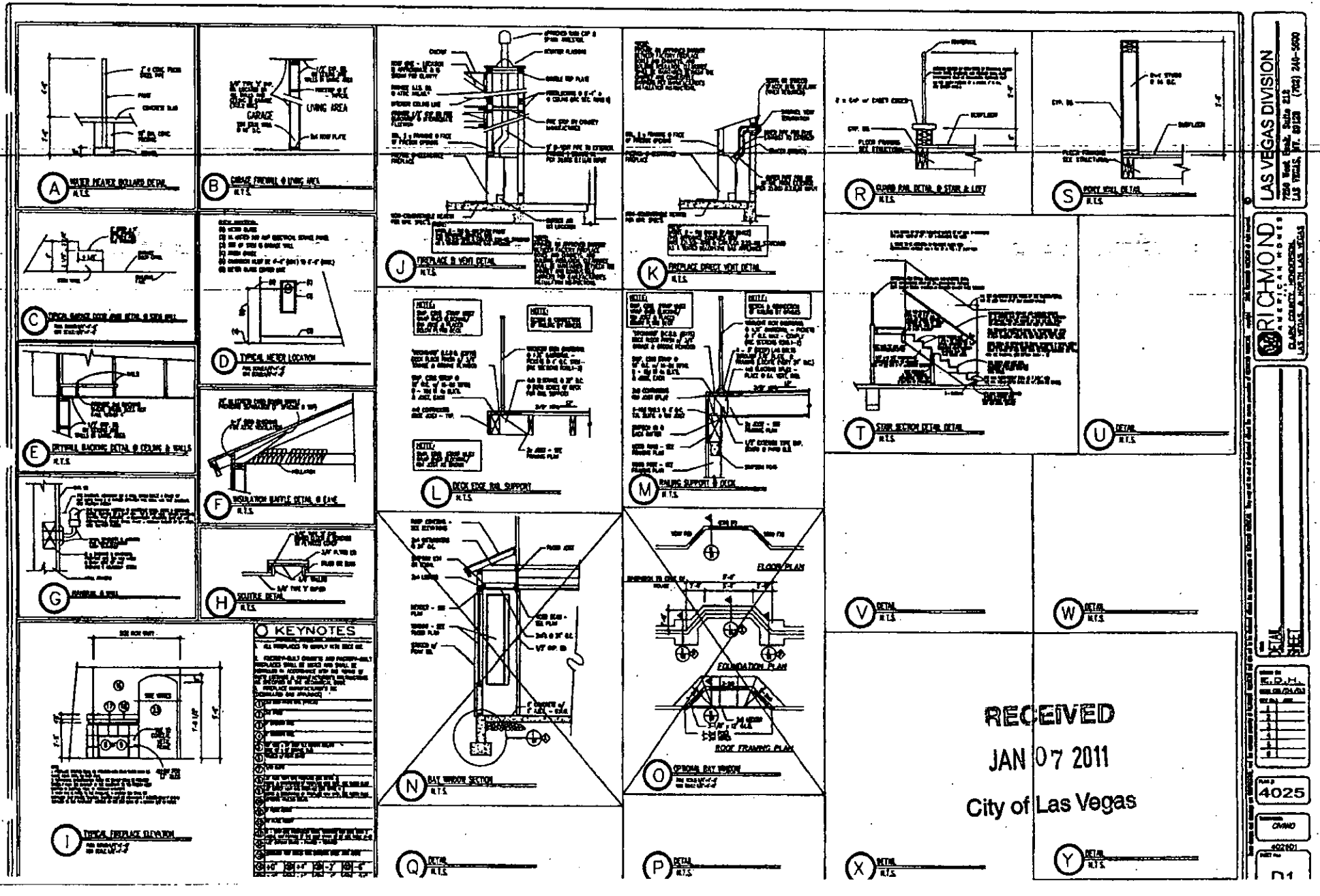
A
B
C
D
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G
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Q
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S
T
U
V
W
X
Y
KEYNOTES
FLOOR PLAN
FOUNDATION PLAN
ROOF FRAMING PLAN
LAS VEGAS DIVISION
RICHMOND AMERICAN HOMES
DETAIL SHEET
RECEIVED
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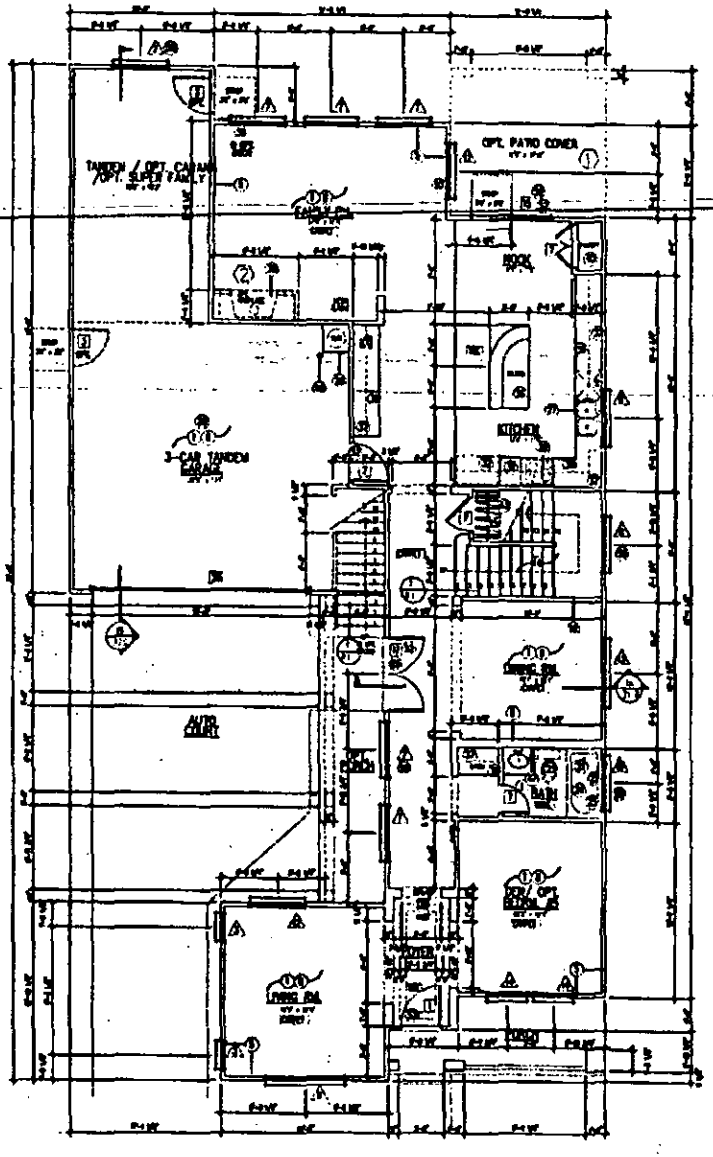
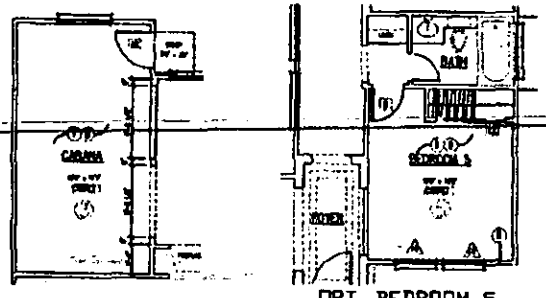
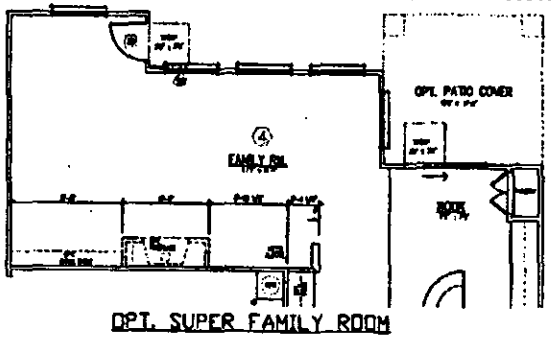
4025



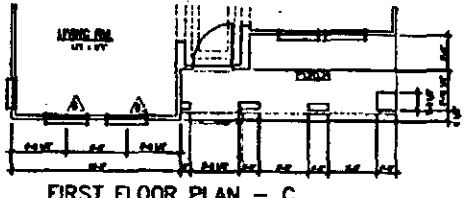
FIRST FLOOR PLAN



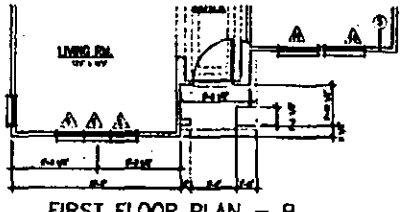
OPT. BEDROOM 5



OPT. SUPER FAMILY ROOM



FIRST FLOOR PLAN – C



FIRST FLOOR PLAN – B

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KEYNOTES

DOOR SCHED.

WDW. SCHED.

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CLARK COUNTY, NEVADA
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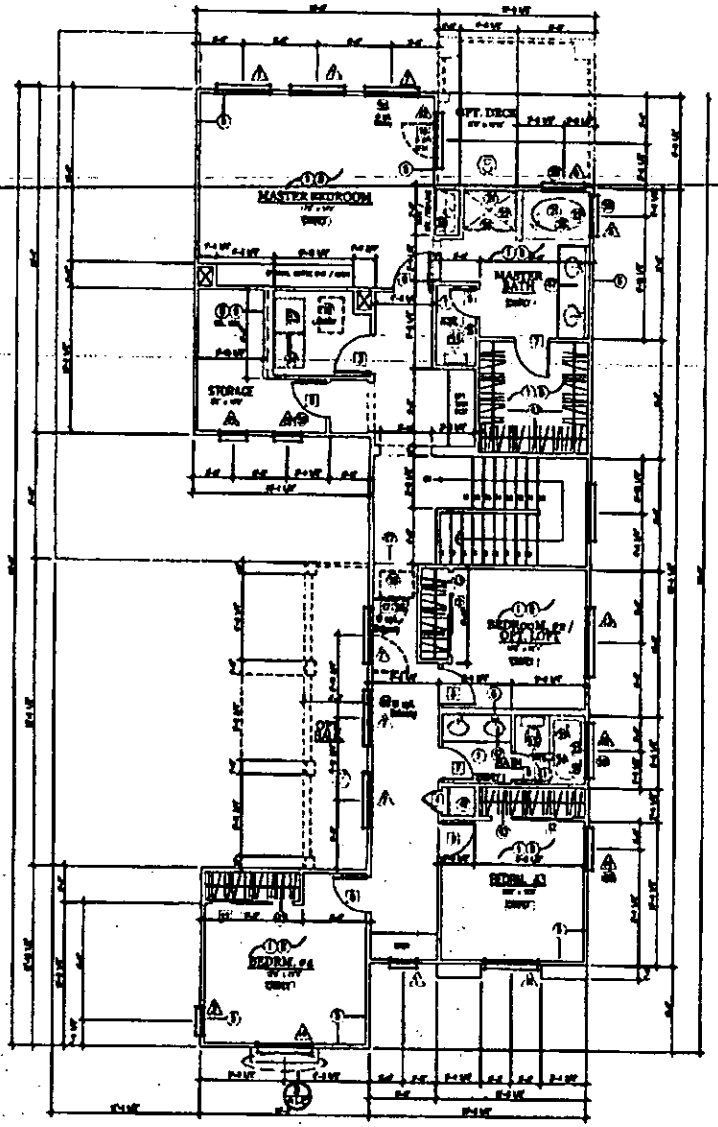
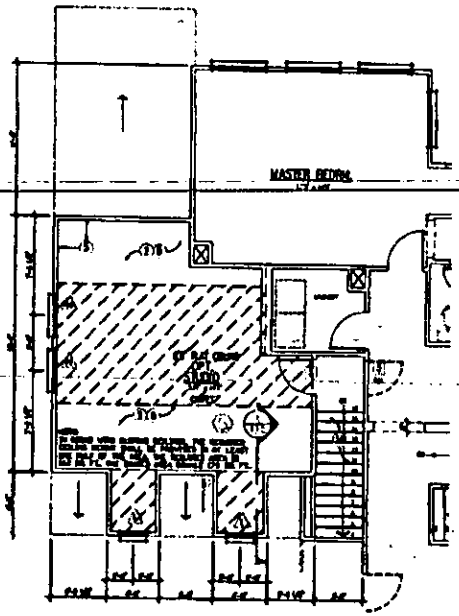
FLOOR PLAN 1 (1st FLOOR) WITH OPTIONS

SHEET
4025

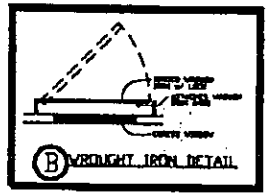
A1

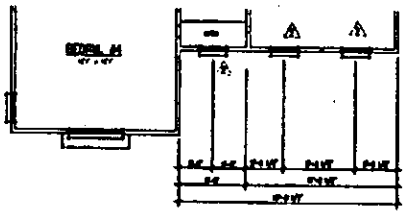


SECOND FLOOR PLAN
1/4" = 1'-0"

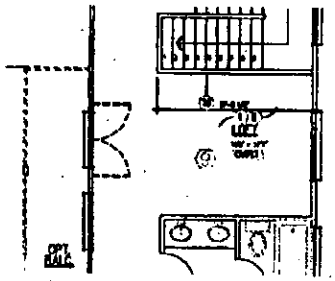


SECOND FLOOR PLAN (OPT. STUDIO)
1/4" = 1'-0"

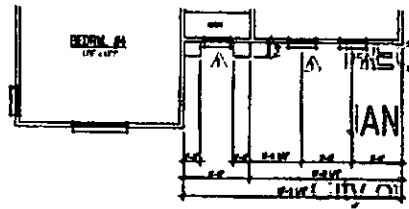




SECOND FLOOR PLAN – C
1/4" = 1'-0"



OPT. 2ND FLOOR LOFT



SECOND FLOOR PLAN – B

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FLOOR PLAN 2nd FLOOR WITH OPTIONS

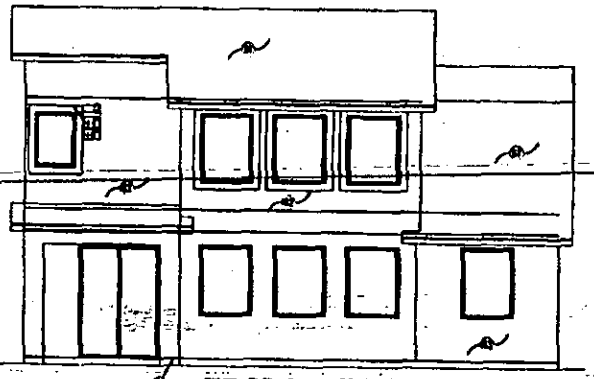
PLAN # 4025

ELEVATION CMUD

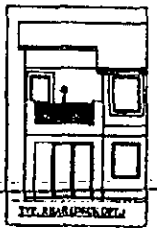
4025sd-2

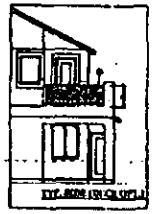
A1-2

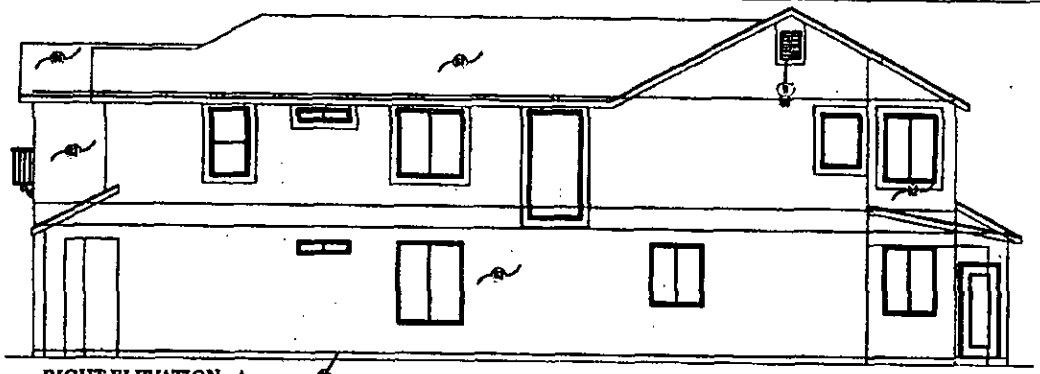
FRONT ELEVATION - A



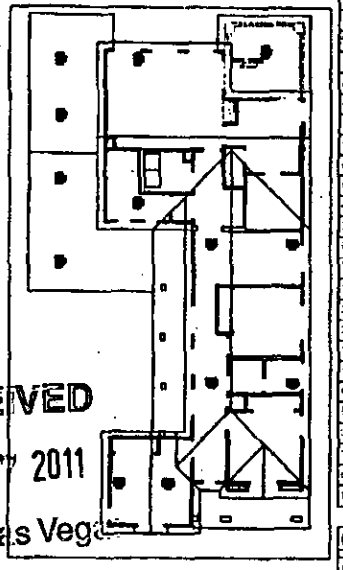
TYP. REAR ELEVATION

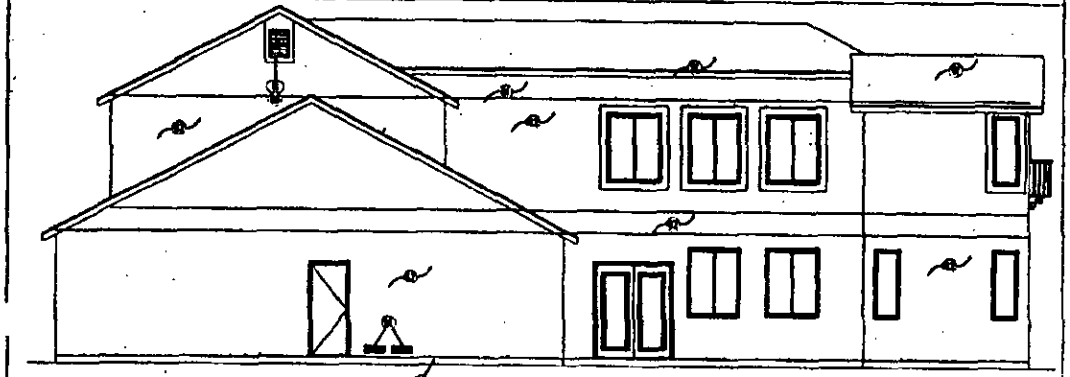




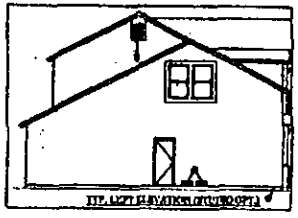


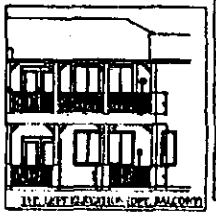
RIGHT ELEVATION - A





LEFT ELEVATION - A





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KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2003 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'7"(1st fl) & 8'1"(2nd fl)

VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY WITH 2003 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

1.	SPACE	1.	SPACE	2.	SPACE	3.	SPACE
1.	SPACE	1.	SPACE	2.	SPACE	3.	SPACE
1.	SPACE	2.	SPACE	2.	SPACE	3.	SPACE
2.	SPACE	2.	SPACE	2.	SPACE	3.	SPACE
2.	SPACE	2.	SPACE	2.	SPACE	3.	SPACE
2.	SPACE	2.	SPACE	2.	SPACE	3.	SPACE
2.	SPACE	2.	SPACE	2.	SPACE	3.	SPACE

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ROOF LAYOUT / FRONT, REAR AND SIDE ELEVATION - A

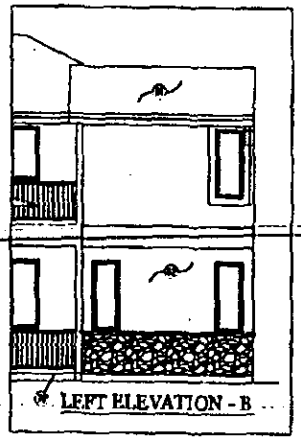
E.P.H.

Plan 4025

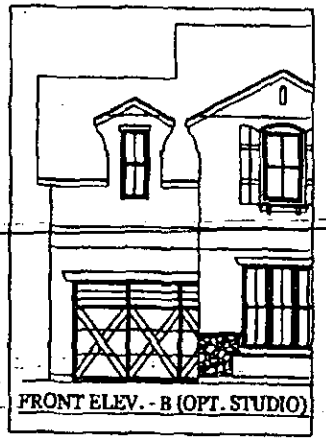
Elevation CHINO

4025-2 - A

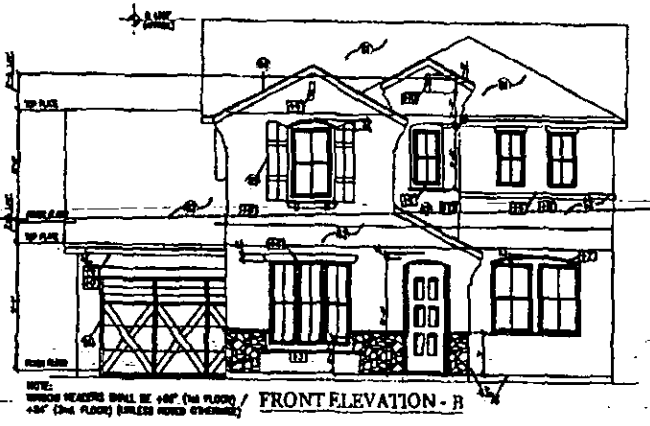
A2-A



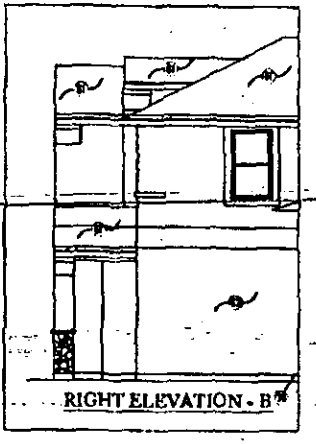
LEFT ELEVATION - B



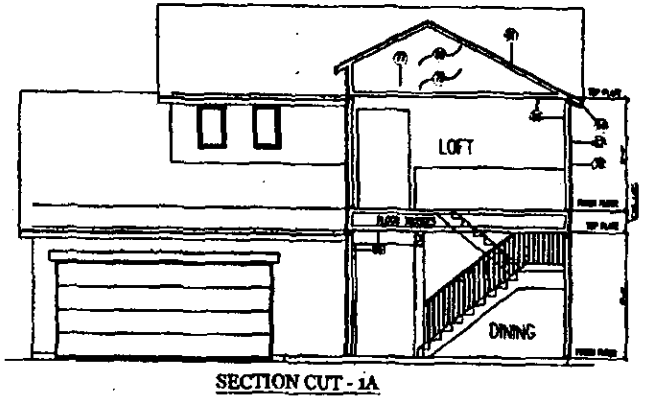
FRONT ELEV. - B (OPT. STUDIO)



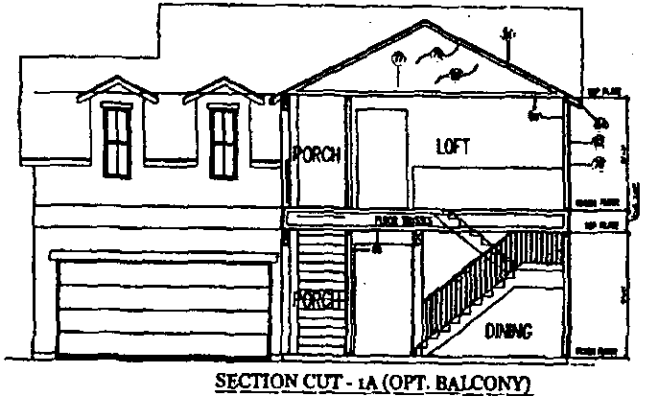
FRONT ELEVATION - B



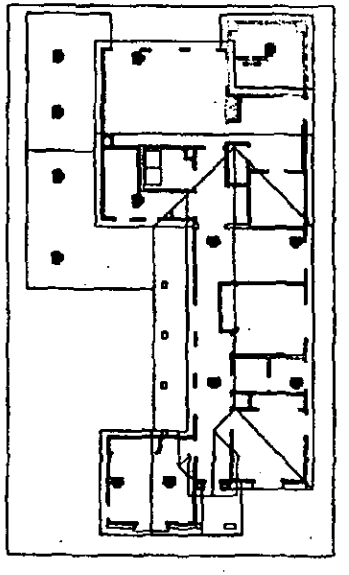
RIGHT ELEVATION - B



SECTION CUT - 1A



SECTION CUT - 1A (OPT. BALCONY)



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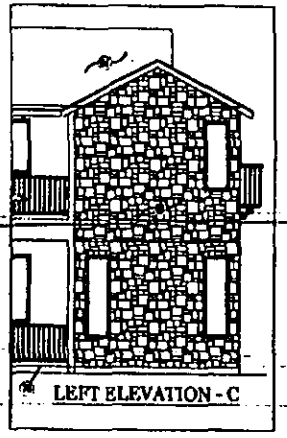
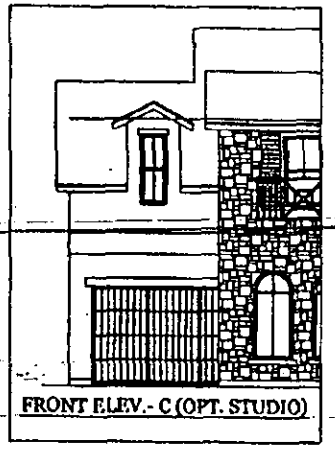
SECTION CUT / FRONT & PARTIAL SIDE ELEVATION - B

4025

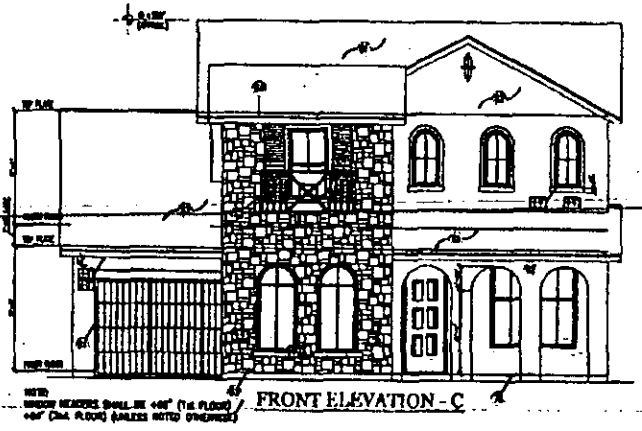
A2-B



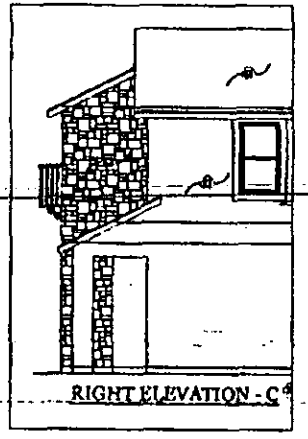
LEFT ELEVATION - C



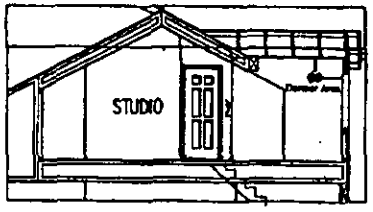
FRONT ELEV. - C (OPT. STUDIO)



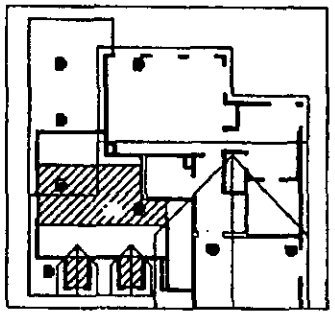
FRONT ELEVATION - C



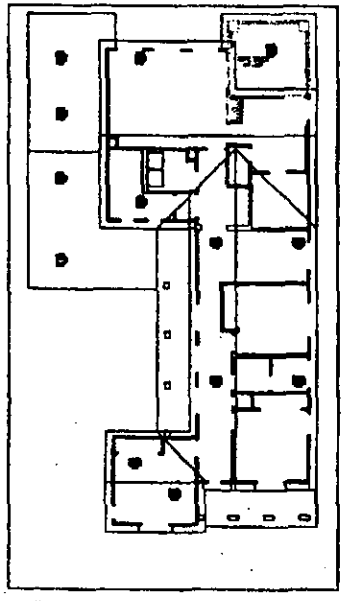
RIGHT ELEVATION - C



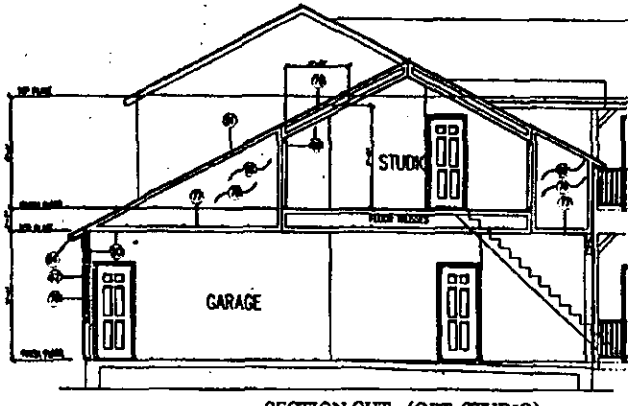
A - DORMER SECTION CUT (Studio option)



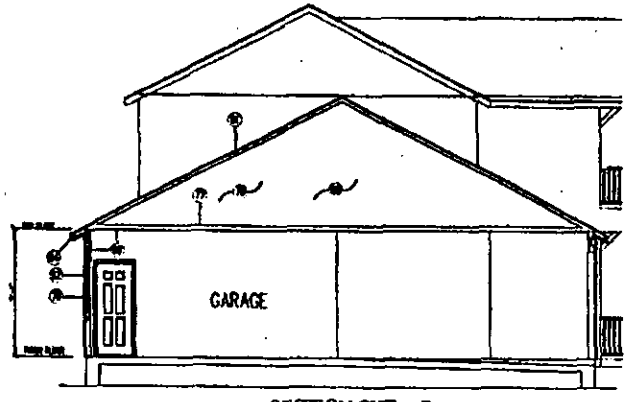
ROOF LAYOUT (OPT. STUDIO)



ROOF LAYOUT - C ELEV.



SECTION CUT - (OPT. STUDIO)



SECTION CUT - 1B

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CLARK COUNTY - SUNRISE
LAS VEGAS, NORTH LAS VEGAS

SECTION CUT / ROOF LAYOUT / FRONT, REAR AND SIDE ELEVATION - C

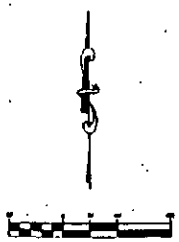
E.D.N.

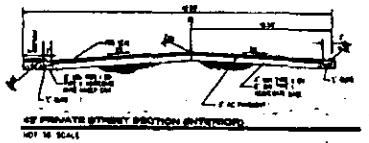
4025

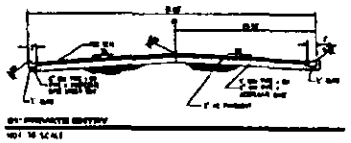
CANYO

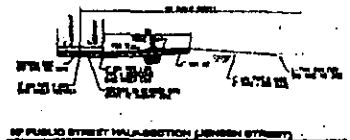
A2-C

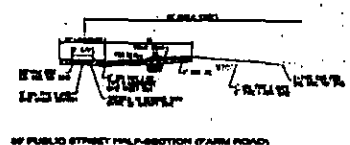
FARM / GRAND CANYON

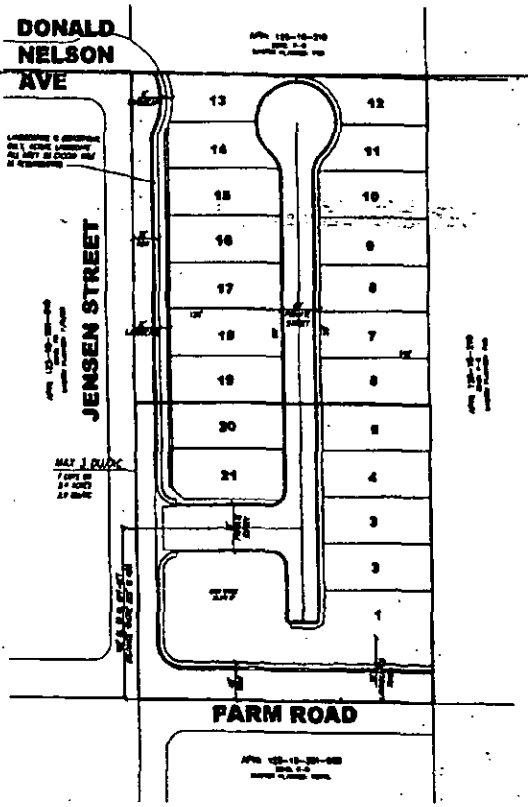


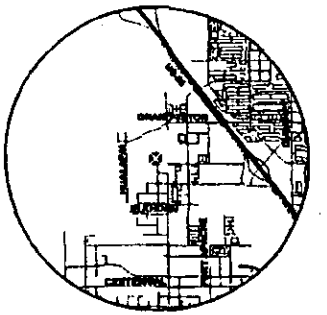




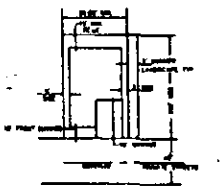








VICINITY MAP



DEVELOPER

OWNER

ASSESSORS PARCEL NUMBER:

OVERALL TABULATIONS

NOTES

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OWNER/DEVELOPER
ALL INVESTMENTS, LLC

PLANNER
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

SITE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

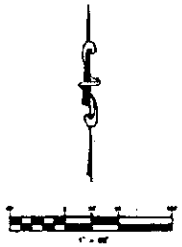
FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

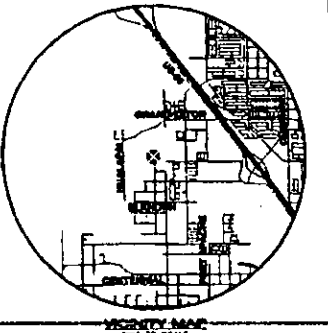
PROJECT NO.
0001

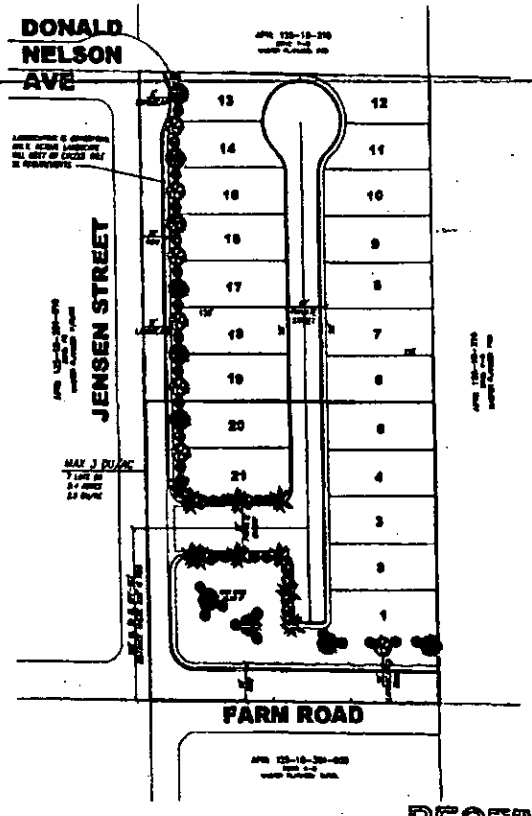
SHEET
1 of 1

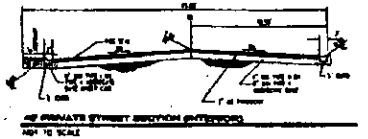
EOT-40654

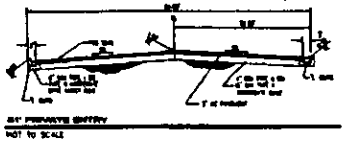
FARM / GRAND CANYON

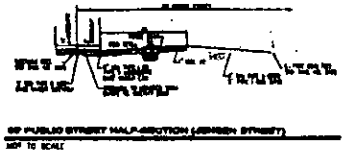


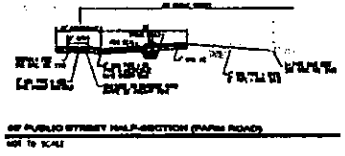


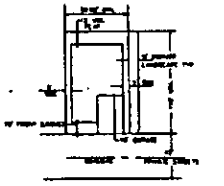


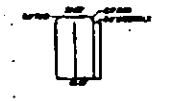












TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF THE S.F. AREA AT MATURITY

DEVELOPER

OWNER

ASSESSORS PARCEL NUMBER(S)

OVERALL TABULATIONS

NOTES

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A.L.L. INVESTMENTS, LLC

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS

LANDSCAPE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

SHEET NO. 0001

SHEET 1 OF 1

EOT-40654

CIVANO

CLARK COUNTY

Model # 4016

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 5093
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY WITH MODIFYING ORDINANCE 3880

SHEET INDEX

CS.0	COVER SHEET, GEN. SPEC. & INFORM.	
A1.0	FLOOR PLAN (1ST. FLOOR)	
A1.2	FLOOR PLAN (2ND FLOOR ATTIC OPTION)	
A2.1	FRONT, REAR, & SIDE ELEV. - A	
A2.0	FRONT & SIDE - B / TYP. SIDE ATTIC ELEV.	
A2.C	FRONT & SIDE - C / SECTION CUT	
D1.0	DETAIL SHEET	
E1.0	ELECTRICAL LAYOUT (FLOORPLAN)	
E1.1	ELECTRICAL LAYOUT (2ND FLOOR ATTIC OPT.)	
M1.0	MECHANICAL PLAN	
M2.0	MECHANICAL PLAN (2ND FLOOR ATTIC LOFT)	
P1.0	PLUMBING PLAN	
P2.0	PLUMBING PLAN (2ND FLOOR ATTIC LOFT)	
G1.0	ALTERNATE GAS PIPING	
G2.0	ALTERNATE GAS PIPING	
S0.2	GENERAL STRUCTURAL NOTES	
S0.1	GENERAL STRUCTURAL NOTES	
S1.1	POST-TENSION FOUNDATION	
S1.2	POST-TENSION FOUNDATION	
S1.3	POST-TENSION FOUNDATION (ATTIC OPTION)	
S1.4	POST-TENSION FOUNDATION (ATTIC OPTION)	
S1.5	ROOF FRAMING (ELEV. A, B, & C)	
S1.6	FLOOR FRAMING	
S1.7	ROOF FRAMING (ATTIC OPTION)	
S1.8	PARTIAL ROOF FRAMING	
S2.1	FOUNDATION DETAILS	
S3.1	FRAMING DETAILS	
S3.2	FRAMING DETAILS	
S3.3	FRAMING DETAILS	
S3.4	FRAMING DETAILS	
S3.5	FRAMING DETAILS	

CONSULTANTS RESPONSIBLE

ARCHITECTURE: RICHMOND AMERICAN
7250 West Post, Suite 212
Las Vegas, Nevada 89128
(702) 242-8400
(702) 240-6401 fax
Lowell Huey

ELECTRICAL: PREMIER ELECTRIC
5670 S. Valley Rd. Ste. H
Las Vegas, Nevada 89118
(702) 568-8408
(702) 568-8409 fax
Lic. Steve

MECHANICAL / PLUMBING: COMFORT ENGINEERING
3085 Rainbow Blvd., Suite 9
Las Vegas, Nevada 89139
(702) 367-0992
(702) 367-1079 fax
John Spargo

STRUCTURAL: BROWN WRIGHT CONSULTING ENGINEERS, INC.
7310 Smoke Ranch Rd., Suite P
Las Vegas, Nevada 89128
(702) 233-8408
(702) 233-1164 fax
Brent Wright

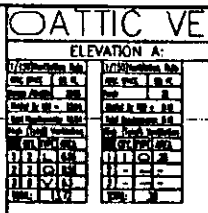
CONSTRUCTION ANALYSIS

CLIMATE ZONE: B-1
OCCUPANCY CLASSIFICATION: R-3/U-1
TYPE OF CONSTRUCTION: TYPE VB - NON SPRINKLERED

NOTE:
SPECIAL INSPECTION FOR EVERY BUILDING
DONE BY GEO TEC SOIL ENGINEERS
6959 ESCONDIDO ST. SUITE A, LAS VEGAS, NV. 89119

ATTIC VENTILATION INFO.

ELEVATION A:



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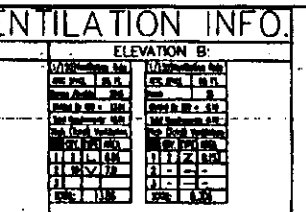

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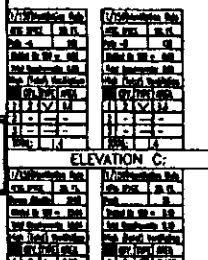
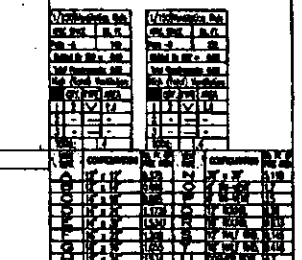
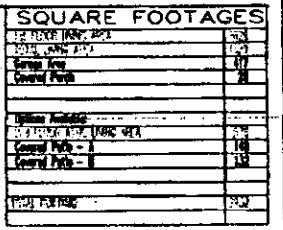




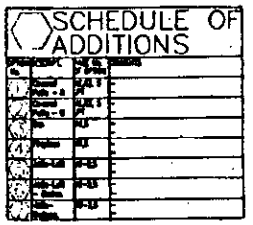
VENTILATION AREA FORMULA (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC SECTION R806

SQUARE FOOTAGES



SCHEDULE OF ADDITIONS



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LAS VEGAS DIVISION
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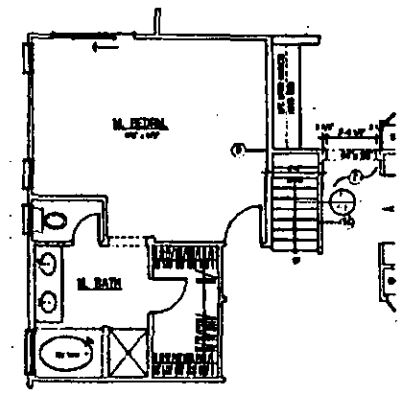
Las Vegas, NV. 89128 (702) 240-8400
CLARK COUNTY - HENDERSON, LAS VEGAS, N. LAS VEGAS

GENERAL SPECIFICATIONS, ATTIC VENTILATION INFO. & MISC. INFORMATION

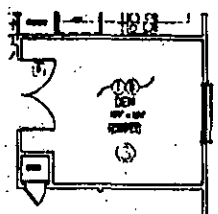
4016

CIVANO

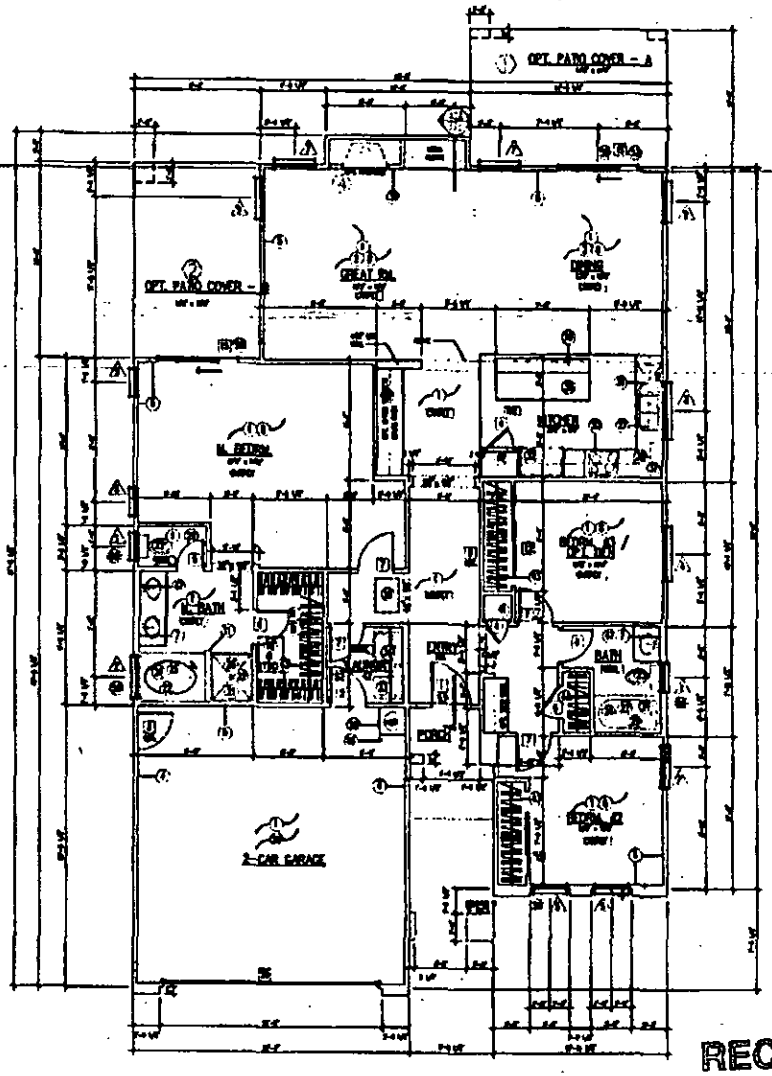
CS



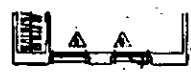
STS TO OPTIONAL 2ND FLOOR ATTIC



OPTIONAL DEN



FIRST MAIN FLOOR PLAN



R & C ELEVATION

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City of Las Vegas

EOT-40654

KEYNOTES

DOOR SCHED.

WDW. SCHED.

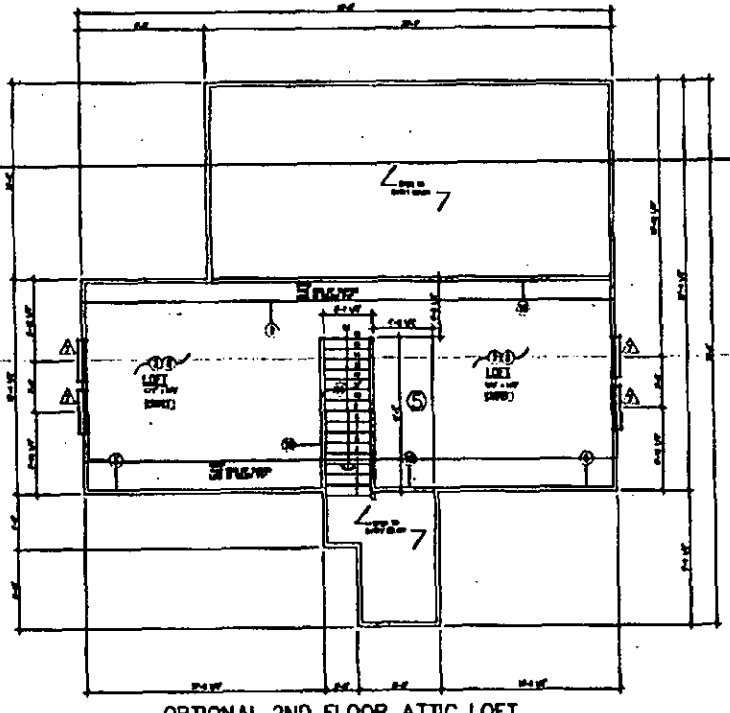
LAS VEGAS DIVISION

RICHMOND

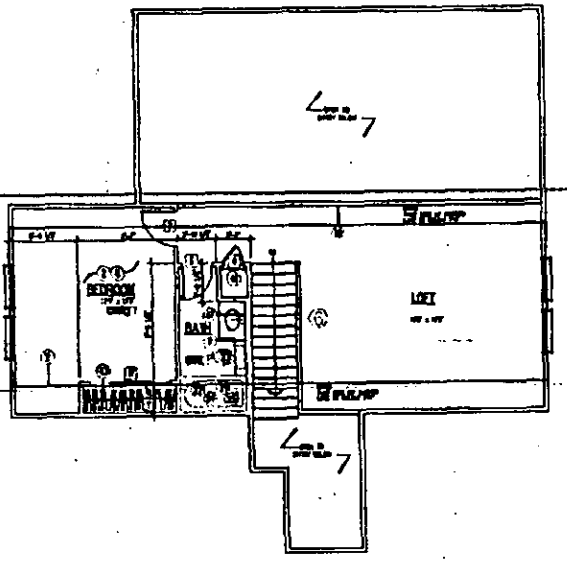
FLOOR PLAN W/ DOORS

4016

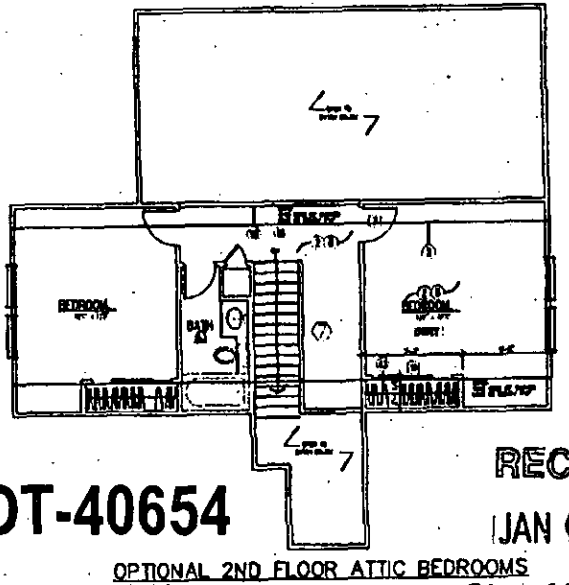
A1



OPTIONAL 2ND FLOOR ATTIC LOFT



OPTIONAL 2ND FLOOR ATTIC LOFT w/ BEDROOM



OPTIONAL 2ND FLOOR ATTIC BEDROOMS

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LAS VEGAS DIVISION

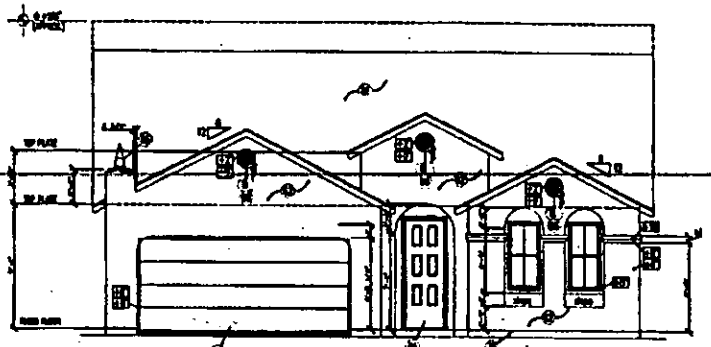
RICHMOND AMERICAN HOMES

FLOOR PLAN W/ ATTIC OPTION

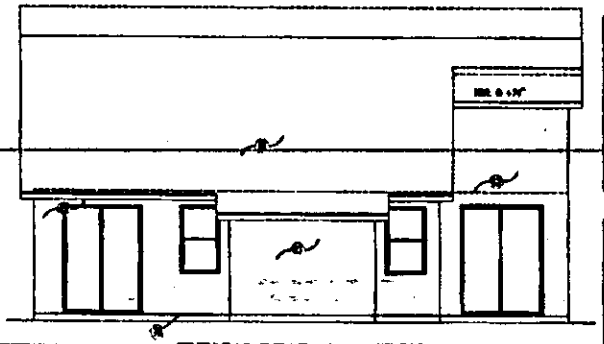
PLAN #1

4016

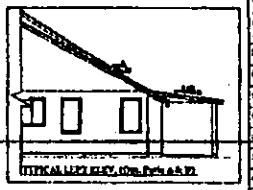
A1-2

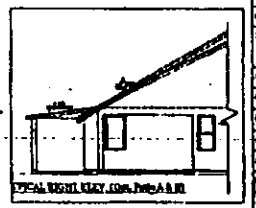


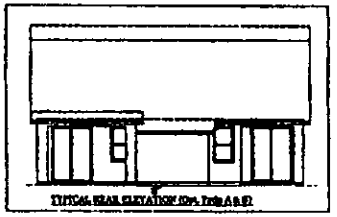
ELEVATION A

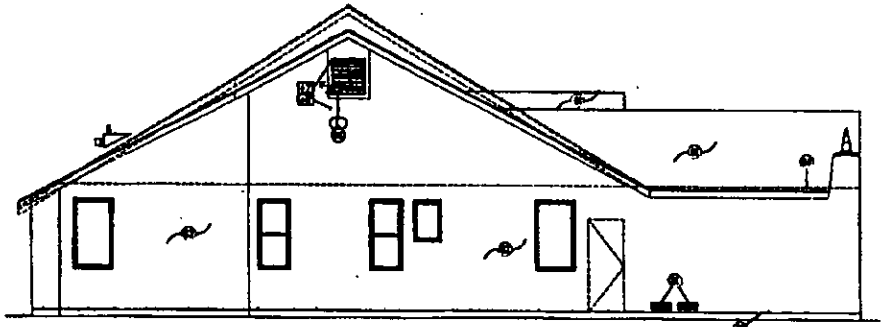


TYPICAL REAR ELEVATION

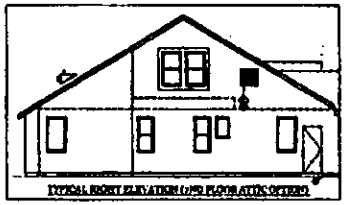


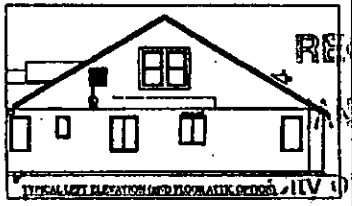


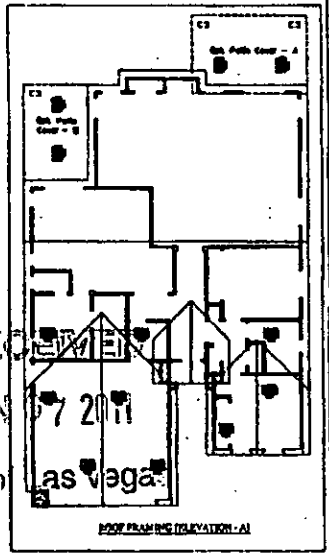




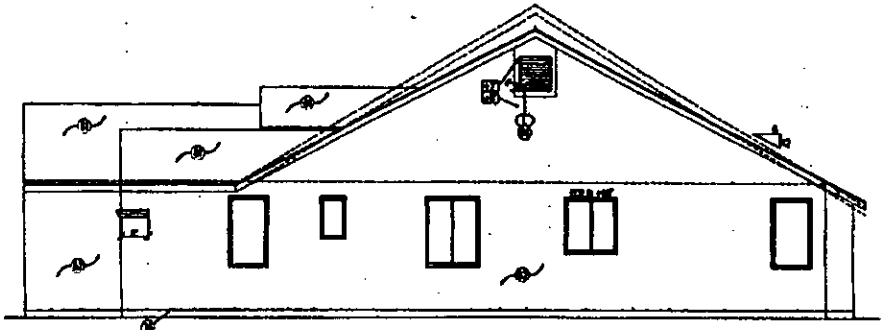
RIGHT ELEVATION A







ROOF FRAMING ELEVATION - A1



LEFT ELEVATION A

EOT-40654

KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2003 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'(T)nd 6") + 8'(T)nd 6")

VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY PER 2003 IRC - R806
- SEE COVER SHEET FOR INFORMATION
in REQUIRED ATTIC VENTILATION

A	sq.in.	B	sq.in.	C	sq.in.	D	sq.in.
E	sq.in.	F	sq.in.	G	sq.in.	H	sq.in.
I	sq.in.	J	sq.in.	K	sq.in.	L	sq.in.
M	sq.in.	N	sq.in.	O	sq.in.	P	sq.in.
Q	sq.in.	R	sq.in.	S	sq.in.	T	sq.in.
U	sq.in.	V	sq.in.	W	sq.in.	X	sq.in.
Y	sq.in.	Z	sq.in.	AA	sq.in.	BB	sq.in.
CC	sq.in.	DD	sq.in.	EE	sq.in.	FF	sq.in.
GG	sq.in.	HH	sq.in.	II	sq.in.	JJ	sq.in.
KK	sq.in.	LL	sq.in.	MM	sq.in.	NN	sq.in.
OO	sq.in.	PP	sq.in.	QQ	sq.in.	RR	sq.in.
SS	sq.in.	TT	sq.in.	UU	sq.in.	VV	sq.in.
WW	sq.in.	XX	sq.in.	YY	sq.in.	ZZ	sq.in.

LAS VEGAS DIVISION
7250 Tod Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5606

RICHMOND American Homes
CLARK COUNTY, NEVADA
LAS VEGAS & NORTH LAS VEGAS

ROOF FRAMING / FRONT, REAR & SIDE OF ELEVATION - A

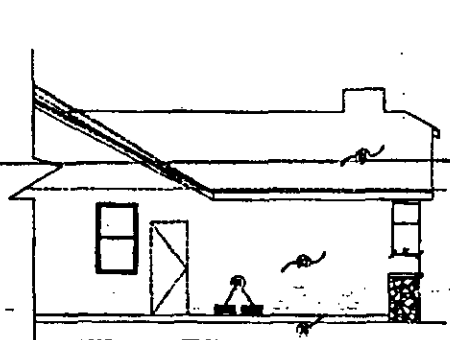
E.G.H.

SHEET 4D16

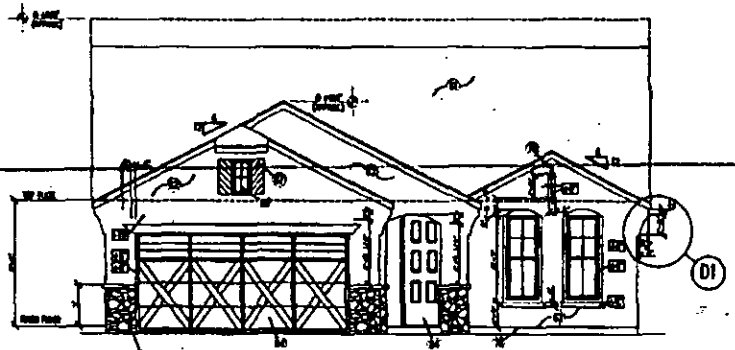
ELEVATION CHANG

4D16-2-A

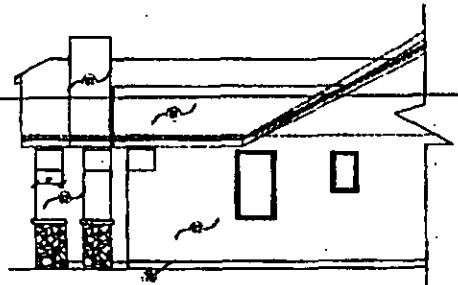
A2-A



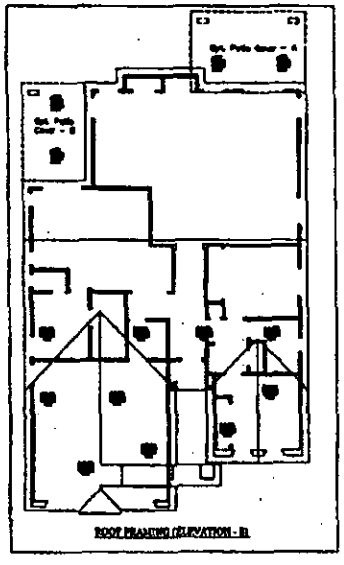
RIGHT ELEVATION B



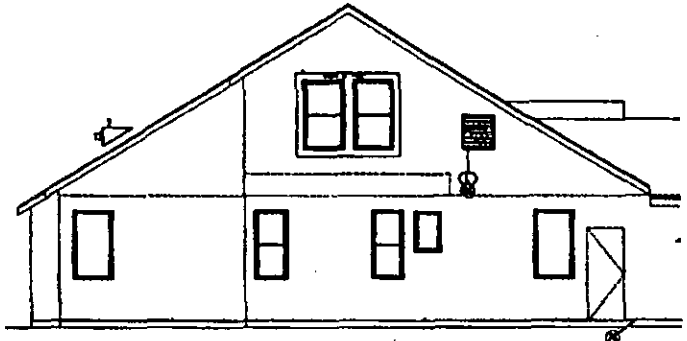
ELEVATION B



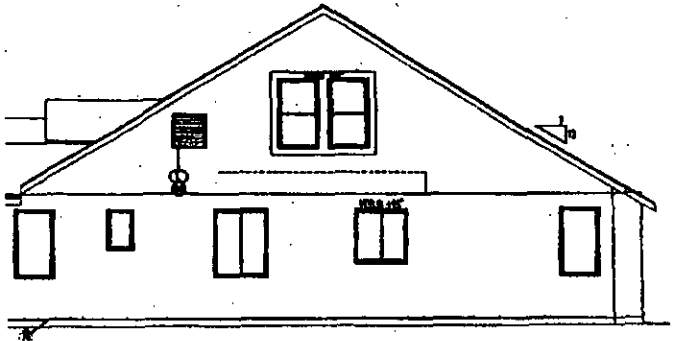
LEFT ELEVATION B



ROOF FRAMING ELEVATION - B



TYPICAL RIGHT ELEVATION (2ND FLOOR ATTIC OPTION)



TYPICAL LEFT ELEVATION (2ND FLOOR ATTIC OPTION)

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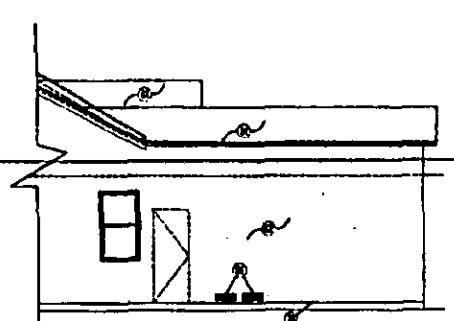
DARK COMPANY - INSPIRATIONAL
LAS VEGAS & NORTH LAS VEGAS

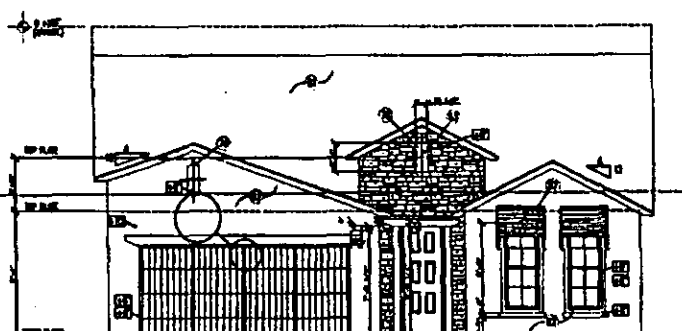
ROOF FRAMING / FRONT & SIDE ELEVATION - B /
OPTIONAL ATTIC SIDE ELEVATION

4016

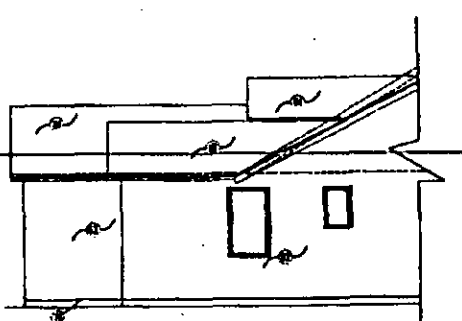
A2-B



RIGHT ELEVATION C



ELEVATION C



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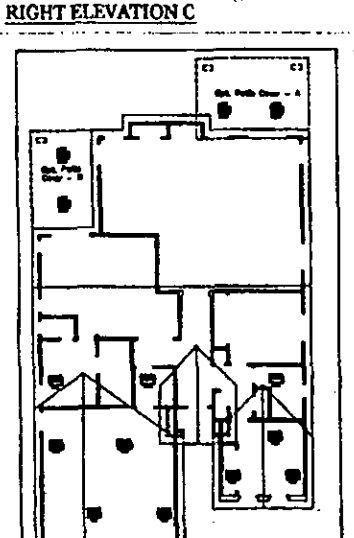
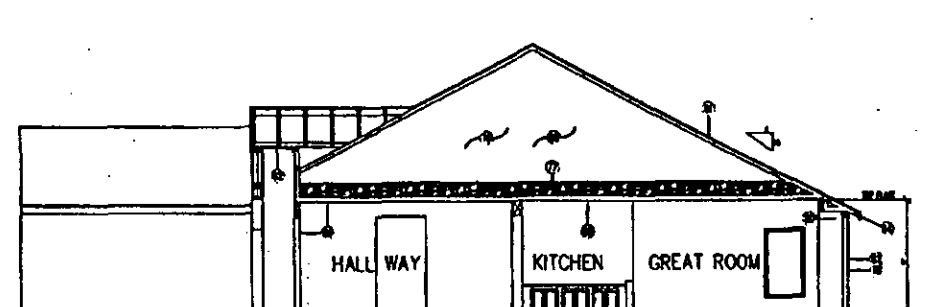
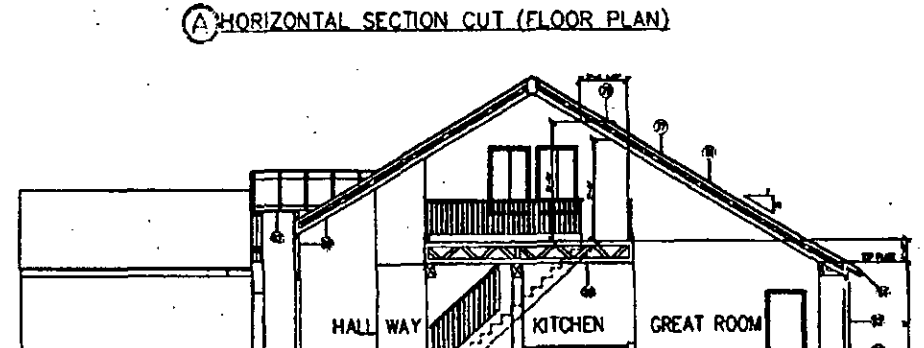




(A) HORIZONTAL SECTION CUT (FLOOR PLAN)



(B) HORIZONTAL SECTION CUT (FLOOR PLAN w/ ATTIC)

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EOT-40654

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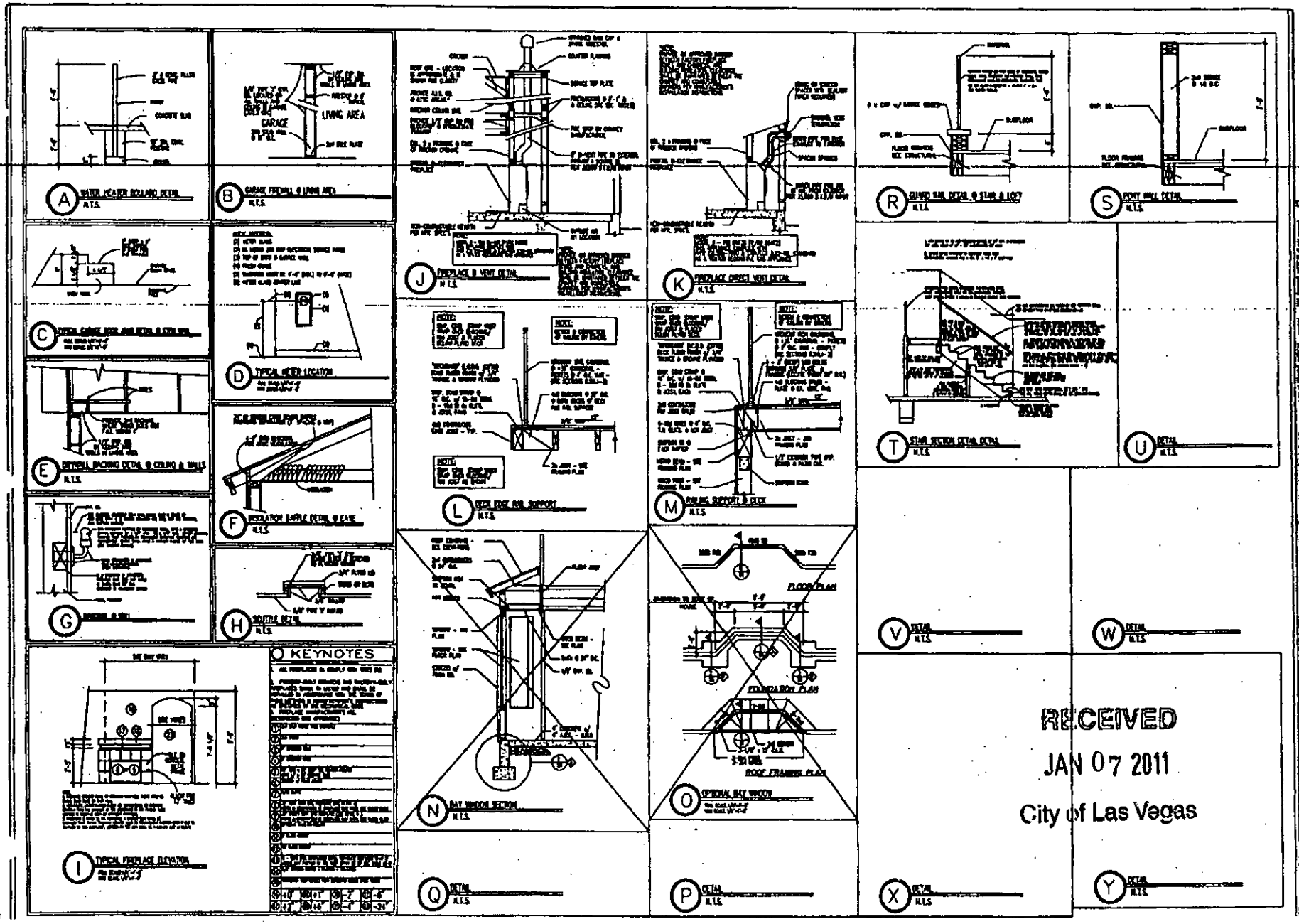
LAS VEGAS, NV. 89128 (702) 240-5600

CLARK COUNTY, HENDERSON, LAS VEGAS, NORTH LAS VEGAS

ROOF FRAMING / HORIZONTAL SECTION CUTS / FRONT, REAR & SIDE OF ELEVATION - C

4016

A2-C



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LAS VEGAS DIVISION
7250 West Post, Suite 210
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, NEVADA
LAS VEGAS & NORTH LAS VEGAS

DETAIL
SHEET

4016

D1

CIVANO

CLARK COUNTY

Model # 4018

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

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2000 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 5093
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY WITH MODIFYING ORDINANCE 3880

SHEET INDEX		CONSULTANTS RESPONSIBLE	
CS.0	COVER SHEET, GEN. SPEC. & INFORM.	ARCHITECTURAL:	REMINGTON ANDERSON
A1.0	FLOOR PLAN (1ST. FLOOR)		7250 Vest Peak, Suite 210
A1.2	FLOOR PLAN (2ND. FLOOR)		Las Vegas, Nevada 89128
A1.3	FLOOR PLAN (SALES OFFICE)		(702) 240-5600
A2.A	ROOF PLAN, TYP. HEAT, & SEE ELEV.-A		(702) 240-5601 fax
A2.B	ROOF PLAN, & SEE ELEV.-B		Remington Anderson
A2.C	ROOF PLAN, & SEE ELEV.-C		
	/ SECTION CUT		
A4.0	DETAIL SHEET		
E1.0	ELECTRICAL LAYOUT FLOOR PLAN	ELECTRICAL:	PREMIER ELECTRIC
E1.2	ELECTRICAL LAYOUT (2ND. FLR.)		6670 S. Vegas Dr., ste. H
E1.3	ELECTRICAL LAYOUT (SALES OFFICE)		Las Vegas, Nevada 89118
			(702) 368-8400
			(702) 368-8401 fax
			Erik Sweeney
M1.0	MECHANICAL PLAN (SALES OFFICE)	MECHANICAL / PLUMBING:	COMFORT CONDITIONS
M1.0	MECHANICAL PLAN		3285 Valentine Blvd., Suite B
M2.0	MECHANICAL PLAN (2ND FLOOR ATTIC LOFT)		Las Vegas, Nevada 89120
P1.0	PLUMBING PLAN (SALES OFFICE)		(702) 367-8882
P1.0	PLUMBING PLAN		(702) 367-1876 fax
P2.0	PLUMBING PLAN (2ND FLOOR ATTIC LOFT)		John Spargo
G1.0	ALTERNATE GAS PIPING		
G2.0	ALTERNATE GAS PIPING		
S0.1	GENERAL STRUCTURAL NOTES	STRUCTURAL:	WRIGHT CONSULTING ENGINEERS, INC.
S0.2	GENERAL STRUCTURAL NOTES		7340 South Rainbow Blvd., Suite B
S2.1	POST-TENSION FOUNDATION		Las Vegas, Nevada 89139
S2.2	POST-TENSION FOUNDATION		(702) 331-8400
S2.3	PARTIAL POST-TENSION FOUNDATION		(702) 331-1199 fax
S2.4	PARTIAL POST-TENSION FOUNDATION		Bruce Wright
S2.5	ROOF FRAMING		
S2.6	PARTIAL ROOF FRAMING		
S2.7	ROOF & FLOOR FRAMING (ATTIC OPTION)		
S3.1	FOUNDATION DETAILS		
S3.1	FRAMING DETAILS		
S3.2	FRAMING DETAILS		
S3.3	FRAMING DETAILS		
S3.4	FRAMING DETAILS		

CONSTRUCTION ANALYSIS
OCCUPANCY CLASSIFICATION R-3/R-1
TYPE OF CONSTRUCTION: TYPE VB - NON SPRINKLERED

NOTE:
SPECIAL INSPECTION FOR SPREAD FOOTINGS
TO BE BY GEO TEC, SOIL ENGINEER
6530 ESCONDIDO ST. SUITE A, LAS VEGAS, NV. 89119

ATTIC VENTILATION INFO.

ELEVATION A:

ELEVATION B:

ELEVATION C:

VENTILATION AREA FORMULA (300) = (150)

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC SECTION R806

SQUARE FOOTAGES

SCHEDULE OF ADDITIONS

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CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

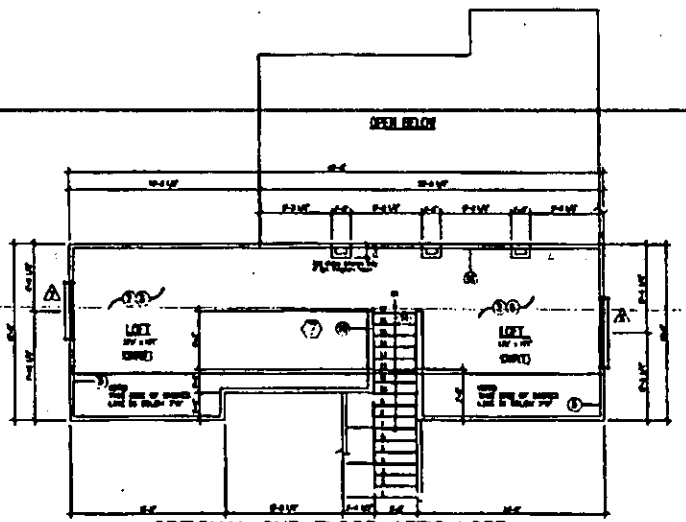
GENERAL SPECIFICATIONS, ATTIC VENTILATION INFO & MISC. INFORMATION

E.O.H.

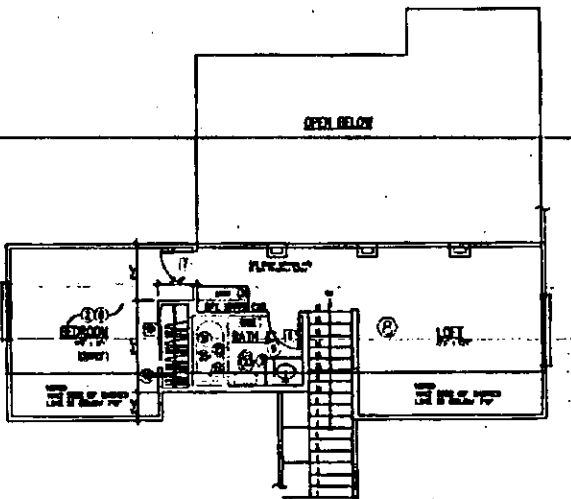
4018

CIVANO

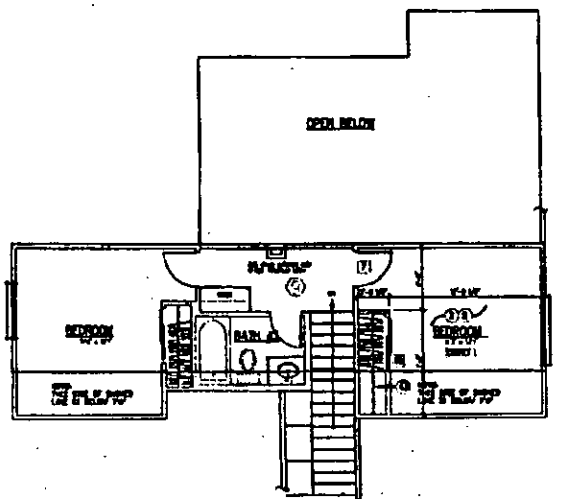
CS



OPTIONAL 2ND FLOOR ATTIC LOFT



OPTIONAL 2ND FLOOR ATTIC LOFT w/ BEDROOM



OPTIONAL 2ND FLOOR ATTIC BEDROOMS

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LAS VEGAS DIVISION

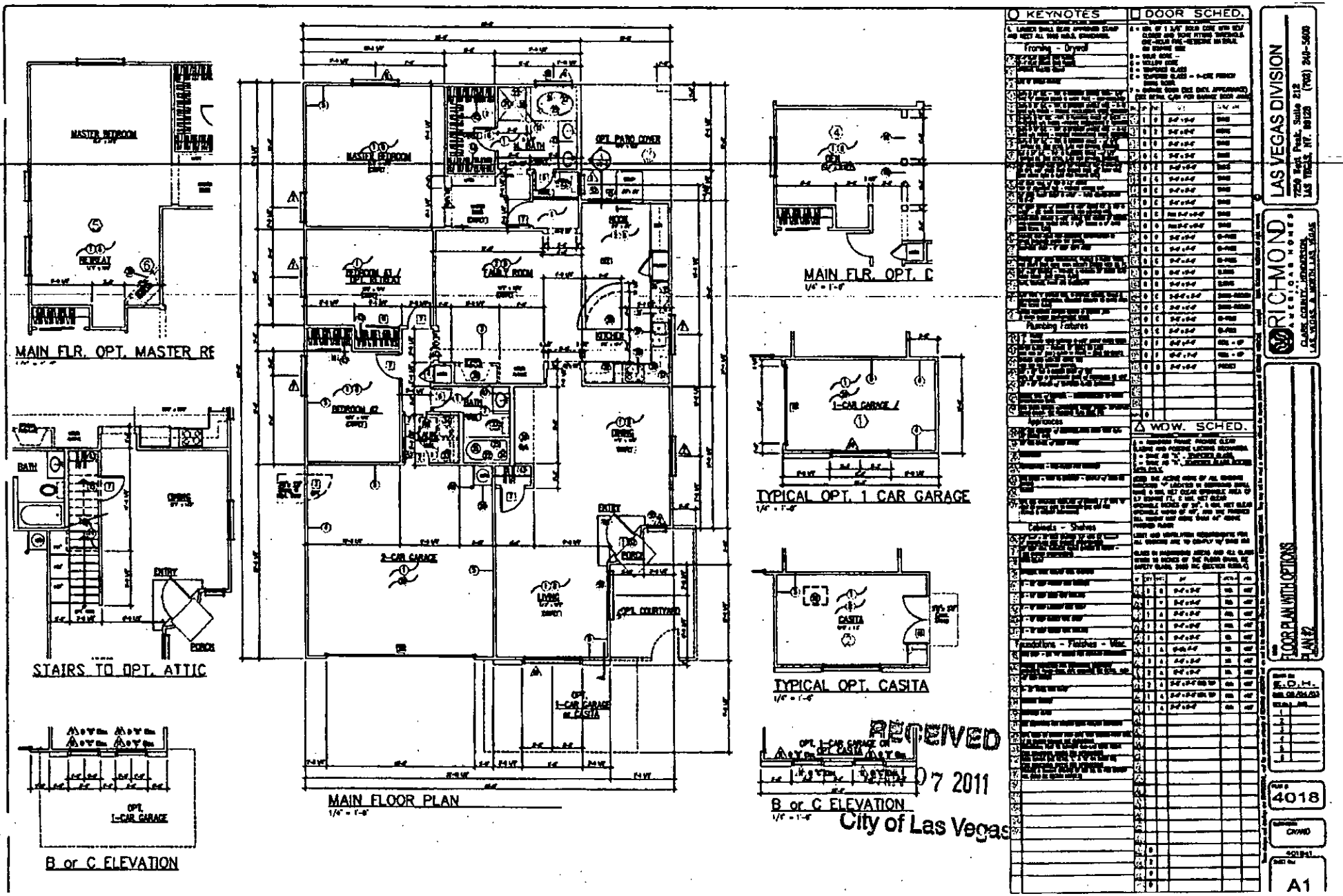
RICHMOND AMERICAN HOMES

FLOOR PLAN OPTIONAL ATTIC

PLAN #2

4018

A1-2



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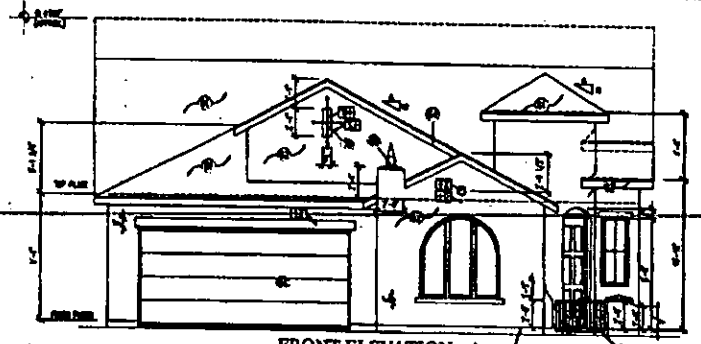
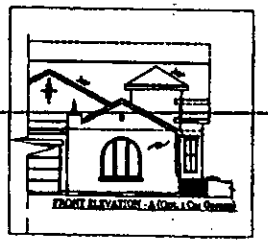
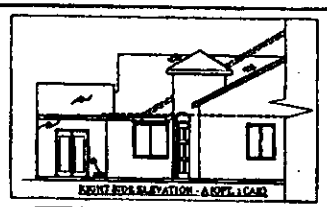
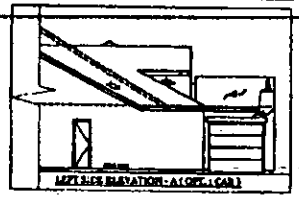
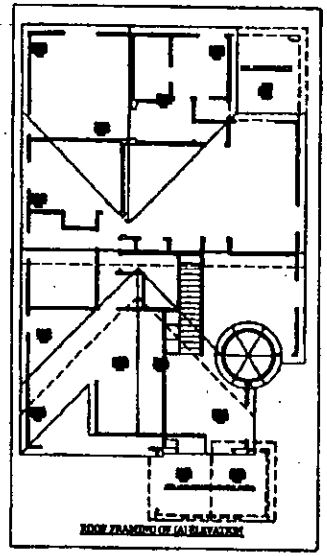


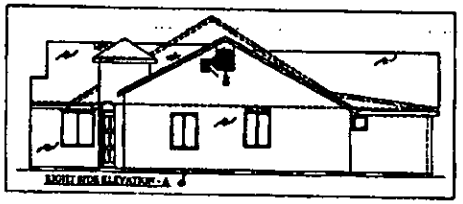
FRONT ELEVATION - A

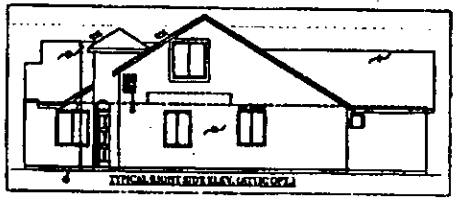


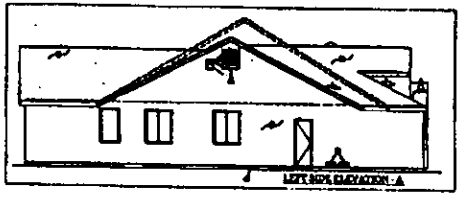


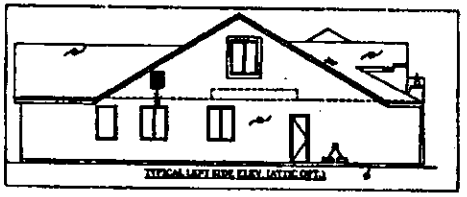


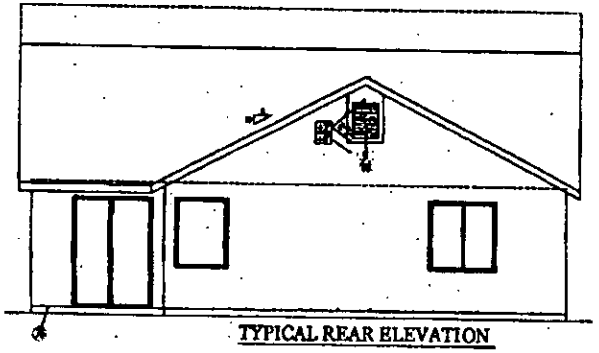




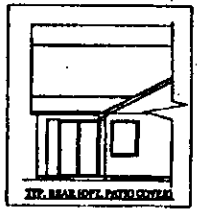


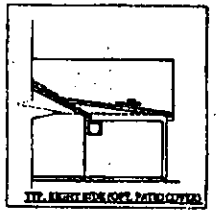






TYPICAL REAR ELEVATION





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CLARK COUNTY, NEVADA
LAS VEGAS, NEVADA

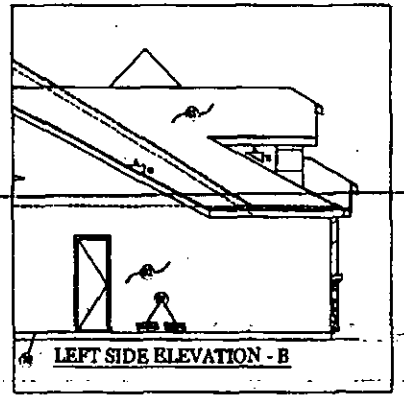
FRONT, REAR AND SIDE ELEVATION - A
WITH ALL OPTIONS

S.P.D.H.

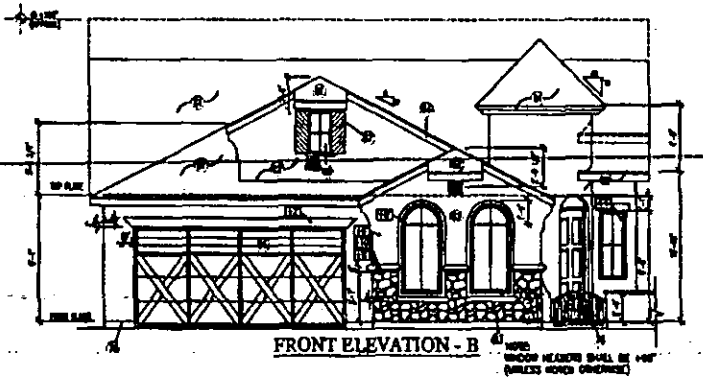
4018

CRAND

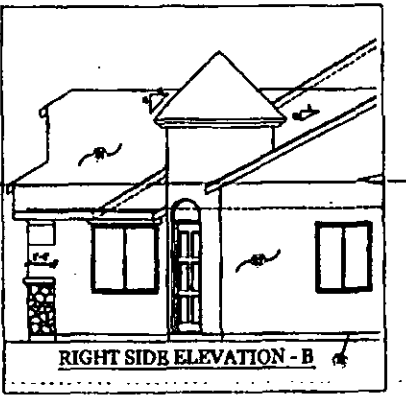
A2.A



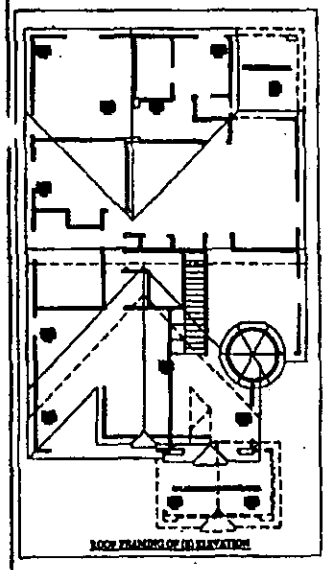
LEFT SIDE ELEVATION - B

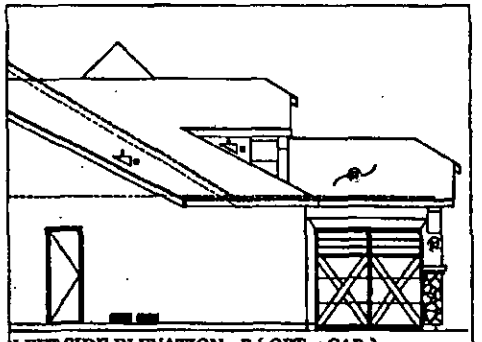


FRONT ELEVATION - B

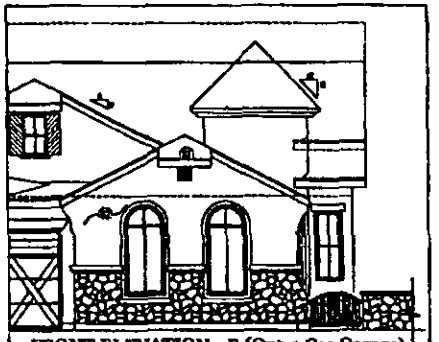


RIGHT SIDE ELEVATION - B

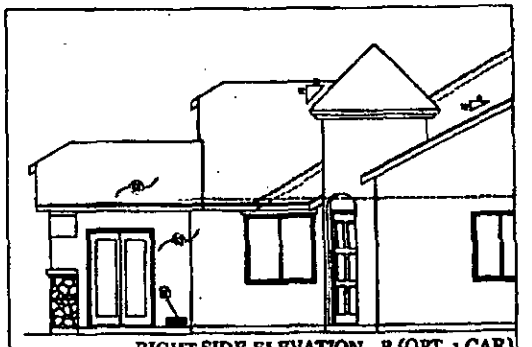




LEFT SIDE ELEVATION - B (OPT. 1 CAR)



FRONT ELEVATION - B (Opt. 1 Car Garage)



RIGHT SIDE ELEVATION - B (OPT. 1 CAR)

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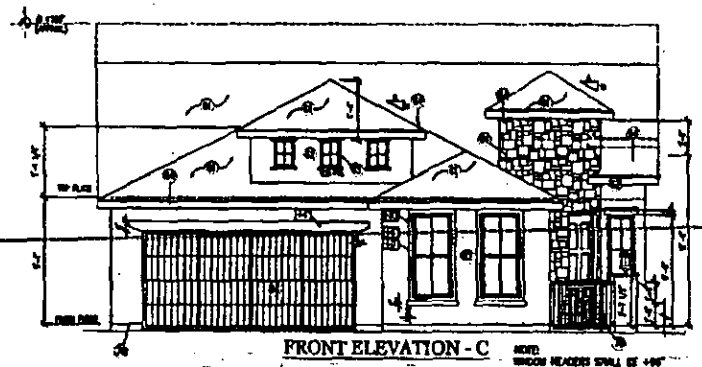
Las Vegas, NV. 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
CLARK COUNTY, NEVADA
LAS VEGAS & BOULDER, LAS VEGAS

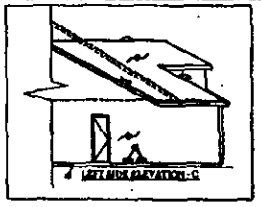
FRONT, REAR AND SIDE ELEVATION - B
WITH GARAGE OPTION

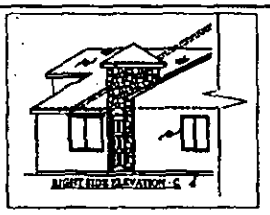
4018

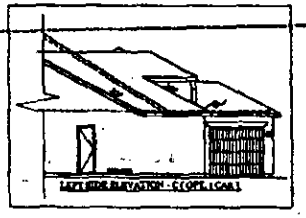
A2-B

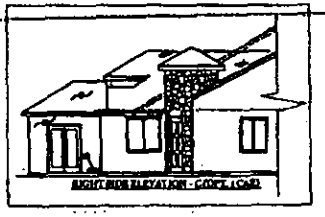


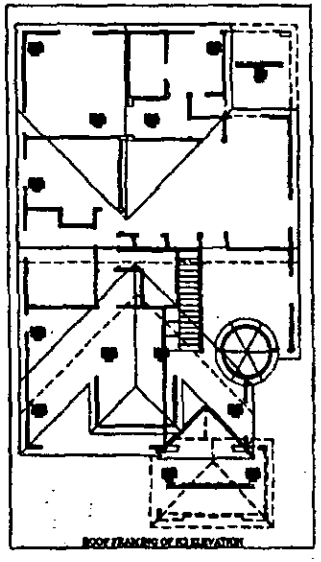
FRONT ELEVATION - C

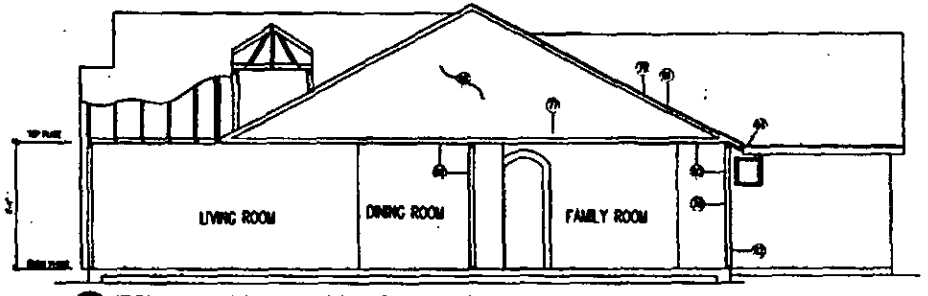




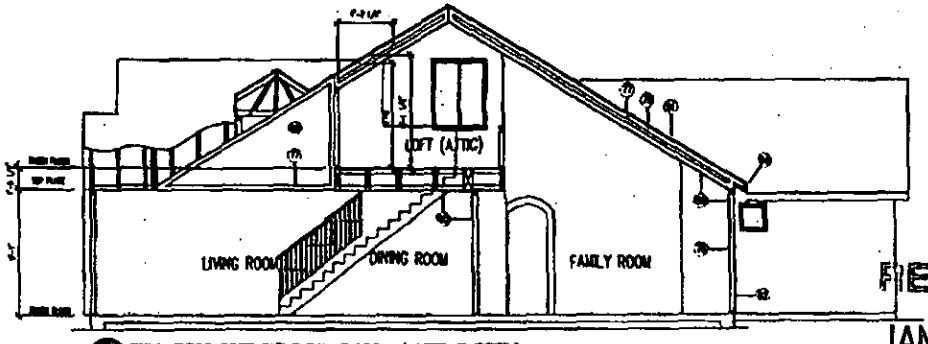








(A) SECTION CUT (STANDARD FLOORPLAN)



(B) SECTION CUT (FLOORPLAN w/ ATTIC OPT.)

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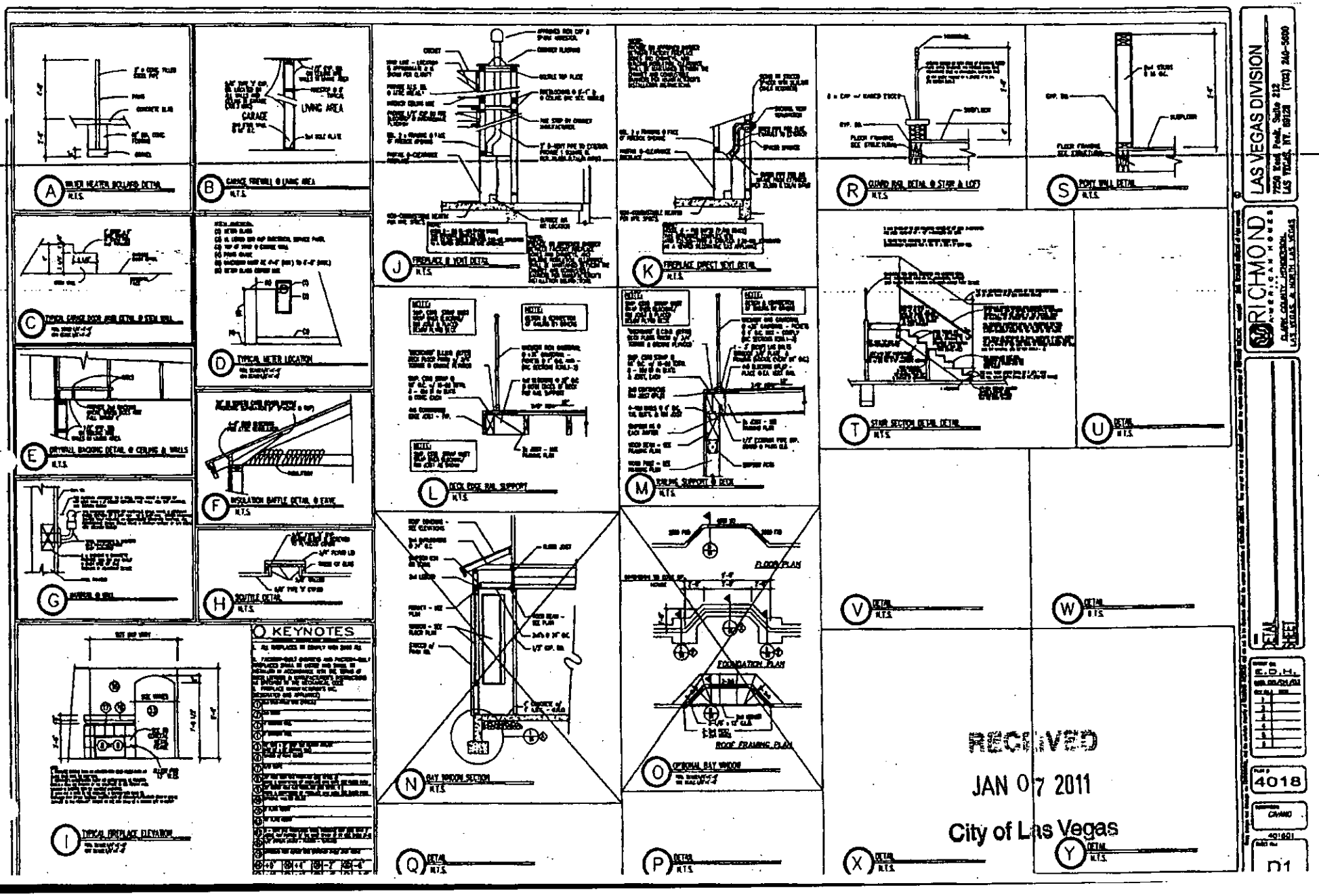
Las Vegas, NV. 89128 (702) 240-5560
CLARK COUNTY, HENDERSON, LAS VEGAS, N. LAS VEGAS

FRONT, REAR AND SIDE ELEVATION-C
WITH GARAGE OPTION SECTION CUTS

4018

A2-C



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DETAIL SHEET

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CIVANO

CLARK COUNTY

Model # 4020

GENERAL SPECIFICATIONS

SUMMARY OF WORK

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SHEET INDEX		CONSULTANTS RESPONSIBLE	
CS.0	COVER SHEET, BOX, SPEC, & INFORM.	ARCHITECTURE:	RICHMOND AMERICAN
A1.0	FLOOR PLAN (1ST. FLOOR)		7250 West Post, Suite 212
A1.2	FLOOR PLAN (2ND. FLOOR)		Las Vegas, Nevada 89128
A2.A	ROOF, FRONT, REAR, & SIDE ELEV. - A		(702) 240-5600
A2.B	ROOF, FRONT, & SIDE ELEV. -B		(702) 240-5691 fax
A2.C	ROOF, FRONT, SIDE - C / GARAGE ELE		Donnell Henry
A1.0	DETAIL SHEET		
E1.0	ELECTRICAL PLAN	ELECTRICAL:	PREMIER ELECTRIC
			5670 S. Pecos Rd, ste. H
			Las Vegas, Nevada 89118
			(702) 568-9400
			(702) 568-9401 fax
			Eric Sherman
M1.0	STANDARD HVAC PLAN	MECHANICAL / PLUMBING:	COMFORT ENGINEERING
M2.0	OPTIONAL LOFT HVAC PLAN		3885 Baldwin Blvd., Suite B
M3.0	OPTIONAL LOFT HVAC PLAN		Las Vegas, Nevada 89120
P1.0	PLUMBING PLAN		(702) 307-0092
P2.0	PLUMBING PLAN		(702) 307-1076 fax
G1.0	ALTERNATE GAS PIPING		John Stamps
G2.0	ALTERNATE GAS PIPING		
S0.1	GENERAL STRUCTURAL NOTES	STRUCTURAL:	BRENT WRIGHT CONSULTING ENGINEERS, INC.
S0.2	GENERAL STRUCTURAL NOTES		7310 Smoky Ranch Rd., Suite P
S1.1	POST-TENSION FOUNDATION		Las Vegas, Nevada 89128
S1.2	POST-TENSION FOUNDATION		(702) 233-6409
S1.3	POST-TENSION FOUNDATION		(702) 233-1164 fax
S1.4	POST-TENSION FOUNDATION		Brent Wright
S2.5	FLOOR & LOW ROOF FRAMING		
S3.6	FLOOR & LOW ROOF FRAMING		
S3.7	ROOF FRAMING ELEV. A, B, & C		
S3.8	ROOF FRAMING ELEV. A, B, & C (ATTIC OPT.)		
S7.1	FOUNDATION DETAILS		
S8.1	FRAMING DETAILS		
S8.2	FRAMING DETAILS		
S8.3	FRAMING DETAILS		
S8.4	FRAMING DETAILS		

CONSTRUCTION ANALYSYS
CURRENT ZONING: R-1
OCCUPANCY CLASSIFICATION: R-3/R-1
TYPE OF CONSTRUCTION: TYPE VB - NON SPRINKLERED

NOTE:
SPECIAL INSPECTION FOR EPOXY BOLTING
DONE BY CEO INC. SOIL ENGINEERS
6850 ESCONDIDO ST. SUITE A, LAS VEGAS, NV. 89119

ATTIC VENTILATION INFO.

ELEVATION A:

ELEVATION B:

ELEVATION C:

VENTILATION AREA FORMULA (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC SECTION R806

SQUARE FOOTAGES

SCHEDULE OF ADDITIONS

RECEIVED
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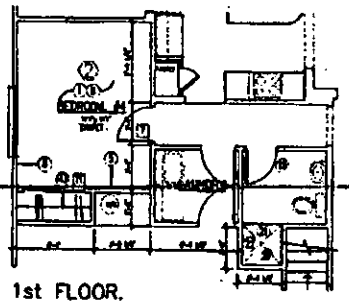
City of Las Vegas

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 West Post, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

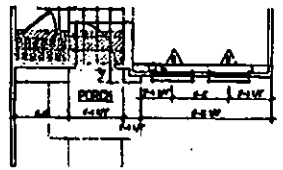
GENERAL SPECIFICATIONS, ATTIC VENTILATION INFO. & MISC. INFORMATION

4020

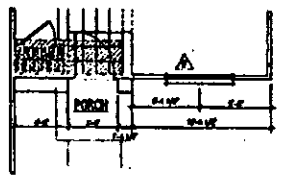
CS



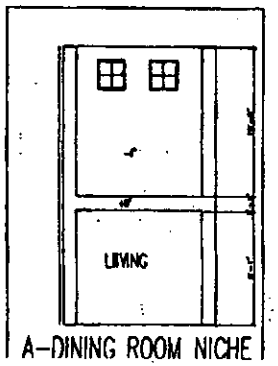
1st FLOOR.
OPT. BEDROOM #4 w/ SHOWER
1/4" = 1'-0"



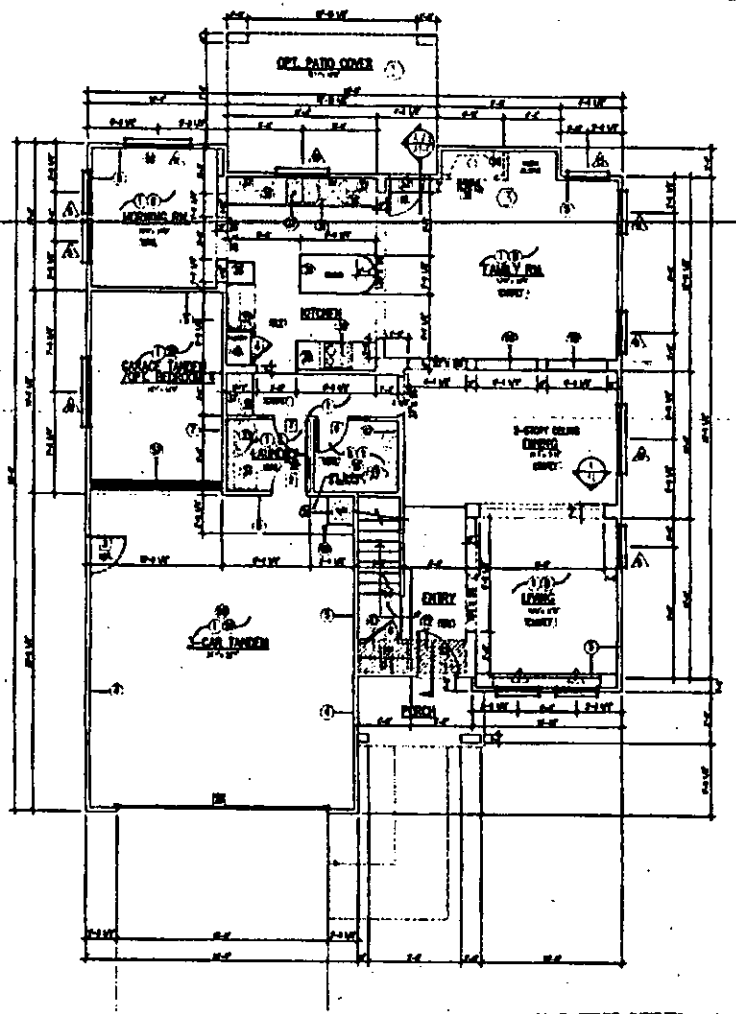
FIRST FLOOR PLAN (B ELEV.)
1/4" = 1'-0"



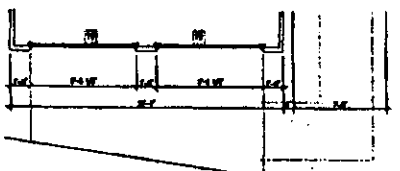
FIRST FLOOR PLAN (C ELEV.)
1/4" = 1'-0"



A-DINING ROOM NICHE



FIRST FLOOR PLAN
1/4" = 1'-0"



1st FLOOR PLAN "B" ELEVATION

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City of Las Vegas

KEYNOTES

DOOR SCHED.

WDW. SCHED.

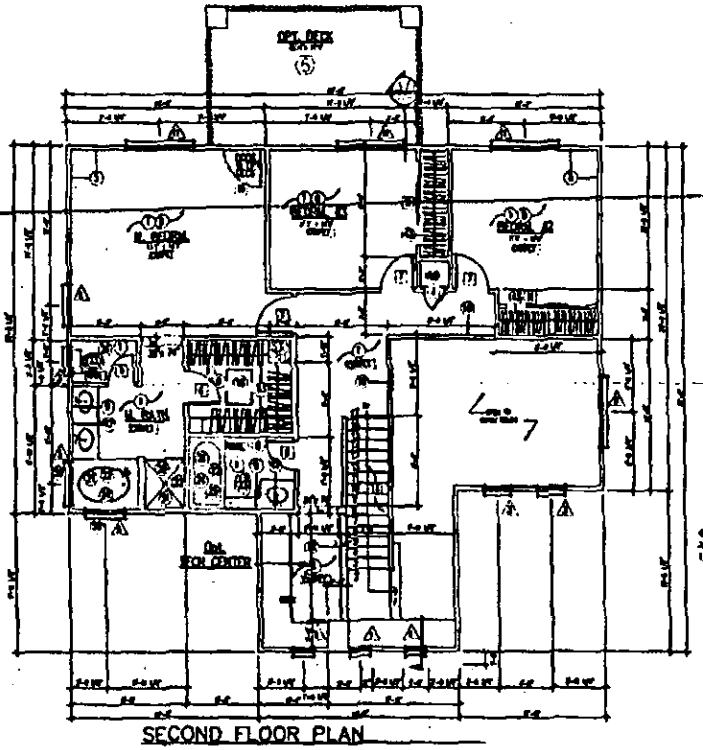
LAS VEGAS DIVISION
7250 West Post, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
PLANS COUNTY: HENDERSON
LAS VEGAS & NORTH LAS VEGAS

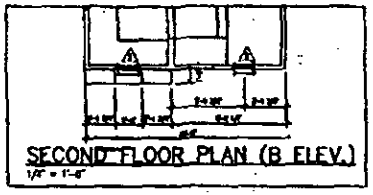
FLOOR PLAN (1st FLOOR)

4020

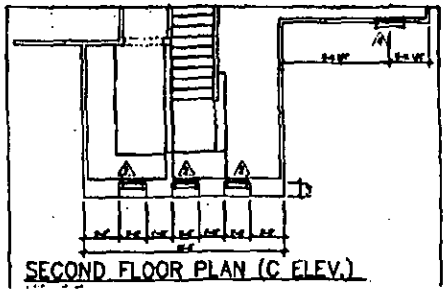
A1



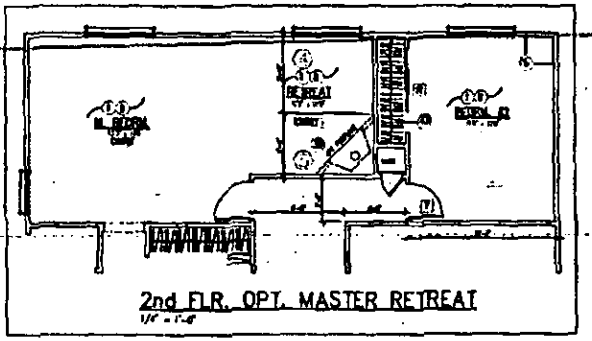
SECOND FLOOR PLAN



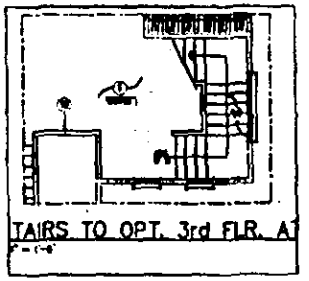
SECOND FLOOR PLAN (B ELEV.)



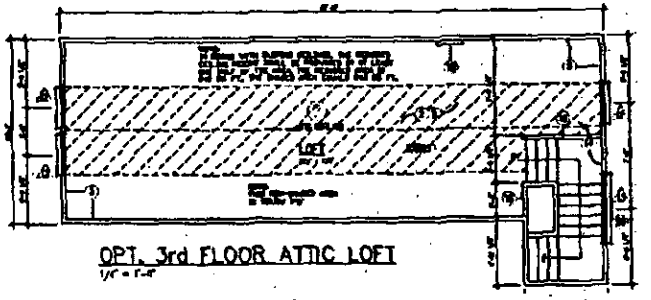
SECOND FLOOR PLAN (C ELEV.)



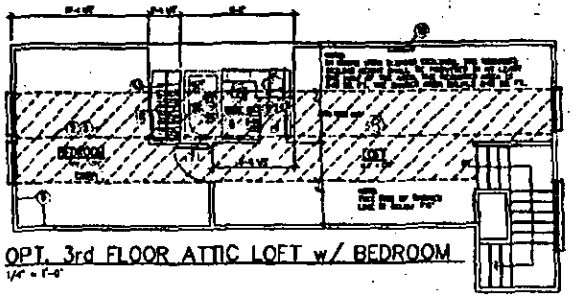
2nd FLR. OPT. MASTER RETREAT



STAIRS TO OPT. 3rd FLR. A



OPT. 3rd FLOOR ATTIC LOFT



OPT. 3rd FLOOR ATTIC LOFT w/ BEDROOM

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LAS VEGAS DIVISION

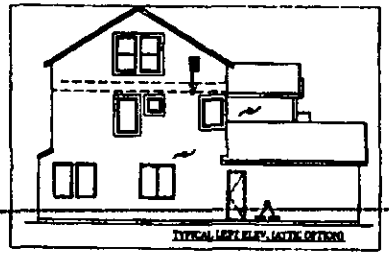
RICHMOND AMERICAN HOMES

FLOOR PLAN 2nd FLOOR w/OPTIONS

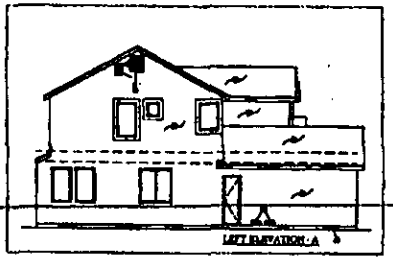
4020

A1-2

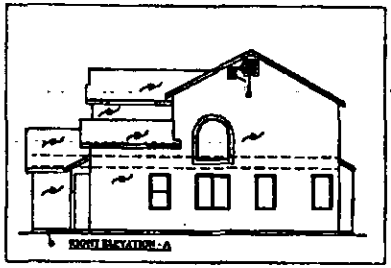
FRONT ELEVATION - A



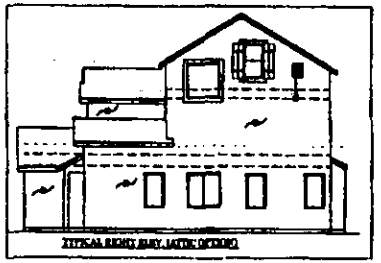
TYPICAL LEFT ELEV. (ATTIC OPTION)



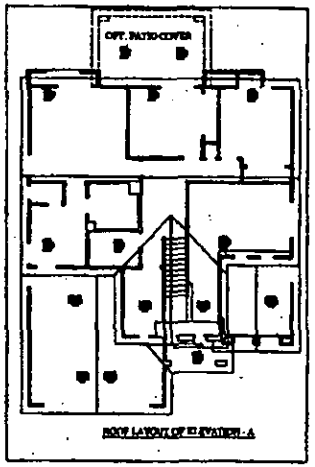
LEFT ELEVATION - A



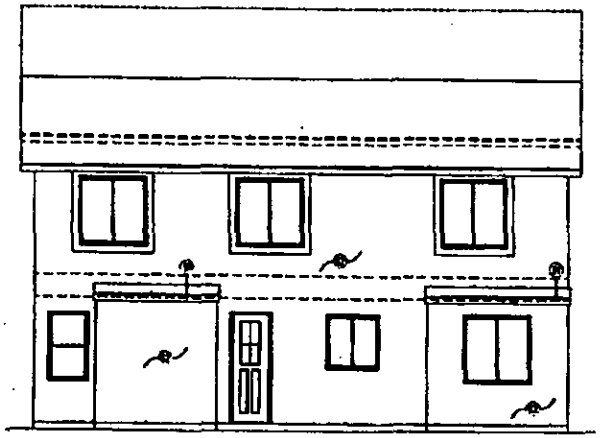
RIGHT ELEVATION - A



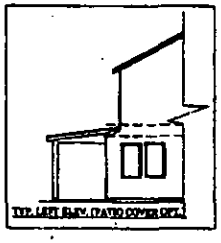
TYPICAL RIGHT ELEV. (ATTIC OPTION)



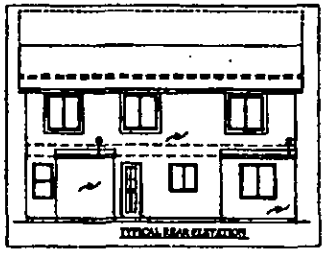
ROOF LAYOUT OPTION - A



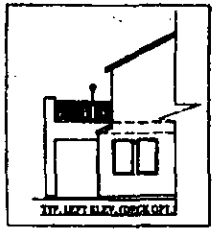
TYPICAL REAR ELEVATION



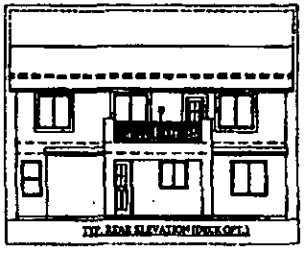
TYP. LEFT ELEV. (PATIO COVER OPT.)



TYPICAL REAR ELEVATION



TYP. LEFT ELEV. (DECK OPT.)



TYP. REAR ELEVATION (DECK OPT.)

KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2009 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT @ 1ST FLR. & @ 2ND FLR.

VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY PER 2009 IRC -
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

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City of Las Vegas

RICHMOND American Homes

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

CLARK COUNTY, NEVADA
LAS VEGAS, N. NORTH LAS VEGAS

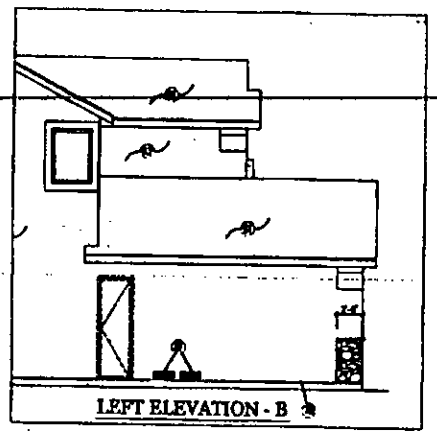
FRONT, REAR & SIDE ELEVATION - A

E.D.H.

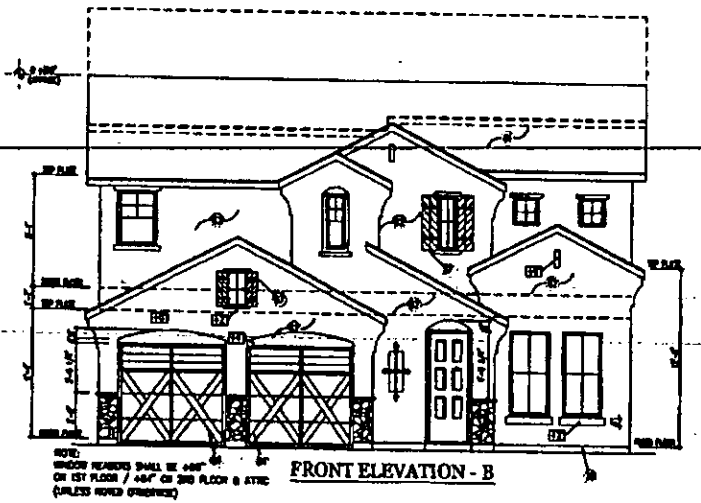
4020

CHANO

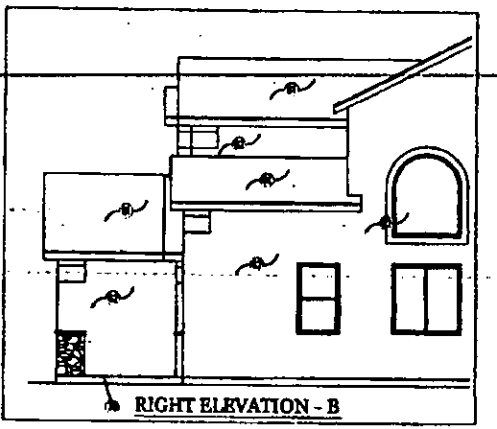
A2-A



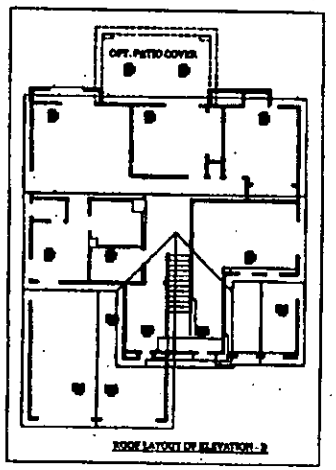
LEFT ELEVATION - B

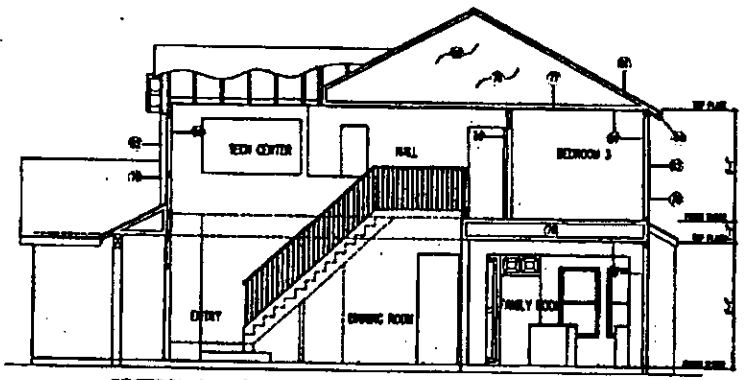


FRONT ELEVATION - B



RIGHT ELEVATION - B





SECTION CUT (STANDARD)

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City of Las Vegas

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 Red Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 244-5500
CLARK COUNTY, NEVADA
LAS VEGAS, N. MOUNTAIN, VEGAS

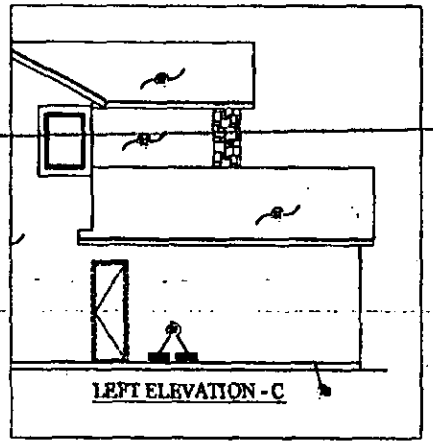
FRONT, REAR & SIDE
ELEVATION - B

E.G.H.

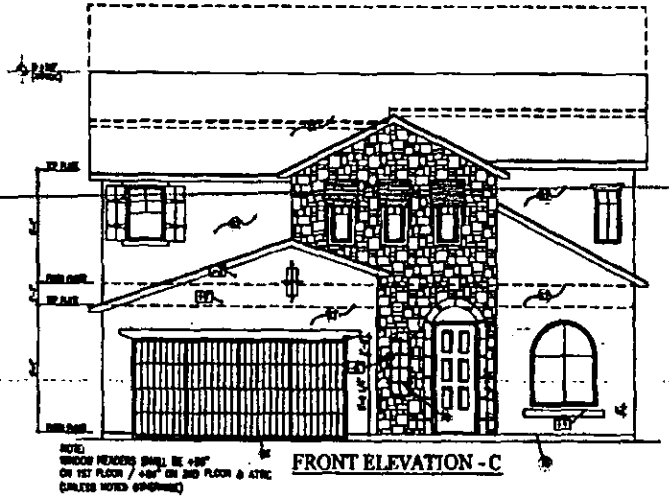
4020

CMAD

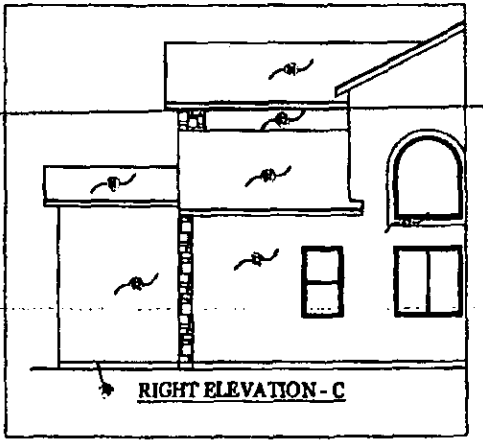
A2-B



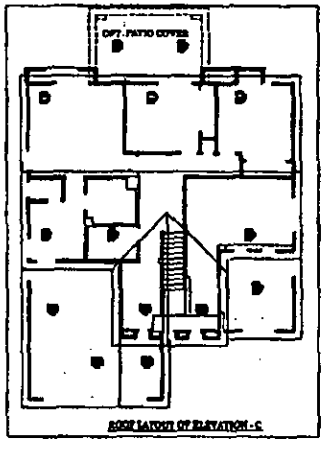
LEFT ELEVATION - C



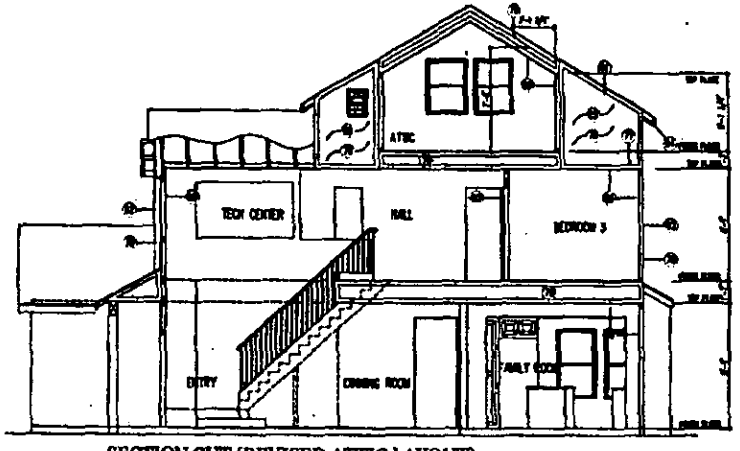
FRONT ELEVATION - C



RIGHT ELEVATION - C



ROOF LAYOUT OF ELEVATION - C



SECTION CUT (REVISED ATTIC LAYOUT)

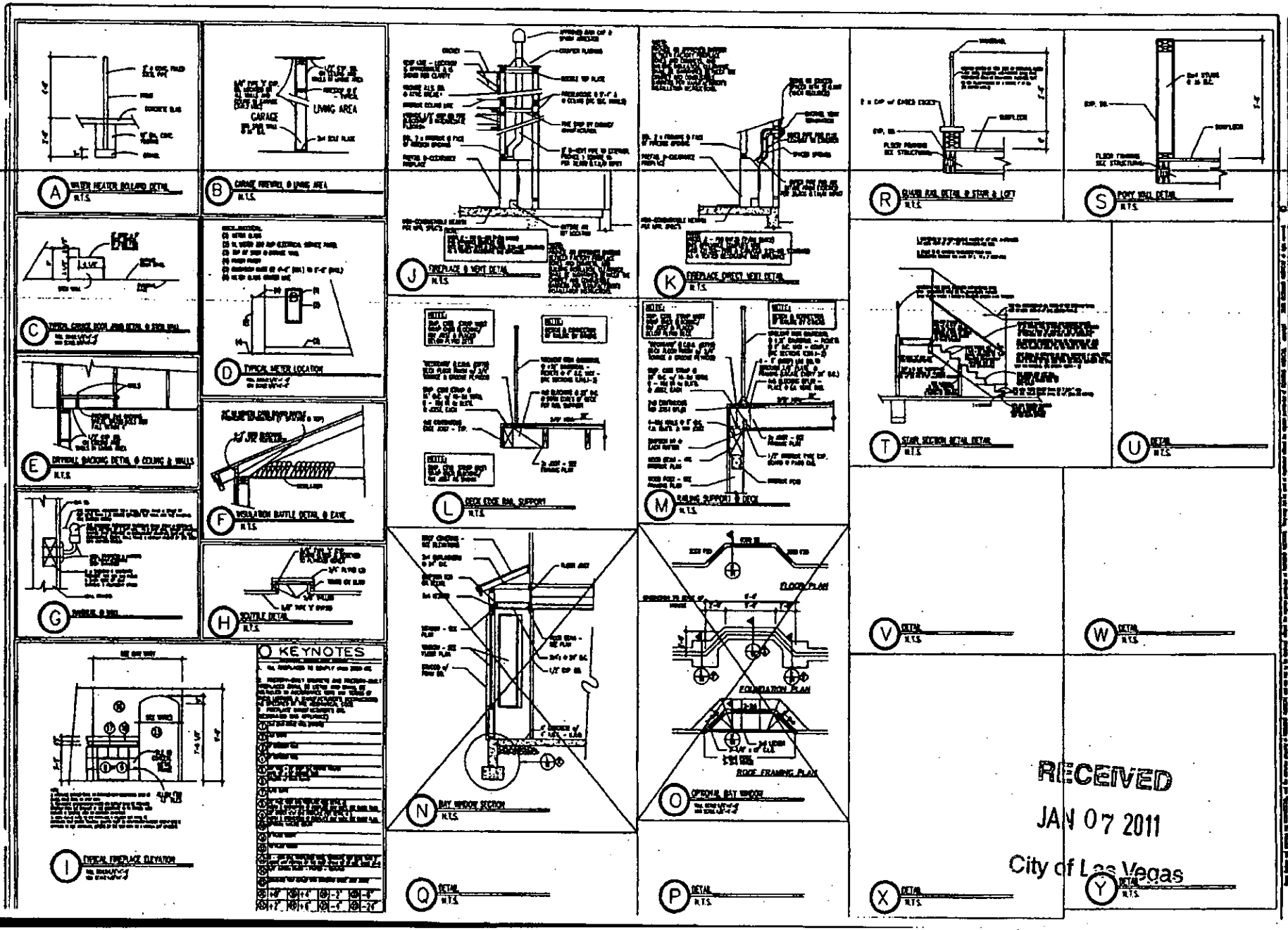
RECEIVED
JAN 07 2011
City of Las Vegas

RICHMOND AMERICAN HOMES
LAS VEGAS DIVISION
7250 Redwood Blvd. Suite 213
LAS VEGAS, NV. 89128 (702) 940-5600

FRONT, REAR & SIDE ELEVATION - C

4020

A2-C



LAS VEGAS DIVISION
7594 West Post, Suite 213
LAS VEGAS, NV. 89128 (702) 244-5600
RICHMOND American Homes
CLARK COUNTY - CONDITIONAL
LAS VEGAS, NORTH LAS VEGAS

DETAIL SHEET

E.D.M.

4020

CHKD

D1

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JAN 07 2011
City of Las Vegas

CIVANO

CLARK COUNTY

Model # 4021

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 5083
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY WITH MODIFYING ORDINANCE 3880

SHEET INDEX		CONSULTANTS RESPONSIBLE	
CS.0	COVER SHEET, GEN. SPEC. & INFORM.	ARCHITECTURAL:	RICHMOND AMERICAN
A1.0	FLOOR PLAN (1ST. FLOOR)		7720 West Post, Suite 212
A1.2	FLOOR PLAN (2ND. FLOOR)		Las Vegas, Nevada 89128
A2.1	ROOF, FRONT, SIDE & REAR ELEV. - A		(702) 240-5626
A2.0	ROOF, FRONT, & SIDE ELEV. - B		(702) 240-5644 fax
	/ SECTION CUT		Everett Henry
A2.2	ROOF, FRONT, & SIDE ELEV. - C		
	/ SECTION CUT (ATTIC OPTION)		
E1.0	ELECTRICAL PLAN	ELECTRICAL:	PREMIER ELECTRIC
E1.1	ELECTRICAL SCHEDULES (2ND FLR. & ATTIC OPT.)		5670 S. Hyne Rd. ste. B
			Las Vegas, Nevada 89118
			(702) 566-9409
			(702) 566-9404 fax
			Eric Simmons
M1.0	MECHANICAL PLAN	MECHANICAL / PLUMBING:	COMFORT ENGINEERING
M2.0	MECHANICAL PLAN (2ND FLOOR ATTIC LOFT)		3009 Blakney Blvd., Suite B
M3.0	MECHANICAL PLAN (2ND FLOOR ATTIC LOFT)		Las Vegas, Nevada 89120
P1.0	PLUMBING PLAN		(702) 307-2002
P2.0	PLUMBING PLAN (2ND FLOOR ATTIC LOFT)		(702) 307-1676 fax
G1.0	ALTERNATE GAS PIPING		John Spargo
G2.0	ALTERNATE GAS PIPING		
S0.1	GENERAL STRUCTURAL NOTES	STRUCTURE:	BRENT WRIGHT CONSULTING ENGINEERS, INC.
S0.2	GENERAL STRUCTURAL NOTES		7210 Smoke Ranch Rd., Suite F
S1.1	POST-TENSION FOUNDATION		Las Vegas, Nevada 89128
S1.2	POST-TENSION FOUNDATION		(702) 233-6420
S2.1	FLOOR AND LOF ROOF FRAMING		(702) 233-1164 fax
S2.1	ROOF FRAMING (OPTS. A, B, & C)		Brent Wright
S2.2	ROOF FRAMING (ATTIC OPTION)		
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S3.3	FRAMING DETAILS		
S3.4	FRAMING DETAILS		
S3.5	FRAMING DETAILS		

CONSTRUCTION ANALYSIS
OCCUPANCY GROUP: R-1
OCCUPANCY CLASSIFICATION: II-1Hr-N
TYPE OF CONSTRUCTION: TYPE VB - NON SPRINKLERED

NOTE:
SPECIAL INSPECTION FOR EXPANSIVE SOILS
BY GEO TEC SOIL ENGINEERS
6100 EDGEWOOD ST. SUITE A, LAS VEGAS, NV. 89119

ATTIC VENTILATION INFO.

ELEVATION A:

ELEVATION B:

ELEVATION C:

VENTILATION AREA FORMULA (300) or (150) = FREE VENT AREA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC SECTION R806

SQUARE FOOTAGES

SCHEDULE OF ADDITIONS

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RICHMOND AMERICAN HOMES
CLARK COUNTY - RESIDENTIAL
LAS VEGAS, NORTH LAS VEGAS

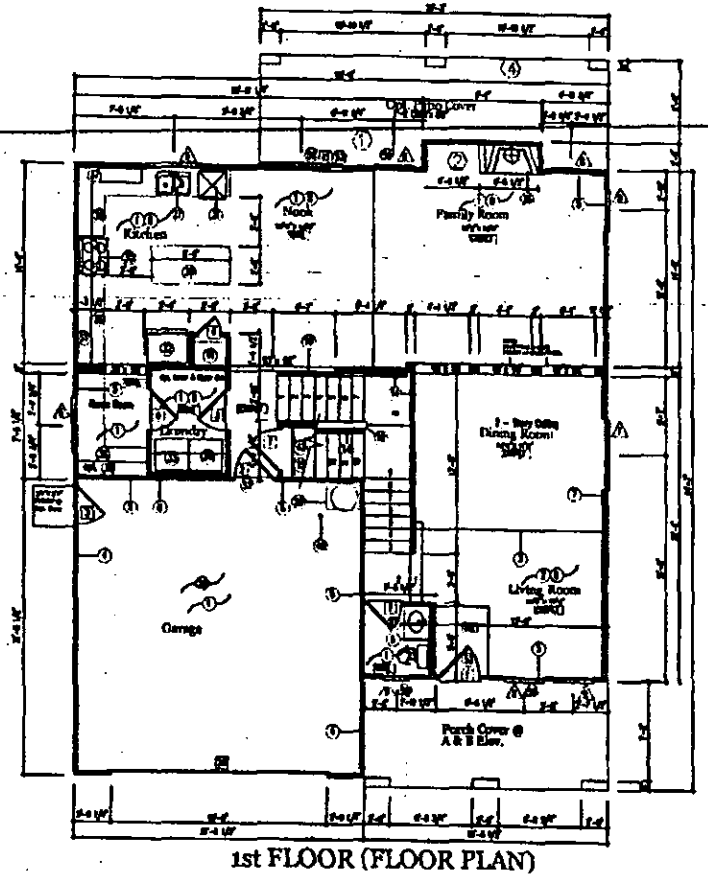
GENERAL SPECIFICATIONS & ATTIC VENTILATION INFO.
FLOOR PLANS

E.D.H.

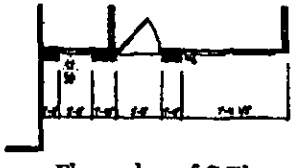
4021

CIVANO

CS



1st FLOOR (FLOOR PLAN)



Floor plan of C Elev.

KEYNOTES

DOOR SCHED.

WDW. SCHED.

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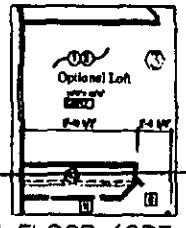
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

FLOOR PLAN (1st Floor) W/ OPTIONS

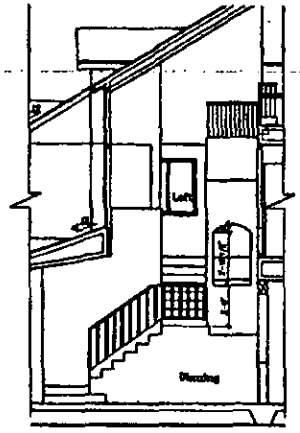
4021

CHANO

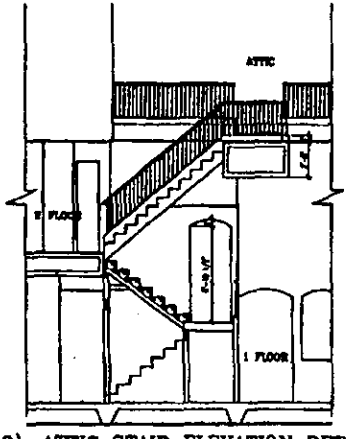
A1



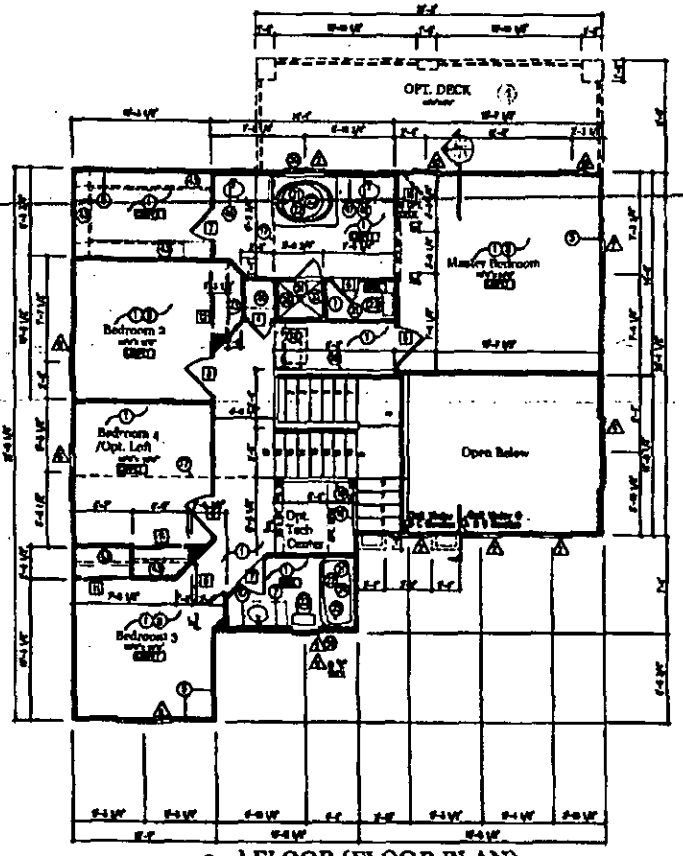
2nd FLOOR (OPT. LOFT)



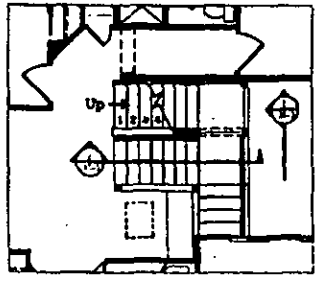
(1)-ATTIC STAIR ELEVATION DETAIL



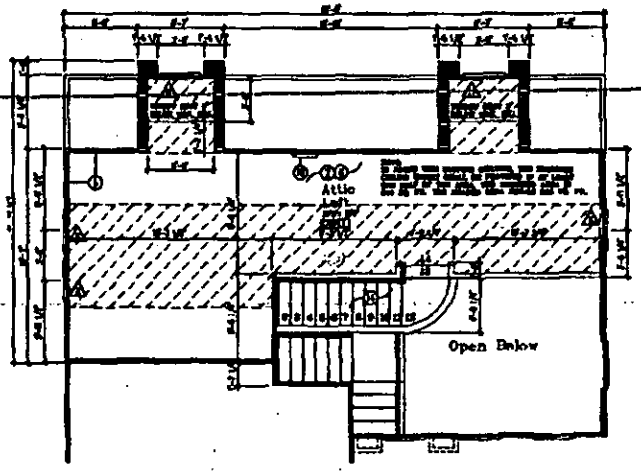
(2)-ATTIC STAIR ELEVATION DETAIL



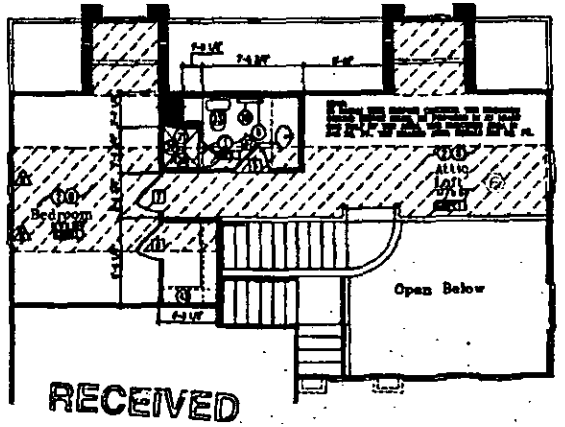
2nd FLOOR (FLOOR PLAN)



STAIRS TO 3RD FLR. OPT. ATTIC



Optional 3rd Floor Attic Loft



Optional 3rd Floor Attic Loft w/ Bedroom

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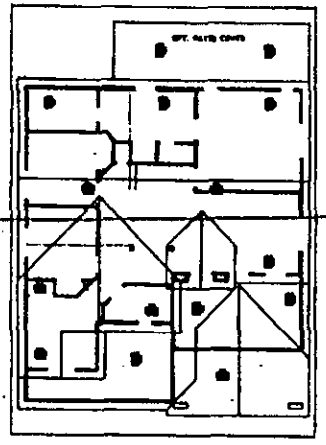
RICHMOND American Homes
CLARK COUNTY, NEVADA
LAS VEGAS # NORTH LAS VEGAS

FLOOR PLAN (SECOND FLOOR)
FLOOR PLAN (ATTIC OPTION)

4021

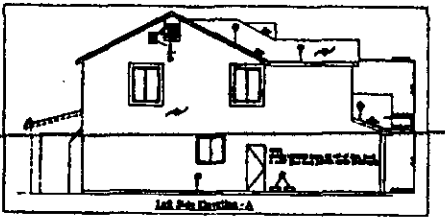
A1-2

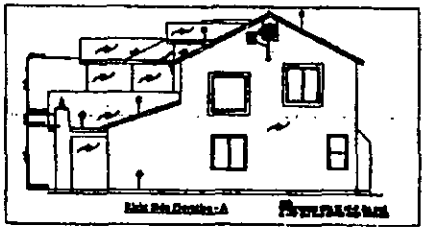


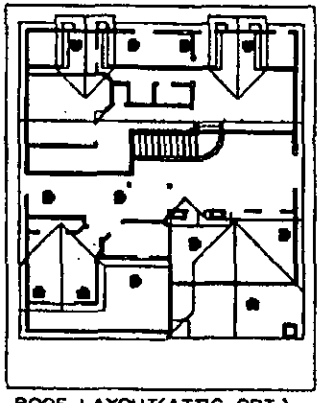
ROOF LAYOUT

Front Elevation - A

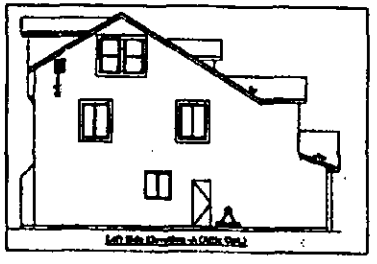
NOTE:
WINDOW HEADERS SHALL BE +6'-0" (1st. floor)
& +7'0" (2nd floor) (UNLESS NOTED OTHERWISE)

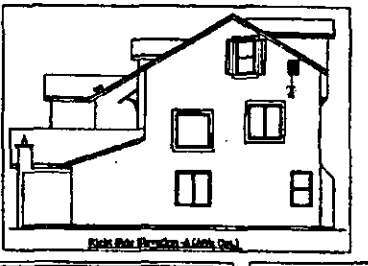


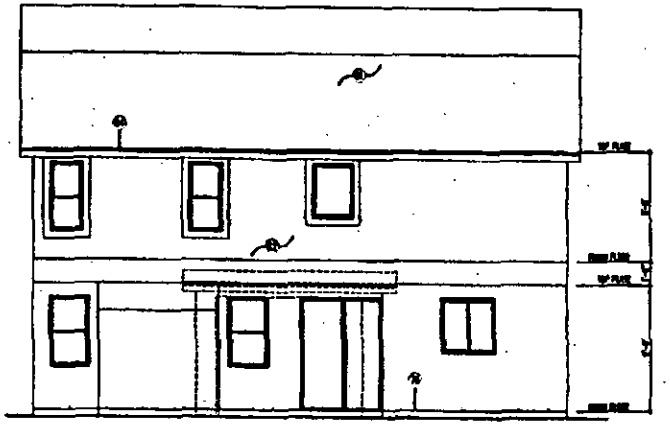


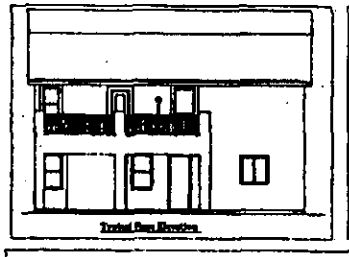


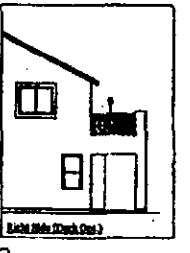
ROOF LAYOUT(ATTIC OPT.)

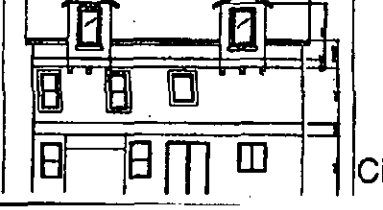












KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2009 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 8'1"(1st. fl) & 8'1"(2nd fl)

VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY PER 2009 IRC - R806
SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

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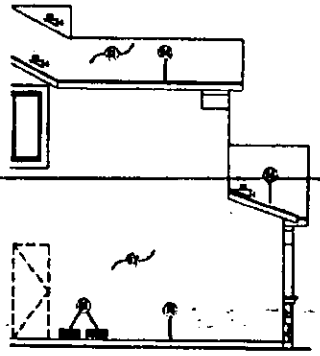
CLARK COUNTY, HENDERSON
LAS VEGAS & NORTH LAS VEGAS

ROOF PLAN / FRONT, REAR, SIDE ELEVATION-A
ATTIC OPTION

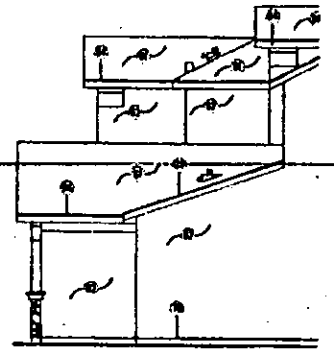
F.D.H.

PLAN # 4021
CAMARO
4021-2-A
SHEET NO. A2-A

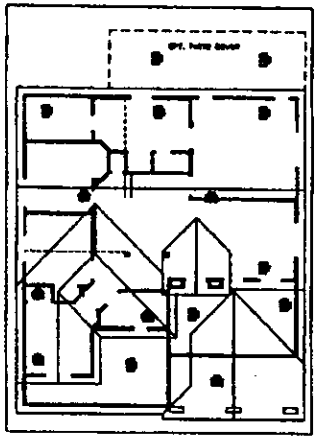


Left Side Elevation - B

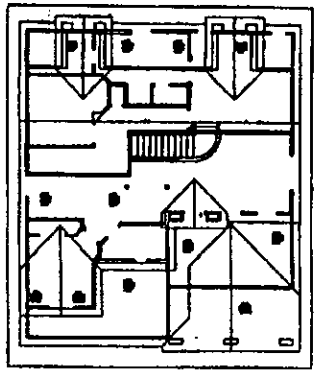
Front Elevation - B

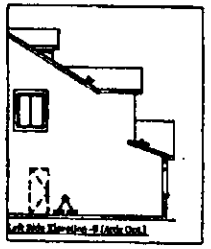


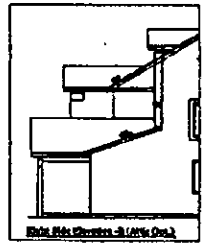
Right Side Elevation - B

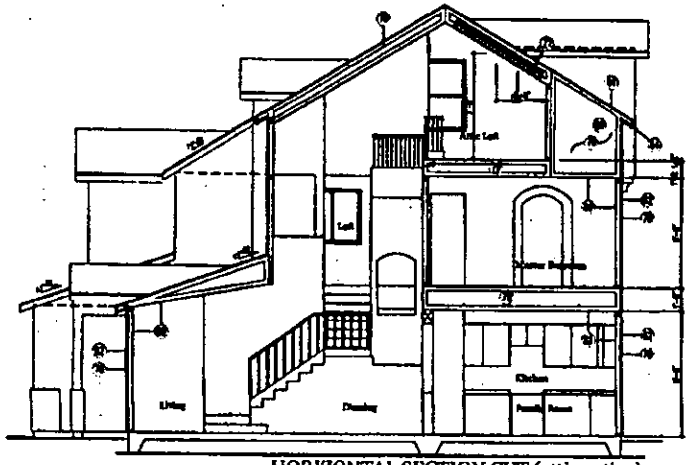


ROOF LAYOUT-B

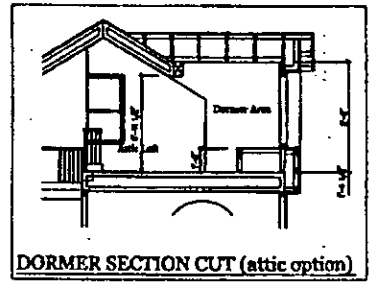








HORIZONTAL SECTION CUT (attic option)



DORMER SECTION CUT (attic option)

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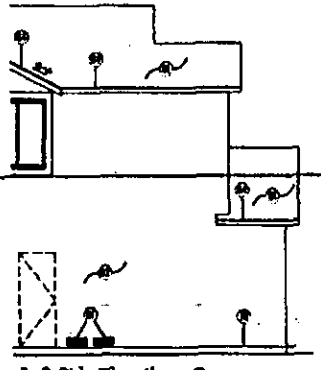
RICHMOND AMERICAN HOMES

ROOF PLAN / FRONTA SIDE OF ELEVATION - B

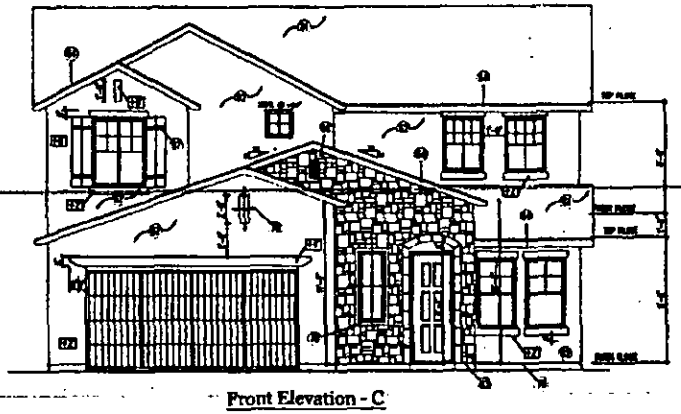
(ATTIC OPTION)

4021

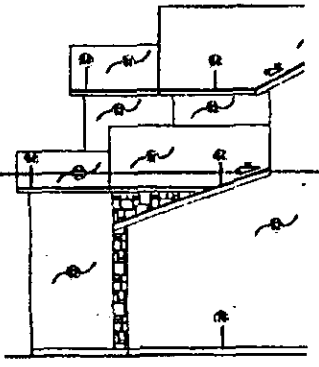
A2-B



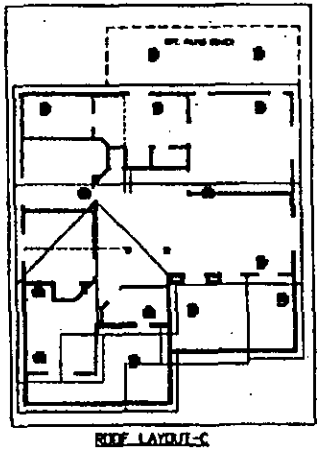
Left Side Elevation - C



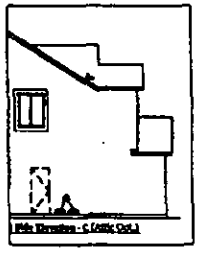
Front Elevation - C

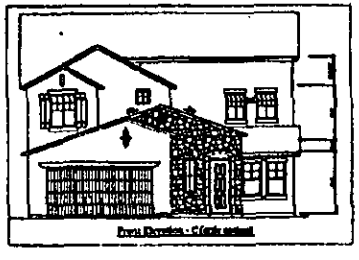


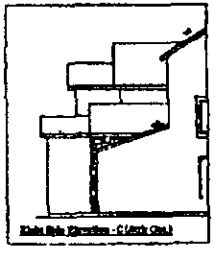
Right Side Elevation - C

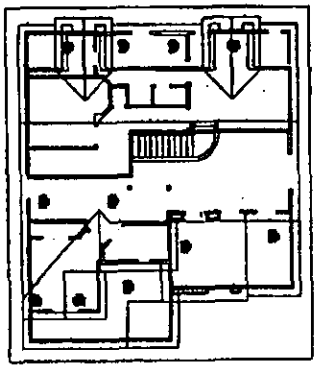


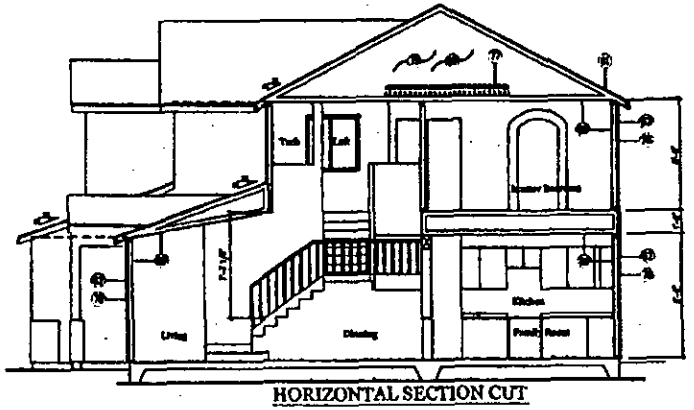
ROOF LAYOUT-C











HORIZONTAL SECTION CUT

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LAS VEGAS, N. NORTH LAS VEGAS

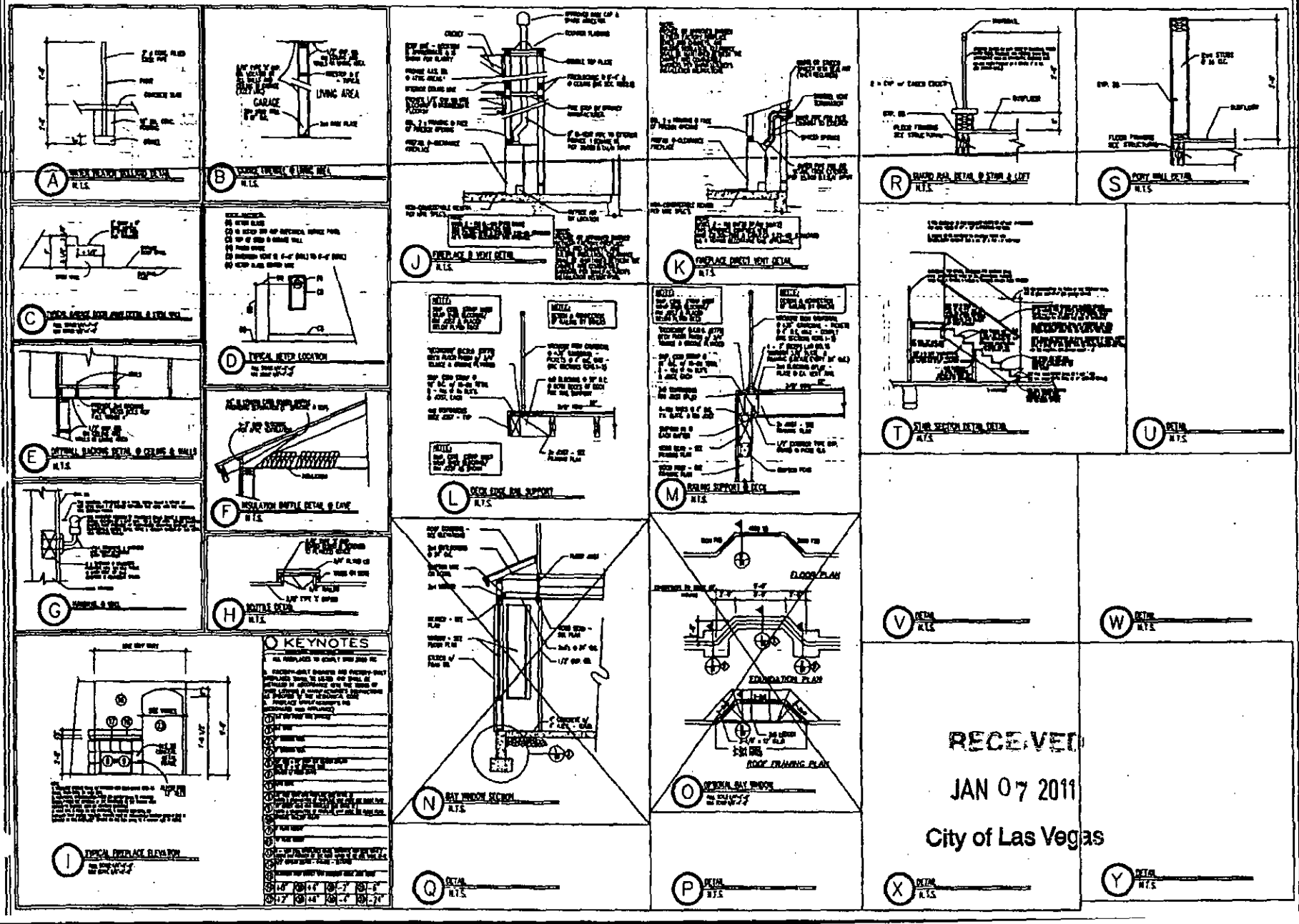
ROOF PLAN / FRONT & SIDE OF ELEVATION - C
(ATTIC OPTION)

E.O.H.

4021

DUET

A2-C



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CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

DETAIL SHEET

4021

D1

CIVANO

CLARK COUNTY

Model # 4022

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 5093
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY WITH MODIFYING ORDINANCE 3880

SHEET INDEX		CONSULTANTS RESPONSIBLE	
CS.0	COVER SHEET, GEN. SPEC. & MATERIAL	ARCHITECTURAL:	RICHMOND AMERICAN
A1.0	FLOOR PLAN (1ST. FLOOR)		7250 West Post, Suite 212
A1.1	FLOOR PLAN (2ND. FLOOR)		Las Vegas, Nevada 89128
A2.A	ROOF, FRONT, SIDE, & REAR ELEV. - A		(702) 240-5600
A2.B	ROOF, FRONT, & SIDE ELEV. - B		(702) 240-5601 fax
	/ SECTION CUT		Everett, Henry
A2.C	ROOF, FRONT, & SIDE ELEV. - C		
	SELECT MANUAL (WINDOW/DOORS)		
D1.0	DETAIL SHEET		
E1.0	ELECTRICAL PLAN	ELECTRICAL:	PREMIER ELECTRIC
			5670 S. Eastern Ave. ste. B
			Las Vegas, Nevada 89119
			(702) 369-8400
			(702) 369-8401 fax
			Eric Simmons
M1.0	MECHANICAL PLAN	MECHANICAL / PLUMBING:	COMFORT CONDITIONS
M2.0	MECHANICAL PLAN (2ND FLOOR ATTIC LOFT)		3005 Bolderos Blvd., Suite B
M3.0	MECHANICAL PLAN (3RD FLOOR ATTIC LOFT)		Las Vegas, Nevada 89130
P1.0	PLUMBING PLAN		(702) 307-4882
P2.0	PLUMBING PLAN (2ND FLOOR ATTIC LOFT)		(702) 307-1979 fax
G1.0	ALTERNATE GAS PIPING		John Segna
G2.0	ALTERNATE GAS PIPING		
S0.1	GENERAL STRUCTURAL NOTES	STRUCTURAL:	BROOK WRIGHT CONSULTING ENGINEERS, INC.
S0.2	GENERAL STRUCTURAL NOTES		7319 Smoke Ranch Rd., Suite F
S1.1	POST-TENSION FOUNDATION		Las Vegas, Nevada 89128
S2.2	POST-TENSION FOUNDATION		(702) 233-8408
S3.3	FLOOR & LOF ROOF FRAMING		(702) 233-1184 fax
S3.4	UPPER FLOOR & LOF ROOF FRAMING		Brent Wright
S5.5	ROOF FRAMING		
S5.6	ROOF FRAMING (ATTIC OPTION)		
S7.1	FOUNDATION DETAILS		
S8.1	FRAMING DETAILS		
S8.2	FRAMING DETAILS		
S8.3	FRAMING DETAILS		
S8.4	FRAMING DETAILS		

CONSTRUCTION ANALISYS
CURRENT ZONING: R-1
OCCUPANCY CLASSIFICATION: R-3/R-1
TYPE OF CONSTRUCTION: TYPE VB - NON SPRINKLERED

NOTE:
SPECIAL INSPECTION FOR EPOXY ANCHORS
DONE BY GEO TEC, BOR, ENGINEERS
6050 EDMONDS ST. SUITE A, LAS VEGAS, NV. 89119

ATTIC VENTILATION INFO.

ELEVATION A:

ELEVATION B:

ELEVATION C:

VENTILATION AREA FORMULA (300) or (150)

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC SECTION R806

SQUARE FOOTAGES

SCHEDULE OF ADDITIONS

RECEIVED
JAN 07 2011
City of Las Vegas

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

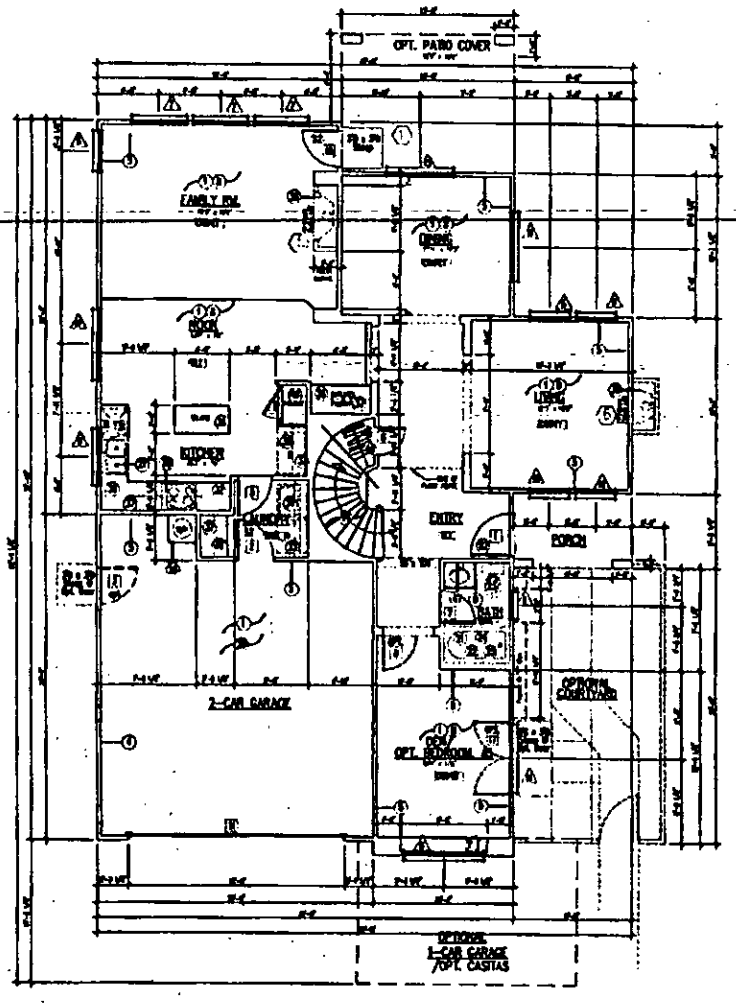
COVER SHEET
MISC. INFORMATION

E.D.H.

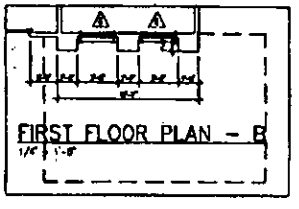
4022

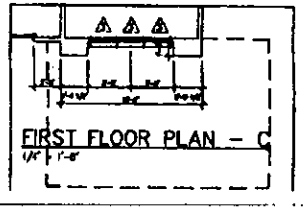
CIVANO

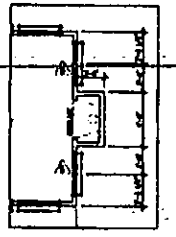
CS



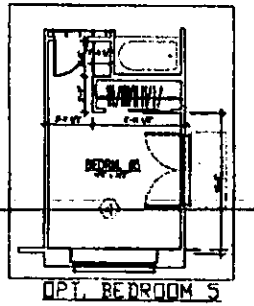
FIRST FLOOR PLAN



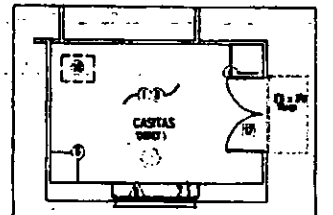




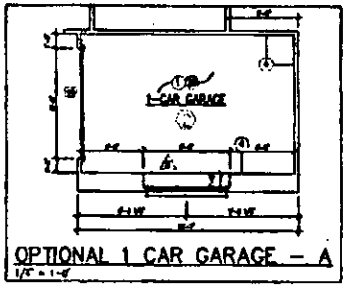
OPTIONAL FIREPLACE @ LIVING ROOM



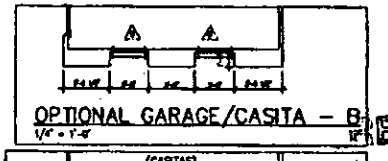
OPT. BEDROOM 5



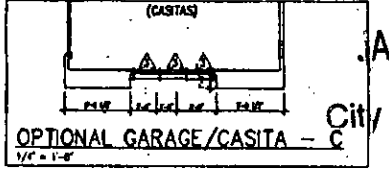
OPTIONAL CASITA - A



OPTIONAL 1 CAR GARAGE - A



OPTIONAL GARAGE/CASITA - B



OPTIONAL GARAGE/CASITA - C

KEYNOTES

DOOR SCHED.

WDW. SCHED.

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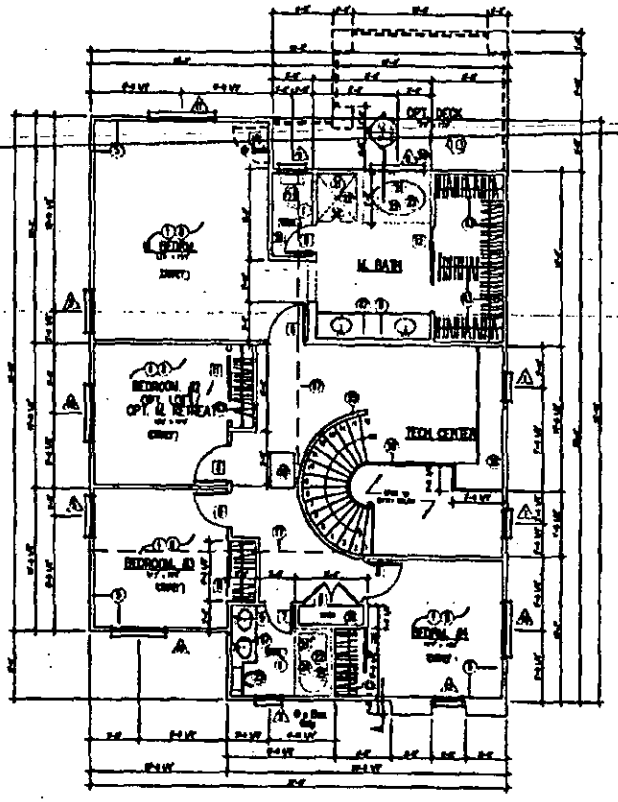
RICHMOND

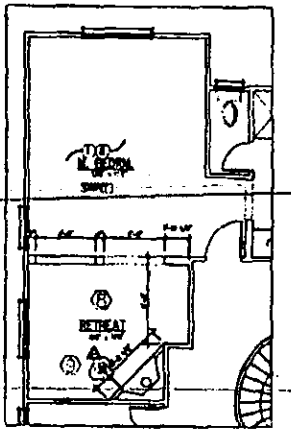
FLOOR PLAN (1st FLOOR) w/ OPTIONS

4022

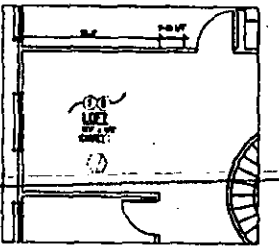
A1



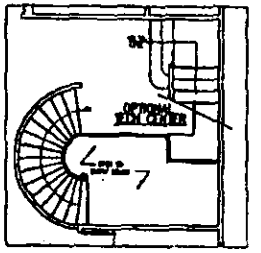
SECOND FLOOR PLAN



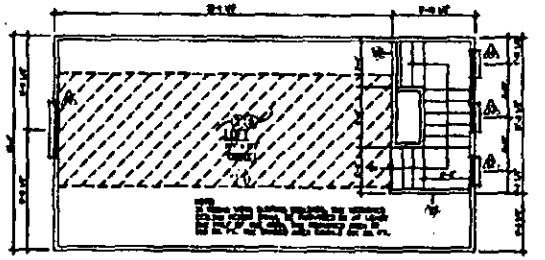
2ND FLOOR OPT. MASTER RETREAT



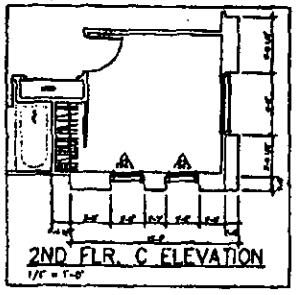
2ND FLOOR OPT. LOFT



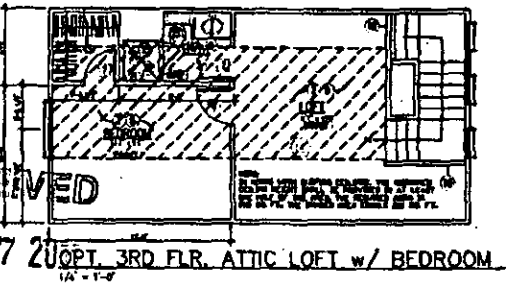
STAIRS TO OPT. 3RD FLR. ATTIC



OPTIONAL 3RD FLR. ATTIC LOFT



2ND FLR. C ELEVATION



OPT. 3RD FLR. ATTIC LOFT w/ BEDROOM

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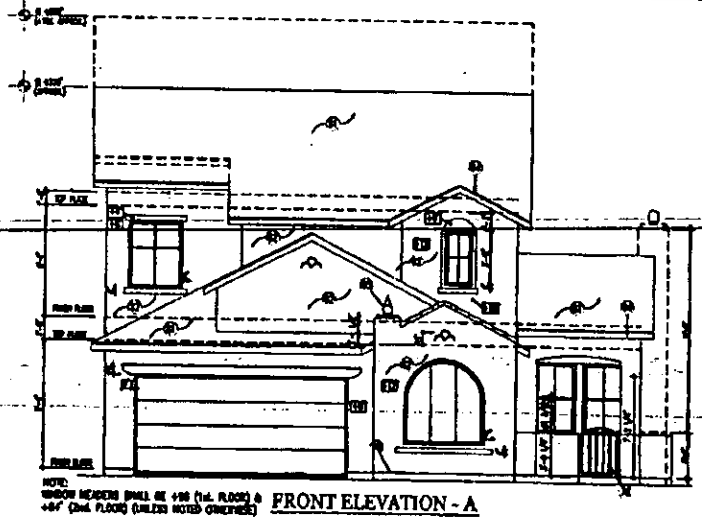
7594 West Pilot, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
RICHMOND
CLARK COUNTY, NEVADA
LAS VEGAS, NORTH VALLEY

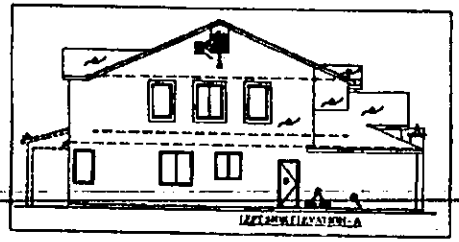
FLOOR PLAN/2nd FLOOR w/ OPTIONS

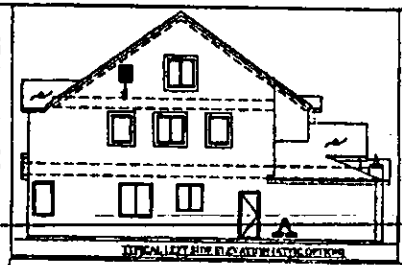
4022

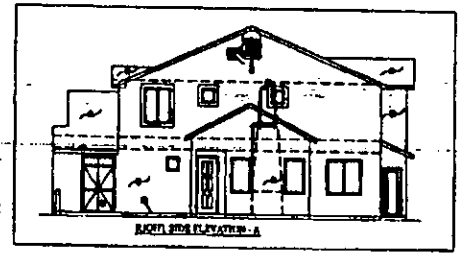
A1.2

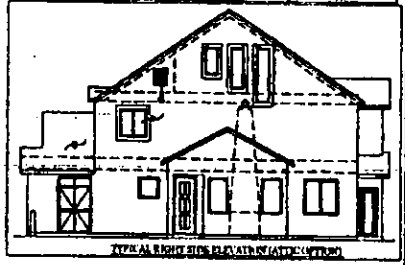


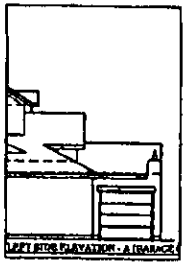
FRONT ELEVATION - A

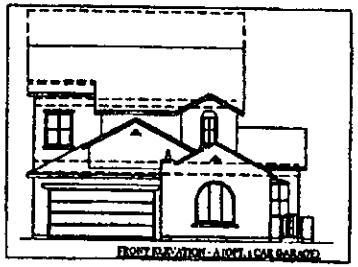


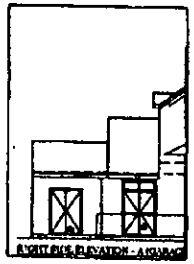


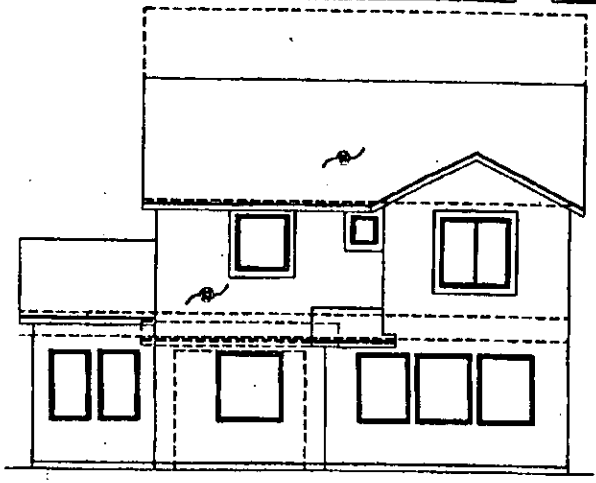


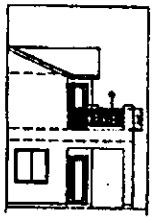


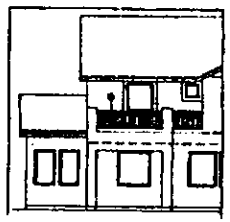


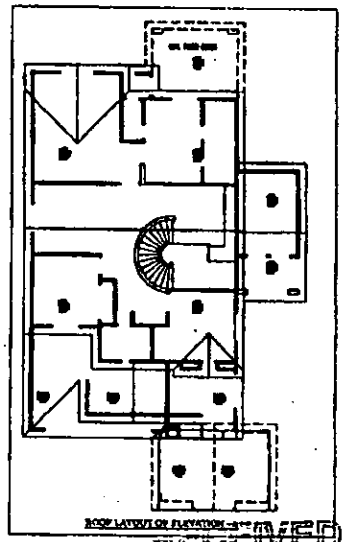












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KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2009 IRC SECTION R316
2. WINDOW HEADERS SHALL BE @ 7'-0" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'7"(1st fl) & 8'1"(2nd fl)

VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY PER 2009 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	9"x13"	B	9"x13"	C	9"x13"	D	9"x13"
E	9"x13"	F	9"x13"	G	9"x13"	H	9"x13"
I	9"x13"	J	9"x13"	K	9"x13"	L	9"x13"
M	9"x13"	N	9"x13"	O	9"x13"	P	9"x13"
Q	9"x13"	R	9"x13"	S	9"x13"	T	9"x13"
U	9"x13"	V	9"x13"	W	9"x13"	X	9"x13"
Y	9"x13"	Z	9"x13"				

LAS VEGAS DIVISION
7250 Red Rock, Suite 210
LAS VEGAS NV. 89128 (702) 940-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY - NORTHERN
LAS VEGAS, NORTH LAS VEGAS

ROOF LAYOUT / FRONT, REAR & SIDE ELEVATION - A

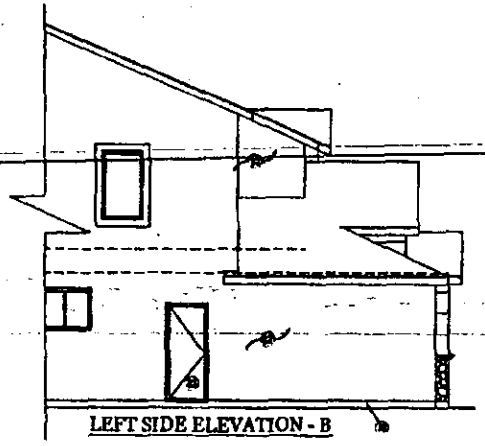
M.D.H.

Job 4022

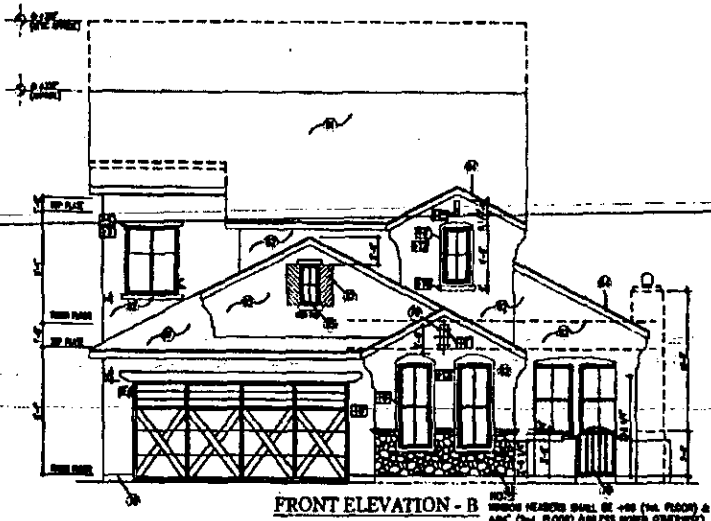
Drawing CHANO

4022-2-A

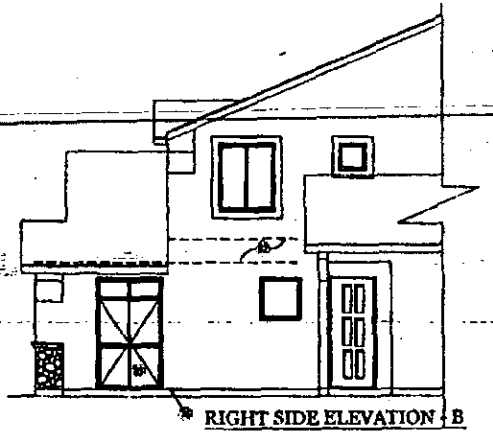
Sheet A2-A



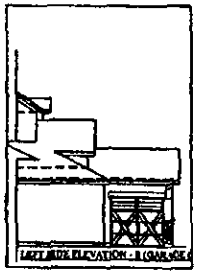
LEFT SIDE ELEVATION - B

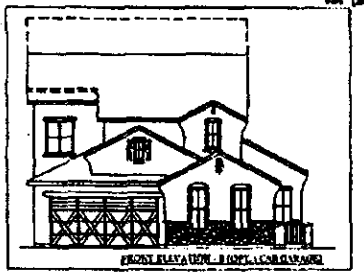


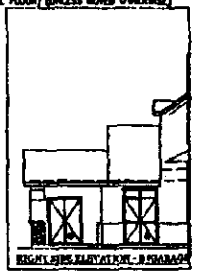
FRONT ELEVATION - B

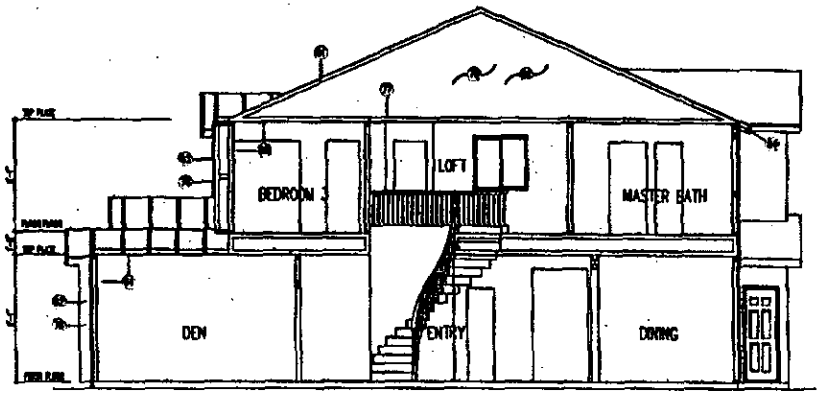


RIGHT SIDE ELEVATION - B

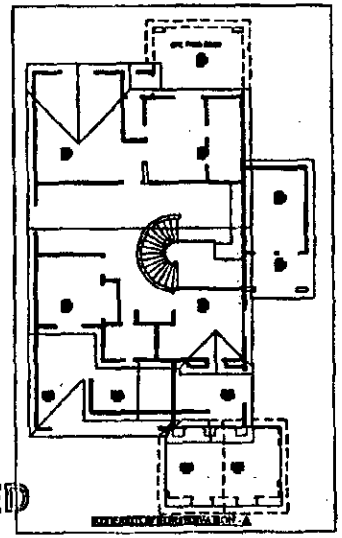








SECTION CUT (STANDARD)



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RICHMOND AMERICAN HOMES

ROOF LAYOUT / FRONT, REAR & SIDE OF ELEVATION - B

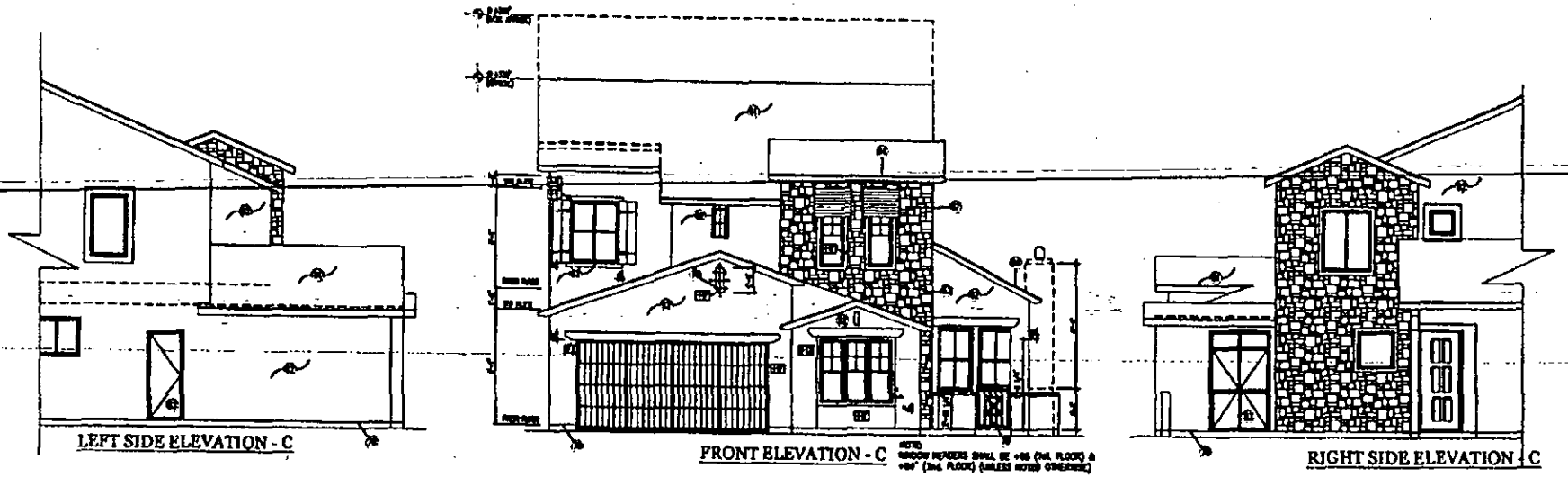
SECTION CUT

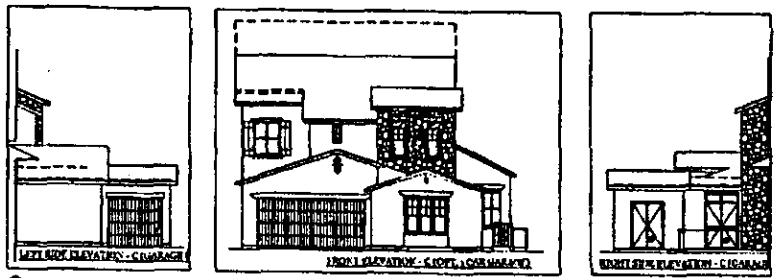
P.D.R.

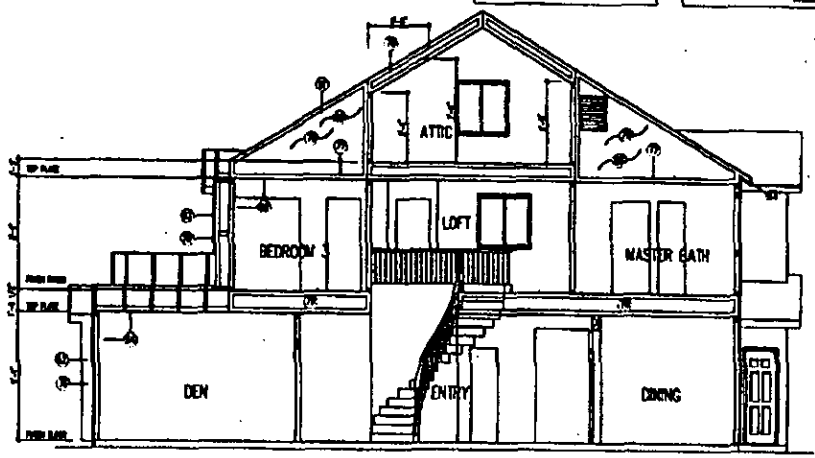
4022

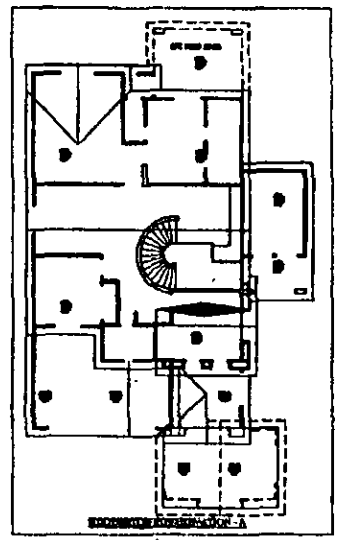
GRAND

A2-B









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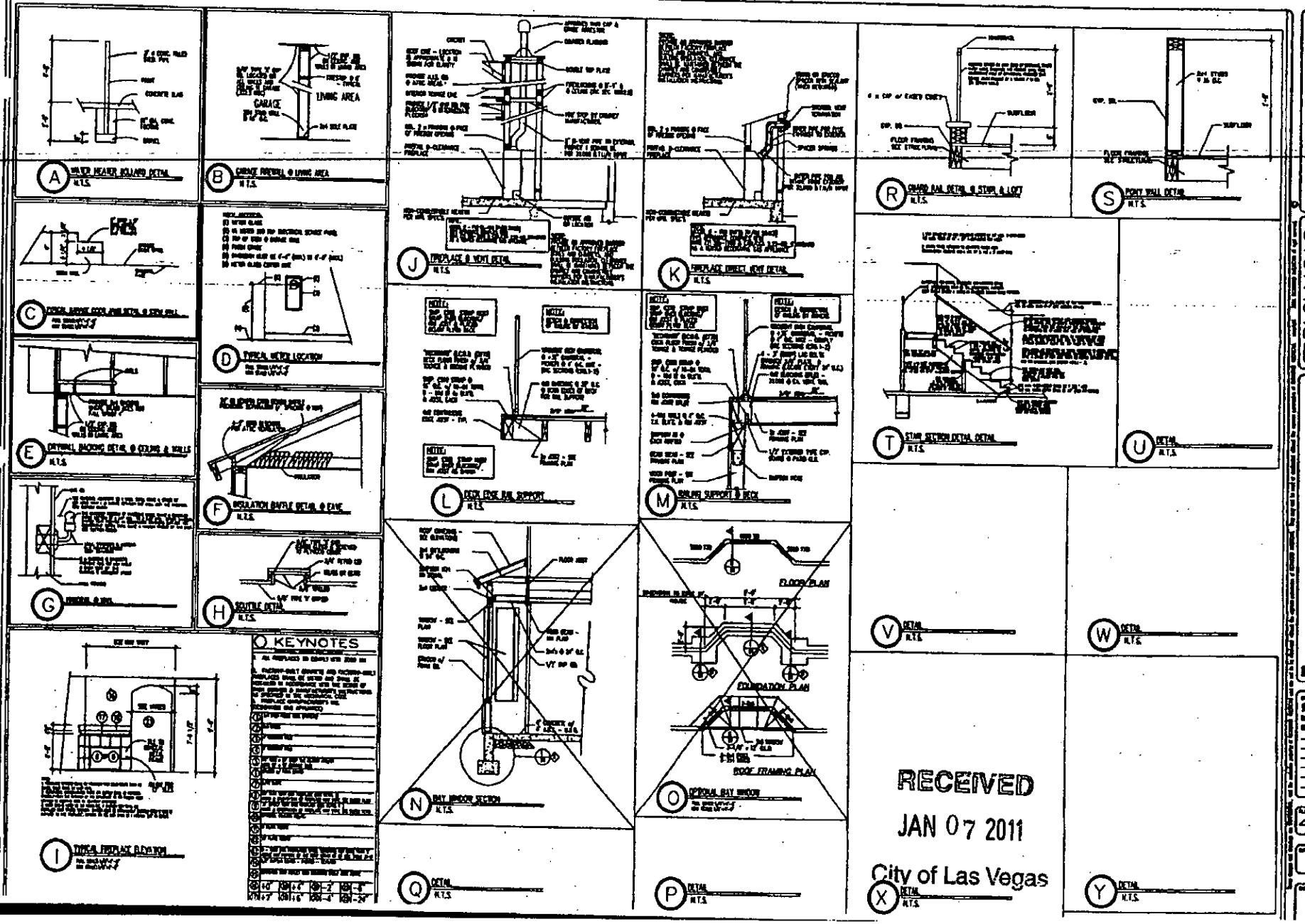
City of Las Vegas

RICHMOND AMERICAN HOMES
CLARK COUNTY, NEVADA
LAS VEGAS DIVISION
7250 West Post, Suite 210
LAS VEGAS, NV. 89128 (702) 240-5600

ROOF LAYOUT / FRONT, REAR & SIDE OF ELEVATION - C
SECTION CUT

4022

A2-C



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LAS VEGAS DIVISION
7250 Redwood Blvd, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY, NEVADA
LAS VEGAS, A NORTH LAS VEGAS

DETAIL SHEET

4022

D1

CIVANO

CLARK COUNTY

Model # 4025

GENERAL SPECIFICATIONS

SUMMARY OF WORK

IN THE PREPERATION OF THIS UNIT AN EFFORT HAS BEEN MADE TO SEGREGATE THE VARIOUS BRANCHES OF THE WORK UNDER HEADINGS, BY TRADES. THIS IS DONE ONLY FOR CONVENIENCE AND SHALL NOT RELIEVE THE SUBCONTRACTOR OF THE RESPONSIBILITY OF FURNISHING EVERY ITEM INDICATED OR SPECIFIED WHETHER PROPERLY SEGREGATED OR NOT.

THESE SET OF DOCUMENTS ARE PREPARED IN ACCORDANCE WITH:
2000 INTERNATIONAL RESIDENTIAL CODE
2000 UNIFORM MECHANICAL CODE WITH MODIFYING ORDINANCE 5093
2000 UNIFORM PLUMBING CODE
2002 NATIONAL ELECTRICAL CODE
1992 MODEL ENERGY WITH MODIFYING ORDINANCE 3880

SHEET INDEX		CONSULTANTS RESPONSIBLE	
CS.0	COVER SHEET, GEN. SPEC. & INFORM.	ARCHITECTURAL:	RICHMOND AMERICAN
A1.0	FLOOR PLAN (1ST. FLOOR)		7250 West Post, Suite 210
A1.2	FLOOR PLAN (2ND. FLOOR)		Las Vegas, Nevada 89128
A2.0	FRONT, REAR, SIDE OF ELEVATION - A		(702) 240-5600
A2.0	FRONT & SIDE PARTIALS OF ELEVATION - B		(702) 240-5601 fax
	/ SECTION CUT		Darrell Tinney
A2.0	FRONT & SIDE PARTIALS OF ELEVATION - C		
	/ SECTION CUT		
D1.0	DETAIL SHEET		
E1.0	ELECTRICAL PLAN	ELECTRICAL:	PREMIER ELECTRIC
			6030 S. Hwy 95, ste. B
			Las Vegas, Nevada 89118
			(702) 368-9908
			(702) 368-8401 fax
			Eric Stevens
M1.0	MECHANICAL PLAN	MECHANICAL / PLUMBING:	CONFORM ENGINEERING
M2.0	MECHANICAL PLAN (2ND FLOOR ATTIC LOFT)		3205 Rainbow Blvd., Suite B
P1.0	PLUMBING PLAN		Las Vegas, Nevada 89128
P2.0	PLUMBING PLAN (2ND FLOOR ATTIC LOFT)		(702) 307-0800
G1.0	ALTERNATE GAS PIPING		(702) 367-4978 fax
G2.0	ALTERNATE GAS PIPING		John Spengo
S0.1	GENERAL STRUCTURAL NOTES	STRUCTURAL:	SPEAR WRIGHT CONSULTING ENGINEERS, INC.
S0.2	GENERAL STRUCTURAL NOTES		7310 Smoke Ranch Rd., Suite F
S1.1	POST-TENSION FOUNDATION		Las Vegas, Nevada 89128
S1.2	POST-TENSION FOUNDATION		(702) 233-6402
S4.1	LOW ROOF & FLOOR FRAMING		(702) 233-1164 fax
S4.1	PARTIAL ROOF & FLOOR FRAMING		Brad Wright
S5.1	ROOF FRAMING		
S6.1	ROOF FRAMING (OPTIONS)		
S7.1	FOUNDATION DETAILS		
S8.1	FRAMING DETAILS		
S8.2	FRAMING DETAILS		
S8.3	FRAMING DETAILS		
S8.4	FRAMING DETAILS		
S9.1	FRAMING DETAILS		

CONSTRUCTION ANALYSIS
ZONING: R-1
OCCUPANCY CLASSIFICATION: R-3/U-1
TYPE OF CONSTRUCTION: TYPE VB - NON SPRINKLERED

NOTE:
SPECIAL INSPECTION FOR EPOXY DOWELS
DONE BY GEO TEK, SOIL ENGINEERS
6850 ESCONDIDO ST. SUITE A, LAS VEGAS, NV. 89119

ATTIC VENTILATION INFO.

ELEVATION A:

ELEVATION B:

ELEVATION C:

VENTILATION AREA FORMULA

ALL ATTIC VENTILATION SHALL COMPLY w/ 2000 IRC SECTION R806

SQUARE FOOTAGES

SCHEDULE OF ADDITIONS

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7250 West Post, Suite 210
LAS VEGAS, NV. 89128 (702) 240-5600
CLARK COUNTY JURISDICTION
LAS VEGAS, NORTH LAS VEGAS

COVER SHEET
MISC. INFOR.

E.D.H.

4025

CIVANO

CS

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

March 3, 2011

Mr. Paul Wagner
Wagner Homes, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: EOT-40654 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 2, 2011

Dear Mr. Wagner:

The City Council at a regular meeting held March 2, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-5490) FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.0 acres at the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 3, 2011. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-5490) shall expire on January 5, 2013 unless another extension of time request is approved by the City Council.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-5490) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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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

February 17, 2011

Mr. Paul Wagner
Wagner Homes, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: EOT-40654 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 2, 2011

Dear Mr. Wagner:

Please be advised the City Council at its regular meeting on ***March 2, 2011*** as referred to above, will consider your request. This meeting will be held at 1:00 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 ***Thursday, February 24, 2011*** 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 Department of Planning, Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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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
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 12, 2011
Re: **EOT-40654** Wagner Homes, Inc. NEC Farm Rd. & Jensen St.
Request for an Extension of Time of an approved Site Development Plan Review (SDR-5490)

COMMENTS:

We have no comment on the Request for an Extension of Time application of an approved Site Development Plan Review which allowed a proposed 21-lot single family development on 5 acres located at northeast corner of Farm Road and Jensen Street as long as all previously imposed conditions of approval for SDR-5490 and all other subsequent site-related actions are ultimately complied with.

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

EOT-40654 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: WAGNER HOMES, INC. *- Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-5490) FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.0 acres at the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), PD (Planned Development) Zone, Ward 6 (Ross).*

CITY COUNCIL: ***MARCH 2, 2011***

CASE PLANNER: ***DEBBIE SULLIVAN*** ☒ ***PUBLIC HEARING***

Comments Due: ***FEBRUARY 7, 2011***

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:

A/P # 40654 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/07/2011 14:22	983052	Temp COD		
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

EOT-40654 - EXTENSION OF TIME - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-5490) FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.0 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), PD (Planned Development) Zone, Ward 6 (Ross).

Parent A/P #	5490				
Project #	40654	Project/Phase Name	FARM/JENSEN	Phase #	
Size/Area	5.00 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12518201008

Location

Owner/Tenant

Contact ID	AC1362298	Name	WAGNER HOMES INC
Mailing Address	6985 W SAHARA AVE #201	Organization	
City	LAS VEGAS	State/Province	NV
ZIP/PC	89117-2822	Country	☐ Foreign
Day Phone		Evening Phone	
Fax		Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12518201008

Applicants/Contacts

Primary N | Capacity OWNER | Contact ID AC1362298 ☐ Foreign
Effective | Expire
Name WAGNER HOMES INC
Day Phone | Eve Phone | Organization
Pager | PIN # | Position
Fax | Mobile | Profession
E-Mail
Address 6985 W SAHARA AVE #201
LAS VEGAS, NV 89117-2822
Seasonal Addr

Valid From To
Comments No Comments

Contractors

Primary N | Capacity Type APPL
Effective | Expire
Contact ID 66384 | Name WAGNER HOMES INC
Phone (702)220-6200 | Fax | Address 6985 W SAHARA AVE 201
LAS VEGAS, NV 89117-

Comments
No Comments

License #	Type	Contact ID	Name

No Company/Contractor Licenses

Primary Y | Capacity Type REP
Effective | Expire
Contact ID 66323 | Name VTN NEVADA
Phone (702)873-7550 | Fax | Address 2727 S RAINBOW BLVD
LAS VEGAS, NV 89117-

Comments
No Comments

License #	Type	Contact ID	Name

No Company/Contractor Licenses

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 5490

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date / Comments / Added By	Meeting Type / Add Date	Meeting Status / Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/02/2011	CC	SCHEDULED		0	0	0
FSOLIS	01/07/2011					

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action / Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	01/07/2011 14:46		0.00
PAUL WAGNER, NEVADA HOMES GROUP INC VISA CC, 702.220.6200 (40655, 46054)					

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for Site Development Review (SDR-5490)

Project Address (Location) Farm Road and Jensen Street

Project Name Farm/Jensen **Proposed Use**

Assessor's Parcel #(s) 125-18-201-008 **Ward #** 6

General Plan: existing proposed **Zoning:** existing U(PCD) proposed PD

Commercial Square Footage **Floor Area Ratio**

Gross Acres 5.00 **Lots/Units** 21/4 **Density**

Additional Information ZON-5488, WVR-5603

PROPERTY OWNER Wagner Homes, Inc. **Contact** Paul Wagner

Address 6985 W. Sahara Ave, Ste 201 **Phone:** 702-220-6200 **Fax:** 702-257-7715

City Las Vegas, NV. 89117 **State** NV. **Zip** 89117

E-mail Address nhg.paul@yahoo.com

APPLICANT Wagner Homes, Inc. **Contact** Paul Wagner

Address 6985 W. Sahara Ave, Ste 201 **Phone:** 702-220-6200 **Fax:** 702-257-7715

City Las Vegas **State** NV. **Zip** 89117

E-mail Address nhg.paul@yahoo.com

REPRESENTATIVE Wagner Homes, Inc. **Contact** Paul Wagner

Address 6985 W. Sahara Ave., Ste 201 **Phone:** 702-220-6200 **Fax:** 702-257-7715

City Las Vegas **State** NV **Zip** 89117

E-mail Address

Property Owner Signature* _____

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

Print Name Paul Wagner

Subscribed and sworn before me

This 7th day of January, 20 11.

Jami A. Lunde

Notary Public in and for said County and State

JAMI A. LUNDE
Notary Public, State of Nevada
Appointment No. 07-1636-1
My Appt. Expires Feb 19, 2011

FOR DEPARTMENT USE ONLY

Case #	EOT-40654
Meeting Date:	3-2-11
Total Fee:	300
Date Received:*	@ 1-7-11
Received By:	FS

*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.

Revised 10/27/08

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

WAGNER HOMES, INC.
6985 W. SAHARA AVE., SUITE 201
LAS VEGAS, NV 89117
702-220-6200
702-257-7715 (fax)

January 6, 2011

City Of Las Vegas Planning & Development Department
Current Planning Division
731 S. 4th Street
Las Vegas, NV 89101

Re: Extension of Time regarding Site Development Plan Review SDR-5490
Farm / Jensen
APN #125-18-201-008

Wagner Homes, Inc. respectfully submits this letter and application for a four (4) year Extension of Time for the above Site Development Plan Review. The additional time is necessary to allow for the housing market to recover for this project and process our final maps to recordation.

This site will be developed as a single family residential subdivision located at the Northeast corner of Farm Road and Jensen Street. An Extension of Time application is also being filed on related Zone Change ZON-5488 for this project.

We appreciate your consideration of this application. Should you have any questions please don't hesitate to contact me by phone at 702-220-6200 or e-mail nhg.paul@yahoo.com.

Sincerely,

Paul Wagner
President

RECEIVED
JAN 07 2011
City of Las Vegas

EOT-40654

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40654** APN: 125-18-201-008

Name of Property Owner: Wagner Homes, Inc.

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Paul Wagner

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

RECEIVED
JAN 07 2011
City of Las Vegas

Print Name: Paul Wagner

Subscribed and sworn before me

This 7th day of January, 2011

Jami A. Lunde
Notary Public in and for said County and State

JAMI A. LUNDE
Notary Public, State of Nevada
Appointment No. 07-1636-1
My Appt. Expires Feb 19, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

March 22, 2005

Lawrence Lermusiaux Family Trust, et al
6240 Duneville
Las Vegas, Nevada 89118

RE: SDR-5490 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 5, 2005
Related to ZON-5488 and WVR-5603

Dear Applicant:

The City Council at a regular meeting held January 5, 2005 APPROVED the request for a Site Development Plan Review FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.00 acres (4.2 units per acre) adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2005. This approval is subject to:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

2. All development shall be in conformance with the site plan and building elevations, date stamped October 22, 2004, except as amended by conditions herein.

3. A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.

4. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

5. The setbacks for this development shall be a minimum of 12 feet to the front of the house, 18 feet to the front of the garage as measured from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-1-05
CLV 7009

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JAN 07 2011
City of Las Vegas
EOT-40654

6. A revised landscaping plan shall be submitted to Planning and Development prior to the issuance of building permits. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the buffer along the streets.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. Air conditioning units shall not be mounted on rooftops.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

11. Any property line walls shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

12. All City Code requirements and design standards of all City departments and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

13. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5488 and all other subsequent site-related actions.

17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Farus Farmanali
ALL Investment, LLC
6370 West Flamingo, Suite #40
Las Vegas, Nevada 89103

GENERAL INFORMATION	
PARCEL NO.	125-18-201-008
OWNER AND MAILING ADDRESS	WAGNER HOMES INC 6985 W SAHARA AVE #201 LAS VEGAS NV 89117-2822
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 NW4 SEC 18 19 60 SEC 18 TWP 19 RNG 60
RECORDED DOCUMENT NO.	* 20060329:01717
RECORDED DATE	03/29/2006
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2008
FISCAL YEAR	08-09
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2008-09	2009-10
LAND	962500	700000
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	962500	700000
TAXABLE VALUE LAND+IMP	2750000	2000000

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	5.00 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	2000000 01/05
LAND USE	0-00 VACANT
DWELLING UNITS	0

RECEIVED
JAN 07 2011
City of Las Vegas

20060329-0001717

Fee: $16.00 RPTT: EX#001
N/C Fee: $0.00
03/29/2006 09:34:37
T20060058380
Requestor:
LAND TITLE OF NEVADA
Frances Deane GWC
Clark County Recorder Pgs: 4

APN: 125-18-201-008
Affix R.P.T.T. Exempt#'/
ESCROW NO. 14060424-PE
WHEN RECORDED MAIL DEED AND TAX
STATEMENTS TO:
Wagner Homes, Inc.
6985 W. Sahara #201
Las Vegas, NV 89146

35

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That: Day Star Ventures, LLC, a Nevada Limited Liability Company, for valuable consideration, receipt of which is hereby acknowledged, hereby Grant, Bargain, Sell and Convey to

Wagner Homes, Inc., a Nevada Corporation

all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto for legal description

SUBJECT TO:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
2. Rights of way, reservations, restrictions, easements and conditions of record.
3. Deed of Trust to record concurrently herewith.

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

Witness my/our hand(s) this 27th day of March, 2006.

Day Star Ventures, LLC

Paul A. Wagner, IV, Manager

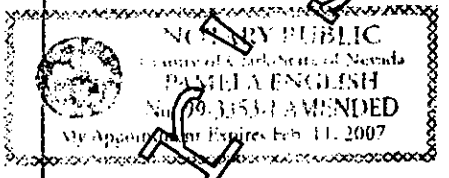
ASSESSOR COPY

STATE OF NEVADA
COUNTY OF CLARK

On March 27, 2006 personally appeared before me, a Notary Public, Paul A. Wagner, IV, Manager of Day Star Ventures, LLC, personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Pamela English

Notary Public in and for said County and State



Assessor's Copy

14060424-PE

EXHIBIT "A"

Legal Description

THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

APN: 125-18-201-008

Assessor's Copy

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor's Parcel Number(s)
   a) **125-18-201-008**
   b)
   c)
   d)
2. Type of Property:
   a) ☒ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY
Book:
Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property $.00
   Deed in Lieu of Foreclosure Only (value of property) $
   Transfer Tax Value: $.00
   Real Property Transfer Tax Due $.00
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption per NRS 375.090, Section 1
   b. Explain Reason for Exemption: Transfer between affiliated business entities with identical common ownership
5. Partial Interest: Percentage being transferred: %

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

Signature: _____ Capacity: Grantor/Grantee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (Required)		**BUYER (GRANTEE) INFORMATION (Required)**	
Print Name:	Paul A. Wagner, IV	Print Name:	Paul A. Wagner, IV
Address:	6985 W. Sahara #201	Address:	6985 W. Sahara #201
City:	Las Vegas	City:	Las Vegas
State:	NV 89146	State:	NV 89146

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: **LAND TITLE OF NEVADA, INC.** Escrow #:14060424-PE
Address: 720 S Seventh Street
City: Las Vegas, Nevada 89101

AN ADDITIONAL RECORDING FEE OF $1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004

ASSESSOR'S COPY

DEAN HELLER
Secretary of State
206 North Carson Street
Carson City, Nevada 89701-4299
(775) 684 5708
Website: secretaryofstate.biz

C

FILED # 22342-04

AUG 19 2004

IN THE OFFICE OF
DEAN HELLER, SECRETARY OF STATE

Articles of Incorporation

(PURSUANT TO NRS 78)

Important. Read attached instructions before completing form. ABOVE SPACE IS FOR OFFICE USE ONLY

1. ***Name of Corporation:***
   Wagner Homes, Inc.

2. ***Resident Agent Name and Street Address:*** *(must be a Nevada address where process may be served)*
   Mark E. Tichenor, CPA
   Name
   590 W. Mesquite Blvd., Suite 201 | Mesquite | NEVADA | 89024
   Street Address | City | | Zip Code
   Optional Mailing Address | City | State | Zip Code

3. ***Shares:*** *(number of shares corporation authorized to issue)*
   Number of shares with par value: | Par value: $ | Number of shares without par value: 20,000

4. ***Names & Addresses, of Board of Directors/Trustees:*** *(attach additional page if there is more than 3 directors/trustees)*
   1. Paul Wagner
      Name
      6985 W. Sahara Ave., Suite 201 | Las Vegas | Nevada | 89117
      Street Address | City | State | Zip Code
   2. Name
      Street Address | City | State | Zip Code
   3. Name
      Street Address | City | State | Zip Code

5. ***Purpose:*** *(optional-see instructions)*
   The purpose of this Corporation shall be:
   Home Construction

6. ***Names, Address and Signature of Incorporator:*** *(attach additional page if there is more than 1 incorporator)*
   Mike Morton | Signature
   Name
   6985 W. Sahara Ave. Suite 201 | Las Vegas | Nevada | 89117
   Address | City | State | Zip Code

7. ***Certificate of Acceptance of Appointment of Resident Agent:***
   I hereby accept appointment as Resident Agent for the above named corporation.
   Authorized Signature of R. A. or On Behalf of R. A. Company | Date 8-18-04

This form must be accompanied by appropriate fees. See attached fee schedule.

FILE NUMBER C22342-2004

(PROFIT) ~~INITIAL LIST OF OFFICERS, DIRECTORS AND RESIDENT AGENT OF~~

WAGNER HOMES, INC
(Name of Corporation)

FOR THE FILING PERIOD OF AUGUST 2004 TO AUGUST 2005

The corporation's duly appointed ~~resident agent in the State of Nevada~~ upon whom process can be served is:

MARK E. TICHENOR, CPA
590 W MESQUITE BLVD STE 201
MESQUITE NV 89024

CHECK BOX IF YOU REQUIRE A FORM TO UPDATE YOUR RESIDENT AGENT INFORMATION

Important: ~~Read instructions before completing and returning this form.~~

THE ABOVE SPACE IS FOR OFFICE USE ONLY

1. Print or type names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. Have an officer sign the form. *~~FORM WILL BE RETURNED IF UNSIGNED~~*
2. If there are additional directors attach a list of them to this form.
3. Return the completed form with the $125.00 filing fee. A $75.00 penalty must be added for failure to file this form by the last day of first month following the incorporation/initial registration with this office.
4. Make your check payable to the Secretary of State. Your ~~filed~~ check will constitute a certificate to transact business per NRS 78.155. To receive a certified copy, enclose an additional $30.00 and appropriate instructions.
5. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, NV 89701-4201 (775) 684-5708.
6. Form must be in the possession of the Secretary of State on or before the last day of the first month following the incorporation/initial registration date. *(Postmark date is not accepted as receipt date.)* Forms received after due date will be returned for additional fees and penalties.

FILING FEE: $125.00 LATE PENALTY: $75.00

CHECK ONLY IF APPLICABLE:

☐ This corporation is a publicly traded corporation. The Central Index Key number is: ____

☐ This publicly traded corporation is not required to have a Central Index Key number.

NAME	TITLE(S)
PAUL A. WAGNER	PRESIDENT (OR EQUIVALENT OF) / Director
ADDRESS	**CITY** / **ST** / **ZIP**
6985 W. SAHARA STE 201	LAS VEGAS NV 89117
NAME	**TITLE(S)**
PAUL A. WAGNER	SECRETARY ~~(OR EQUIVALENT OF)~~
ADDRESS	**CITY** / **ST** / **ZIP**
6985 W. SAHARA STE 201	LAS VEGAS NV 89117
NAME	**TITLE(S)**
PAUL A. WAGNER	TREASURER (OR EQUIVALENT OF)
ADDRESS	**CITY** / **ST** / **ZIP**
6985 W. SAHARA STE 201	LAS VEGAS NV 89117
NAME	**TITLE(S)**
	DIRECTOR
ADDRESS	**CITY** / **ST** / **ZIP**

I declare, to the best of my knowledge under penalty of perjury, that the above mentioned entity has complied with the provisions of NRS 360.780 and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.

X Signature of Officer _____ **Title** President **Date** _____

~~Nevada Secretary of State Form INITIAL LIST PROFIT 2003~~
~~Revised on: 09/09/04~~

Nevada Secretary of State

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WAGNER HOMES, INC.

PRI

Business Entity Information

Status:	Active	File Date:	8/19/2004
Type:	Domestic Corporation	Corp Number:	C22342-2004
Qualifying State:	NV	List of Officers Due:	8/31/2007
Managed By:		Expiration Date:	

Resident Agent Information

Name:	MARK E TICHENOR CPA	Address 1:	590 W MESQUITE BLVD STE 201
Address 2:		City:	MESQUITE
State:	NV	Zip Code:	89027
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

View all business entities under this resident agent

Financial Information

No Par Share Count:	20,000.00	Capital Amount:	$ 0

No stock records found for this company

Officers

☐ Include Inactive Office

President - PAUL A WAGNER

Address 1:	6985 W SAHARA #201	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Secretary - PAUL A WAGNER

Address 1:	6985 W SAHARA #201	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Treasurer - PAUL A WAGNER			
Address 1:	6985 W SAHARA #201	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments
Click here to view 4 actions\amendments associated with this company

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