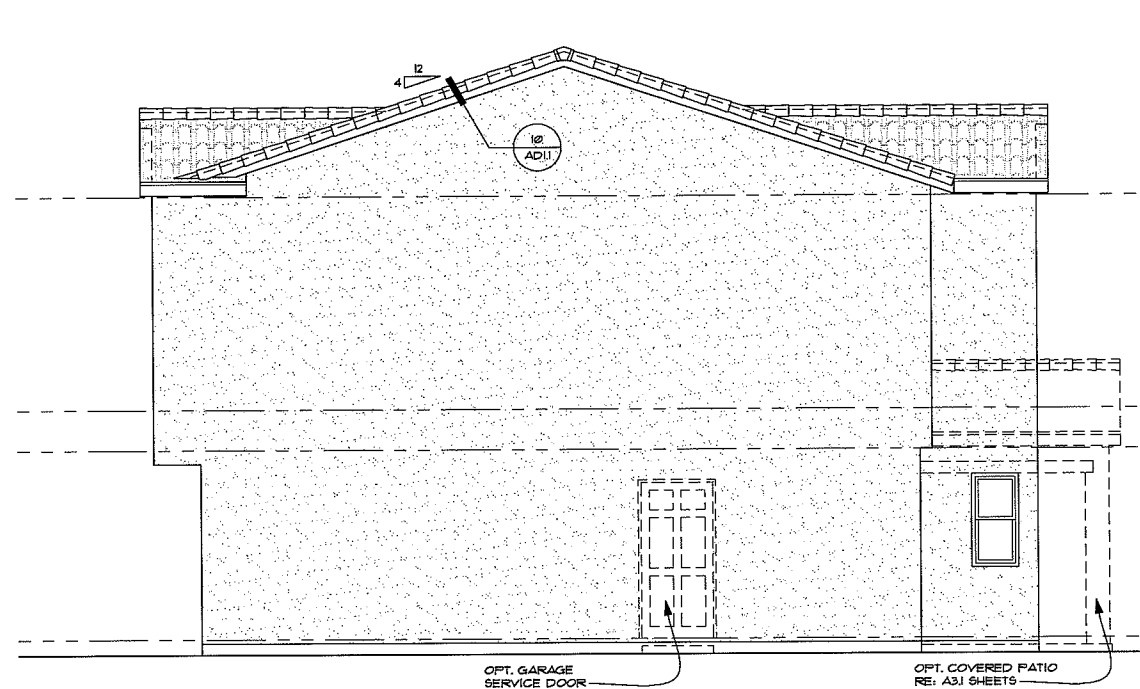


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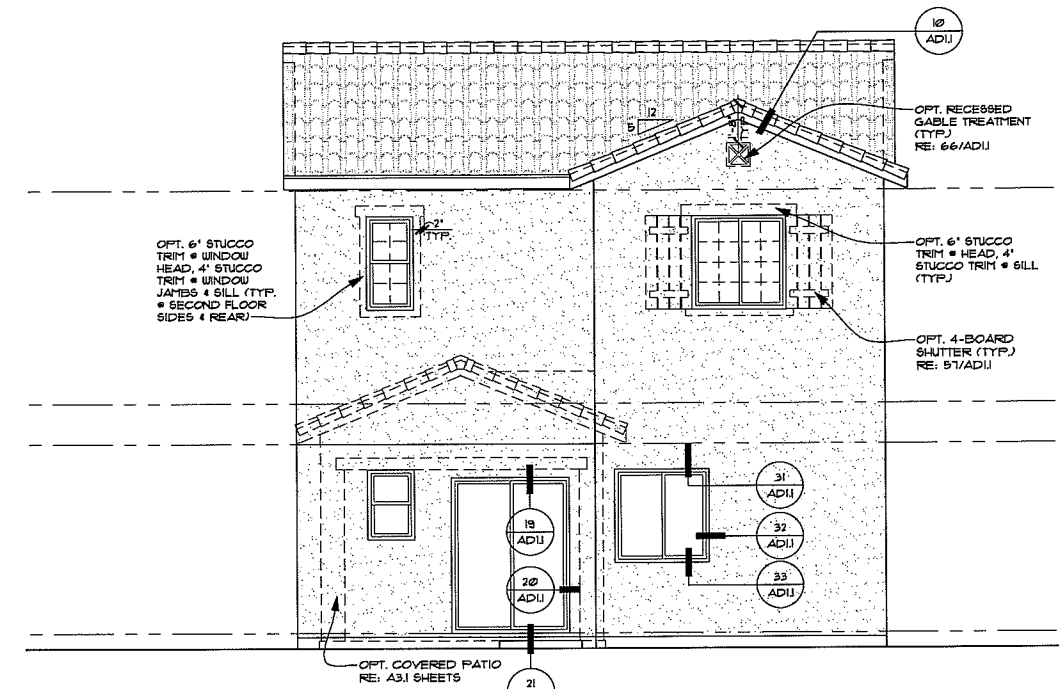
NOTE: ENHANCEMENTS • VISIBLE SIDE •
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4"=1'-0"

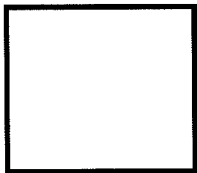


4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"



2 REAR ELEVATION A
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS • VISIBLE SIDE •
REAR ELEVATIONS SHOWN DASHED



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LAS VEGAS
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Plan Number:

L11E

Plan Name:

ELLIOTT

Sheet Title:

ELEVATION C

Sheet Number:

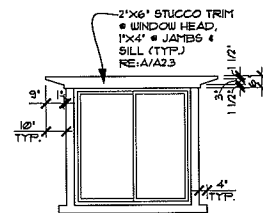
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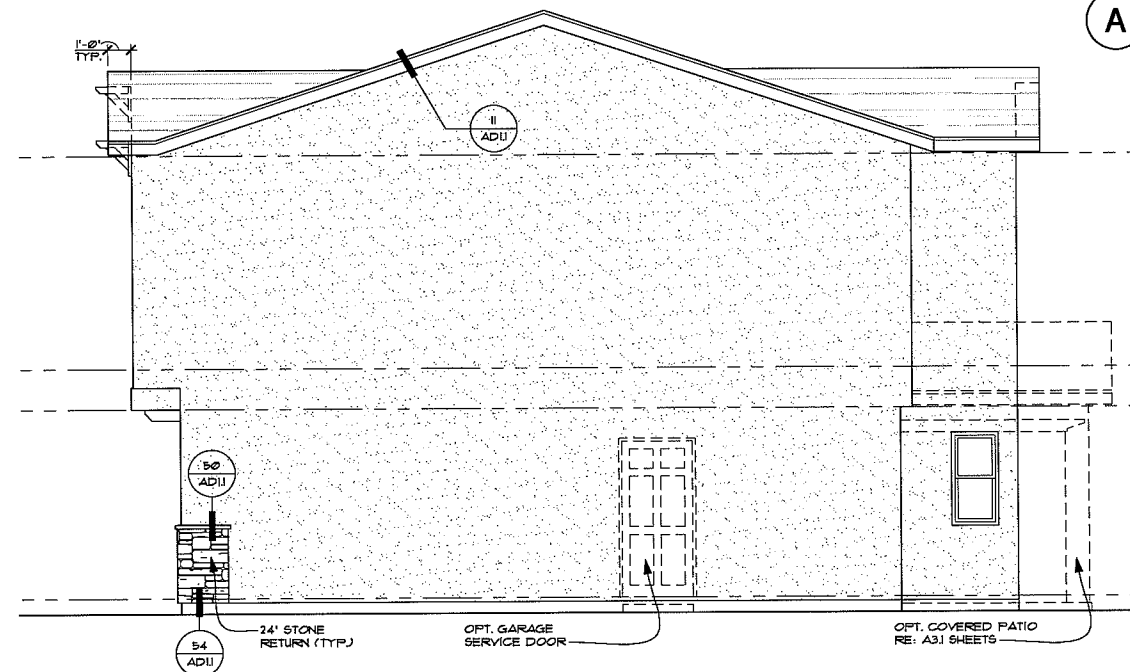


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SCALE: 1/4"=1'-0"

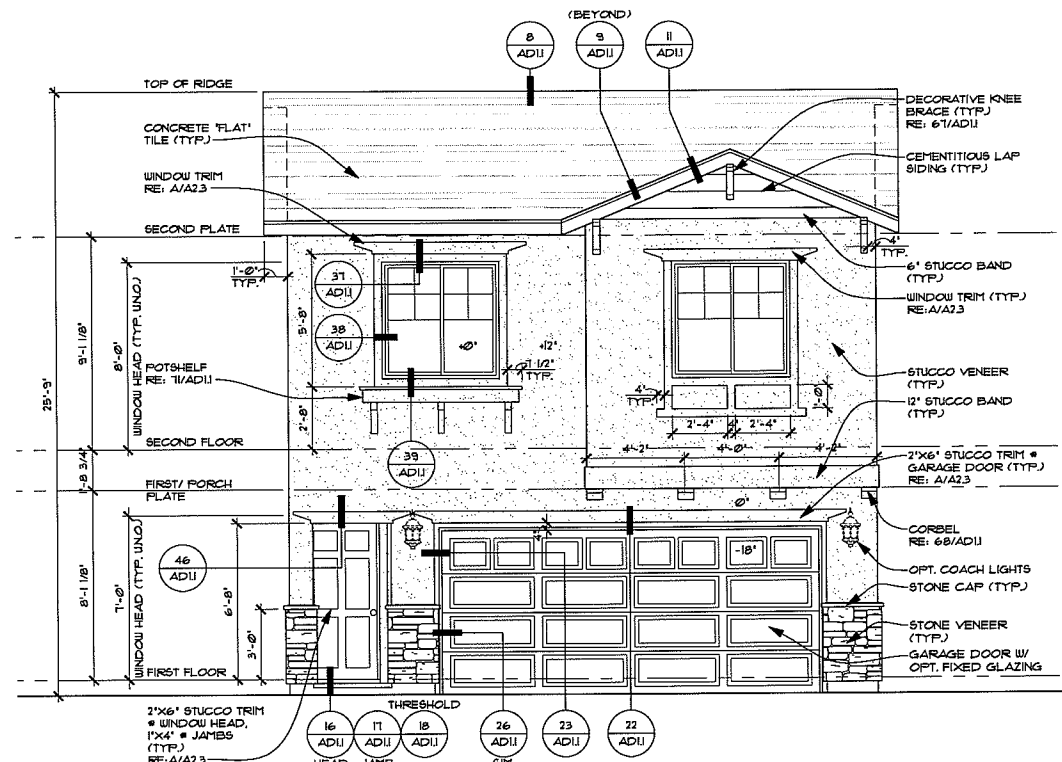
NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



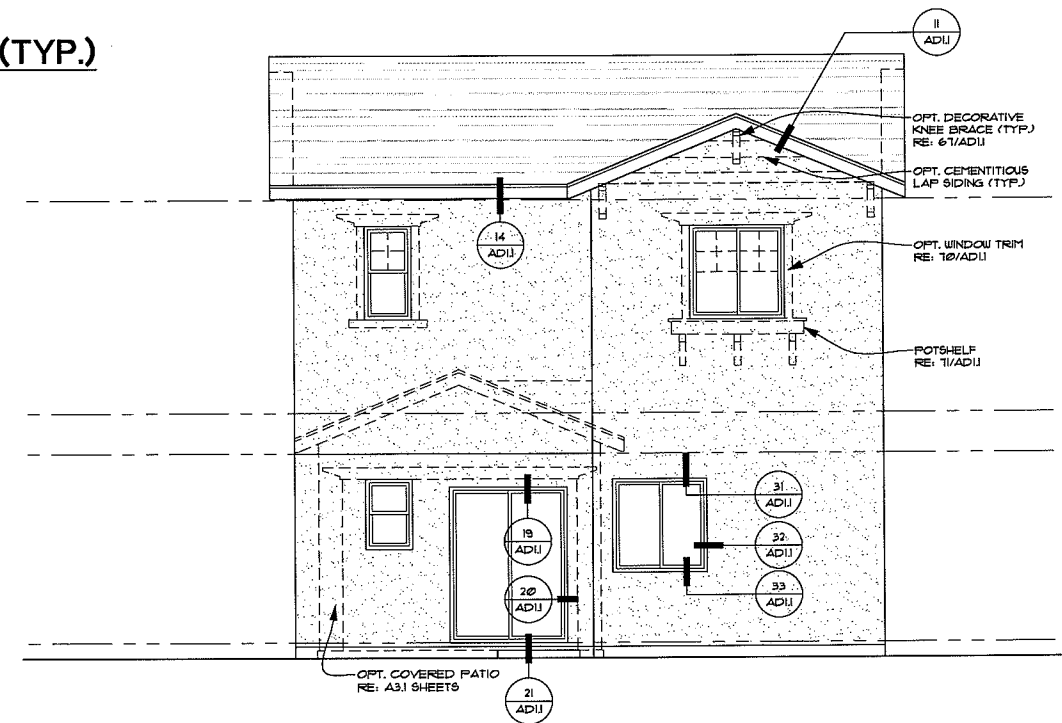
A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



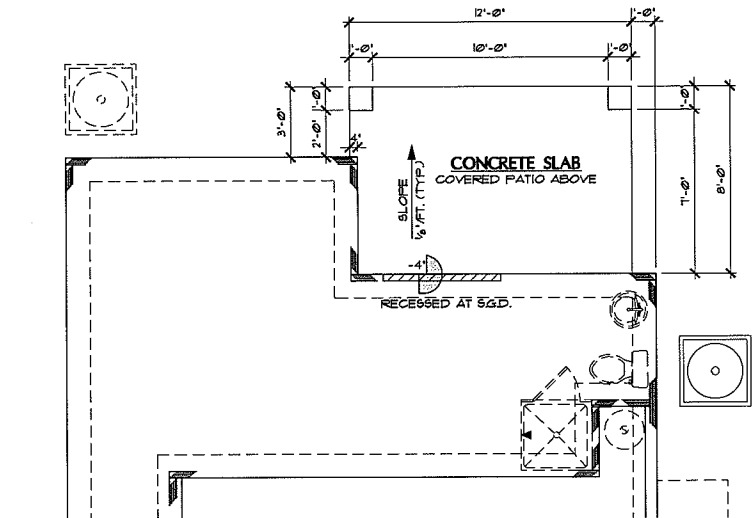
1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



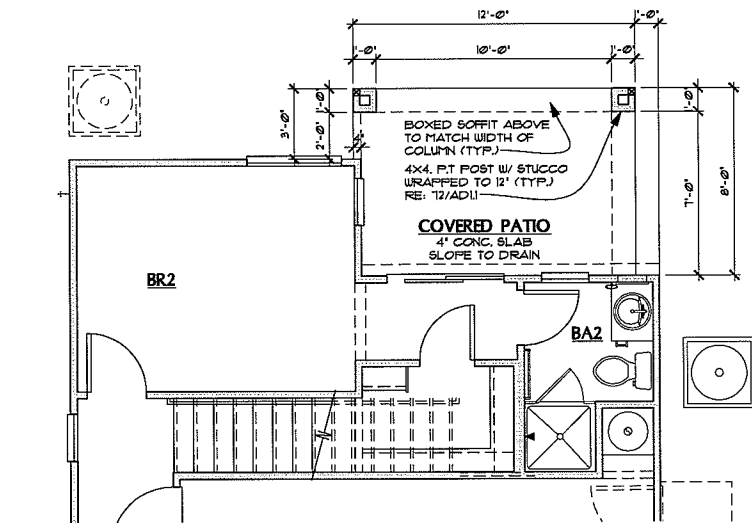
2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS @ VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED

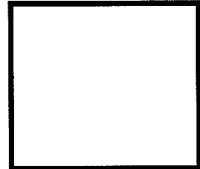
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1 OPT. COVERED PATIO
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. COVERED PATIO PARTIAL FLOOR PLAN PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A11 FOR ADDITIONAL NOTES & DIMENSIONS



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Plan Name:

ELLIOTT

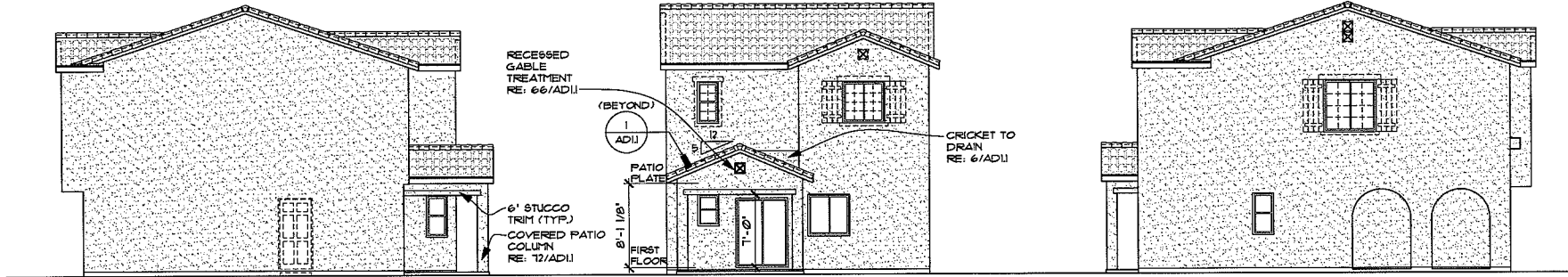
Sheet Title:

**OPT. COVERED
PATIO PLANS**

Sheet Number:

A3.1

a



3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

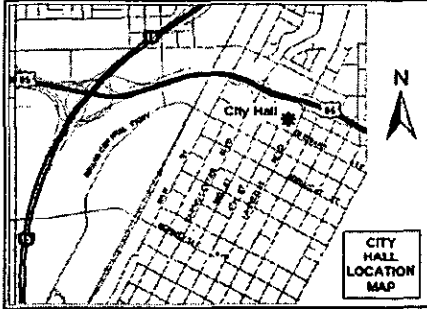


5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☒

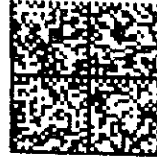
I OPPOSE
this Request

Please use available blank space on card for your comments.

ROC-39470

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
PITNEY BOWES
02 1M \$ 00.41⁴
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

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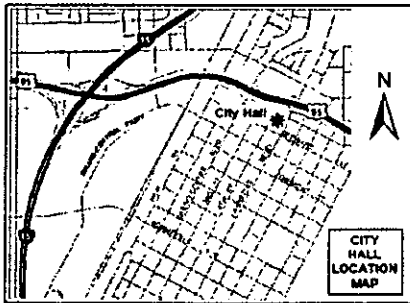
Case: ROC-39470
12518310004
PENNINGTON WILLIAM N & LINDA K
7437 LASSEN PEAK CIR
LAS VEGAS NV 89149-1912 89149-1912

11/1/2010 11:11:11

11/1/2010 11:11:11

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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☐

I SUPPORT
this Request

☒

I OPPOSE
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ROC-39470

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



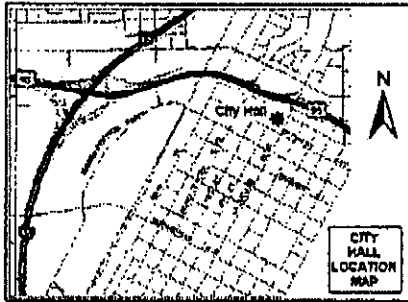
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MAILED FROM ZIP CODE 89101
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OCT 08 2010
PENEY BOWLES

RE OCT 14 2010

12518211058 Case: ROC-39470
GRIMM ALAN & IRMGART
7616 DUET SPRINGS
LAS VEGAS NV 89149-1943 89149-1943

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT
this Request

☒ I OPPOSE
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Please use available blank space on card for your comments.

ROC-39470

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FIRST CLASS

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0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

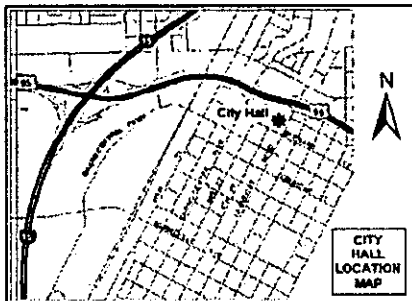
DO NOT ALLOW
THEM TO CUT
CORNERS.
IF THEY CAN'T
AFFORD IT

Case: ROC-39470
12613616079
MALISZEWSKI JOSEPH R
10228 BORAH PEAK AVE
LAS VEGAS NV 89166-5208 89166-5208

DON'T LET 'EM
BUILD!!!

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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this Request

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Please use available blank space on card for your comments.

ROC-39470

Planning Commission Meeting of 10/21/2010

PRESORTED
FIRST CLASS

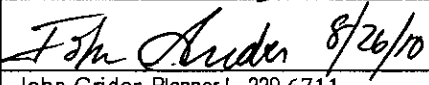


UNITED STATES POSTAGE
FIRST CLASS

02 1M \$00.414
0004279218 OCT 08 2010
MAILED FROM ZIP CODE 89101

RECEIVED
OCT 14 2010

Case: ROC-39470
12613616141
MURACK KENNETH D & BARBARA A
7642 HARMONY PEAK ST
LAS VEGAS NV 89166-5204 89166-5204

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original meeting notes and checklist(s) signed by planner			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)					
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	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 + [30% or less of total] # compact + # handicap = Total			
☐	☒	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☒	All required perimeter landscape planters shown			NOTES:
☒	☒	All required parking lot fingers/islands shown			
☒	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	All building materials and colors noted			NOTES:
☒	☐	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			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Providence 207, LLC./Richmond American Homes			Application Type:	Review of Condition
Representative:	Chelsea Peltier			Application Purpose:	Revise Condition #1 of VAR-13245
APN:	Various			Site Location:	S/W corner of Farm Road and Hualapai Way
Planner's Signature:	 8/26/10			Pre-App. Meeting Date:	08/26/10
Planner:				John Grider, Planner I - 229-6711	Submittal Deadline:
				Earliest PC / CC Meeting Dates:	10/20/10 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

December 16, 2010

Providence 207, LLC
9033 East Easter Place, Suite #122
Centennial, Colorado 80112-2150

RE: ROC-39470 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF DECEMBER 15, 2010

Dear Applicant:

The City Council at a regular meeting held December 15, 2010, accepted the WITHDRAWAL Without Prejudice of the request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2010.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

cc: Ms. Christine Frazzitta
Richmond American Homes
7770 S. Dean Martin Drive, Ste #410
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 S. Arville Street, Ste #216
Las Vegas, Nevada 89118

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0044-08-09



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

November 18, 2010

Providence 207, LLC
9033 East Easter Place, Suite #122
Centennial, Colorado 80112-2150

RE: ROC-39470 – REVIEW OF CONDITION
CITY COUNCIL MEETING OF NOVEMBER 17, 2010

Dear Applicant:

The City Council at a regular meeting held November 17, 2010, HELD IN ABEYANCE the request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the December 1, 2010 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script that reads "Vicky Skilbred".

Vicky Skilbred
Chief Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Christine Frazzitta
Richmond American Homes
7770 S. Dean Martin Drive, Ste #410
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 S. Arville Street, Ste #216
Las Vegas, Nevada 89118

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-06-09

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

October 22, 2010

Providence 207, LLC
9033 East Easter Place, Suite #122
Centennial, Colorado 80112-2150

**RE: ROC-39470 - REVIEW OF CONDITION
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Applicant:

Your request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross), was considered by the Planning Commission on October 21, 2010.

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

Planning and Development

1. Condition Number 1 of Variance (VAR-13245) shall be amended to read, "Lots 22, 92, 98, 102, 135 and 136 shall be fire sprinkled and receive Fire Department approval."
2. Conformance to all other conditions of approval for Variance (VAR-13245) and all site related actions as required by the Planning and Development Department and Department of Public Works.

This item will be considered by the City Council on **November 17, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Christine Frazzitta
Richmond American Homes
7770 S. Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





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

October 8, 2010

Providence 207, LLC
9033 East Easter Place, Suite #122
Centennial, Colorado 80112-2150

**RE: ROC-39470 - REVIEW OF CONDITION
PLANNING COMMISSION MEETING OF OCTOBER 21, 2010**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **October 21, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Friday, October 15, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Christine Frazzitta
Richmond American Homes
77770 South Dean Martin Drive, Suite #410
Las Vegas, Nevada 89139

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118

Mayor
Oscar B. Goodman

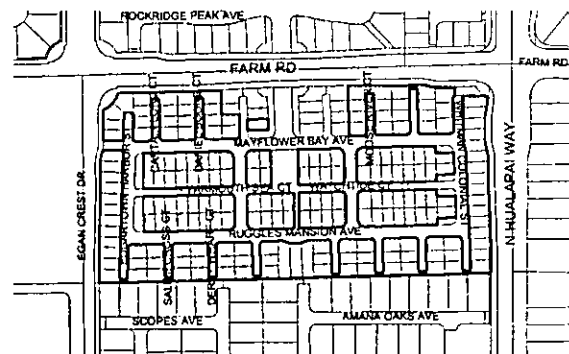
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

ROC-39470 - REVIEW OF CONDITION - PUBLIC HEARING
- APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

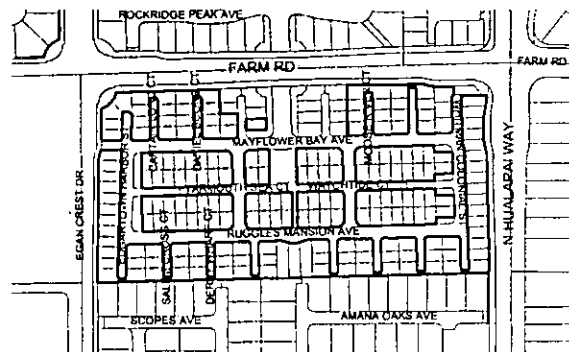
Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

ROC-39470 - REVIEW OF CONDITION - PUBLIC HEARING
- APPLICANT: RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO MODIFY THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

Application Location



The proposed project may not pertain to the entire highlighted project site.

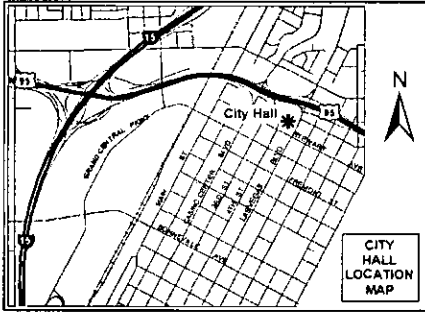
Public Hearing Information

Meeting: Planning Commission
Date: *October 21, 2010*
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

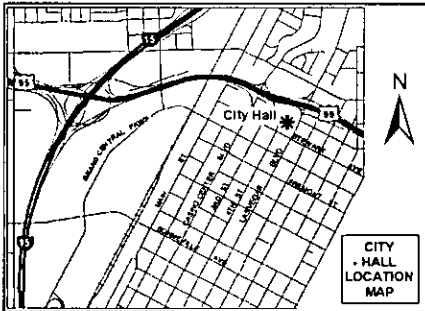
Please use available blank space on card for your comments.

ROC-39470

Planning Commission Meeting of 10/21/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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Official Notice of Public Hearing



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

ROC-39470

Planning Commission Meeting of 10/21/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works, *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 23, 2010
Re: **ROC-39470** Richmond American Homes SWC Farm Rd. & Hualapai Way
Request for a Review of Condition to reduce the number of houses required to be sprinklered

COMMENTS:

We support present City Fire Department Regulations, therefore we cannot support the Variance request to modify the requirement to fire sprinkle all lots by limiting the requirement to lots 22, 92, 98, 102, 135, and 136 only for property located at the southwest corner of Farm Road and Hualapai Way.

Development Notification

PC Meeting: October 21, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ROC-39470

Antelope HOA

Aventine-Tramonti HOA

Brighton at Providence HOA

Cascade HOA

Centennial Heights HOA

Centennial Point Community Association

Chestnut Hill at Providence HOA

Grand Canyon Village HOA

Grand Teton Village HOA

Hearthstone/Brookstone HOA

Highgate at Providence HOA

Kensington at Providence HOA

Madison Colony at Providence HOA

Providence Master Association

Ridgegate LMA

Somerset at Providence HOA

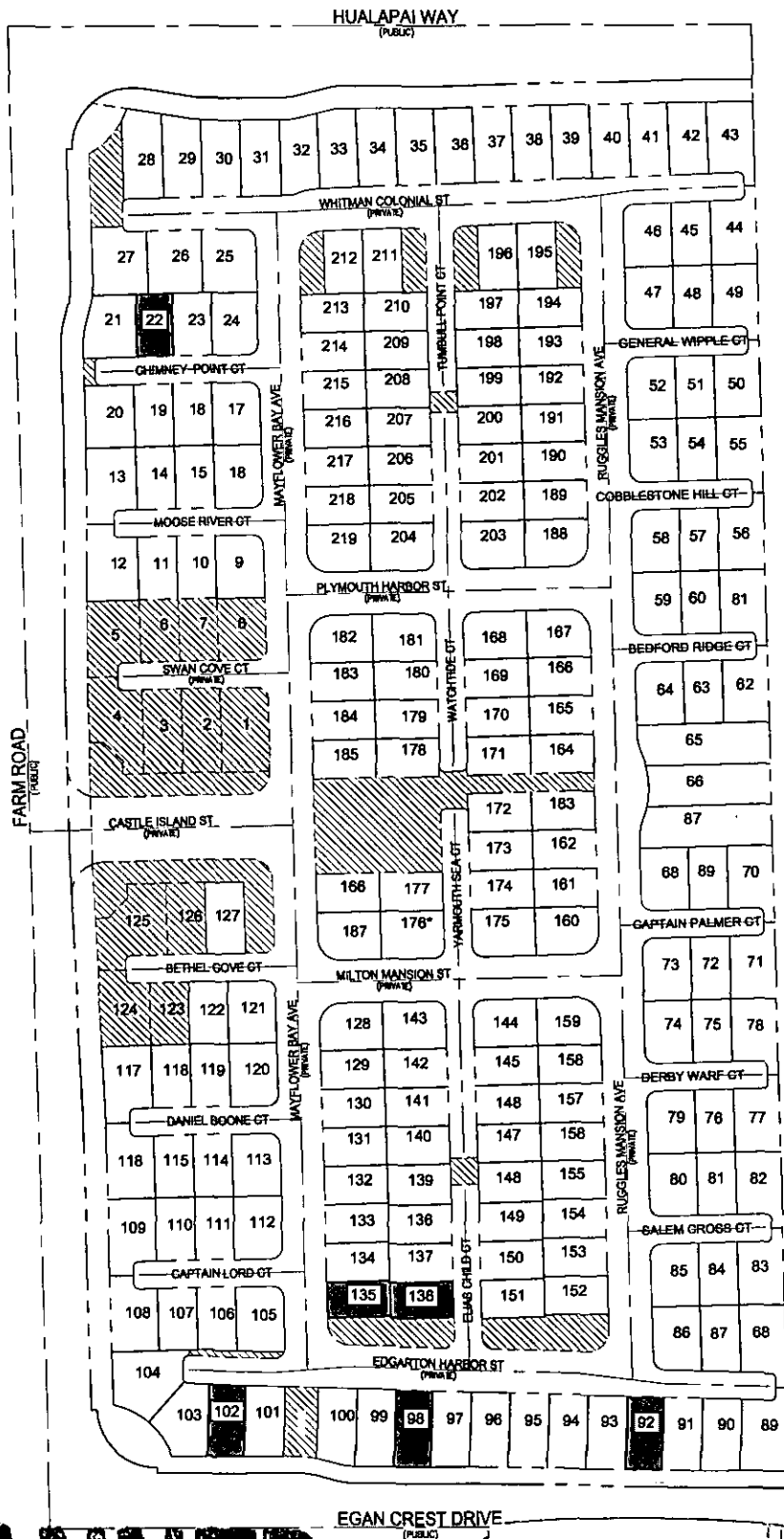
Terra Bella HOA

Town Center Village Community Association

Turtle Rock HOA

Valley Crest HOA

Windimere at Providence HOA



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SEP 07 2010

ROC-39470 City of Las Vegas



SLATER HANIPAN GROUP
CONSULTING ENGINEERS & PLANNERS
6740 S. ARVILLE STREET #210, LAS VEGAS, NV 89118
PHONE (702) 284-6300 FAX (702) 284-6399

RICHMOND
AMERICAN HOMES

**PROVIDENCE POD 113 EMERSON
SITE PLAN**

DATE: 8/13/10

DRAFTER:

DESIGNER: MAK

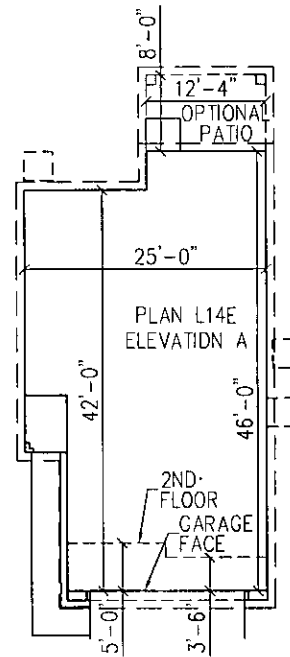
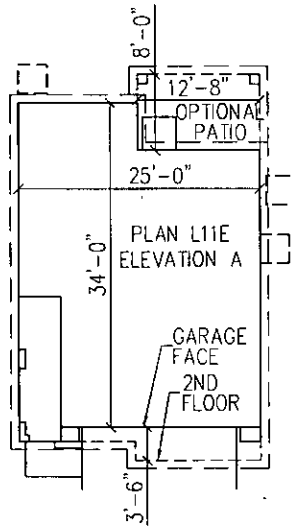
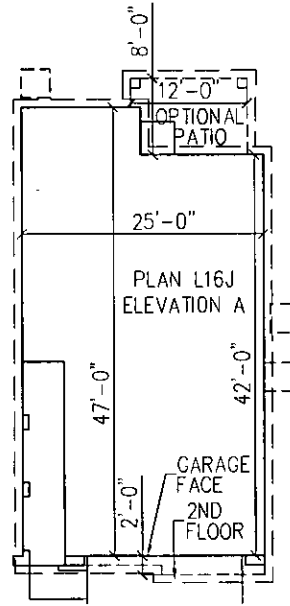
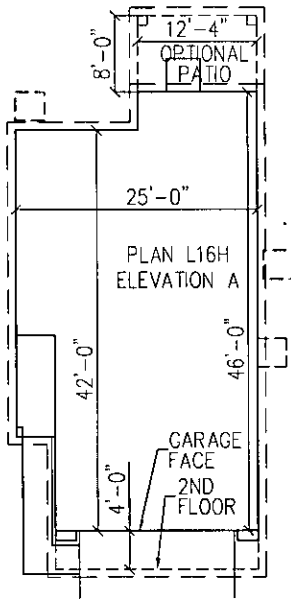
CHECKED: TJS

PROJECT NO.

RAH1005-001

EX-1

SHEET 1 OF 2



RECEIVED
SEP - 7 2010

ROC-39470

**SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

RICHMOND
AMERICAN HOMES

**PROVIDENCE POD 113 EMERSON
PRODUCT EXHIBIT**

DATE: 8/13/10

DRAFTER:

DESIGNER: MAK

CHECKED: TJS

PROJECT NO.

RAH1005-001

EX-2

SHEET 2 OF 2

ROC-39470

SEP - 7 2010

RECEIVED

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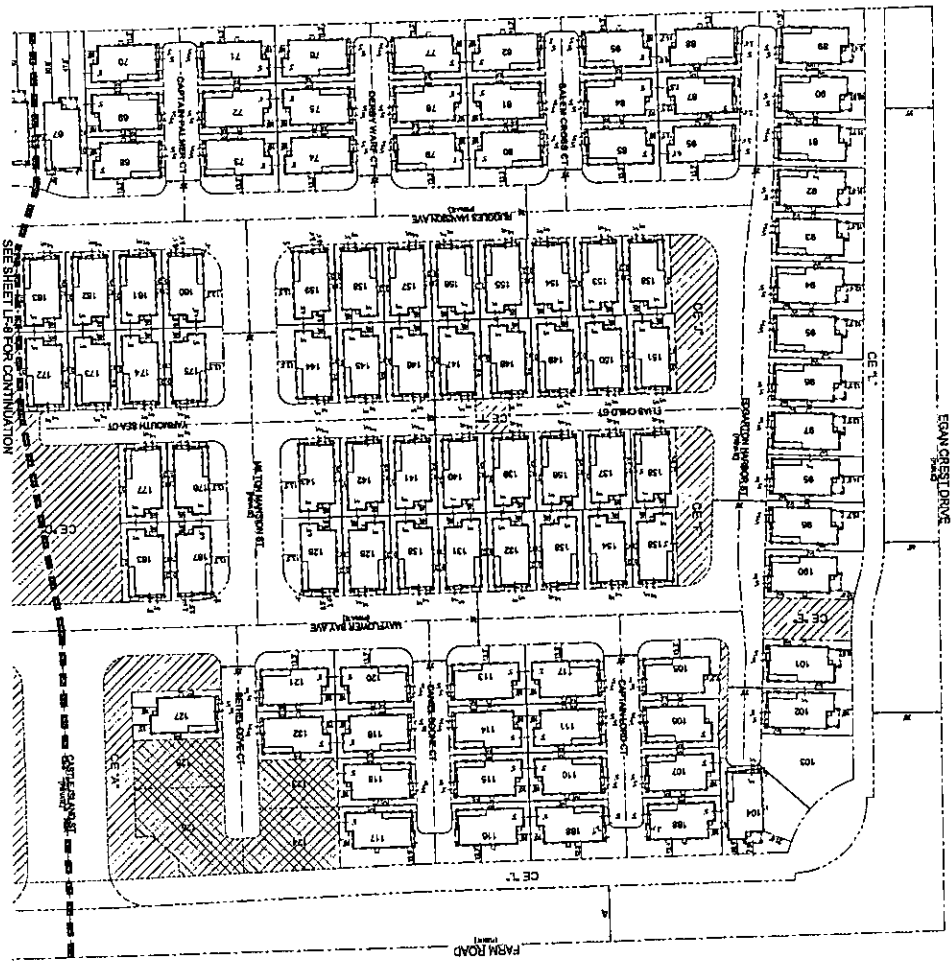
COMMENTS ON APPROVAL

RECEIVED 10-11-64 - 10-11-64

RECEIVED 10-11-64 - 10-11-64

[illegible]

A detailed street map of Mount Pleasant, Michigan. The map shows a grid of streets including Pine Avenue, Elm Street, Oak Street, and others. A specific area is highlighted with diagonal hatching and labeled "PINESWOOD". An arrow points from the label to this shaded area. At the top of the map, there is a north arrow pointing upwards and the text "MOUNT PLEASANT MICHIGAN NOT TO SCALE".



LF-7

DATE: 8/18/10
IN/REF: 1
RESPONSE FAX: 1
CHECKED: JUS
PROJECT NO.: RAH1005-001

RICHMOND
AMERICAN HOMES
PROVIDENCE POD 113 EMERSON
PLAN L16J (EVA) LOT FTT

[illegible]

S-I-G SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5709 S. ARROYO STREET #204, LAS VEGAS, NV 89113

1000000

LOT NO.	PLANLINE	PLANLINE	PLANLINE	PLANLINE
171	X-1	X-1	X-1*	X-1
172	X-1	X-1	X-1*	X-1
173	X-1	X-1	X-1*	X-1
174	X-1	X-1	X-1*	X-1
175	X-1	X-1	X-1*	X-1
176	X-1	X-1	X-1*	X-1
177	X-1	X-1	X-1*	X-1
178	X-1	X-1	X-1*	X-1
179	X-1	X-1	X-1*	X-1
180	X-1	X-1	X-1*	X-1
181	X-1	X-1	X-1*	X-1
182	X-1	X-1	X-1*	X-1
183	X-1	X-1	X-1*	X-1
184	X-1	X-1	X-1*	X-1
185	X-1	X-1	X-1*	X-1
186	X-1	X-1	X-1*	X-1
187	X-1	X-1	X-1*	X-1
188	X-1	X-1	X-1*	X-1
189	X-1	X-1	X-1*	X-1
190	X-1	X-1	X-1*	X-1
191	X-1	X-1	X-1*	X-1
192	X-1	X-1	X-1*	X-1
193	X-1	X-1	X-1*	X-1
194	X-1	X-1	X-1*	X-1
195	X-1	X-1	X-1*	X-1
196	X-1	X-1	X-1*	X-1
197	X-1	X-1	X-1*	X-1
198	X-1	X-1	X-1*	X-1
199	X-1	X-1	X-1*	X-1
200	X-1	X-1	X-1*	X-1
201	X-1	X-1	X-1*	X-1
202	X-1	X-1	X-1*	X-1
203	X-1	X-1	X-1*	X-1
204	X-1	X-1	X-1*	X-1
205	X-1	X-1	X-1*	X-1
206	X-1	X-1	X-1*	X-1
207	X-1	X-1	X-1*	X-1
208	X-1	X-1	X-1*	X-1
209	X-1	X-1	X-1*	X-1
210	X-1	X-1	X-1*	X-1
211	X-1	X-1	X-1*	X-1
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215	X-1	X-1	X-1*	X-1
216	X-1	X-1	X-1*	X-1
217	X-1	X-1	X-1*	X-1
218	X-1	X-1	X-1*	X-1
219	X-1	X-1	X-1*	X-1
220	X-1	X-1	X-1*	X-1

THE UNDERSIGNED AT THE TIME OF PLACING SIGNATURE, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLACING, SETBACKS, SETBACKS, AND ADVANCEMENT LOOK PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

LOT NO.	PLANT 1	PLANT 2	PLANT 3	PLANT 4
X ₁	X ₂	X ₃	X ₄	X ₅
174				

[illegible]

**S-I SLATER
HANIFAN
GROUP**
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #214, LAS VEGAS, NV 89110
PHONE (702) 294-5306 FAX (702) 294-4298

ROC-39470



PROJECT DATA			
PROJECT: EMERSON at PROVIDENCE		ADOPTED CODES	
MUNICIPALITY: CITY OF LAS VEGAS		BUILDING: 2006 INTERNATIONAL RESIDENTIAL CODE	
PLAN: L14E - EMILIA		MECHANICAL: 2006 UNIFORM MECHANICAL CODE (UMCCO version)	
DATE: 07/14/2010		PLUMBING: 2006 UNIFORM PLUMBING CODE (UPMCO version)	
ENERGY CODE/USAGE: RES-CHECK		ELECTRICAL: 2006 NATIONAL ELECTRICAL CODE	
CONTRACTOR/OWNER: RICHMOND AMERICAN HOMES OF NEVADA, INC.		ENERGY: 2006 INTERNATIONAL ENERGY CONSERVATION CODE	
LICENSE CLASSIFICATION/LINENUMBER: STATE CONTRACTOR LICENSE 90016-411		2006 SOUTHERN NEVADA RESIDENTIAL CODE	
DRAWINGS PREPARED BY: RHJA		NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)			
SHEETS DESCRIPTION			
REQUIREMENTS FOR ENHANCED REAR LOTS			
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.			

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	436 SQ. FT.
PORCH AREA	-	-	36 SQ. FT.
OPT. COVERED PATIO	-	-	14 SQ. FT.
FIRST FLOOR	379 SQ. FT.	-	-
SECOND FLOOR	644 SQ. FT.	-	-
TOTAL	1023 SQ. FT.	-	-

DATE	DATE	REVISION

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	COVER SHEET & SHEET INDEX
A1.0	ARCHITECTURAL FOUNDATION PLAN - ELEV. A & OPTIONS
A1.1	FIRST FLOOR PLAN - ELEV. A & OPTIONS
A1.2	PARTIAL FIRST FLOOR PLAN - ELEV. B & C
A1.3	SECOND FLOOR PLAN & OPTIONS
A2.1	ELEVATION A
A2.2	ELEVATION B
A2.3	ELEVATION C
A3.0	NOT USED
A3.1	OPT. COVERED PATIO - PLAN
A3.2	OPT. COVERED PATIO - ELEVATIONS
A4.1	ROOF PLAN
A4.3	BUILDING SECTIONS
A5.1	FLOORING BREAKS - FIRST FLOOR
A5.2	FLOORING BREAKS - SECOND FLOOR
A5.3	INTERIOR & CLOFFIN DETAILS
A6.1	EXTENSION ELEVATION DETAILS
A6.2	EXTENSION ELEVATION DETAILS
A6.3	EXTENSION ELEVATION DETAILS
A6.4	EXTENSION ELEVATION DETAILS
A6.5	EXTENSION ELEVATION DETAILS
A6.6	EXTENSION ELEVATION DETAILS
A6.7	EXTENSION ELEVATION DETAILS
A6.8	EXTENSION ELEVATION DETAILS
A6.9	EXTENSION ELEVATION DETAILS
A6.10	EXTENSION ELEVATION DETAILS
A6.11	EXTENSION ELEVATION DETAILS
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A6.13	EXTENSION ELEVATION DETAILS
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A6.99	EXTENSION ELEVATION DETAILS
A6.100	EXTENSION ELEVATION DETAILS



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Date: 07/14/2010

Drawn By: RHJA

Revised:

LAS VEGAS
EMERSON

Plan Number:

L14E

Plan Name:

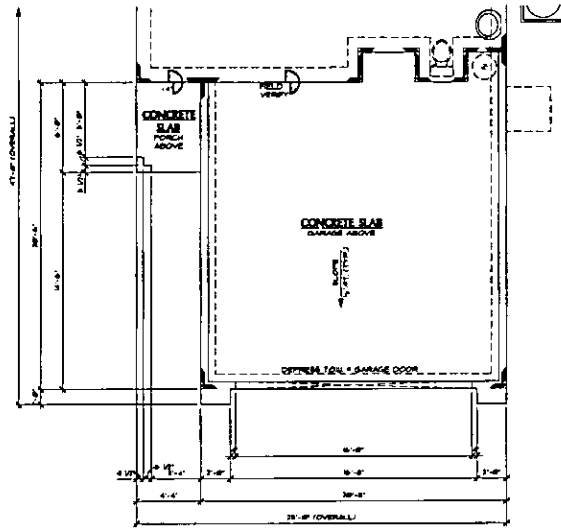
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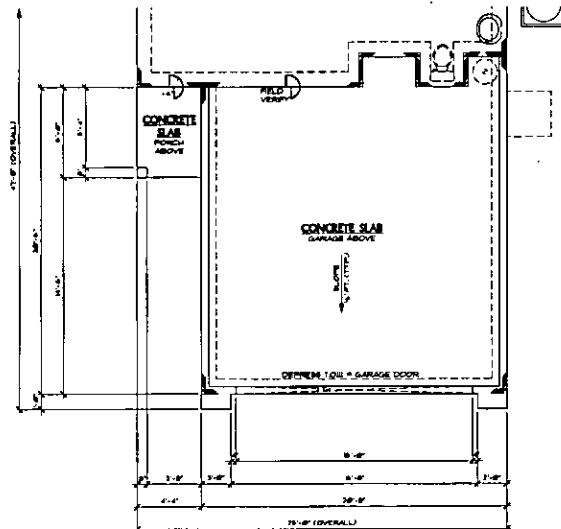
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&
SHEET INDEX

Sheet Number:
A0.0
8

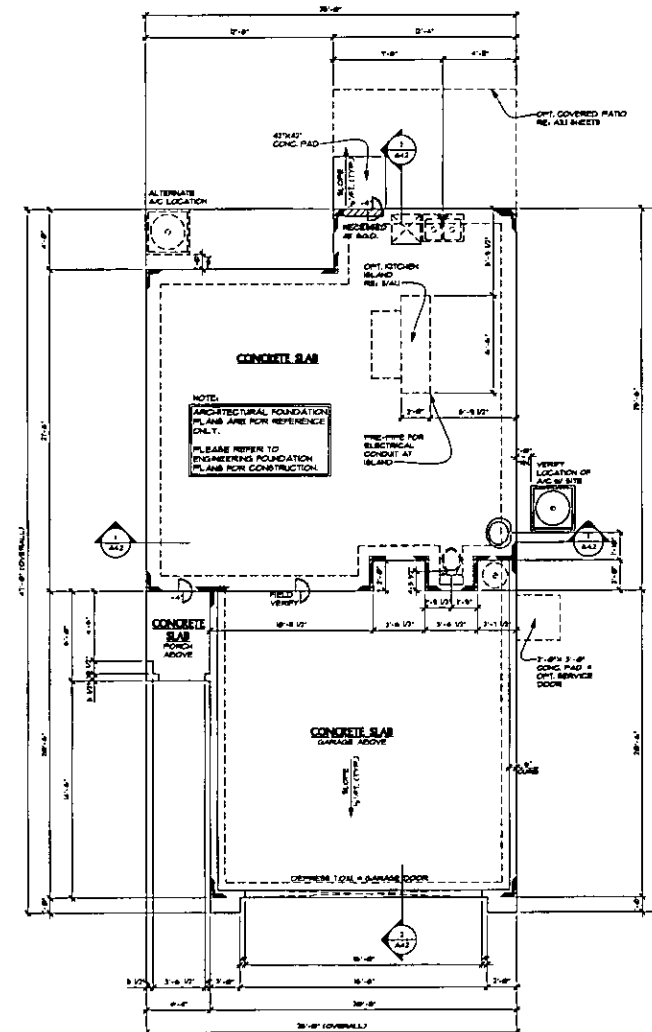
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SEP 07 2010
City of Las Vegas



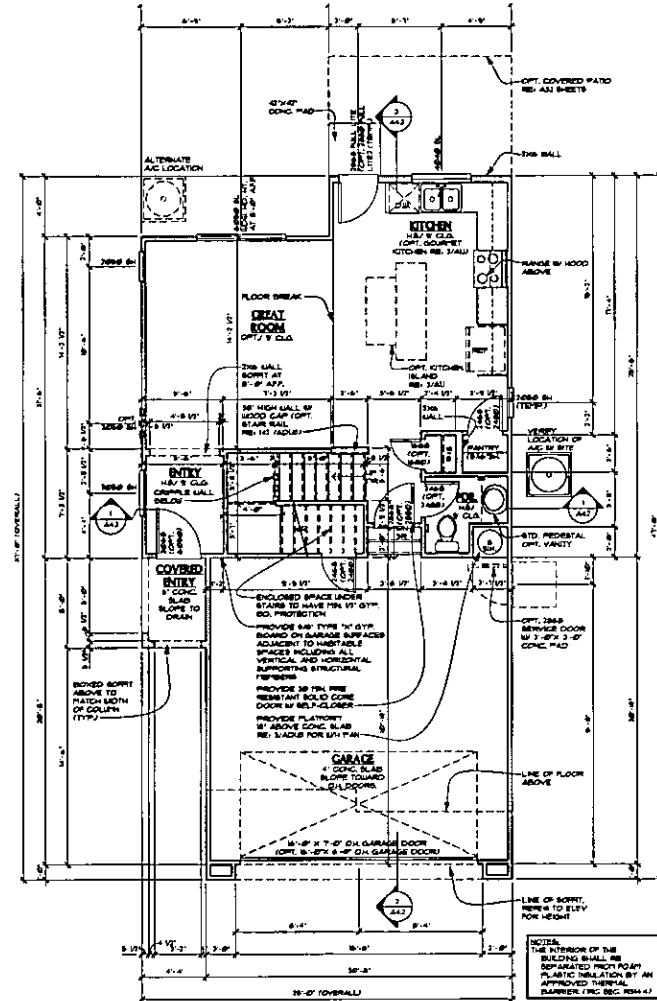
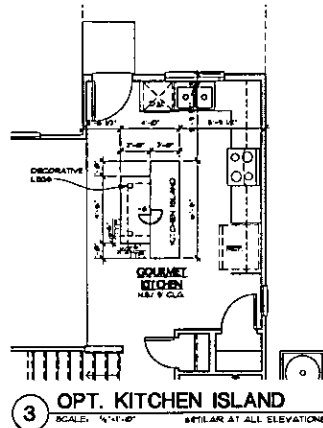
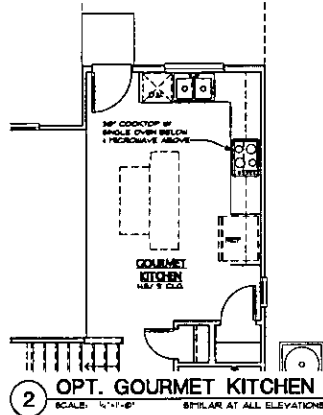
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ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION B
SCALE: 1/4"=1'-0"



3
ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION C
SCALE: 1/4"=1'-0"



1
ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION A
SCALE: 1/4"=1'-0"



1 FIRST FLOOR PLAN AT ELEVATION A
SCALE: 1/4"=1'-0"



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Date: 07/14/2010

Drawn By: KALLA

Reviewed:

**LAS VEGAS
WARMINGTON**

Plan Number:

L14E

Plan Name:

EMUA

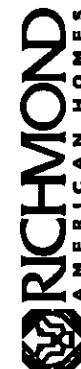
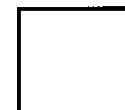
Sheet Title:

**FIRST FLOOR
PLAN &
OPTIONS**

Sheet Number:

A1.1

2



State Contractor License #0026417

LAS VEGAS
7770 Dean Martin Drive, D-8
Las Vegas, NV 89129 702.633.1111

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Date: 07/14/2010

Drawn By: WLLA

References

**LAS VEGAS
WARMINGTON**

Plan Number:

L14E

Plan Name:

EMILIA

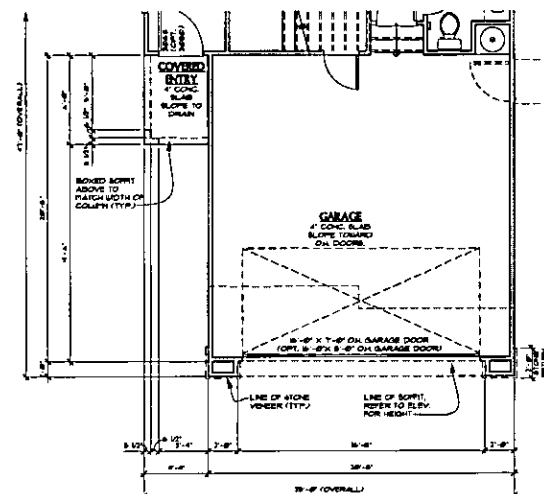
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FIRST FLOOR PLAN & OPTIONS

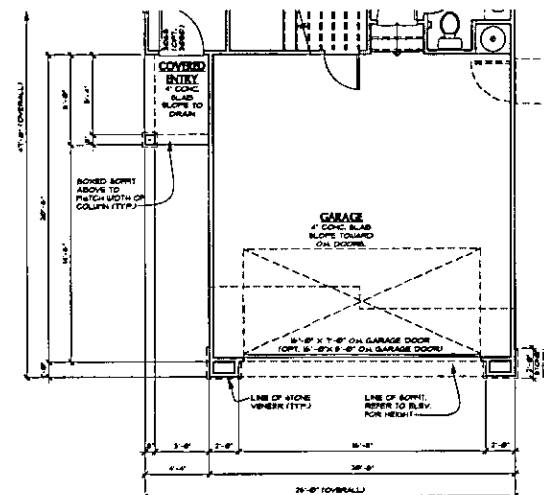
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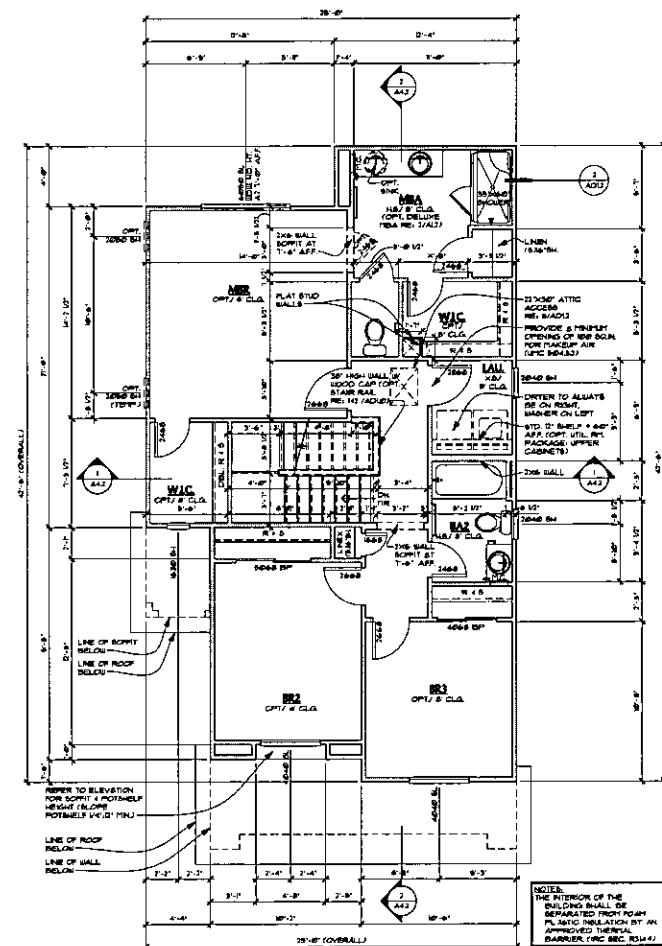
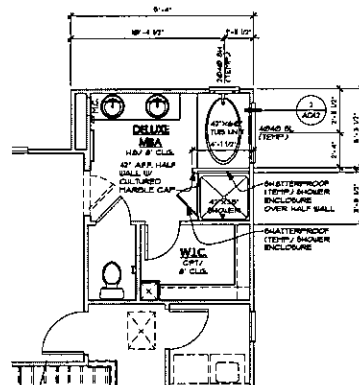
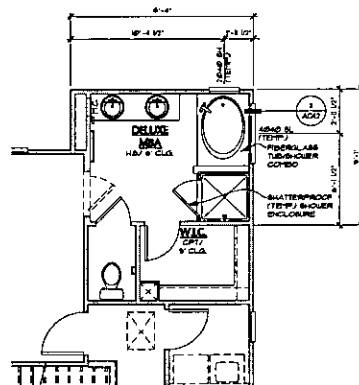
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FIRST
4 FLOOR PLAN AT ELEVATION B
SCALE: 1/4"=1'-0" RE: SHEET A11 FOR ADDITIONAL NOTES (DIMENSIONS)



FIRST
FLOOR PLAN AT ELEVATION C
SCALE: 1/4" = 1'-0" RE: SHEET A11 FOR ADDITIONAL
NOTES & DIMENSIONS





NOTE: ENHANCEMENTS & VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



RICHMOND
AMERICAN HOMES

 LAS VEGAS
7770 Dean Martin Drive, D-4
Las Vegas, NV 89129 702.639-4400

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Date: 07/14/2013

Drawn By: RULIA

Revisions:

LAS VEGAS
 WARMINGTON

Plan Number:

L14E

Plant Name: _____

EMILIA

Street Tides

ELEVATION A

Sheet Number:

A21

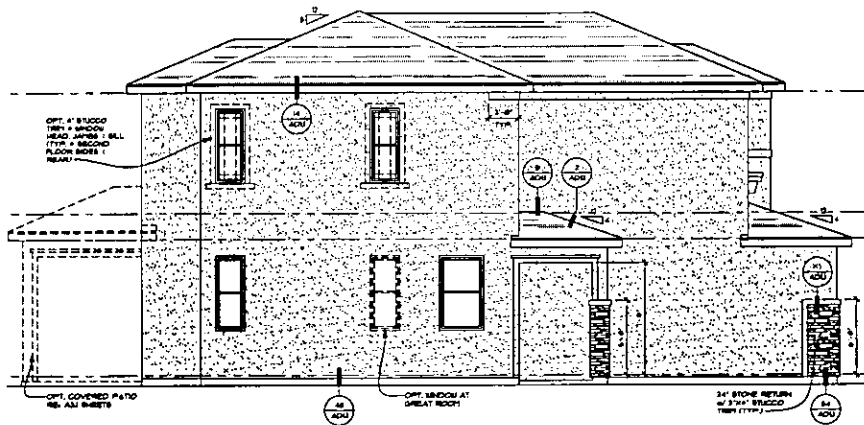
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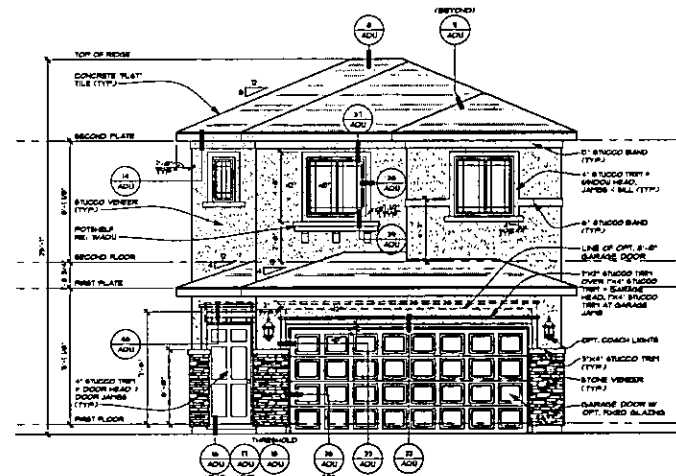


NOTE: ENHANCEMENTS @ VISIBLE SIDE
REAR ELEVATIONS SHOWN DASHED

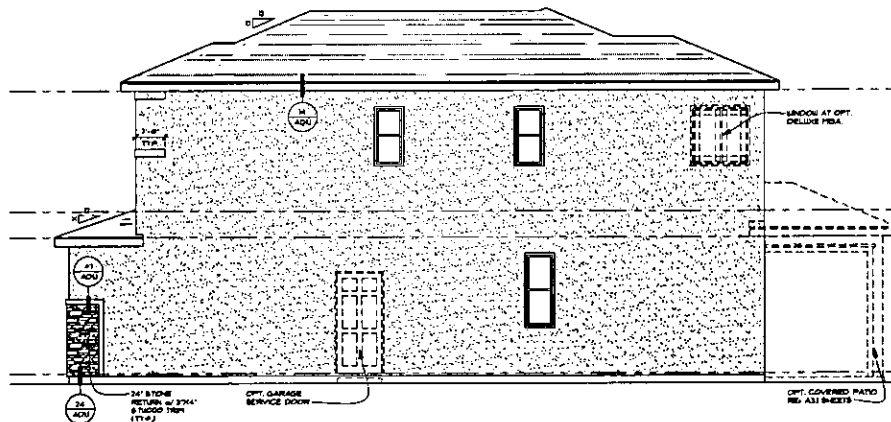


3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

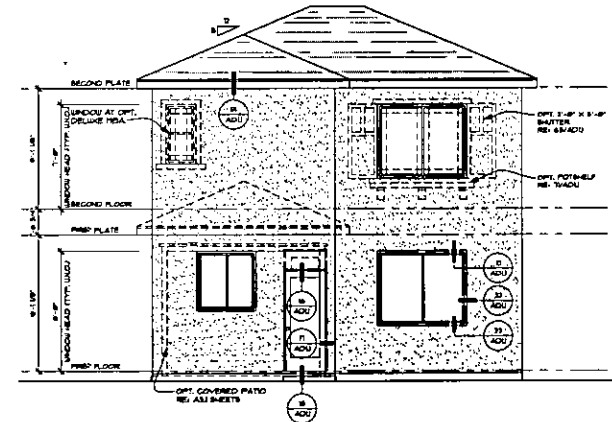
NOTE: ENHANCEMENTS = VISIBLE SIDE /
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"
NOTE: ENHANCEMENTS = VISIBLE SIDE /
REAR ELEVATIONS SHOWN DASHED



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Date: 07/20/2016

Drawn By: RJL/A

Revised:

LAS VEGAS
WARMINGTON

Plan Number:

L14E

Plan Name:

EMLIA

Sheet Title:

ELEVATION B

Sheet Number:

A2.2

8



PROJECT DATA			
PROJECT: EMERSON at PROVIDENCE		ADOPTED CODES	
MUNICIPALITY: CITY OF LAS VEGAS		BUILDING: 2004 INTERNATIONAL RESIDENTIAL CODE	
PLAN: L1E - ELLIOTT		MECHANICAL: 2004 UNIFORM MECHANICAL CODE (IAPMO version)	
DATE: 07/14/2010		PLUMBING: 2004 UNIFORM PLUMBING CODE (IAPMO version)	
ENERGY COMPLIANCE: RESCHECK		ELECTRICAL: 2009 NATIONAL ELECTRICAL CODE	
CONTRACTOR'S NAME: RICHMOND AMERICAN HOMES OF NEVADA, INC.		ENERGY: 2009 INTERNATIONAL ENERGY CONSERVATION CODE	
LICENSE CLASSIFICATION: STATE CONTRACTOR LICENSE 98926-47		2009 SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY ENDO	
DRAWINGS PREPARED BY: R.H.J.A.		NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)			
SHEETS	DESCRIPTION		
REQUIREMENTS FOR ENHANCED REAR LOTS			
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.			

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	424 SQ. FT.
PORCH AREA	-	-	88 SQ. FT.
OPT. COVERED PATIO	-	-	44 SQ. FT.
FIRST FLOOR	302 SQ. FT.	-	-
SECOND FLOOR	200 SQ. FT.	-	-
TOTAL	1022 SQ. FT.	-	-

DATE	DELTA	REVISION

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	COVER SHEET & SHEET INDEX
A1.0	ARCHITECTURAL FOUNDATION PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN & OPTIONS
A2.1	ELEVATION A
A2.2	ELEVATION B
A2.3	ELEVATION C
A3.0	NOT USED
A3.1	OPT. COVERED PATIO - PLANS
A3.2	OPT. COVERED PATIO - ELEVATIONS
A4.1	ROOF PLAN
A4.2	BUILDING SECTIONS
A5.1	FLOORING BREAKS - FIRST FLOOR
A5.2	FLOORING BREAKS - SECOND FLOOR
A0.1.0	INTERIOR & CLOSET DETAILS
A0.1.1	EXTERIOR ELEVATION DETAILS
A0.1.2	EXTERIOR ELEVATION DETAILS
A0.1.3	EXTERIOR ELEVATION DETAILS
A0.1.4	EXTERIOR ELEVATION DETAILS
A0.1.5	EXTERIOR ELEVATION DETAILS
A0.1.6	EXTERIOR ELEVATION DETAILS
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A0.1.33	EXTERIOR ELEVATION DETAILS
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A0.1.35	EXTERIOR ELEVATION DETAILS
A0.1.36	EXTERIOR ELEVATION DETAILS
A0.1.37	EXTERIOR ELEVATION DETAILS
A0.1.38	EXTERIOR ELEVATION DETAILS
A0.1.39	EXTERIOR ELEVATION DETAILS
A0.1.40	EXTERIOR ELEVATION DETAILS
A0.1.41	EXTERIOR ELEVATION DETAILS
A0.1.42	EXTERIOR ELEVATION DETAILS
A0.1.43	EXTERIOR ELEVATION DETAILS
A0.1.44	EXTERIOR ELEVATION DETAILS
A0.1.45	EXTERIOR ELEVATION DETAILS
A0.1.46	EXTERIOR ELEVATION DETAILS
A0.1.47	EXTERIOR ELEVATION DETAILS
A0.1.48	EXTERIOR ELEVATION DETAILS
A0.1.49	EXTERIOR ELEVATION DETAILS
A0.1.50	EXTERIOR ELEVATION DETAILS
A0.1.51	EXTERIOR ELEVATION DETAILS
A0.1.52	EXTERIOR ELEVATION DETAILS
A0.1.53	EXTERIOR ELEVATION DETAILS
A0.1.54	EXTERIOR ELEVATION DETAILS
A0.1.55	EXTERIOR ELEVATION DETAILS
A0.1.56	EXTERIOR ELEVATION DETAILS
A0.1.57	EXTERIOR ELEVATION DETAILS
A0.1.58	EXTERIOR ELEVATION DETAILS
A0.1.59	EXTERIOR ELEVATION DETAILS
A0.1.60	EXTERIOR ELEVATION DETAILS
A0.1.61	EXTERIOR ELEVATION DETAILS
A0.1.62	EXTERIOR ELEVATION DETAILS
A0.1.63	EXTERIOR ELEVATION DETAILS
A0.1.64	EXTERIOR ELEVATION DETAILS
A0.1.65	EXTERIOR ELEVATION DETAILS
A0.1.66	EXTERIOR ELEVATION DETAILS
A0.1.67	EXTERIOR ELEVATION DETAILS
A0.1.68	EXTERIOR ELEVATION DETAILS
A0.1.69	EXTERIOR ELEVATION DETAILS
A0.1.70	EXTERIOR ELEVATION DETAILS
A0.1.71	EXTERIOR ELEVATION DETAILS
A0.1.72	EXTERIOR ELEVATION DETAILS
A0.1.73	EXTERIOR ELEVATION DETAILS
A0.1.74	EXTERIOR ELEVATION DETAILS
A0.1.75	EXTERIOR ELEVATION DETAILS
A0.1.76	EXTERIOR ELEVATION DETAILS
A0.1.77	EXTERIOR ELEVATION DETAILS
A0.1.78	EXTERIOR ELEVATION DETAILS
A0.1.79	EXTERIOR ELEVATION DETAILS
A0.1.80	EXTERIOR ELEVATION DETAILS
A0.1.81	EXTERIOR ELEVATION DETAILS
A0.1.82	EXTERIOR ELEVATION DETAILS
A0.1.83	EXTERIOR ELEVATION DETAILS
A0.1.84	EXTERIOR ELEVATION DETAILS
A0.1.85	EXTERIOR ELEVATION DETAILS
A0.1.86	EXTERIOR ELEVATION DETAILS
A0.1.87	EXTERIOR ELEVATION DETAILS
A0.1.88	EXTERIOR ELEVATION DETAILS
A0.1.89	EXTERIOR ELEVATION DETAILS
A0.1.90	EXTERIOR ELEVATION DETAILS
A0.1.91	EXTERIOR ELEVATION DETAILS
A0.1.92	EXTERIOR ELEVATION DETAILS
A0.1.93	EXTERIOR ELEVATION DETAILS
A0.1.94	EXTERIOR ELEVATION DETAILS
A0.1.95	EXTERIOR ELEVATION DETAILS
A0.1.96	EXTERIOR ELEVATION DETAILS
A0.1.97	EXTERIOR ELEVATION DETAILS
A0.1.98	EXTERIOR ELEVATION DETAILS
A0.1.99	EXTERIOR ELEVATION DETAILS
A0.1.100	EXTERIOR ELEVATION DETAILS

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Date: 07/14/2010

Drawn By: R.H.J.A.

Engineer:

LAS VEGAS
EMERSON

Plan Number:

L1IE

Plan Name:

ELLIOTT

Sheet Title:

COVER SHEET & SHEET INDEX

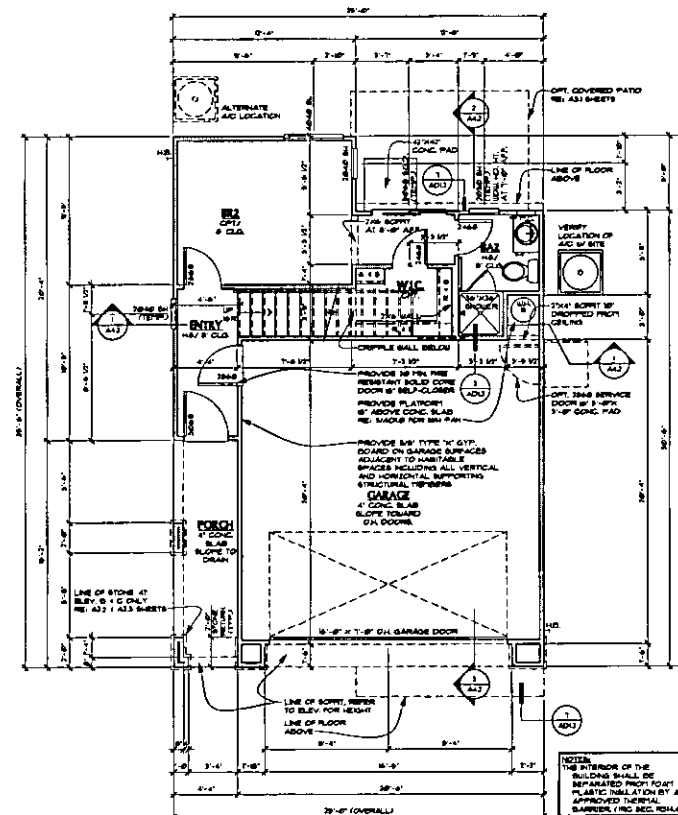
Sheet Number:

A0.0

8

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 City of Las Vegas

ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
1 SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
1 AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"



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DATE: 6/14/2010
DRAWN BY: RALIA
REVISIONS:

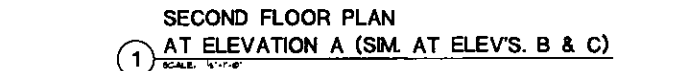
**LAS VEGAS
WARMINGTON**

Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1
a



a

NOTE: ENHANCEMENTS & VISIBLE SIDE :
REAR ELEVATIONS SHOWN DASHED

SCALE: $V_0 = 10^\circ$

WINDOW TRIM (TYP.)

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

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



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Date: 5/14/2019

Drawn By: RULA

Revisión

**LAS VEGAS
WARMINGTON**

Plan Number:

L11E

Plan Name:

ELLIOTT

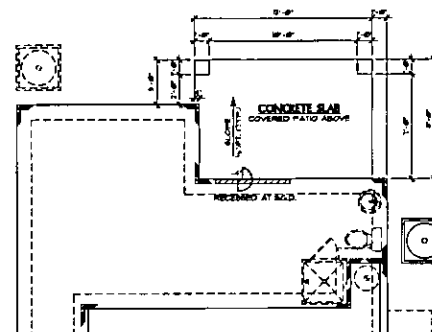
Short Title

OPT. COVERED PATIO PLANS

Shunt Number:

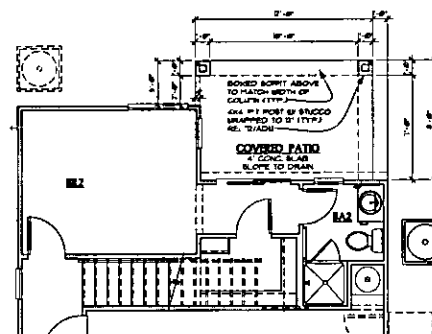
A3.1

3



OPT. COVERED PATIO

1 PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" SEE PLAN AT ALL ELEVATIONS
SEE SHEET A-10 FOR ADDITIONAL NOTES & DIMENSIONS



OPT. COVERED
PATIO PARTIAL FLOOR PLAN PLAN

2 PATIO PARTIAL FLOOR PLAN PLAN
SCALE: 1/4" = 1'-0"
OPTIMAR AT ALL ELEVATIONS
RE. SHEET AU FOR ADDITIONAL NOTES & DIMENSIONS



PROJECT DATA			
PROJECT: EMERSON at PROVIDENCE		ADOPTED CODES	
MUNICIPALITY: CITY OF LAS VEGAS		BUILDING: 2006 INTERNATIONAL RESIDENTIAL CODE	
PLAN: L16H - ERN		MECHANICAL: 2006 UNIFORM MECHANICAL CODE (UMCC) VERSION	
DATE: 07/14/2010		PLUMBING: 2006 UNIFORM PLUMBING CODE (UPC) VERSION	
ENERGY COMPLIANCE: RECHECK		ELECTRICAL: 2009 NATIONAL ELECTRICAL CODE	
CONTRACTOR'S NAME: RICHMOND AMERICAN HOMES OF NEVADA, INC.		ENERGY: 2006 INTERNATIONAL ENERGY CONSERVATION CODE	
LICENSE CLASSIFICATION / NUMBER: STATE CONTRACTOR LICENSE #0002417		NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
DRAWINGS PREPARED BY: RJJA			
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)			
SHEETS	DESCRIPTION		
REQUIREMENTS FOR ENHANCED REAR LOTS			
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.			

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	645 SQ. FT.
PORCH AREA	-	-	48 SQ. FT.
OPT. COVERED PATIO	-	-	94 SQ. FT.
FIRST FLOOR	974 SQ. FT.	-	-
SECOND FLOOR	1065 SQ. FT.	-	-
TOTAL	1639 SQ. FT.	-	-

DATE	DATE	REVISION

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	1 COVER SHEET & SHEET INDEX
A1.0	2 ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A1.1	1 FIRST FLOOR PLAN & OPTIONS
A1.2	2 SECOND FLOOR PLAN & OPTIONS
A2.1	1 ELEVATION A
A2.2	1 ELEVATION B
A2.3	1 ELEVATION C
A3.0	1 NOT USED
A3.1	1 OPT. COVERED PATIO - PLANS
A4.1	2 ROOF PLANS
A4.2	1 BUILDING SECTIONS
A5.1	2 FLOORING DETAILS - FIRST FLOOR
A5.2	2 FLOORING DETAILS - SECOND FLOOR
A6.0	2 INTERIOR & COMMON DETAILS
A7.0	2 EXTERIOR ELEVATION DETAILS
A7.1	1 EXTERIOR ELEVATION DETAILS
A7.2	1 EXTERIOR ELEVATION DETAILS
A7.3	1 EXTERIOR ELEVATION DETAILS
A7.4	1 EXTERIOR ELEVATION DETAILS
A8.0	2 THERMAL BARRIER DETAILS
A8.1	1 THERMAL BARRIER DETAILS
A9.0	2 EXTERIOR ELEVATION DETAILS (1 HOUR FIRE RATED)
B0.0	2 ELECTRICAL SPEC. NOTES, LEGEND & SHEET INDEX
E1.1	1 FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALC.
E1.2	2 SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALC.
M0.0	1 ECC REPORT & MECHANICAL LOAD CALC.
M1.1	1 MECHANICAL PLAN - ELEVATION A & C
M1.2	1 MECHANICAL PLAN - ELEVATION B
M1.3	2 FIRST FLOOR PLUMBING PLAN
M1.4	2 SECOND FLOOR PLUMBING PLAN
S0.0	2 STRUCTURAL SPECIFICATIONS & NOTES
S1.0	1 POST-TENSIONED FOUNDATION PLAN
S2.1	1 NOT USED
S2.2	2 FLOOR & LOW ROOF FRAMING PLAN
S3.1	2 ROOF FRAMING PLAN
S3.2	2 ROOF FRAMING PLAN
S4.0	1 POST-TENSIONED FOUNDATION DETAILS
S4.1	1 POST-TENSIONED FOUNDATION DETAILS
S4.2	2 GENERAL FRAMING DETAILS
S4.3	2 GENERAL FRAMING DETAILS
S4.4	2 GENERAL FRAMING DETAILS
S4.5	2 ROOF FRAMING DETAILS
S4.6	2 FLOOR FRAMING DETAILS



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Date: 07/14/2010

Drawn By: RJJA

Revised:

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SEP 07 2010

ROC-39470

City of Las Vegas

LAS VEGAS
EMERSON

Plan Number:

L16H

Plan Name:

ERN

Sheet Title:

COVER SHEET

&

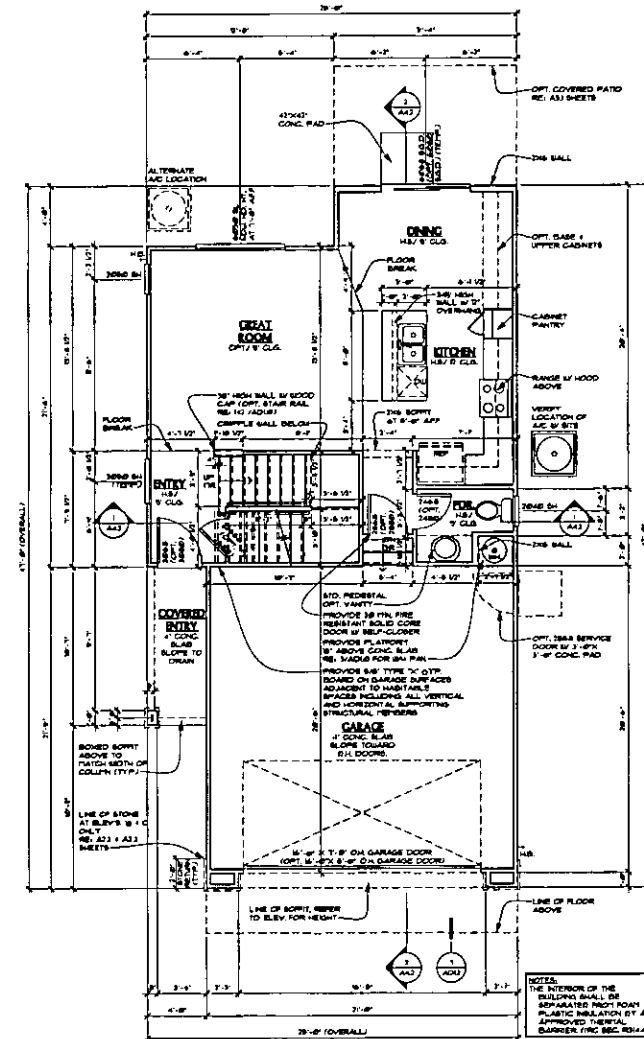
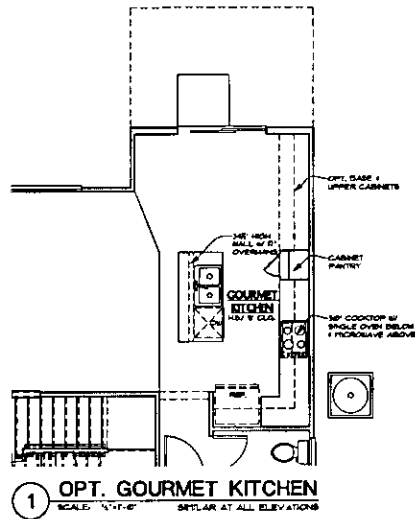
SHEET INDEX

Sheet Number:

A0.0

a

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



FIRST FLOOR
PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
1 SCALE: 1/4" = 1'-0"

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Date: 07/14/2006
Drawn By: RMLA
Reviewed:

LAS VEGAS
WARMINGTON

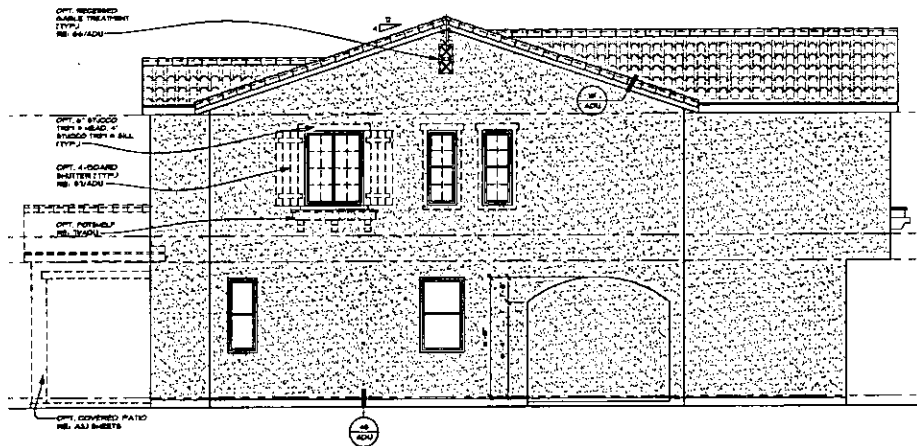
Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:

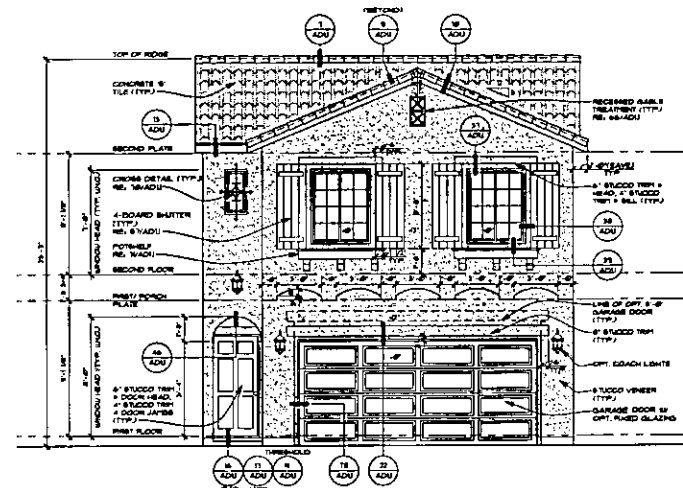
FIRST FLOOR
PLAN &
OPTIONS

Sheet Number:
A1.1
a

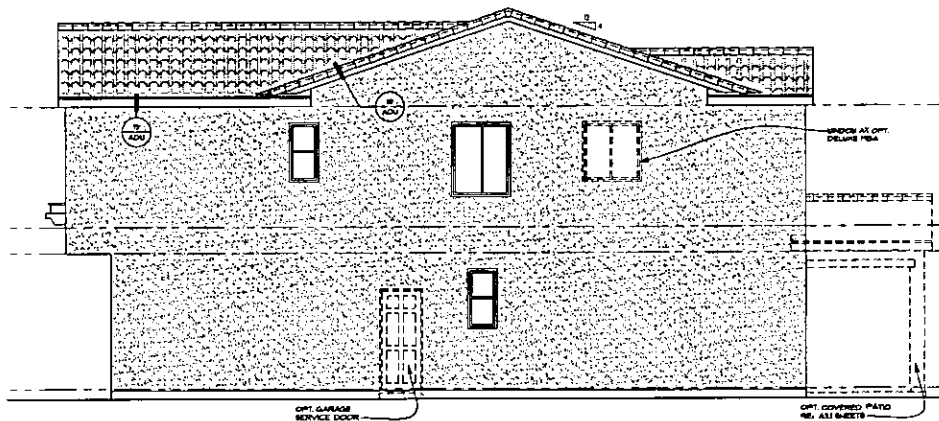


3 LEFT ELEVATION A
SCALE: 1/4"=1'-0"

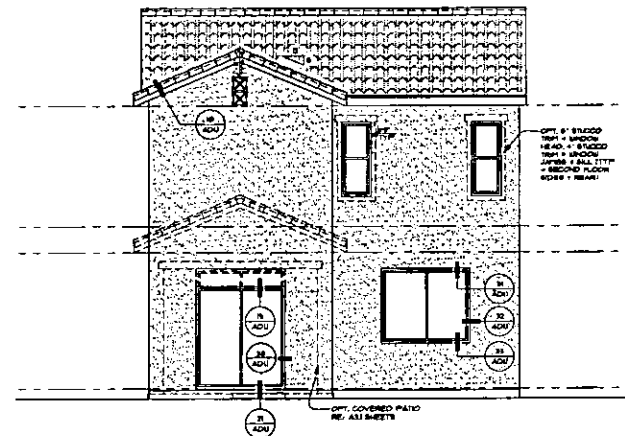
NOTE: ENHANCEMENTS * VISIBLE SIDE *
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION A
SCALE: 1/4"=1'-0"



2 REAR ELEVATION A
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS * VISIBLE SIDE *
REAR ELEVATIONS SHOWN DASHED



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Date: 07/16/2000

Drawn By: KALIA

Revised:

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WARMINGTON

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

ELEVATION A

Sheet Number:

A21

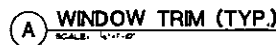
8

NOTE: ENHANCEMENTS & VISIBLE MOE &
REAR ELEVATIONS SHOWN DASHED

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

RIGHT ELEVATION B

REAR ELEVATION B



NOTE: ENLARGEMENTS * VISIBLE SIDE *
REAR ELEVATIONS SHOWN DASHED

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Detur erinazpuz

Dream By: RALIA

Endorsement

**LAS VEGAS
WARMINGTON**

Plan Number _____

L16H

Plan Name:

ERIN

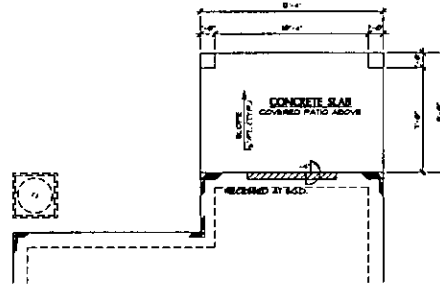
Short Titles

ELEVATION C

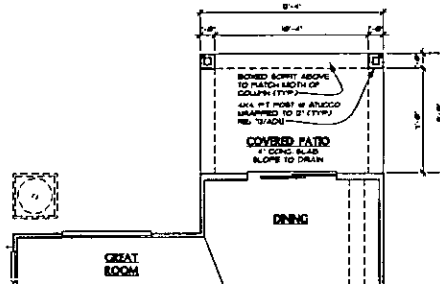
Sheet Number

A2.3

8



1 OPT. COVERED PATIO
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



2 OPT. COVERED PATIO
PARTIAL FLOOR PLAN PLAN
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS
RE: SHEET A10 FOR ADDITIONAL NOTES & DIMENSIONS



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Date: 07/11/2018

Drawn By: KULLA

Reviewed:

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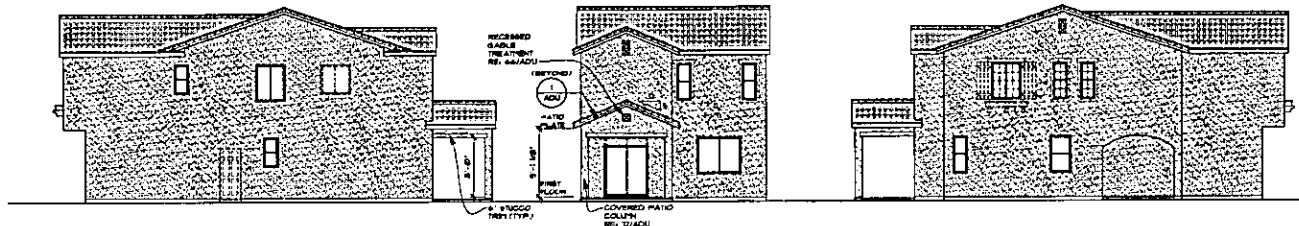
Plan Number:
L16H

Plan Name:
ERIN

Sheet Title:

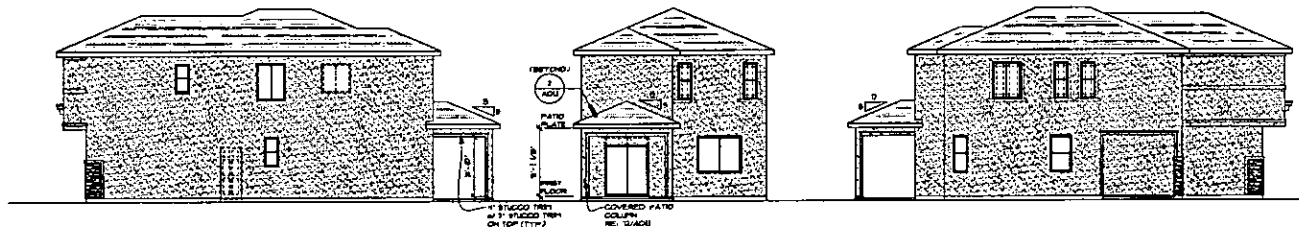
**OPT. COVERED
PATIO PLANS**

Sheet Number:
A3.1
8



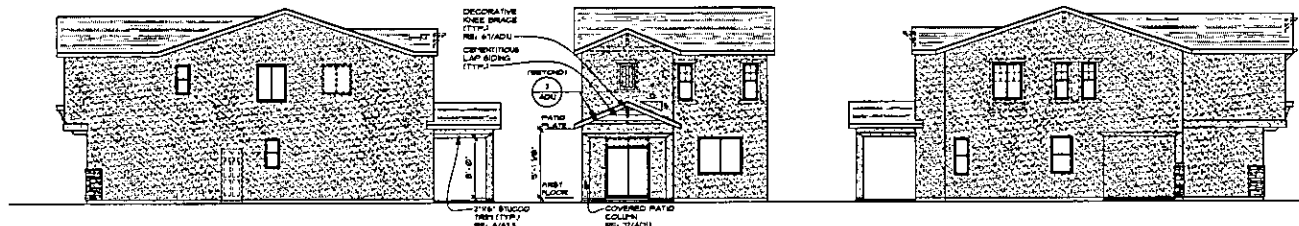
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/8"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A21 FOR ADDITIONAL NOTES + DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/8"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A21 FOR ADDITIONAL NOTES + DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/8"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A21 FOR ADDITIONAL NOTES + DIMENSIONS



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Date: 07/16/2018

Drawn By: KALLA

Revised:

**LAS VEGAS
WARMINGTON**

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

**OPT. COVERED
PATIO
ELEVATIONS**

Sheet Number:

A3.1

b



PROJECT DATA	
PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L18J - EVA
DATE:	07/14/2010
DESIGN COMPLIANCE:	RECHECK
DESIGNER/ARCHITECT:	RICHMOND AMERICAN HOMES OF NEVADA, INC.
LICENSE CLASSIFICATION/LICENSER:	STATE CONTRACTOR LICENSE #00094411 R.H.J.A.
DRAWING PREPARED BY:	R.H.J.A.
ADOPTED CODES	
BUILDING:	2006 INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2006 UNIFORM MECHANICAL CODE (UNFMO version)
PLUMBING:	2006 UNIFORM PLUMBING CODE (UNFPM version)
ELECTRICAL:	2006 NATIONAL ELECTRICAL CODE
ENERGY:	2006 INTERNATIONAL ENERGY CONSERVATION CODE SOUTHERN NEVADA RESIDENTIAL CODE INTERPRETATIONS BY ENR0
NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.	
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)	
SHEETS	DESCRIPTION
REQUIREMENTS FOR ENHANCED REAR LOTS	
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.	

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	452 SQ. FT.
PORCH AREA	-	-	92 SQ. FT.
OPT. COVERED PATIO	-	-	91 SQ. FT.
FIRST FLOOR	341 SQ. FT.	-	-
SECOND FLOOR	472 SQ. FT.	-	-
TOTAL	813 SQ. FT.	-	-

DATE	DELTA	REVISION
07/14/2010	1	PLANNING REVISION

DRAWING SHEET INDEX	
SHEET	DESCRIPTION
A0.0	COVER SHEET & SHEET INDEX
A0.1	ARCHITECTURAL FOUNDATION PLAN & OPTIONS
A0.2	FIRST FLOOR PLAN & OPTIONS
A0.3	SECOND FLOOR PLAN & OPTIONS
A0.4	ELEVATION A
A0.5	ELEVATION B
A0.6	ELEVATION C
A0.7	NOT USED
A0.8	OPT. COVERED PATIO - PLAN
A0.9	OPT. COVERED PATIO - ELEVATIONS
A1.0	ROOF PLAN
A1.1	BUILDING SECTIONS
A1.2	FLOORING BREAKS - FIRST FLOOR
A1.3	FLOORING BREAKS - SECOND FLOOR
A1.4	INTERIOR & COMMON DETAILS
A1.5	EXTERIOR ELEVATION DETAILS
A1.6	EXTERIOR ELEVATION DETAILS
A1.7	EXTERIOR ELEVATION DETAILS
A1.8	EXTERIOR ELEVATION DETAILS
A1.9	EXTERIOR ELEVATION DETAILS
A2.0	THERMAL BARRIER DETAILS
A2.1	THERMAL BARRIER DETAILS
A2.2	1-HOUR FIRE RATED DETAILS
A2.3	ELECTRICAL SPEC'S, NOTES, LEGEND & SHEET INDEX
A2.4	FIRST FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALC.
A2.5	SECOND FLOOR ELECTRICAL PLAN, OPTIONS & LOAD CALC.
A2.6	MECH. REPORT & MECHANICAL LOAD CALC.
A2.7	MECHANICAL PLAN - ELEVATIONS A, B & C
A2.8	FIRST FLOOR PLUMBING PLAN
A2.9	SECOND FLOOR PLUMBING PLAN
A2.10	STRUCTURAL SPECIFICATIONS AND NOTES
A2.11	STRUCTURAL SPECIFICATIONS AND NOTES
A2.12	FOUNDATION PLAN L18J AND OPTIONS
A2.13	FLOOR FRAMING PLAN L18J AND OPTIONS
A2.14	ROOF FRAMING PLAN L18J AND OPTIONS
A2.15	ROOF FRAMING PLAN L18J AND OPTIONS
A2.16	POST-TENSIONED FOUNDATION DETAILS
A2.17	POST-TENSIONED FOUNDATION DETAILS
A2.18	GENERAL FRAMING DETAILS
A2.19	GENERAL FRAMING DETAILS
A2.20	GENERAL FRAMING DETAILS
A2.21	ROOF FRAMING DETAILS
A2.22	FLOOR FRAMING DETAILS



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Date: 07/14/2010
Drawn By: R.H.J.A.
Reviewed:
PLANNING/REVISION: 00094411



Plan Number:
L16J
Plan Name:
EVA
Sheet Title:
COVER SHEET & SHEET INDEX

Sheet Number:
A0.0

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Date: 07/14/2010
Drawn By: WJL/A
Reviewed:

1-PLANNING REVISION - DEADLINE

**LAS VEGAS
EMERSON**

Plan Number:

L16J

Plan Name:

EVA

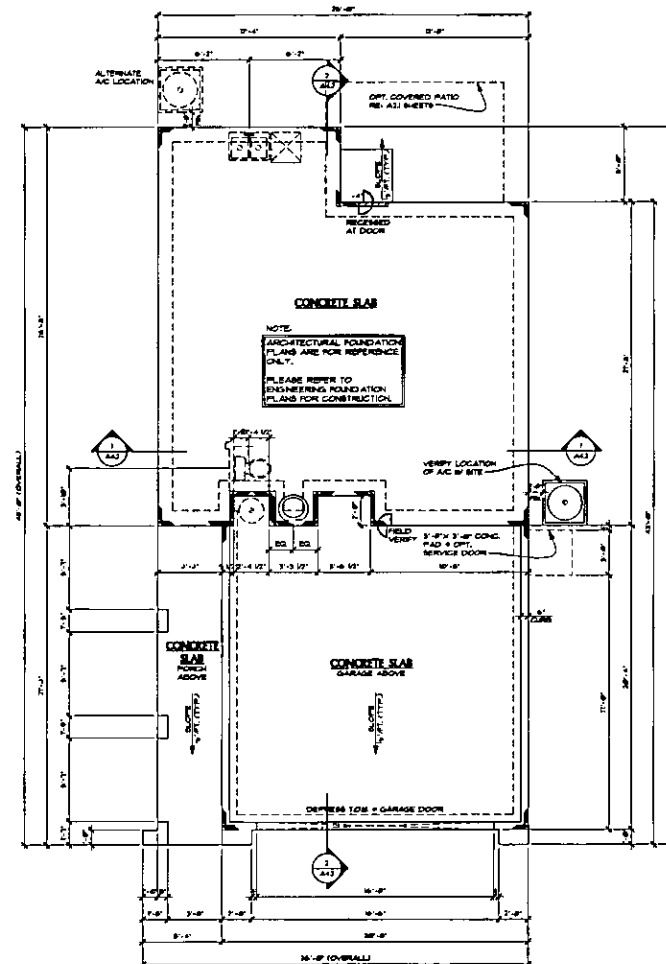
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**ARCHITECTURAL
FOUNDATION
PLAN**

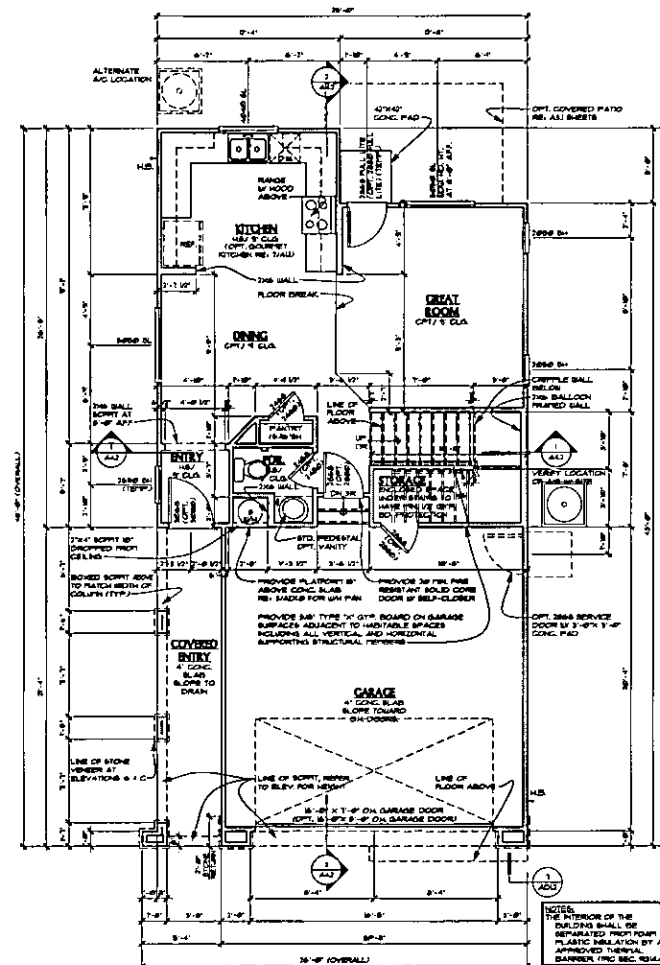
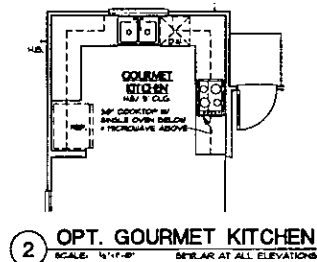
Sheet Number:

A1.0

a f



ARCHITECTURAL FOUNDATION
1 PLAN AT ELEVATION A
SCALE: 1/4" = 1'-0"



**RICHMOND
AMERICAN HOMES**
LAS VEGAS
7770 Dean Martin Drive, D-3
Las Vegas, NV 89129 D02 438-4400
State Contractor License #023417

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DATE: 6/17/2014
DRAWN BY: RJA/LA
REVISIONS:
1-PLANNING/REVISION: MJA/LA

**LAS VEGAS
EMERSON**

Plan Number:
L16J

Plan Name:
EVA

Sheet Title:
**FIRST FLOOR
PLAN &
OPTIONS**

Sheet Number:
A1.1

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Drawn By: KILLIA
Revised:
PLANNING/DESIGN/CONSTRUCTION

LAS VEGAS EMERSON

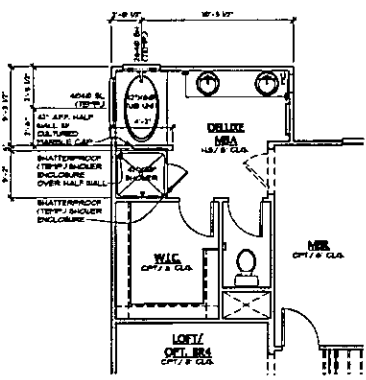
Plan Number:
L16J

Plan Name:
EVA

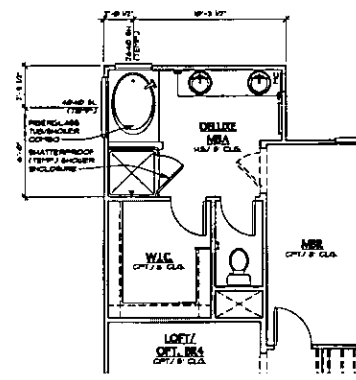
Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A1.2

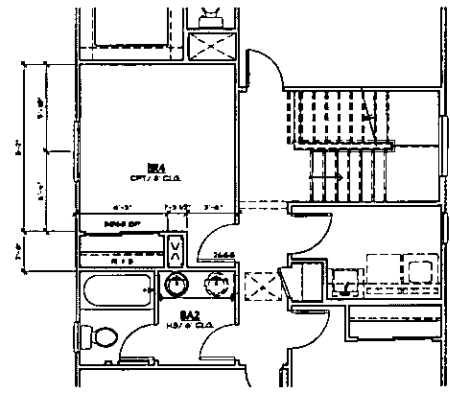
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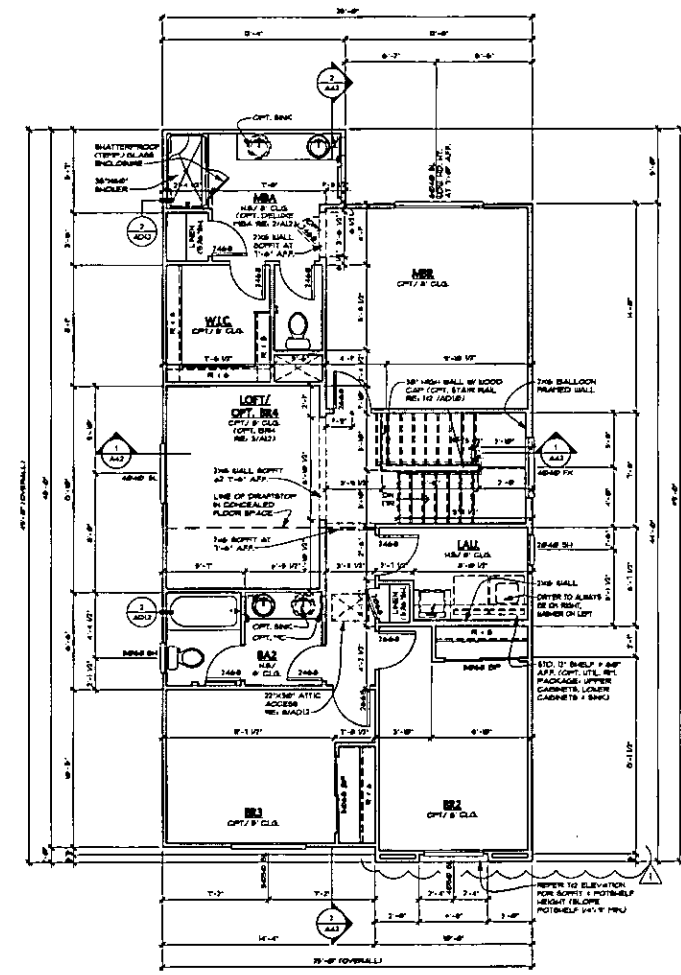
2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

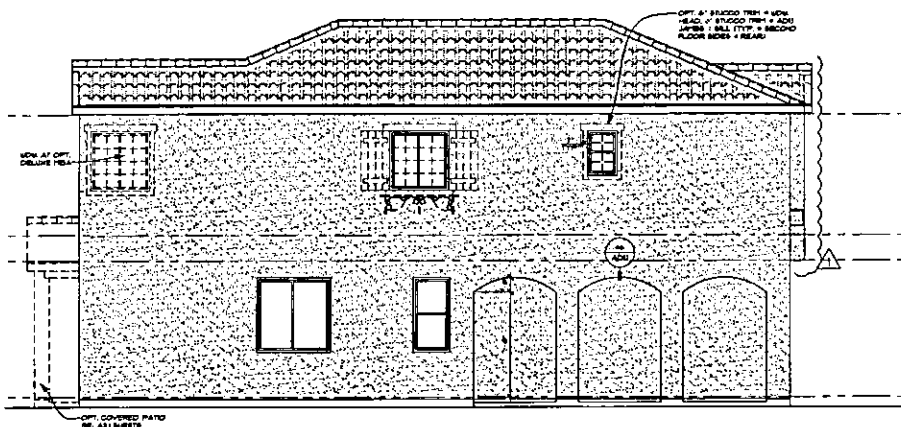


3 OPT. BR4
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



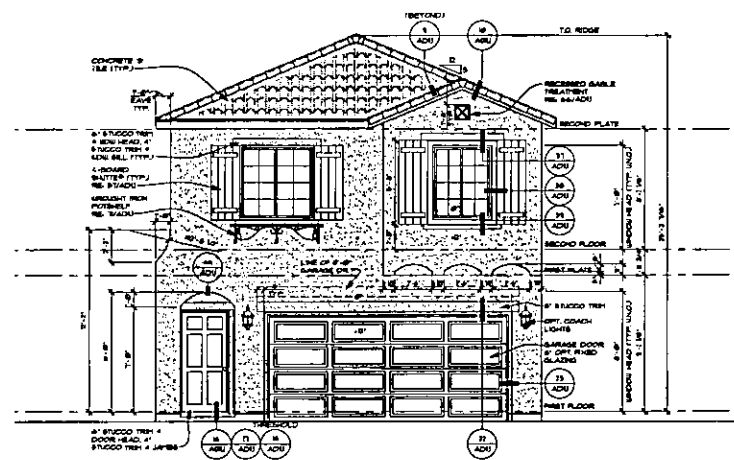
SECOND FLOOR PLAN AT ELEVATION A (SIM. @ ELV'S. B & C)
1 SCALE: 1/4"=1'-0"

2:Architectural, Inc., 10000 Las Vegas, Nevada 89135-1000 (302) 228-2222 FAX: (302) 228-2223

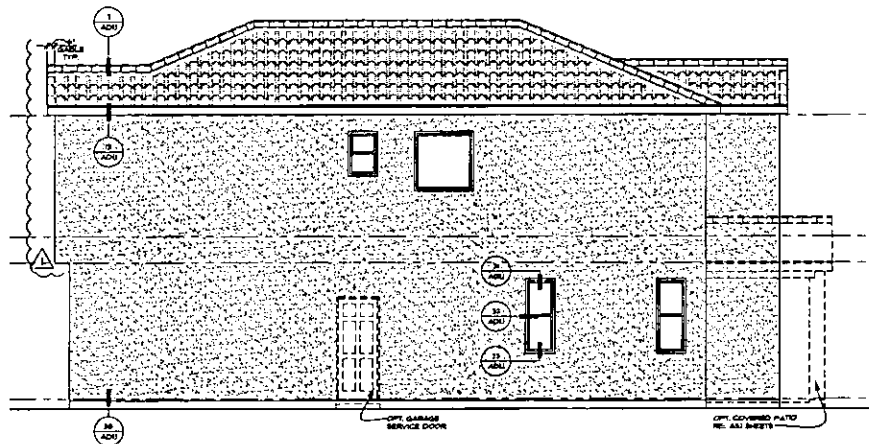


3 LEFT ELEVATION A
SCALE: 1/4\"/>

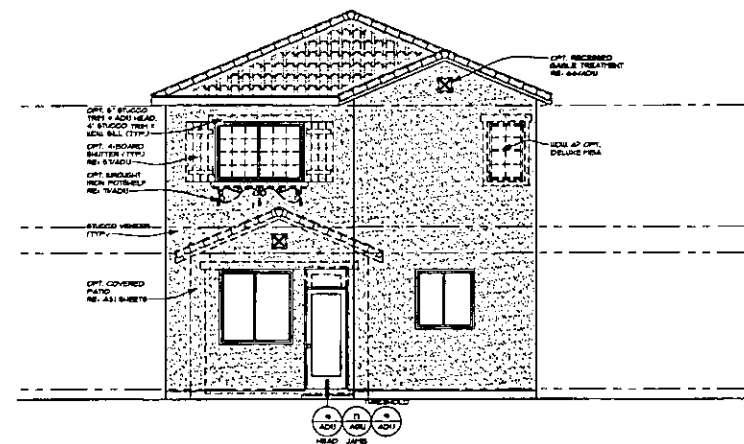
NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION A
SCALE: 1/4\"/>



4 RIGHT ELEVATION A
SCALE: 1/4\"/>



2 REAR ELEVATION A
SCALE: 1/4\"/>

NOTE: ENHANCEMENTS AT VISIBLE SIDE &
REAR ELEVATIONS SHOWN DASHED



**RICHMOND
AMERICAN HOMES**
LAS VEGAS
7770 Dean Martin Drive, D-9
Las Vegas, NV 89125 (702) 338-4400
State Contractor License 8003417

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Date: 8/14/2018
Drawn By: RALIA
Reviewed:
L:\PLANNING\REVISION\30416J

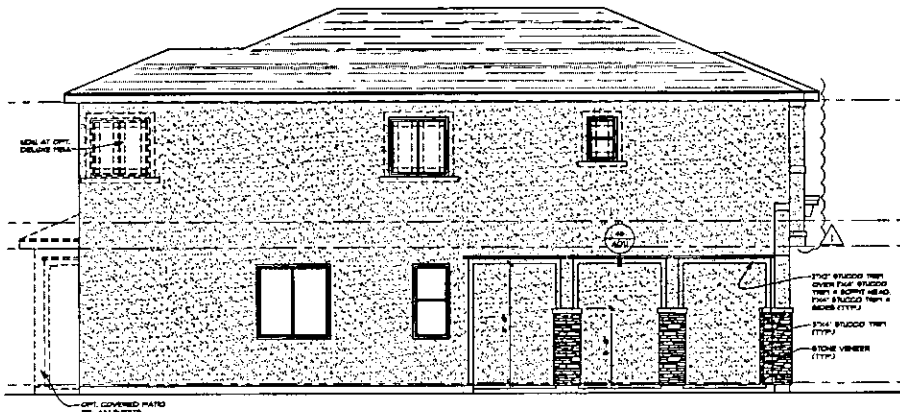
**LAS VEGAS
EMERSON**

Plan Number:
L16J

Plan Name:
EVA

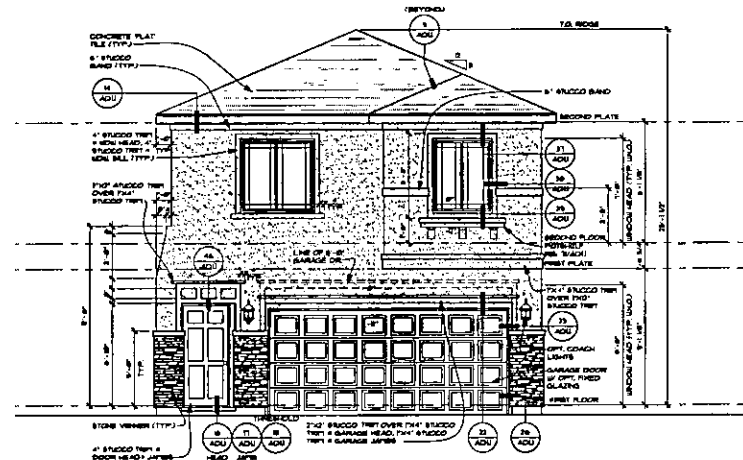
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ELEVATION A

Sheet Number:
A21
8

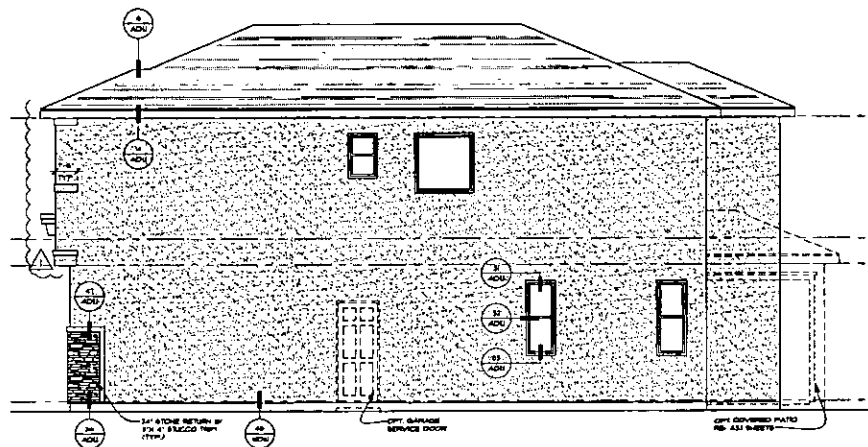


3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

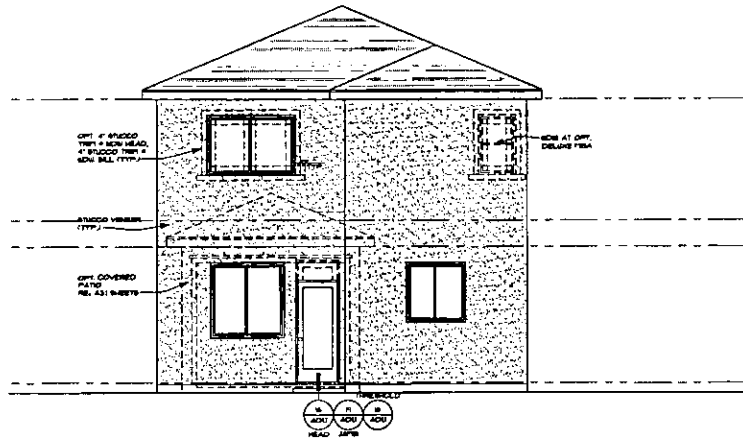
NOTE: ENHANCEMENTS AT VISIBLE SIDE +
REAR ELEVATIONS SHOWN DASHED



1 FRONT ELEVATION B
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"



2 REAR ELEVATION B
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE +
REAR ELEVATIONS SHOWN DASHED



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Date: 01/10/2010
Drawn By: MLLA
Revised:
LPL: 01/10/2010: 01/10/2010

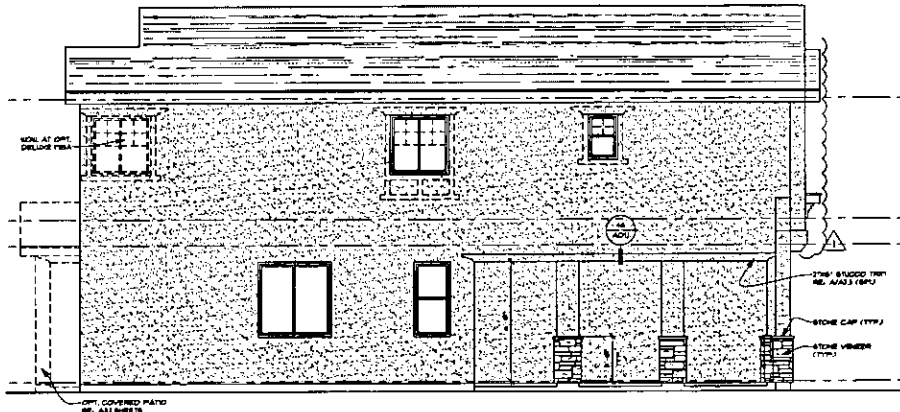
LAS VEGAS
EMERSON

Plan Number:
L16J

Plan Name:
EVA

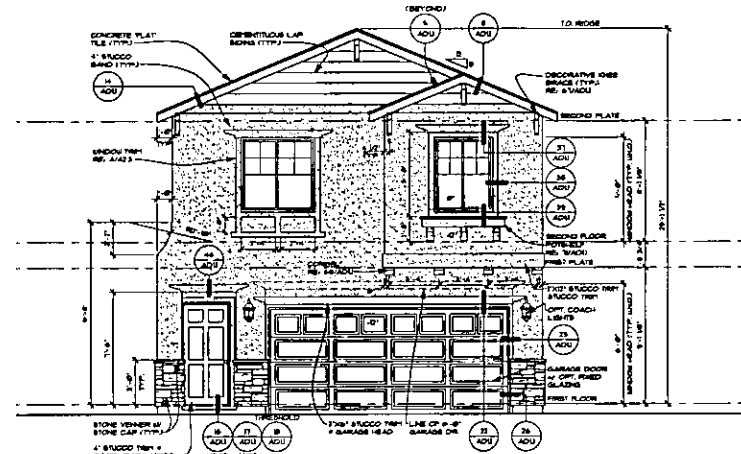
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ELEVATION B

Sheet Number:
A22
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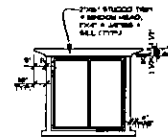


3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

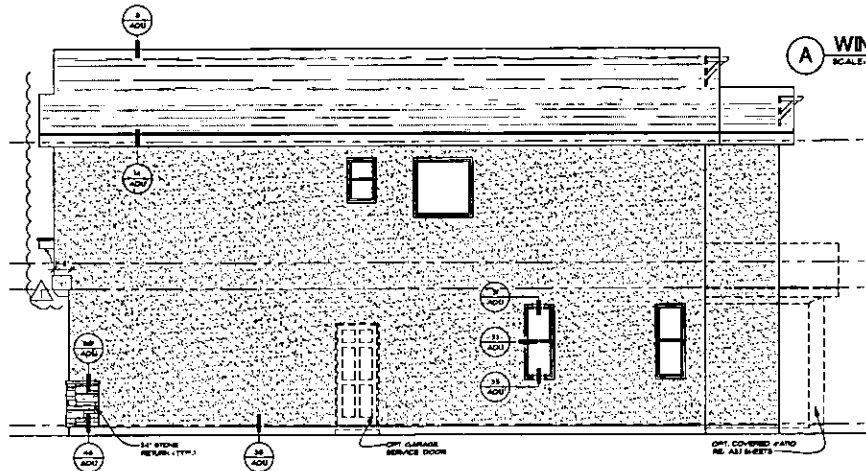
NOTE: ENHANCEMENTS AT VISIBLE SIDE +
REAR ELEVATIONS SHOWN DASHED



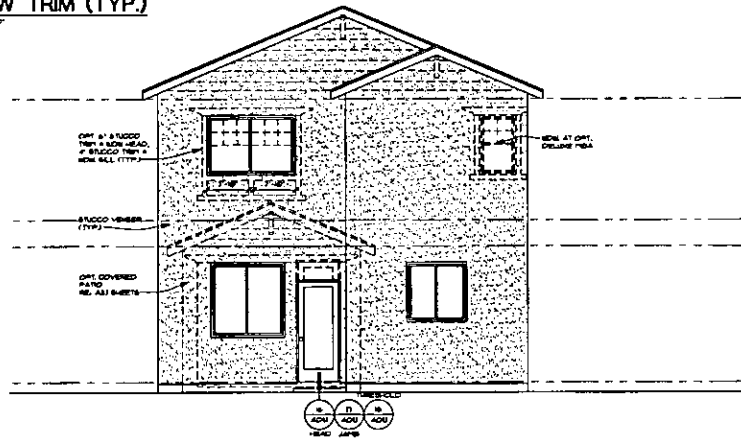
1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

NOTE: ENHANCEMENTS AT VISIBLE SIDE +
REAR ELEVATIONS SHOWN DASHED



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Date: 07/24/2018
Drawn By: KALLA
Reviewed:
PLANNING/DESIGN/SEALING

LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

EVA

Sheet Title:

ELEVATION C

Sheet Number:

A23

8



RICHMOND
AMERICAN HOMES
LAS VEGAS
State Contractor License #0026417

State Contractor License #0026417

7770 Dean Martin Drive, D-8
Las Vegas, NV 89139 702-6

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Date: 05/12/2016

Drawn By: RULJA

Revisions

1-PLANNING REVISION - SEALS

**LAS VEGAS
EMERSON** 

Plan Number:

L16J

Plan Name:

EVA

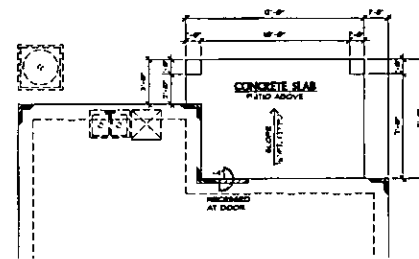
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OPT. COVERED
PATIO

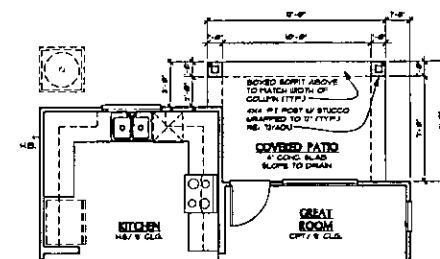
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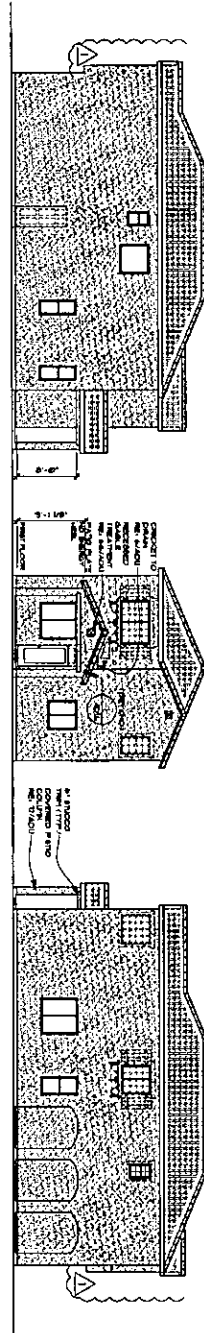
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OPT. COVERED PATIO PARTIAL
ARCHITECTURAL FOUNDATION PLAN
1 SCALE: 1/4" = 1'-0" RE: SHEET A10 FOR ADDITIONAL
NOTES & DIMENSIONS

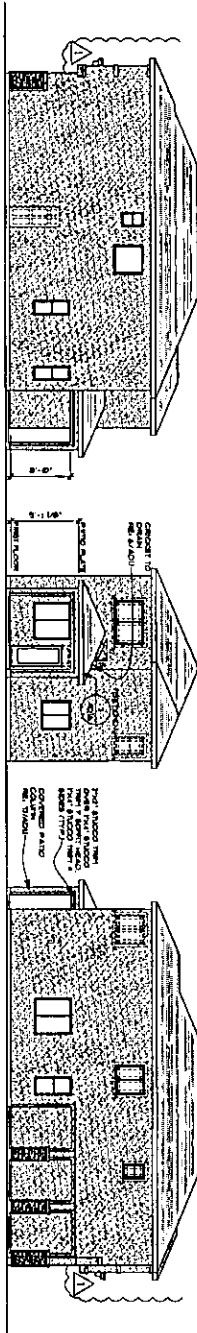


OPT. COVERED PATIO
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" RE: SHEET A11 FOR ADDITIONAL
NOTES & DIMENSIONS



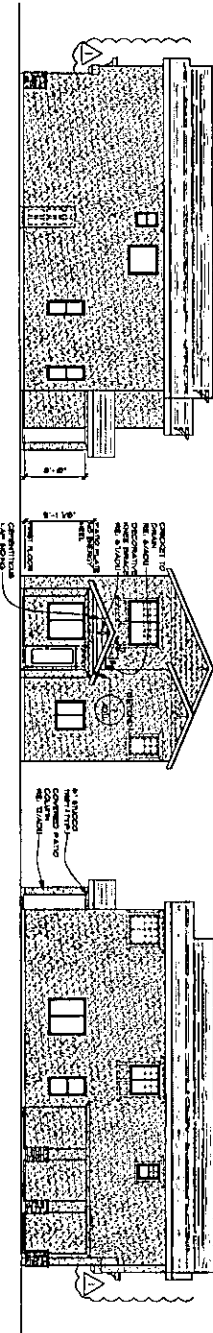
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4" = 1'-0"

NO CHANGE AT ELEVATION A
SEE SHEET A13 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

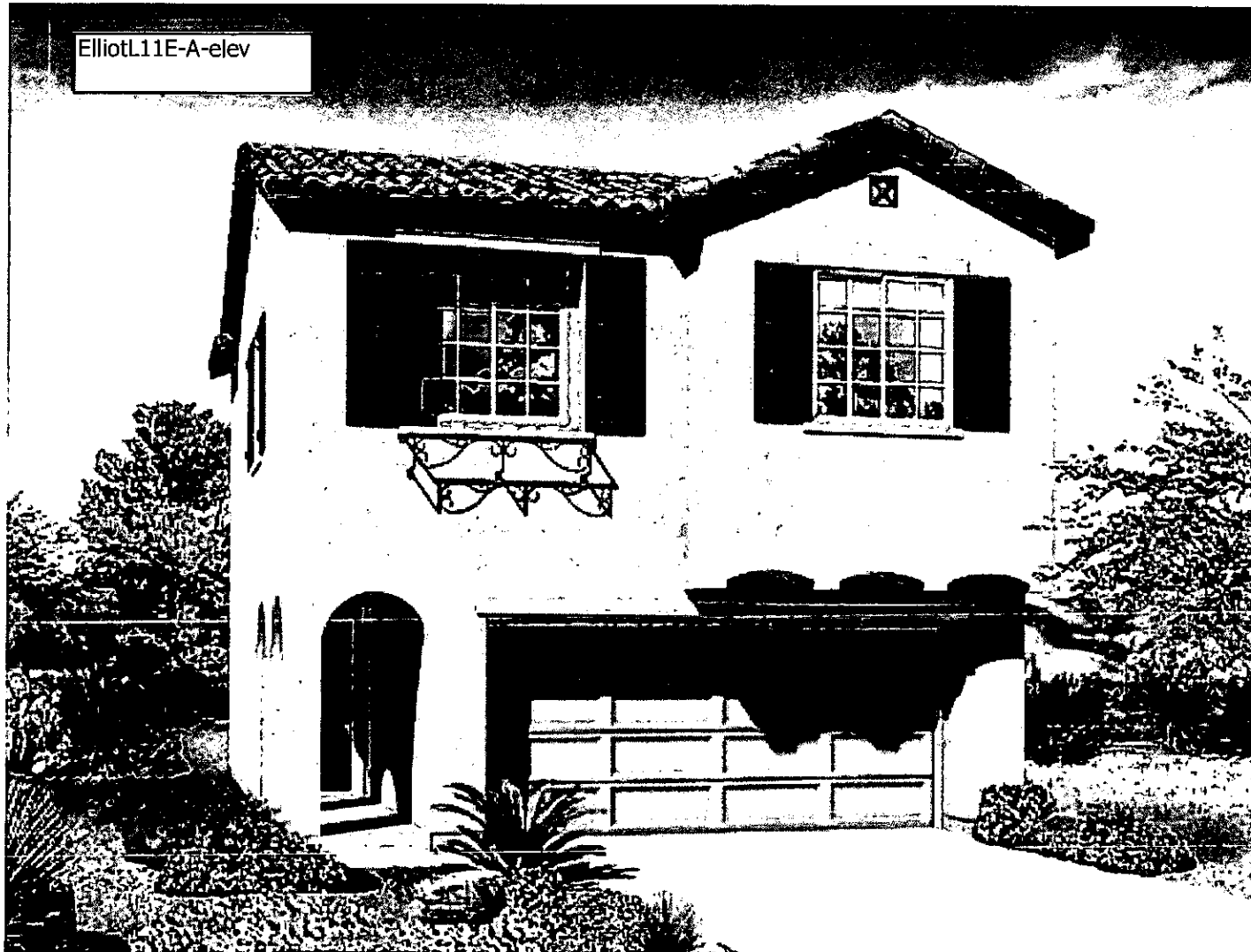
NO CHANGE AT ELEVATION A
SEE SHEET A13 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4" = 1'-0"

NO CHANGE AT ELEVATION A
SEE SHEET A13 FOR ADDITIONAL NOTES & DIMENSIONS

ElliotL11E-A-elev



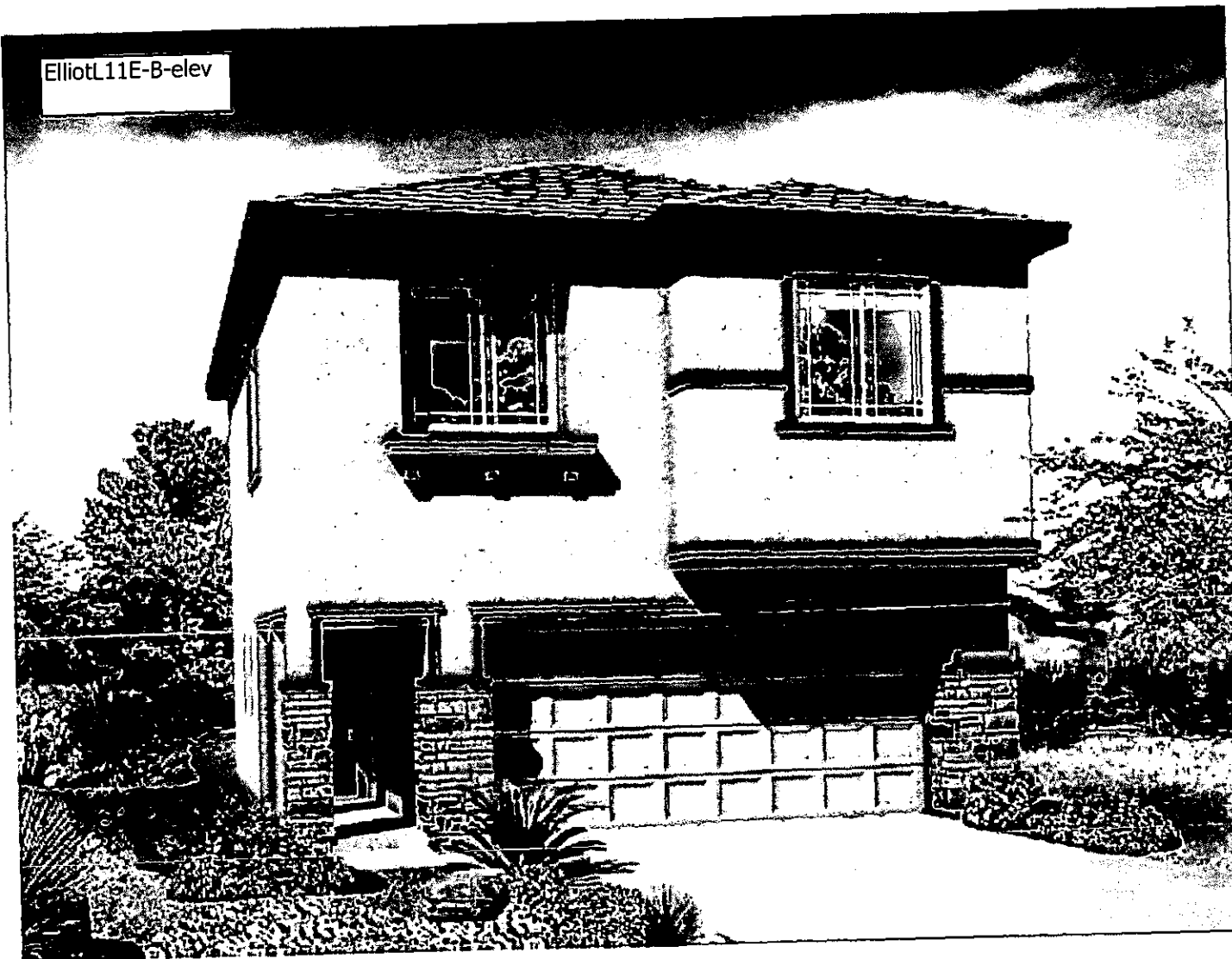
ROC-39470

RECEIVED

SEP 07 2010

City of Las Vegas

ElliottL11E-B-elev

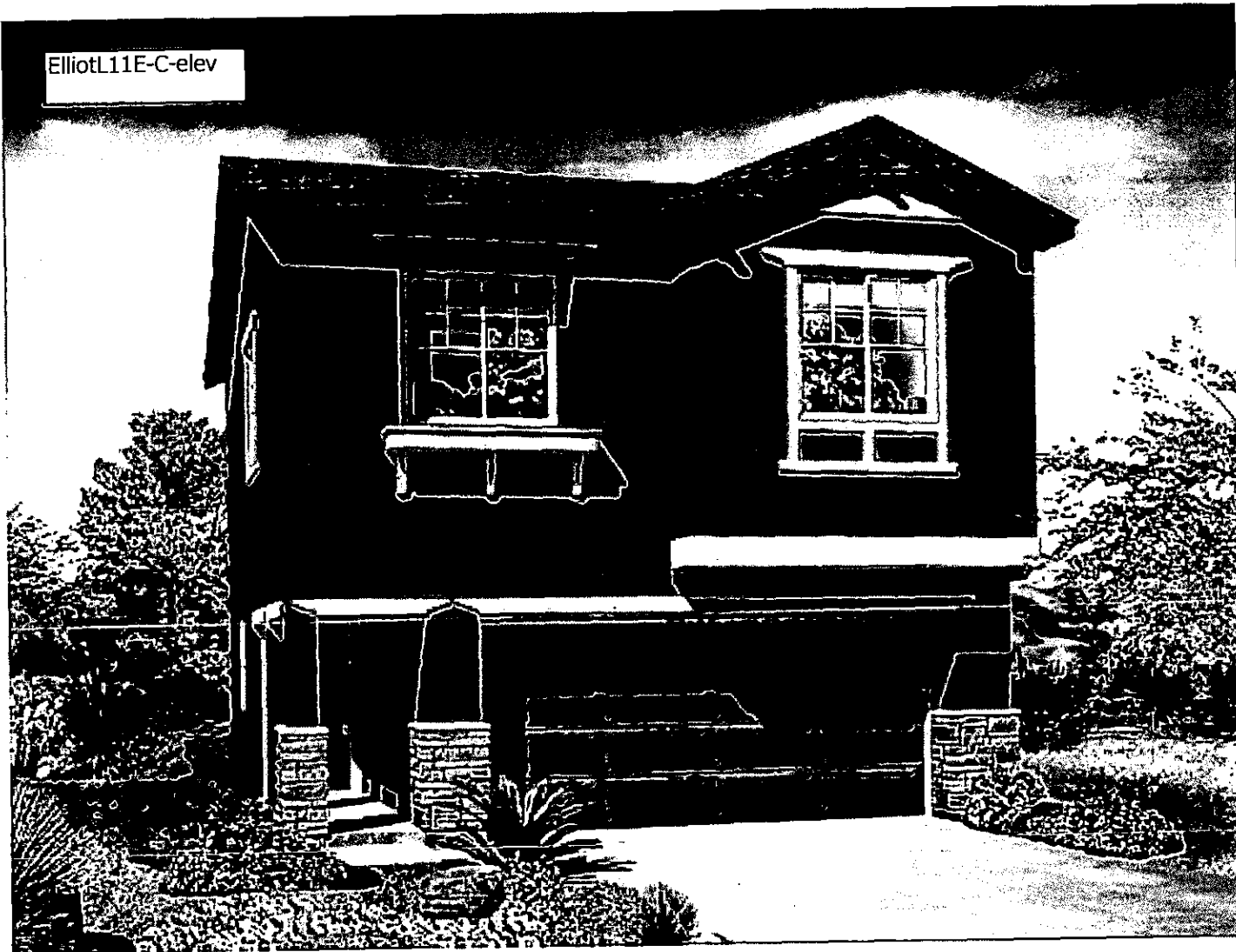


RECEIVED

SEP 07 2010

City of Las Vegas

ElliotL11E-C-elev



RECEIVED

SEP 07 2010

City of Las Vegas

EmiliaL14E-A-elev



RECEIVED

SEP 07 2010

City of Las Vegas

EmiliaL14E-B-elev



RECEIVED
SEP 07 2010
City of Las Vegas

EmiliaL14E-C-elev



RECEIVED

SEP 07 2010

City of Las Vegas

ErinL16H-A-elev



RECEIVED

SEP 07 2010

City of Las Vegas

ErinL16H-B-elev

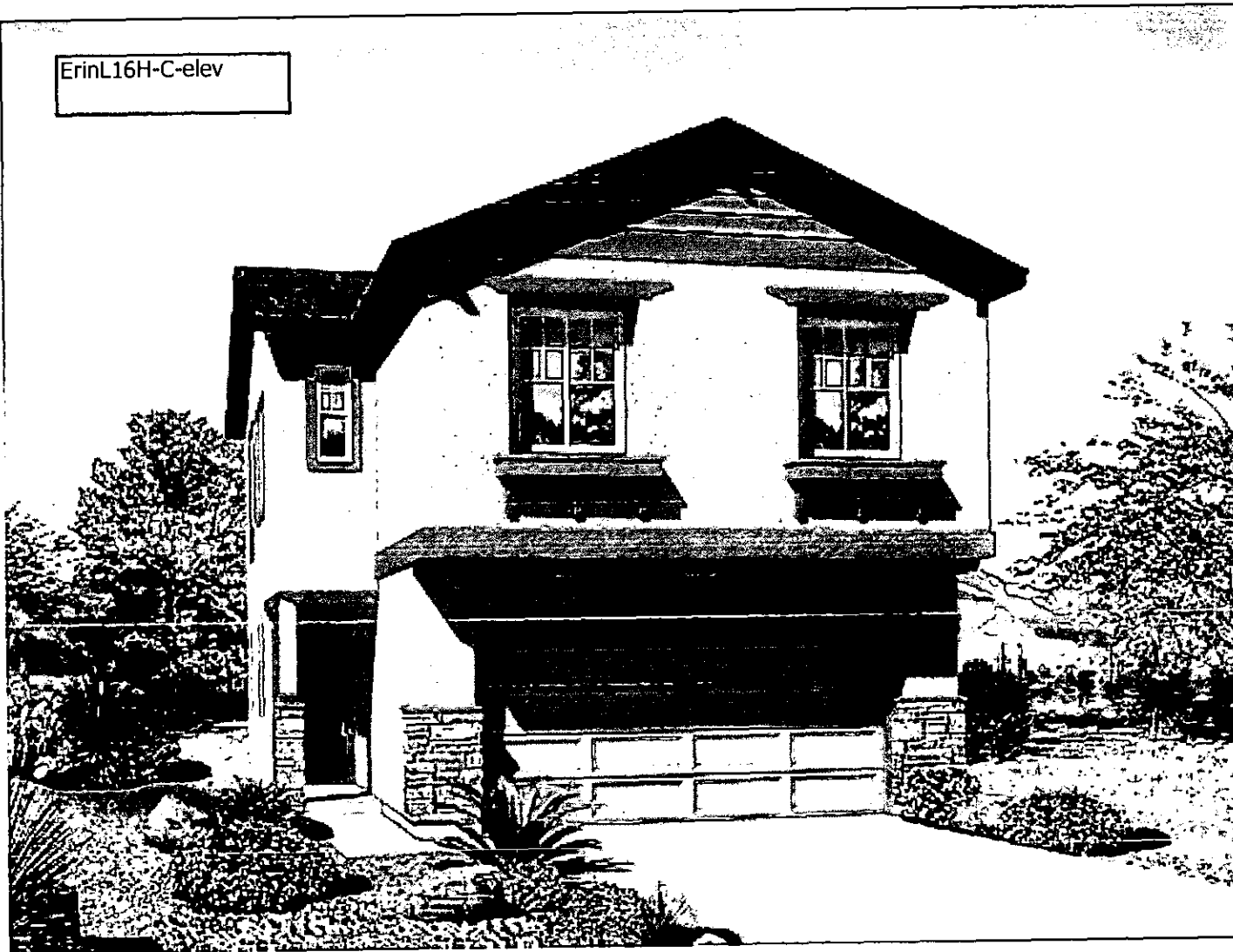


RECEIVED

SEP 07 2010

City of Las Vegas

ErinL16H-C-elev

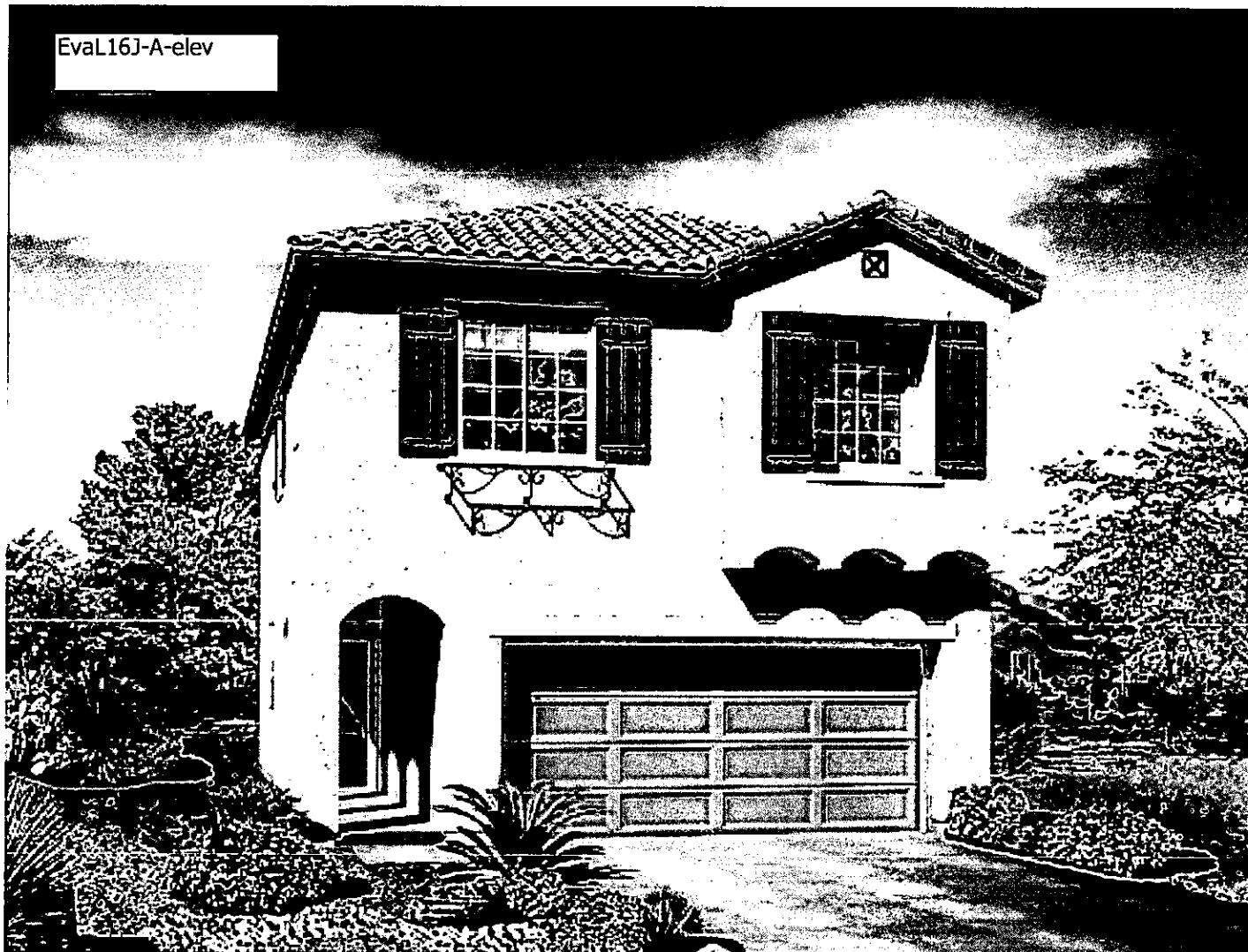


RECEIVED

SEP 07 2010

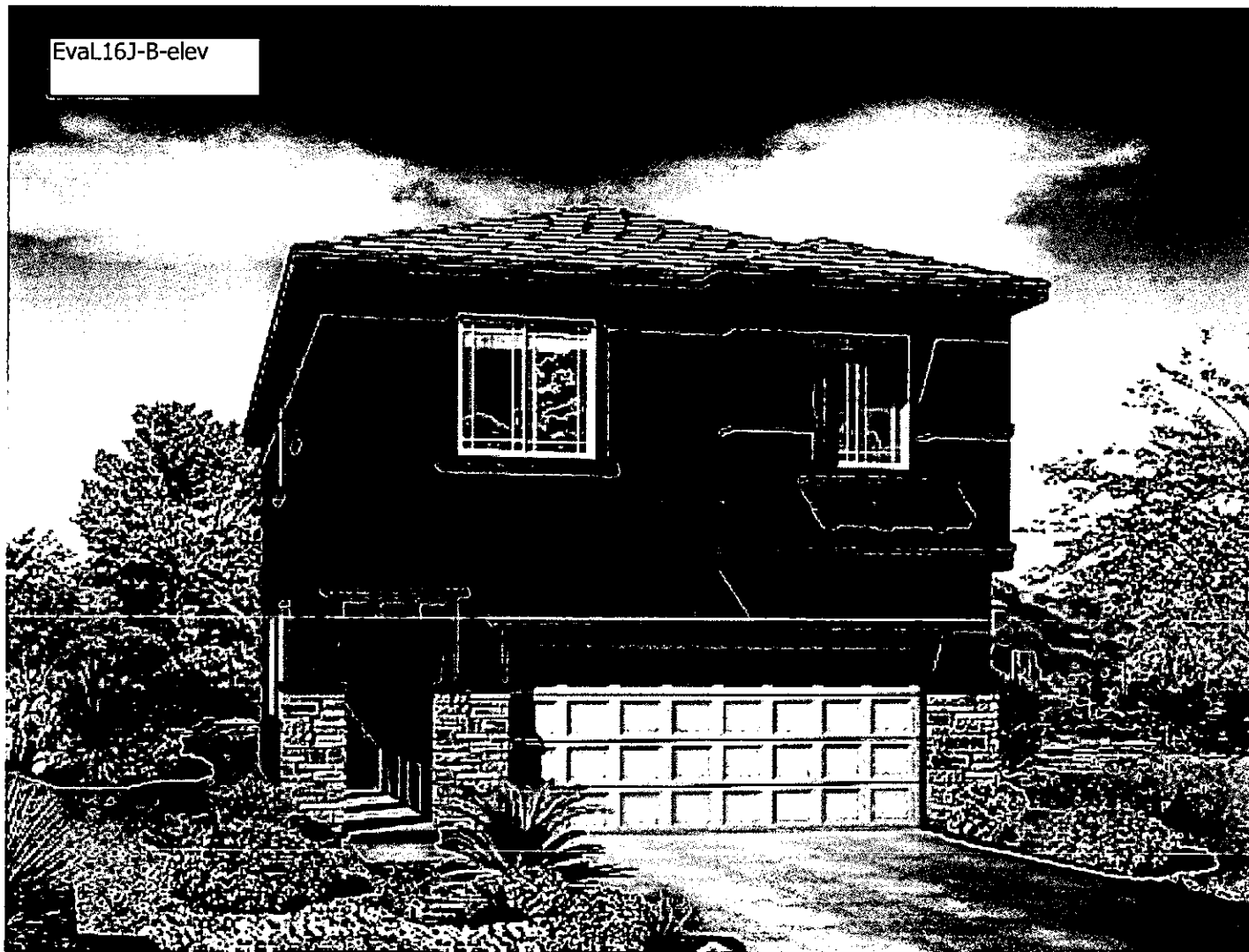
City of Las Vegas

EvaL16J-A-elev



RECEIVED
SEP 07 2010
City of Las Vegas

Eval16J-B-elev

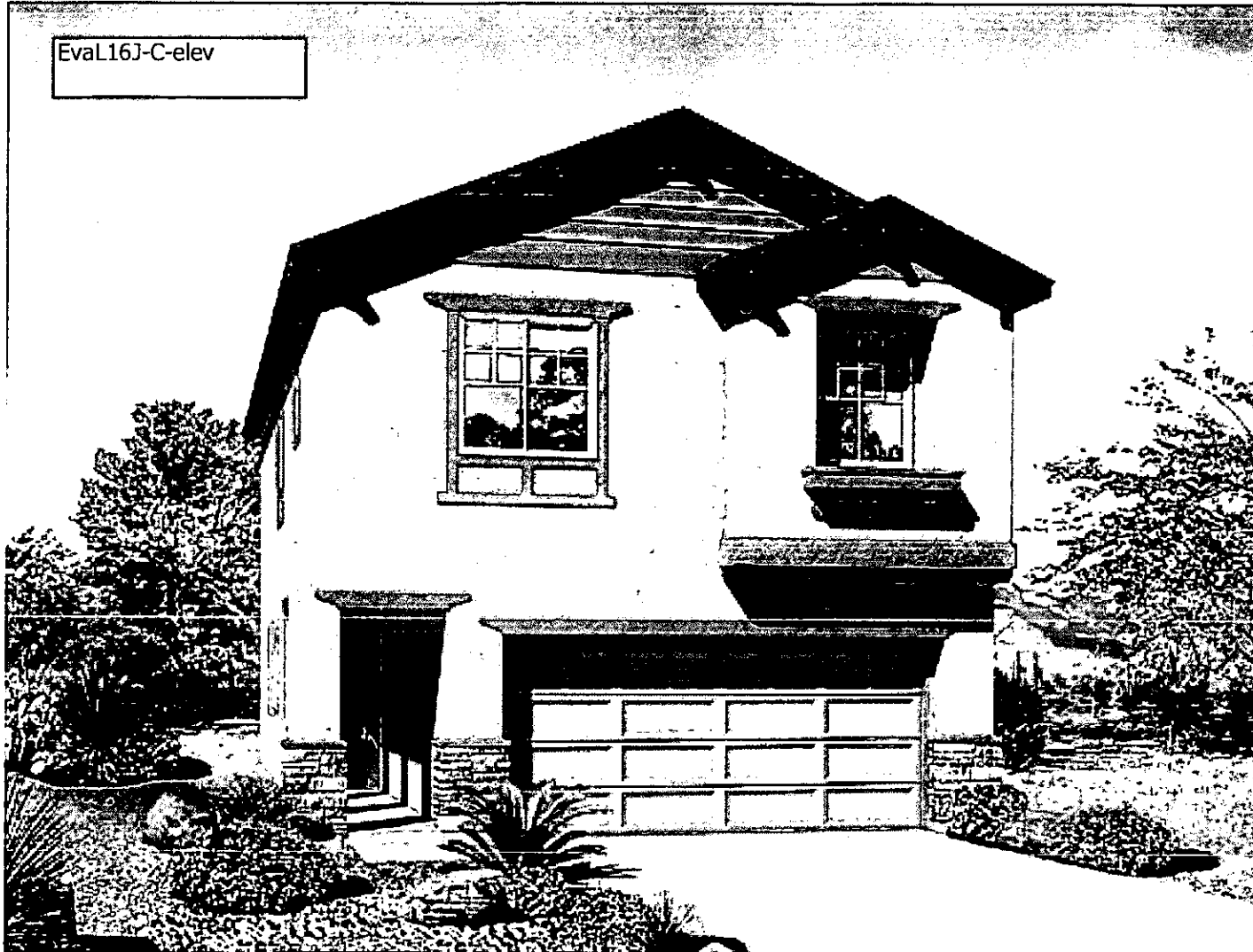


RECEIVED

SEP 07 2010

City of Las Vegas

EvaL16J-C-elev



RECEIVED
SEP 07 2010
City of Las Vegas

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

ROC-39470

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

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

ROC-39470 - REVIEW OF CONDITION RELATED TO VAR-39468 - PUBLIC HEARING - APPLICANT:
RICHMOND AMERICAN HOMES - OWNER: PROVIDENCE 207, LLC - Request for a Review of
Condition #1 of a previously approved Variance VAR-13245 TO MODIFY THE REQUIREMENT TO FIRE
SPRINKLE ALL LOTS BY LIMITING THE REQUIREMENT TO LOTS 22, 92, 98, 102, 135 and 136 ONLY on
20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APNs Multiple), PD (Planned
Development) Zone, Ward 6 (Ross).

PLANNING COMMISSION: *OCTOBER 21, 2010*

CITY COUNCIL: *NOVEMBER 17, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *SEPTEMBER 21, 2010*

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:

Report Date 09/07/2010 03:38 PM

Submitted By

Page 1

A/P # 39470 REVIEW OF CONDITION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/07/2010 12:30	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

RDC-39470 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES/OWNER: PROVIDENCE 207, LLC. - Request for a Review of Condition #1 of a previously approved Variance (VAR-13245) TO REMOVE THE REQUIREMENT TO FIRE SPRINKLE ALL LOTS EXCEPT LOTS 22, 92, 98, 102, 135 & 136 located on 20.9 acres adjacent to the southwest corner of Farm Road and Hualapai Way (APN'S - Multiple), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #

Project #	39470	Project/Phase Name	PROVIDENCE POD 113 - EMERSON
Size/Area	20.90 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula			

Phase #	
Subdivision Code	
% Completed	0.00

Property/Site Information

Parcel 12613713009

Location

Owner/Tenant

Contact ID	AC1800256	Name	PROVIDENCE 207 L L C	Organization	% J FARKAS
Mailing Address	1350 17TH ST #306			State/Province	CO
City	DENVER			Country	
ZIP/PC	80202-1525			Evening Phone	
Day Phone				Mobile #	
Fax					

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7559 MOOSE RIVER CT
LAS VEGAS, 89166-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613713009
12613713010

Report Date 09/07/2010 03:38 PM

Submitted By

Page 2

API Linked Parcels

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12613713012
12613713013
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Report Date 09/07/2010 03:38 PM

Submitted By

Page 3

AP Linked Parcels

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12613713128
12613713129

Report Date 09/07/2010 03:38 PM

Submitted By

Page 4

Applicants/Contacts

Primary N Capacity DWNER Contact ID AC1800256 ☐ Foreign
Effective Expire
Name PROVIDENCE 207 L L C
Day Phone Eve Phone Organization % J FARKAS
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 1350 17TH ST #306
DENVER, CO 80202-1525
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity DTHR Other APPL Contact ID AC1654950 ☐ Foreign
Effective Expire
Name RICHMOND AMERICAN HOMES NEVADA
Day Phone (702)617-8439 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 7770 S DEAN MARTIN DR #410
LAS VEGAS, NV 89139-6603
Seasonal Addr
Valid From To
Comments christine frazzitta - 617-8439

Primary Y Capacity OTHER Other REP Contact ID AC661633 ☐ Foreign
Effective Expire
Name SLATER HANIFAN GROUP
Day Phone (702)284-5300 x Eve Phone Organization
Pager PIN # Position
Fax (702)284-5399 Mobile Profession
E-Mail
Address 5740 S ARVILLE ST STE 216
LAS VEGAS, NV 89118
Seasonal Addr
Valid From To
Comments chelsea peltier

Contractors

No Contractors

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	09/07/2010 12:40	500.00
RECDRDING OF NOTICE OF ZONING ACTION	P	09/07/2010 12:40	30.00
PRDCESSING FEE	P	09/07/2010 12:40	300.00
Total Unpaid	0.00	Total Paid	830.00

Report Date 09/07/2010 03:38 PM

Submitted By

Page 5

Inspections

There are no inspections for this Report

Review Activities

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

Comments

Activity Review Details

Detail SUBMITTAL CHECKLIST (ROC)

Modified By FSOLIS

Modified Date/Time 09/07/2010 12:29

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Site Plan (6 Folded Blue Lines, 1 Rolled Color)	Y Laser Print Floor Plan
N Landscape Plan	Y Laser Print Elevation
Y Building Elevations (1 Folded, 1 Rolled Colored)	Y Statement of Financial interest
Y Copy of Approval Letter	

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition	Approval Supervisor Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
-----------	------------------------------	----------------------	---------------	------------	--------------	----------

Z-LEGAL

983052

09/07/2010 12:30

N

Project #	AP Type	Status	Stage	Relation
-----------	---------	--------	-------	----------

No children exist for this project

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

There is no planning condition for this project.

Report Date 09/07/2010 03:38 PM

Submitted By

Page 6

REVIEW OF CONDITION

Will this go to City Council? Will this go DIRECTLY to City Council?

Parent Application Type VAR

is there a condition of approval for a Required Review?

Parent Project # 13245

if yes, when does it need to be reviewed?

Hearing Type

Public, Non-Public, Admin PUBLIC

Staff Recommendation

N is this an Alcohol related Application?

Meeting Information

Meeting Information

Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/21/2010	PC	SCHEDULED		0	0	0
FSOLIS	09/07/2010	CBURNEY	09/07/2010			

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 09/07/2010 12:45 0.00
CHELSEA PELTEIR, RICHMOND AMERICAN HOMES OF NEV CK 266534, 702.617.8439

Z-SUBC REASON ALL ITEMS NOT SUBMITTED 09/07/2010 12:31 09/07/2010 12:31 0.00
supplemental elevation binder provided with VAR in lieu of color elevations ok per steve

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Review of Conditions

Project Address (Location) Hualapai / Farm

Project Name Providence POD 113 - Emerson Proposed Use _____

Assessor's Parcel #(s) 126-13-713-009-122, 126-13-713-127-244 Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER Providence 207, LLC Contact _____
Address 9033 E. Easter Pl #112 Phone: 720-362-5995 Fax: 720-362-7116
City Centennial State CO Zip 80112-2150
E-mail Address _____

APPLICANT Richmond American Homes Contact Christine Frazzitta
Address 7770 S. Dean Martin Drive # 410 Phone: (702) 617-8439 Fax: _____
City Las Vegas State Nevada Zip 89139
E-mail Address Christine.Frazzitta@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
City Las Vegas State Nevada Zip 89118
E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]

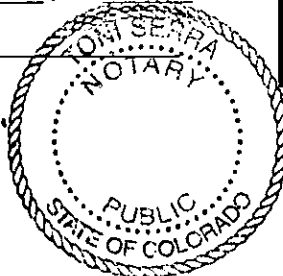
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Joel H. Farkas, Manager

Subscribed and sworn before me

This 2nd day of September, 20 10

[Signature]
Notary Public in and for said County and State
My commission expires 01-27-2013



FOR DEPARTMENT USE ONLY

Case #	<u>ROC-39470</u>
Meeting Date:	<u>10-28-10</u>
Total Fee:	<u>830</u>
Date Received:	<u>9-7-10</u>
Received By:	<u>F.S</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.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR-PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



063494

August 22, 2006

Mr. Greg Oberling
Warmington Cliffs Edge
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113

RE: VAR-13245 - VARIANCE
CITY COUNCIL MEETING OF JULY 12, 2006

Dear Mr. Oberling:

The City Council at a regular meeting held July 12, 2006 APPROVED the Appeal filed by the applicant from the Denial by the Planning Commission of a Variance TO ALLOW 220 SINGLE FAMILY DWELLINGS WITH SIDE YARD SETBACKS OF TWO FEET WHERE THREE FEET IS THE MINIMUM SETBACK REQUIRED on 20.9 acres at the southwest corner of Hualapai Way and Farm Road (APN 126-13-710-001), PD (Planned Development) Zone,

The Notice of Final Action was filed with the Las Vegas City Clerk on July 13, 2006. This approval is subject to:

Planning and Development

1. All units shall be fire sprinkled and receive Fire Department approval.
2. One lot shall be converted to opens pace and play equipment installed subject to approval of the Planning and Development Department.
3. All development shall conform to the Conditions of Approval for the Cliff's Edge Plan Development Standards, except as amended by this request.
4. Conformance to the Conditions of Approval for approved Tentative Map (TMP-11447).
5. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
6. Per Section R302.1 of the Unified Building Code, any projection extending into the three-foot fire separation distance, measured from the property line, shall have not less than one-hour fire-resistive construction on the underside and shall not extend to a point closer than two feet from the property line.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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SEP 07 2010

ROC-39470 City of Las Vegas



3455 Cliff Shadows Parkway, Suite 220
Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 242-0414

9/2/2010

Christine Frazzitta
Richmond American Homes
2490 Paseo Verde Parkway
Suite 12
Henderson, NV 89074

VIA: E-mail (cfrazzitta@mdch.com) and Prolog Website

**RE: Providence Master Plan Community
Plotting Variance Request
POD: 113 – Emerson**

Dear Christine:

The Providence Design Review Committee (DRC) is in receipt of your requests to allow the garage face setback to be 7 feet or greater than 18 feet, to decrease the front second story setback to 3 feet, and permit a 7 foot setback to livable area for Lots 21 and 103.

The DRC approves all three waivers. Increasing the drive way from 5 feet to 7 feet is not enough area to park a car. Decreasing the front second story will help break up the street scene of typical mini lot subdivisions and since it on the street side only it will not affect any of the adjacent properties. In addition both of these requests are for one individual floor plan of the four floor plans being offered in the subdivision. The plotting criteria of the Cliffs Edge Design Guidelines will insure that the models are staggered, thus limiting the overall impact. The third request is due to the layout the subdivision. The subdivision was mapped and improved by a previous builder. Both lots 103 and 21 are irregular shaped due to the layout of the previous builder and off-site requirements. Granting the waiver will not have an adverse impact of the community given the location of the lots.

If additional deviations are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Unless specifically waived, all elements within Providence must comply with the terms and conditions of the Design Guidelines and other governing documents. The waiver granted herein applies only to the specific items as noted above, and does not constitute an approval of every specific element of the submittal, nor does it constitute a waiver of Providence's rights to enforce compliance with the Design Guidelines and other governing documents. Should an element of the submittal not comply with the Design Guidelines or other governing documents, and is not specifically waived, Providence reserves all of its rights with respect to enforcement of the terms and conditions of such documents as to the non-conforming element. All non-conforming elements must be specifically noted and a specific waiver must be submitted with respect thereto.

Sincerely,
Providence Design Review Committee

Calvin Champlin
Senior Vice President of Entitlements

cc via email: Chris Dingell – Focus

Enclosures: (none)

Document in Prolog Manager 2007 R1

ROC-39470

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SEP 07 2010

City of Las Vegas



RAH1005-001

September 7, 2010

City of Las Vegas
Planning and Development
731 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: Justification Letter for a Variance and Review of Condition for Providence POD 113 (aka "Emerson")

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a Variance application and a Review of Condition application for the subject development.

The Emerson development is fully constructed in terms of roadways, utilities, and walls. The site is ready for continued construction of homes. The Emerson development has a total of 219 lots of which 12 homes have been built by the previous developer. Richmond American Homes has rights to purchase the remaining 207 lots and proposes to use their housing product on these lots. The purpose of the variance request is to modify the setback criteria established in the Cliffs Edge Design Guidelines to accommodate the proposed product. Note that the latest edition of the Cliffs Edge Design Guidelines referenced in this application was adopted by the City of Las Vegas on August 5, 2009. The purpose of the review of condition is to modify Condition No.1 from VAR-13245 which was approved by City Council on July 12, 2006.

The Emerson development is Pod 113 of the Providence Master Planned Community (formerly known as Cliffs Edge Master Planned Community). The site is located at the southwest corner Farm Road and Hualapai Way. The site is approximately 20.9 acres. As mentioned above, the site was mapped for a total of 219 residential lots. The APNs for the 207 remaining lots are: 126-13-713-009 through -122 and 126-13-713-127 through -219.

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SEP 07 2010

City of Las Vegas

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

VAR-39468
ROC-39470

The land use for POD 113 in the approved master plan is Residential Small Lot (RSL). The development utilizes the "Mini Lot Cluster" design standards on the Court street fronting lots and "Mini Lot Conventional" design standards on the Neighborhood street fronting lots.

The variance being requested addresses three setback criteria. The first requests the modification of the garage face setback for the Cluster and Conventional Mini-Lot criteria. Both criteria state that the garage face be less than 5 feet or greater than 18 feet. This request is to allow the garage face setback to be less than 7 feet, or greater than 18 feet. The additional front setback at the garage is needed for two reasons. The first reason is due to steep street slopes. The street slopes within this project are typically 3 percent to over 4 percent in the west to east direction. These steep streets are not conducive to short driveways. The additional depth allows the driveway slope to be below the Cliffs Edge Design Guidelines maximum of 14 percent. The second reason is that two of the four proposed house plans have second story overhangs that will impact the front setback which is tied to the second requested setback modification discussed below. Allowing the house to move back 2 feet improves the second story setback.

The second setback variance request is a modification to the setback for the second story living area. The Cliffs Edge Design Guidelines have a minimum of 8 feet to the second story livable area. This application requests to decrease the front second story setback to 3 feet for the full frontage of the house. There are four floor plans proposed with the subject application. Only one of these floor plans (L16H) would utilize the 3-foot front setback. The other floor plans (L16J, L11E, & L14E) will have second story front setbacks varying from 5.5 feet to 14.5 feet. These staggered setbacks will create a varied street scene. Note the garage face setbacks will also vary depending on street slope and on floor plan.

The third setback variance request is a modification to the setback for the parcel property line for Lot 21 and Lot 103. The Cliffs Edge Design Guidelines have a minimum setback of 10 feet to the livable area. This application requests to decrease the parcel property line setback to 7 feet for these two lots. There are four floor plans proposed with the subject application. On Lot 103, due to the irregular shape, only plan L11E will fit; and this plan will only fit with the requested setback variance to the rear parcel property line. Also, Lot 21 will have a greater variety of plan options with the requested setback variance.

One of the main concerns of the City and the residents with respect to driveways longer than 5 feet is the tendency for residents to park in the driveway leaving a significant vehicle overhang into the street. This is a problem for fire access and restricting access for the residents driving through the community. To address this issue, first the driveways are only 7 feet in a few isolated lots. Parking in the 7 feet driveways would have such a large overhang that residents would not typically do this because of the obvious traffic restriction. Second, there will be a tow service that will police the development and tow vehicles when they are parked improperly. This has been very successful for

mitigating parking issues in other similar communities. Finally, each of the proposed house plans provide a two car garage. With two car garages, homes in this square footage range are typically adequately parked at the home. Additional community parking is provided throughout the community for guests and for residents who need additional parking due to a bay (or two) in their garage being used as storage space.

Note that the Cliffs Edge Design Review Committee reviewed the subject setback requests and has issued an approval for each of them. The attached approval letter is included with this package.

These modifications to the setbacks will allow the project to move forward with Richmond American Home's product which allows a broad range of floor plan options and architectural variety considering the small lot designation.

The review of condition request is to modify Condition 1 from VAR-13245 which reads "All units shall be fire sprinkled and receive fire department approval." This request is to revise the condition to read "Lots 22, 92, 98, 102, 135, & 136 shall be fire sprinkled and receive fire department approval." The origin of this condition stems from VAR-13245 which requested a setback reduction to two feet for the six lots mentioned above. We agree that these six lots should require fire sprinklers due to the reduced setbacks, however the remaining lots will meet the Cliffs Edge prescribed setbacks including 5-foot side yards.

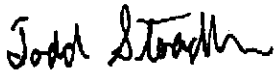
We feel the proposed revised condition is in line with the current adopted fire code. In any situation where the setback is below 5 feet, appropriate fire walls will be constructed to conform to the current adopted fire code.

Thank you for considering these modifications to code and conditions to allow us to move forward with the completion of this project.

Please contact me at 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.



Todd Steadham, P.E.
Associate

CC
Christine Frazzitta, RAH
Matt Key, SHG
Chelsea Peltier, SHG

BUSINESS LICENSE

City of Las Vegas • Las Vegas, Nevada

IN ACCORDANCE WITH THE PROVISIONS OF THE LAS VEGAS MUNICIPAL CODE, AS AMENDED, LICENSE IS HEREBY GRANTED TO OPERATE THE BUSINESS REFERENCED BELOW:

LICENSE #: Q06-00048-0-114733

DATE ISSUED: 11/14/03

TYPE OF LICENSE: ENGINEERING FIRM

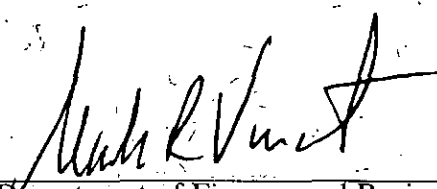
BUSINESS LOCATION: 5740 ARVILLE ST 216

ISSUE TO:

SLATER HANIFAN GROUP
5740 S ARVILLE ST STE 216
LAS VEGAS NV 89118

PRINCIPAL(S)

HANIFAN, KENNETH M, PRES
SLATER, JERRY J, VICE PRES


Director, Department of Finance and Business Services

Post in a conspicuous place.

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SEP 07 2010



Operating Agreement
of
Providence 207, LLC,
a Colorado limited liability company

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SEP 07 2010

City of Las Vegas

**Operating Agreement
of
Providence 207, LLC,
a Colorado limited liability company**

This Operating Agreement (this "Operating Agreement") of Providence 207, LLC, a Colorado limited liability company, (the "Company") is executed on the date or dates indicated below, to be effective as of June 25, 2010, by the Manager(s) and by those Persons listed on Exhibit A (the "Members").

1. **Formation; Powers.** The Members have formed the limited liability company ("Company") under and pursuant to the Act for the purpose of investment, and carrying on any and all activities relating to the foregoing purpose. Duly executed and verified Articles of Organization reflecting such items as required under the Act, have been filed in the office of the Secretary of State of the State of Colorado. The Articles of Organization of this Company are hereby adopted and incorporated by reference in this Operating Agreement. In the event of any inconsistency between the Articles of Organization and this Operating Agreement, the terms of this Operating Agreement shall govern.

2. **Name, Principal Place of Business, Registered Office and Registered Agent.** The name of the Company shall be Providence 207, LLC and the principal place of business of the Company shall be 1350 17th Street, Suite 306, Denver, Colorado 80202. The registered office of the Company shall be located at 1350 17th Street, Suite 306, Denver, Colorado 80202, and James E. Brown shall act as registered agent for service of process on the Company.

3. **Term of Company.** The Company commenced on the date of filing the Articles of Organization. The business of the Company shall continue uninterrupted from such date until terminated under the terms and provisions of Section 14.

4. **Maintenance of Books, Records, Reports and Accounts; Tax Returns; Bank Accounts.**

4.1 **Books of Account.** At all times the Manager(s) shall maintain or cause to be maintained true and proper books, records, reports and accounts, in which shall be entered fully and accurately all transactions of the Company.

4.2 **Location of Books.** The Manager(s) shall keep the books and records of the Company at the Company's principal place of business, including but not limited to: (a) a current list of the full name and last known mailing address of each Member; (b) a copy of the Articles of Organization and all amendments thereto, together with executed copies of any powers of attorney pursuant to which any amendment has been executed; (c) copies of the Company's federal, state and local income tax returns and reports, if any, for the three (3) most recent Company Accounting Years; (d) copies of the Operating Agreement and any amendments thereto; (e) the accounting books and records, and copies of the financial statements of the Company, if any, for the three (3) most recent Company Accounting Years; (f) all documents and records pertaining to the Company, the Company Property and other aspects of Company business; and (g) any and all documents and records required to be maintained by the Company pursuant to the Act.

8.1 Management. Subject to the limitations in Section 8.4, the business and affairs of the Company shall be managed by its designated Manager(s). The Manager(s) shall direct, manage and control the business of the Company to the best of Manager's ability and shall have full and complete authority, power and discretion to make any and all decisions and to do any and all things which the Manager(s) shall deem to be reasonably required in light of the Company's business and objectives. Any action to be taken pursuant to this Operating Agreement by the Manager(s) may be taken by either Manager. The signature of either of the Manager(s) is sufficient when acting on behalf of the Company.

8.2 Number, Tenure and Qualifications. The Company initially shall have two (2) Managers, one appointed by each Member of the Company as identified on Exhibit A. Joel H. Farkas is the Manager initially appointed by Providence 207 Trust Participants, LLC, and William Comrie is the Manager initially appointed by Tempic Five, LLC. Each Manager shall serve until his resignation pursuant to Section 8.8 or removal pursuant to Section 8.9 of this Operating Agreement.

8.3 Certain Powers of Manager(s). Without limiting the generality of Section 8.1 of this Operating Agreement but subject to the limitations in Section 8.4 of this Operating Agreement, each Manager (or, as indicated below in certain circumstances, both Managers acting unanimously) shall have power and authority, on behalf of the Company:

(a) To acquire property from any Person as the Manager(s) may determine. The fact that a Member or Manager is directly or indirectly affiliated or connected with any such Person shall not prohibit the Manager(s) from dealing with that Person. Provided, however, that acquisition of real property other than, or in addition to, 207 single family detached lots located in the Providence master-planned community located in Las Vegas, Nevada shall require the affirmative vote of all Managers;

(b) To borrow money for the Company on such terms as the Managers unanimously deem appropriate, and in connection therewith, to hypothecate, encumber and grant security interests in the assets of the Company to secure repayment of the borrowed sums. No debt shall be contracted or liability incurred by or on behalf of the Company except by the Company's Manager(s);

(c) To purchase liability and other insurance to protect Company Property and its business;

(d) To hold and own any Company real and/or personal property in the name of the Company;

(e) To invest any Company funds temporarily (by way of example but not limitation) in time deposits, short-term governmental obligations, commercial paper or other investments;

(f) To execute on behalf of the Company all instruments and documents, including checks, drafts, notes and other negotiable instruments, mortgages or deeds of trust, security agreements, financing statements, documents providing for the acquisition, mortgage, construction, operation, maintenance or disposition of Company Property, deeds, assignments, bills of sale, leases,

partnership agreements, joint venture agreements, operating agreements, and any other instruments or documents necessary, in the opinion of the Manager(s), to the business of the Company. Provided, however, that sale of the Company's real property other than to Richmond Homes of Nevada, Inc. pursuant to a certain June 14, 2010 Purchase and Sale Agreement and Joint Escrow Instructions shall require the affirmative vote of all Managers;

(g) To employ accountants, legal counsel, managing agents or other experts to perform services for the Company and to compensate them from Company funds;

(h) To enter into any and all other agreements on behalf of the Company, with any other Person for any purpose, in such forms as the Manager(s) may approve;

(i) To do and perform all other acts as may be necessary or appropriate to the conduct of the Company's business within or without the State of Colorado; and

(j) To appoint employees and agents of the Company, to define their respective duties and to establish their respective compensation amounts.

Unless authorized to do so by this Operating Agreement or by the Manager(s) of the Company, no Member, agent or employee of the Company shall have any power or authority to bind the Company in any way, to pledge its credit or to render it liable pecuniarily for any purpose.

8.4 Acts Requiring the Consent of Those Members Holding a Majority of the Percentage Interest in the Company entitled to vote. The following actions taken on behalf of the Company shall require the consent of those Members holding a majority of the Percentage Interest in the Company entitled to vote:

(a) The incurring by the Company of any obligation, debt, or liability or series of obligations to any Person or Persons in excess of One Hundred Thousand Dollars (\$100,000);

(b) The sale, lease or other disposition of all or substantially all of the assets of the Company (whether in a single transaction or a series of transactions);

(c) The participation by the Company in any partnerships, joint ventures or other associations of any kind with any Person or Persons;

(d) The consolidation or merger of the Company with or into any other Person (whether in a single transaction or a series of transactions);

(e) The presentation by the Company of any petition for insolvency, bankruptcy or other form of creditor relief, or any petition for dissolution or liquidation of the Company;

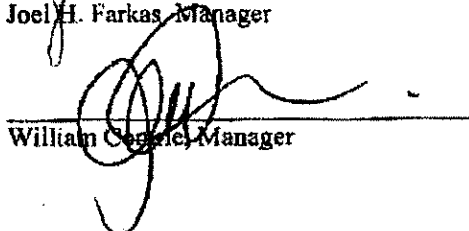
(f) The decision to enter into a business other than that described in Section 1;

year after the date of closing and the remaining installments being due and payable on the same day of each of the two (2) succeeding years; or (ii) within thirty (30) days after the sale of the Company's sale of all or a portion of the Company's assets, by the Member(s) or the Company delivering to the Profits Interest Holder's estate a cash down payment equal to twenty percent (20%) of the Purchase Price together with Member's(s') or the Company's unsecured promissory note for the balance of the Purchase Price, providing for interest at the Applicable Federal Rate, and payable in three (3) equal annual installments of principal, plus accrued but unpaid interest, the first such installment being due and payable one (1) year after the date of closing and the remaining installments being due and payable on the same day of each of the two (2) succeeding years. The Company or the Member(s) shall have the absolute sole discretion in determining whether to purchase the deceased Profits Interest Holder's Profits Interest either within ninety (90) days of the death of the Profits Interest Holder or when the Company sells a portion or all of its assets.

In Witness Whereof, this instrument has been executed by or on behalf of the Manager(s) and the Members to be effective as of the date set forth above.

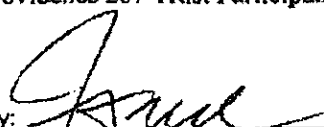
MANAGER(S):


Joel H. Farkas, Manager

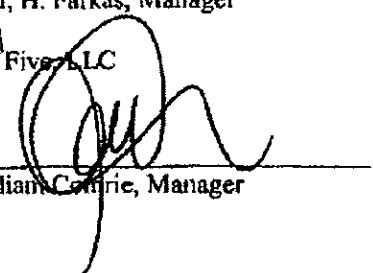

William Connel, Manager

MEMBERS:

Providence 207 Trust Participants, LLC

By: 
Joel H. Farkas, Manager

Tempic Five, LLC

By: 
William Connel, Manager