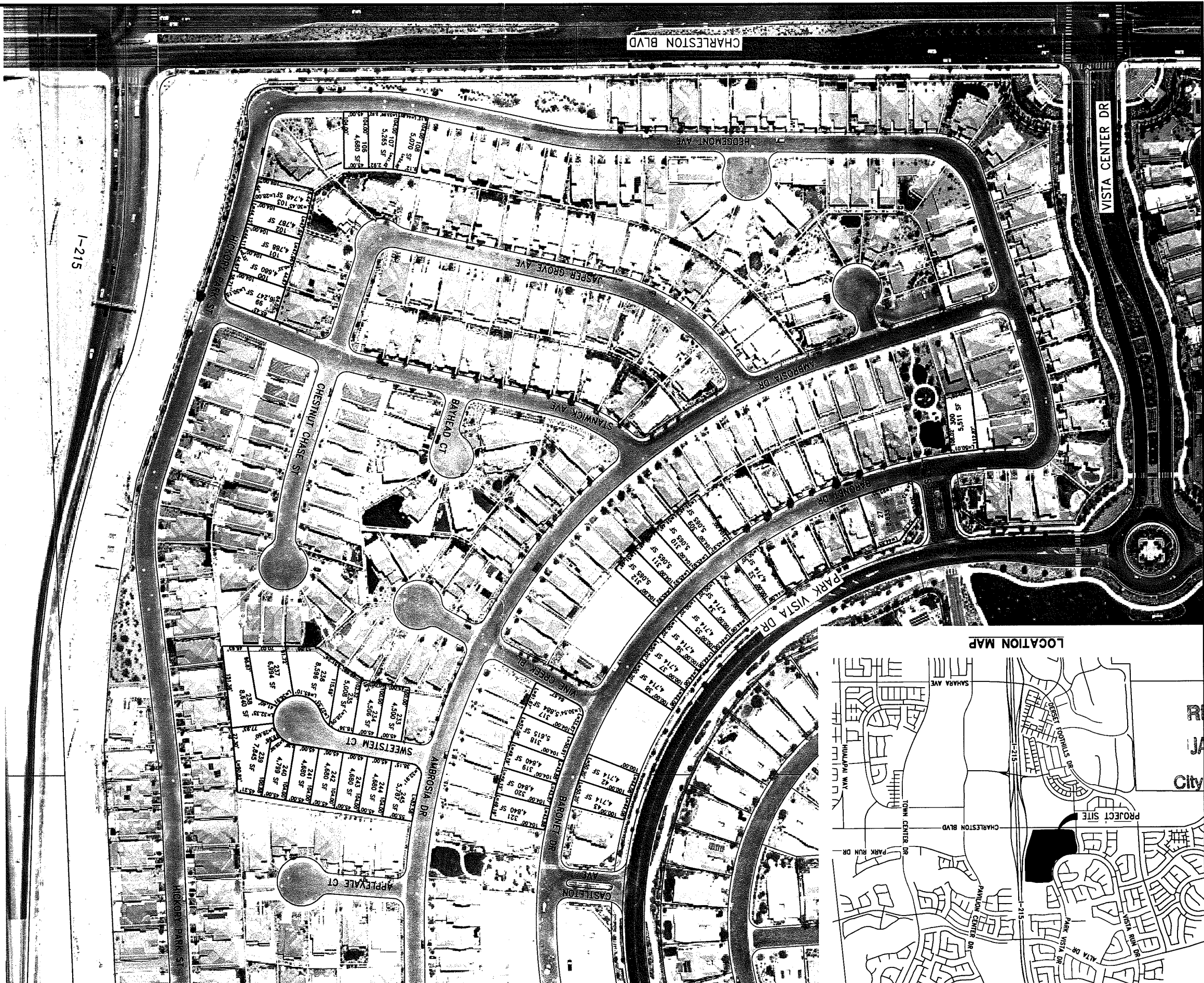
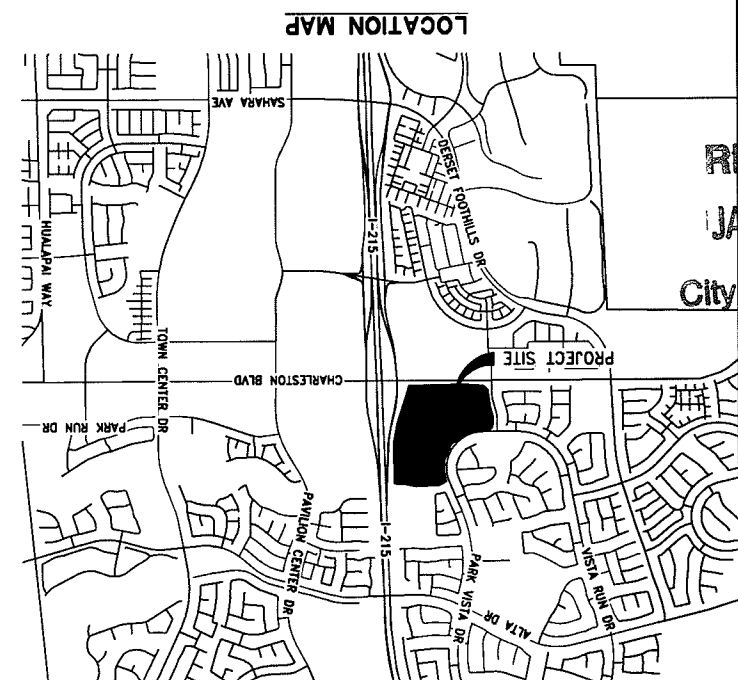
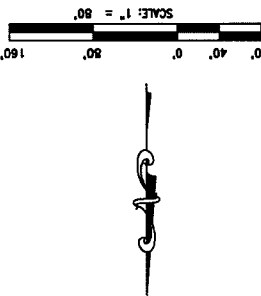


RECEIVED
JAN 24 2011
City of Las Vegas



LEGEND

□ 33 KB HOME PRODUCT
4,978 SF LOT SQUARE FOOTAGE
LOT NUMBER

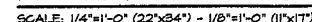
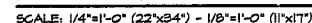
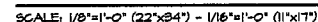


KINGWOOD
OVERALL SITE EXHIBIT

KBHOME
3405 BUNRA AVENUE
LAS VEGAS, NEVADA 89118
PHONE: (702) 246-2408
FAX: (702) 246-2405

RCI Engineering
2001 South Meadows Drive, Suite 200, Las Vegas, NV 89102
PHONE: (702) 246-2408
FAX: (702) 246-2405

DATE	REV	DESCRIPTION	BY	DATE
May 11, 2010				
DATE: May 11, 2010				
SCALE: 1"=80'				
VERT. SCALE: N/A				
DRAWN BY:				
CHECKED BY:				
APPROVED BY:				
PROJECT #:				



1. ROOF FASCIA - REFER TO ROOF NOTES.
2. 2x FASCIAL/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D DETAIL BUILDING DEPARTMENT REPORT ESR-1044
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOD/ PORCH/ VATIO - SEE SLAB INTERFACE PLAN.
36. 1/2" WIDE STUCCO CHANNEL. U.O.
37. FLAT SOFFIT
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

- II. TUB/ SHOWER COMBINATION W/ SLUED WASTE & VENT SYSTEM AND MAINCOAT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. RESERVED.
13. VERIFIED FAN W/ MAINCOAT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TONEL BAR PER I.R.C. SEC. R308.4(B).
15. TONEL BAR - PROVIDE 2X SOLID BACKING.
16. OPT. RECESSED MEDICINE CABINET (MIRRORRED) +50" A.F.F. TO TOP OF FLOOR HOLDER.
17. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
18. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
19. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
20. "36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4.
23. COATS W/ WIRE SHELF - DTL. 55/AD3
24. LINEN WITH (3) 12" DEEP WIRE SHELVES,U.N.O.
25. WARDROBE W/ WIRE SHELF - DTL. 55/AD4
27. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
28. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
41. LOW WALL - REFER TO PLAN FOR HEIGHT.
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE.
43. 2x6 BALLO.
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL.
45. DOUBLE 2x4 WALL.
46. LINE OF FLOOR ABOVE.
47. LINE OF FLOOR BELOW.
48. ROUTE OF "H, B" VENT FROM BELOW (U.P.C. TABLE 5-9)
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 104.4J) - REFER TO UTILITY PLAN - DTL. T2/AD4.
52. DUCT CHARGE - DTL. 66 & 68/AD5 - REFER TO MECH. PLAN.
53. FURN. AIR GR. (R.A.G.) - REFER TO MECH. PLAN.
54. "1/2" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2.
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTACHED GARAGE BY A 1" GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER SEC. R304.2.
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN "6" MIN. "X" STP. BD. PER U.P.C. SEC. R309.1.
57. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 1/2" STP. BOARD.
57. MATERIAL TO ROOF SHEATHING.
58. "6" GYPSUM BOARD COVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R312.1)

NOTE:
REFER TO SHEET 1.2 FOR
COURTYARD WALL & GATE PLANS
AND ELEVATIONS

FOR INTERNAL USE ONLY

REVIEWED BY:

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

PLAN:
135.1704

SHEET:
35

35' OPEN SERIES



KB HOME
LAS VEGAS, INC.

■ 5655 BADURA AVENUE ■
LAS VEGAS, NV 89118
■ TEL: (702) 266-8400 ■
FAX: (702) 266-8603

ISSUE DATE: 09/20/10
 PROJECT No.: 853035
 DIVISION MGR.: J.C.
 REVISIONS:

RECEIVED

JAN 24 2011

City of Las Vegas

SCD-40835

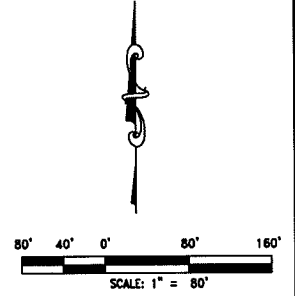
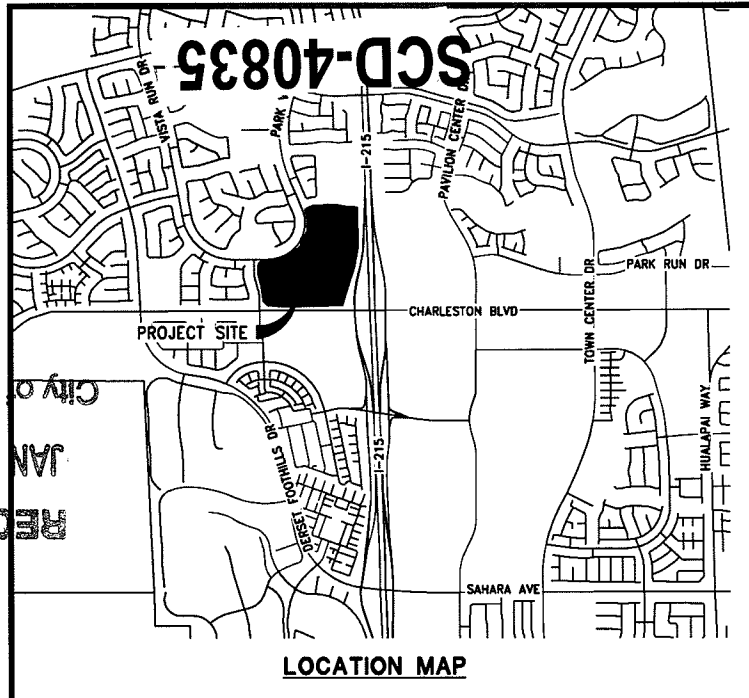


- CITY OF LAS VEGA
MATISSE SPEC
OPEN SERI

These designs and drawings are CONFIDENTIAL, and the exclusive property of KB Home Corporation and are not to be disclosed without the express permission of KB Home Corporation. They may not be used or duplicated without the express permission of KB Home Corporation. Copyright 2010 © KB Home Corporation, all rights reserved.

These designs and drawings are CONFIDENTIAL, and the exclusive property of KB Home Corporation and are not to be disclosed without the express permission of KB Home Corporation. They may not be used or duplicated without the express permission of KB Home Corporation. No rights reserved, or rights reserved.

RECEIVED
JAN 24 2011
City of Las Vegas



LEGEND

□ KB HOME PRODUCT

33 LOT NUMBER

4,978 SF LOT SQUARE FOOTAGE

KBHOME		RCI		Engineering	
1535 SAGRA AVENUE LAS VEGAS, NEVADA 89118 PHONE: (702) 266-8408 FAX: (702) 266-8623		2002 South Highland Drive, Suite 202, Las Vegas, NV 89102 PHONE: (702) 266-8600 FAX: (702) 266-8623		NEVADA	
KINGWOOD		OVERALL SITE EXHIBIT			
DATE: May 11, 2010		REV		DESCRIPTION	
HORIZ. SCALE: 1"=80'					
VERT. SCALE: N/A					
DRAWN BY:					
DESIGNED BY:					
CHECKED BY:					
APPROVED BY:					
PROJECT #:					
DRAWING		1		SHT 1 OF 1	

the use of those plans and specifications, hereinafter published, or in any way method they were prepared and published thereat is expressly limited to such use. Reproduction, publication or in any way method in whole or part, without the expressed written consent of Meco, Inc. is strictly prohibited. Title to these plans remains in Meco, Inc. without prejudice. (Unauthorized use of these plans shall result in a design fee of not less than \$10,000.00. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these conditions and restrictions.



SHEET NUMBER
LS-1
LANDSCAPE PLAN

SCALE	3/32" = 1'0"
FILE NAME	kingwood
DATE	01-10-11

[illegible]

KB HOMES • KINGWOOD
Production Landscape Designs



NETCO
INCORPORATED

LICENSE NUMBER: 40174

SCD-40835

NOTES:

3/4" 'Apache Brown' rock throughout all planter areas.

2" - 4" Apache Brown Cobble.

 1' x 1' x 2' Apache Brown Accent Boulders

All Trees must be planted staggered at a minimum of 15' o.c.

GROUNDCOVERS

PROSTRATE GERMANDER (*Teucrium chamaedrys*) 5 gal.

SHRUBS

SYMBOLS	DESCRIPTIONS
---------	--------------

100

24" box

CRAPE MYRTLE (*Lagerstroemia indica*)

5 gal


 5 gal.

5 gal.

86 C ☒

RED 1000 (Hesperia parvula)
5 gal.

08 0

5 gal.

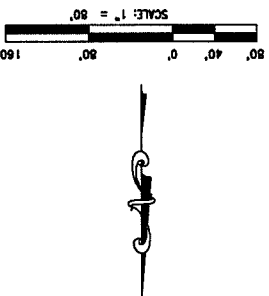
ROUNDCOVERS

RECEIVED
JAN 24 2011
City of Las Vegas

KINGWOOD • LUSH LANDSCAPE

KINGWOOD - COBBLE LANDSCAPE

KINGWOOD - BOULDER LANDSCAPE

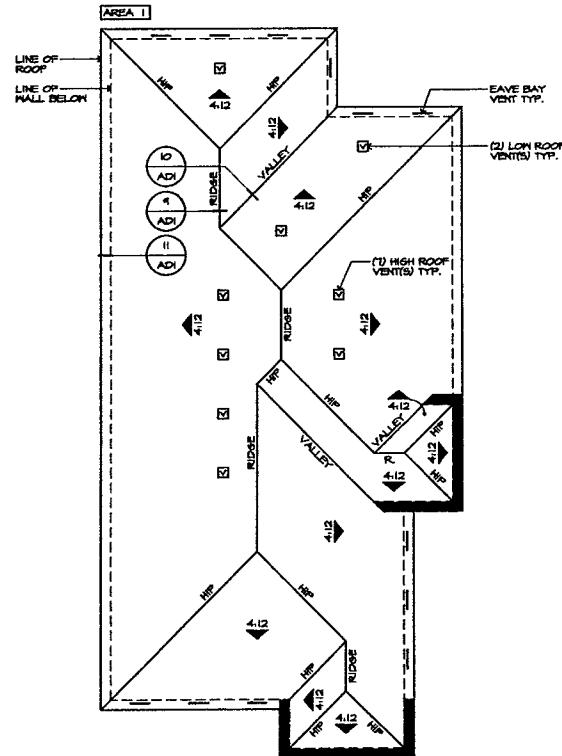


SCD-40835

NEVADA

DATE: MAY 11, 2010
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
PROJECT # 5010.0205

[illegible]



ROOF PLAN 'L'
SCALE: 1/8"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ROOF PLAN NOTES

INDICATES ROOF SLOPE
AND DIRECTION, UNO.

ROOF MATERIAL: CONCRETE 'VILLA' TILE
MONIER LIFETILES (ICC-ES REPORT ESR-1647).

12" (THICK) TYPICAL ROOF OVERHANGS AT RAKE, UNO.

12" (THICK) TYPICAL ROOF OVERHANGS AT EAVE, UNO.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND
HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 500 SQ. IN. OF ATTIC
SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS
PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC
(HIGH VENTING) AT 5'-0" ABOVE EAVE WITH THE BALANCE
BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC.
R302.2.

* CALCULATION BY UNO, HIGH/LOW VENTING NOT REQUIRED.

(SEE ROOF PLAN) INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION	
---	--

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	2202	SQ. FT. / 500 =	7.94 SQ. FT.
		X 144 =	1051 SQ. IN.
		X 50% =	524 SQ. IN.

VENTILATION PROVIDED:

MAIN			
(1) ROOF TILE VENTS AT	65	SQ. IN. EA. =	545 SQ. IN.
(2) ROOF TILE VENTS AT	55	SQ. IN. EA. =	170 SQ. IN.
(3) EAVE VENT BAYS AT	34	SQ. IN. EA. =	408 SQ. IN.
TOTAL VENTILATION PROVIDED:			1123 SQ. IN.

NOTES:

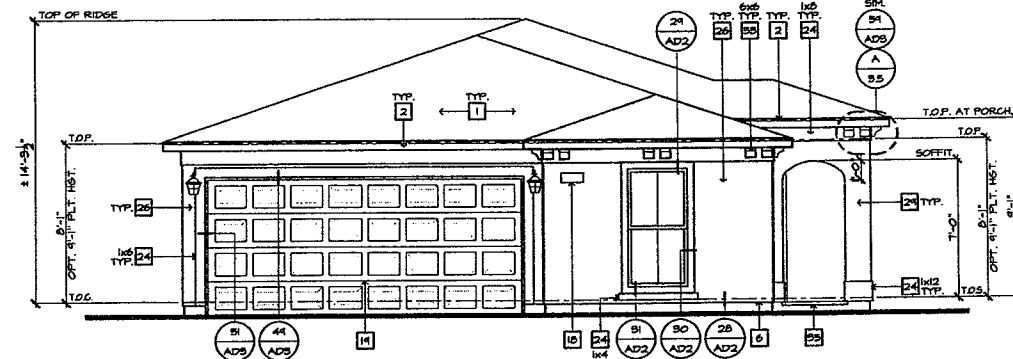
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION
RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS
MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

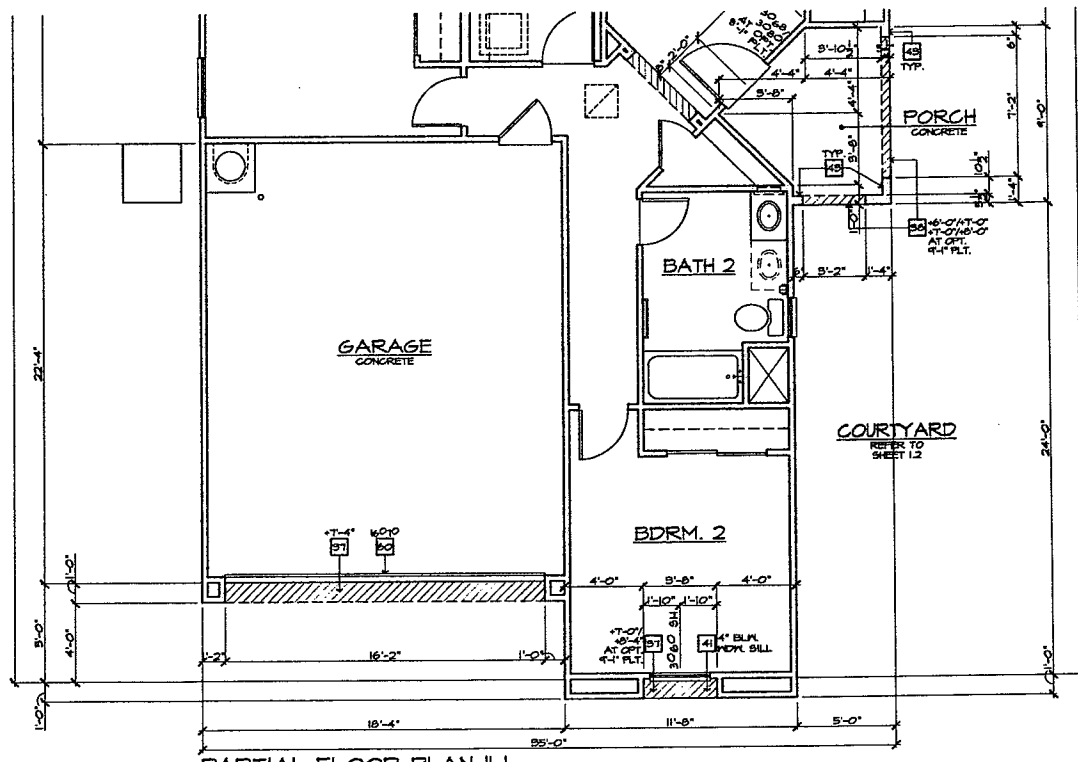
ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-
PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED
W/ 'MOISTOP' IN THE SAME MANNER PRESCRIBED FOR WINDOW
INSTALLATION.

PROVIDE APPROVED INSULATION DADS (BATTLES) WHERE VENT
BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO
PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.
LOCATE HIGH VENTING MINIMUM 5'-0" VERTICAL DISTANCE ABOVE
EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS,
PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF
ROOF TILE VENTS.



FRONT ELEVATION 'L'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL FLOOR PLAN 'L'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

- ELEVATION NOTES**
1. ROOF MATERIAL - REFER TO ROOF NOTES.
 2. 2x FASCIA/ BARGE BOARD.
 3. 6:1 FLASHING.
 4. 6:1 FLASHING & SADDLE/ CRICKET
 5. 6:1 DIVERTER.
 6. 6:1 DRIP SCREED - SEE DTL. 28/AD2.
 7. RESERVED.
 8. 14"x12" 6:1 SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
 9. 14"x18" 6:1 SCREENED & LOUVERED COMBUSTION AIR VENT.
 10. 6:1 SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
 11. RESERVED.
 12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
 13. RAILING/ GUARDRAIL - BROUGHT IRON WOOD - DTL. 25/AD4.
 14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE.
 15. SERVICE PANEL - REFER TO DTL. 85 & 86/AD5.
 16. GAS SERVICE METER - REFER TO DTL. 85 & 86/AD5.
 17. A/C CONDENSER - REFER TO UTILITY PLAN.
 18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
 19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
 20. MASONRY VENEER.
 21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
 22. EXTERIOR PLASTER OVER PAPER BACKED MESH LATH.
 23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
 24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
 25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2.
 26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1144).
 27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
 28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
 29. STUCCO EXTERIOR HARDBOARD SIDING COLUMN.
 30. STUCCO OVER BUILT OUT FOAM TRIM.
 31. DECORATIVE BROUGHT IRON.
 32. ENTRY DOOR.
 33. STUCCO OF SHAPED CORBEL.
 34. STUCCO OVER SHAPED FOAM TRIM.
 35. CONCRETE STOOP/ PORCH PATIO - SEE SLAB INTERFACE PLAN.
 36. 1/4" WIDE STUCCO CHANNEL, UNO.
 37. 1/4" T SOFFIT.
 38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PERIMETER OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
 39. BAKES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

- PARTIAL FLOOR PLAN NOTES**
1. TUB/ SHOWER COMBINATION W/ GLEED MASTE & VENT SYSTEM AND MAINSCOT TO 4 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
 2. RESERVED.
 3. SHOWER PAN W/ MAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
 4. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TONEL BAR PER I.R.C. SEC. R308.4(B).
 5. TONEL BAR - PROVIDE 2x SOLID BACKING.
 6. OPT. RECESSED MEDICINE CABINET (MIRROR) 450" A.F.F.
 7. TOILET PAPER HOLDER.
 8. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
 9. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
 10. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS.
 11. 36" GUARDRAIL/ MALL (I.R.C. SEC. R512.1) - DTL. 66 & 66/AD4.
 12. COATS W/ WIRE SHELF - DTL. 35/AD3.
 13. LINEN WITH (3) 12" DEEP WIRE SHELVES, UNO.
 14. HARDSHED W/ WIRE SHELF - DTL. 35/AD3.
 15. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
 16. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
 17. LOW MALL - REFER TO PLAN FOR HEIGHT.
 18. LOCATION OF PLUMBING MASTE DROP FROM ABOVE.
 19. 2x6 MALL.
 20. 2x6 BALLOON FRAMED MALL - REFER TO STRUCTURAL.
 21. DOUBLE 2x4 MALL.
 22. LINE OF FLOOR BELOW.
 23. ROUTE OF 1/4" B" VENT FROM BELOW (I.R.C. TABLE 5-3).
 24. FAN IN ATTIC - PROVIDE ATTIC ACCESS PANEL (I.R.C. SEC. R504.1) - REFER TO UTILITY PLAN - DTL. 12/AD4.
 25. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN.
 26. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN.
 27. 1/4" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R511.2.2.
 28. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" 6"PT. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R304.2.
 29. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 1/2" TYPE 'X' 6"PT. BOARD PER I.R.C. SEC. R504.2.
 30. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 1/2" 6"PT. BOARD.
 31. MATERIAL TO ROOF SHEATHING.
 32. 14"x12" 6:1 SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
 33. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
 34. RAILING/ GUARDRAIL - BROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

NOTE:
REFER TO SHEET 1.2 FOR COURTYARD WALL & GATE PLANS AND ELEVATIONS

RECEIVED
FEB 17 2011



KINGWOOD
KB HOME
LAS VEGAS, INC.
5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 286-8400
FAX: (702) 286-8603

ISSUE DATE: 09/20/10
PROJECT No.: 853035
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

PLAN: 135.1704
SHEET: 3.5

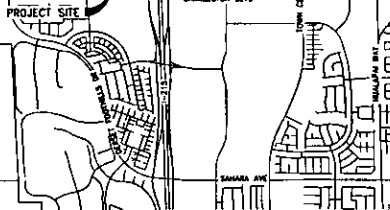
CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

SCD-41017

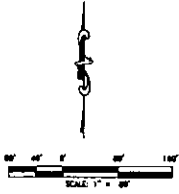
RECEIVED
JAN 24 2011
City of Las Vegas



SCD-40835

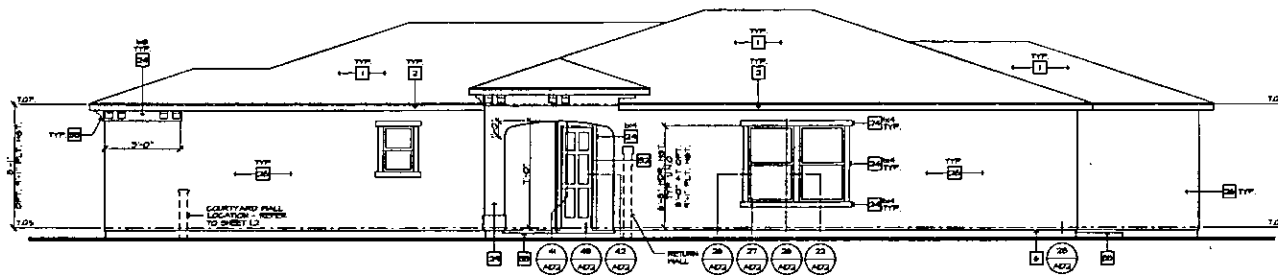


LOCATION MAP

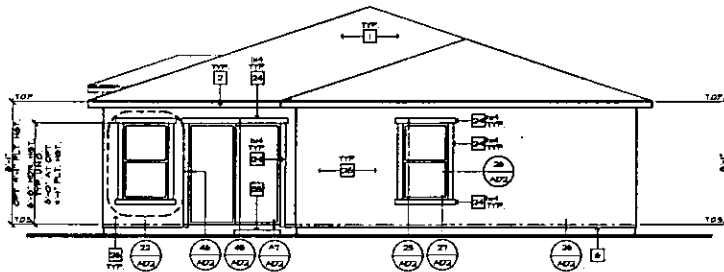


LEGEND
 □ KB HOME PRODUCT
 33 LOT NUMBER
 4,978 SF LOT SQUARE FOOTAGE

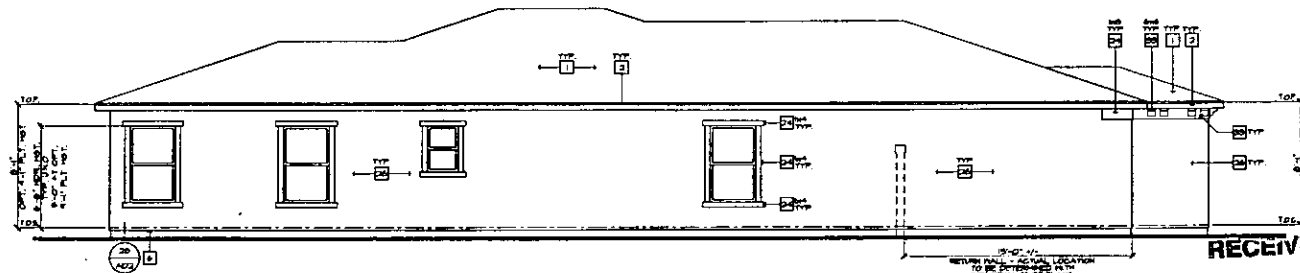
KB HOME RCI RESIDENTIAL CONSTRUCTION		KINGWOOD OVERALL SITE EXHIBIT	1
DATE: 11-11-2010 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT P: [blank]	DATE: 11-11-2010 DRAWN BY: [blank] CHECKED BY: [blank] PROJECT P: [blank]	SHEET NO. 1 OF 1	



RIGHT ELEVATION 'L'
SCALE: 1/4" = 1'-0" (25X84) - 1/4" = 1'-0" (25X7)



REAR ELEVATION 'L'
SCALE: 1/4" = 1'-0" (25X84) - 1/4" = 1'-0" (25X7)



LEFT ELEVATION 'L'
SCALE: 1/4" = 1'-0" (25X84) - 1/4" = 1'-0" (25X7)

- ELEVATION NOTES**
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2x FASCIA BARGE BOARD
 3. 6x1 PLANKING
 4. 6x1 PLANKING - SHOCKLEY GARAGE
 5. 6x1 DRIPSCALES
 6. 6x1 DRIP SCREED - SEE DTL. 28/ADD
 7. RESERVED
 8. 14"X12" S.C. SCREENED & LOWVISED EXHAUST VENT - LOCATE ABOVE GARAGE CEILING HEIGHT
 9. 14"X12" S.C. SCREENED & LOWVISED CONVECTION AIR VENT
 10. 6x1 SCREENED & LOWVISED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
 11. RESERVED
 12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
 13. RAILWAY GUARDRAIL - PRECINCT ROW FLOOD - DTL. 28/ADD
 14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
 15. SERVICE PANEL - REFER TO DTL. 28/ADD
 16. GAS SERVICE VENT - REFER TO DTL. 28/ADD
 17. GAS CONDENSATE - REFER TO UTILITY PLAN
 18. SUMMIT ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
 19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
 20. HANDBURY VENEER
 21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 28/ADD
 22. EXTERIOR PLASTER OVER PARPE BAGGED WIRE LATH
 23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
 24. STUCCO OVER POINTE TRIM - REFER TO ELEVATION FOR SIZE
 25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 28/ADD
 26. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 27. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 28. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 29. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 30. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 31. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 32. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 33. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 34. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 35. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 36. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 37. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 38. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 39. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 40. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 41. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 42. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 43. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 44. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 45. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 46. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 47. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 48. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 49. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 50. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 51. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 52. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 53. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 54. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 55. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 56. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 57. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 58. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 59. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 60. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 61. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 62. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 63. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 64. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 65. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 66. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 67. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 68. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 69. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 70. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 71. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 72. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 73. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 74. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 75. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 76. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 77. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 78. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 79. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 80. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 81. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 82. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 83. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 84. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 85. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 86. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 87. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 88. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 89. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 90. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 91. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 92. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 93. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 94. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 95. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 96. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 97. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 98. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 99. 1/2"X1/2"X1/2" STUCCO OVER STUCCO
 100. 1/2"X1/2"X1/2" STUCCO OVER STUCCO



KINGWOOD

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89110
TEL: (702) 288-8400
FAX: (702) 288-8663

ISSUE DATE: 09/20/10
PROJECT No.: 853835
DIVISION MGR.: J.C.
REVISIONS:

FOR REVIEW ONLY

PLAN: 135.1704

SHEET: 3.6

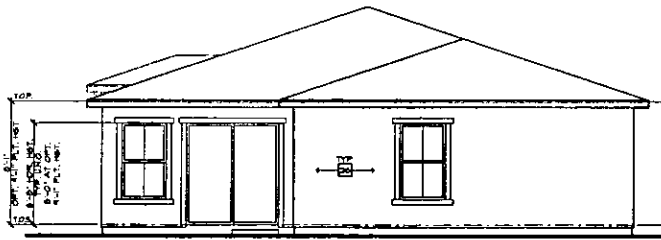
SCD-40835

RECEIVED

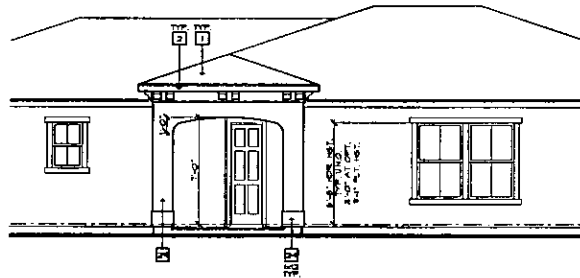
JAN 24 2011

City of Las Vegas

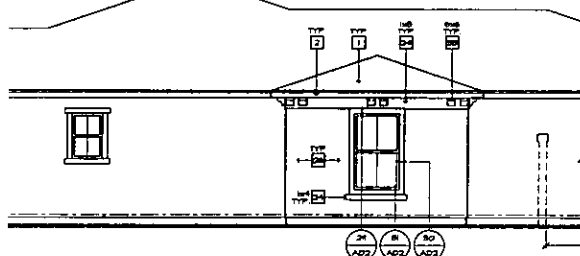
CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES



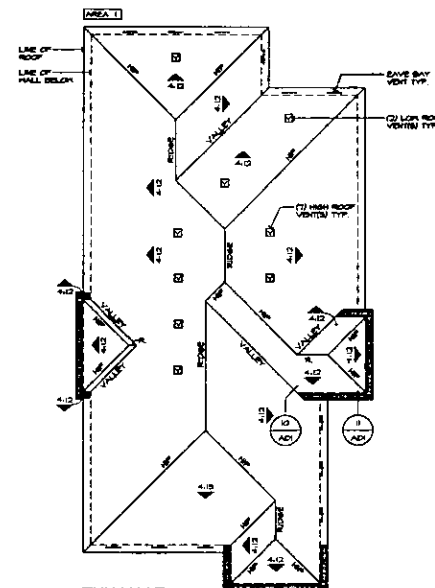
ENHANCED
REAR ELEVATION 'L'
SCALE: 1/4"=1'-0" (2X=84") - 1/8"=1'-0" (2X=71")



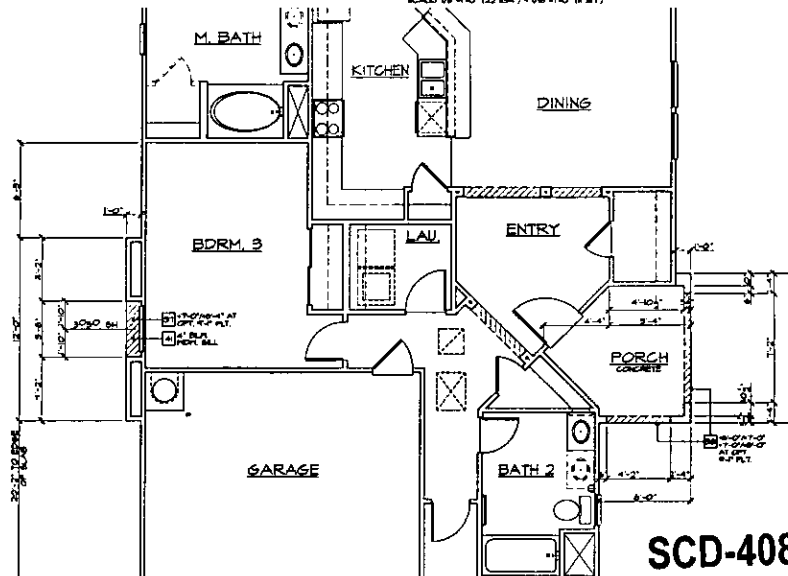
ENHANCED PARTIAL
RIGHT ELEVATION 'L'
SCALE: 1/4"=1'-0" (2X=84") - 1/8"=1'-0" (2X=71")



ENHANCED PARTIAL
LEFT ELEVATION 'L'
SCALE: 1/4"=1'-0" (2X=84") - 1/8"=1'-0" (2X=71")



ENHANCED
ROOF PLAN 'L'
SCALE: 1/8"=1'-0" (2X=84") - 1/16"=1'-0" (2X=71")



ENHANCED PARTIAL
FLOOR PLAN 'L'
SCALE: 1/4"=1'-0" (2X=84") - 1/8"=1'-0" (2X=71")

OCCURS AT PERIMETER AND
AND CORNER LOTS ONLY

- ELEVATION NOTES**
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 3/4" PLYWOOD SHEATHING BOARD
 3. 5/8" FLASHING
 4. 5/8" FLASHING + SHINGLE/CRAST
 5. 5/8" DOWNS
 6. 5/8" DRIP SCAPED - SEE DET. 28-AD2
 7. RESERVED
 8. 1/4" X 1/4" SCREENED + LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
 9. 1/4" X 1/4" S.C. SCREENED + LOUVERED COMBINATION AIR VENT
 10. 5/8" SCREENED + LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
 11. RESERVED
 12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
 13. RAILWAY GUARDRAIL - FREIGHT FROM POOL - DET. 28-AD4
 14. DECORATIVE BARRIER - REFER TO ELEVATION FOR SIZE
 15. SERVICE PANEL - REFER TO UTIL. 28-1
 16. GAS SERVICE METER - REFER TO UTIL. 28-1
 17. GAS CONDUIT - REFER TO UTIL. PLAN
 18. ELIMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
 19. SECTIONAL GARAGE DOOR - VERIFY HIDEOUT OPTION
 20. HANGERY VENEER
 21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DET. 28-AD2
 22. EXTERIOR PLASTER OVER PAPER BACKED MESH LATH
 23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
 24. STUCCO OVER POACH TRIM - REFER TO ELEVATION FOR SIZE
 25. 1" DIA. DECORATIVE TIE - REFER TO DET. 28-AD4
 26. 1" DIA. DECORATIVE TIE - REFER TO DET. 28-AD4
 27. LIGHT OVERHEAD SHAWNEE WALL INSULATION EXTERIOR STUCCO SYSTEM BY SHAWNEE PRODUCTS INTERNATIONAL INC. (SEE SHAWNEE PRODUCTS INTERNATIONAL INC. REPORT FOR DETAILS)
 28. EXTERIOR DOOR FINISH - REFER TO FLOOR PLAN
 29. SCREENED ELEVATION - REFER TO ELEVATION FOR SIZE - DET. 28-AD2
 30. STUCCO EXTERIOR HANGINGBOARD SIGN COLUMN
 31. STUCCO OVER BUILT OUT POACH TRIM
 32. DECORATIVE FREIGHT FROM
 33. ENTRY DOOR
 34. STUCCO OVER SHAWNEE TRIM
 35. CONCRETE STUCCO POACH RATIO - SEE SLAB INTERFERENCE PLAN
 36. 1/4" WIDE STUCCO CHANNEL, U.N.D.
 37. PLAY SPOUT
 38. GORILLA - PACIFIC ENGINEERED BY (7) PERIMETER OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
 39. JAMES HARDIE FIBER-CEMENT SHINGLES OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
 40. RESERVED

- PARTIAL FLOOR PLAN NOTES**
1. TUB SHOWER COMBINATION IN BUILT IN FINITE - VENT POSTED AND HANGING TO 1" TEST ABOVE THE FLOOR FOR 1/2" SEC. 1001.3 - VERIFY DIMENSIONS WITH 1/2" SEC. 1001.3
 2. RESERVED
 3. SHOWER PAN IN HANGING TO 6" FEET ABOVE THE FLOOR - VERIFY DIMENSIONS WITH 1/2" SEC. 1001.3
 4. WATERPROOF TOWEL RACK IN SHOWER ENCLOSURE IN TUBS FOR 1/2" SEC. 1001.3
 5. TUBS BAY - HIDEOUT FROM 1/2" SEC. 1001.3
 6. OPT. RELEASED MEDICINE CABINET (HANGING) - 1/2" A.P.F.
 7. TOILET PAPER HOLDER
 8. OPTIONAL EXTEND VENT - REFER TO EXTERIOR ELEVATIONS
 9. OPTIONAL BAY - REFER TO INTERIOR ELEVATIONS
 10. TEMPERATURE + PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR FOR PLUMBING PLAN + DETAILS
 11. 1/2" BARRIER/MALL (1/2" SEC. 1001.3) - DET. 28-1
 12. COATS IN WIRE SHELF - DET. 28-AD4
 13. LINEN WITH (2) 1/2" DEEP WIRE SHELVES 1/2" O.D.
 14. HANGING IN WIRE SHELF - DET. 28-AD4
 15. PLAY SPOUT - REFER TO PLAN FOR HEIGHT
 16. ARCHED SPOUT - REFER TO PLAN FOR HEIGHT
 17. LOCK HALL - REFER TO PLAN FOR HEIGHT
 18. LOCATION OF PLUMBING HANGING OVER FROM ABOVE
 19. 2/4" MALL
 20. 2/4" BALLOON FRAMED HALL - REFER TO STRUCTURAL
 21. DOUBLE 2/4" MALL
 22. LINE OF FLOOR BELOW
 23. ROUTE OF HALL IS VENT FROM BELOW R.P.C. TABLE 5-3
 24. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (1/2" SEC. 1001.3) - REFER TO UTILITY PLAN - DET. 28-AD4
 25. DUCT CHASE - DET. 28-1
 26. RETURN AIR GRILL IN BAY - REFER TO MECH. PLAN
 27. 1/2" BARRIER BOARD OR CEILING - 1/2" MALL AT USABLE SPACE UNDER STAIRS PER 1/2" SEC. 1001.3
 28. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" BAY BOARD
 29. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 1/2" TYPE 1/2" BAY BOARD PER 1/2" SEC. 1001.3
 30. THE STRUCTURE SUPPORTING THE INFORMATION SHALL BE PROTECTED BY NOT LESS THAN 1/2" BAY BOARD
 31. MATERIAL TO ROOF FINISHING
 32. 1/4" X 1/4" S.C. SCREENED + LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
 33. SECTIONAL GARAGE DOOR - VERIFY HIDEOUT OPTION
 34. RAILWAY GUARDRAIL - FREIGHT FROM POOL (SEE PLAN - DET. 28-AD4) + BARRIER (SEE DET. 28-AD4)



KINGWOOD
KB HOME
LAS VEGAS, INC.

5655 DADURA AVENUE
LAS VEGAS, NV 89110
TEL: (702) 286-8400
FAX: (702) 286-8803

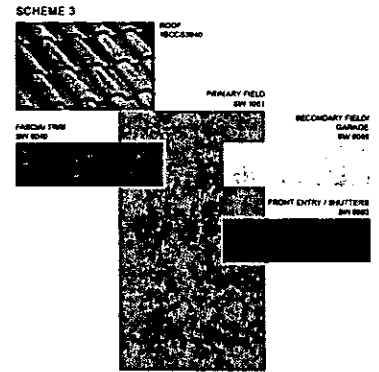
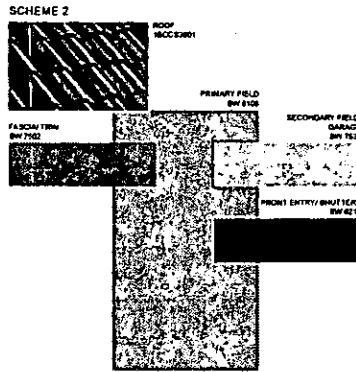
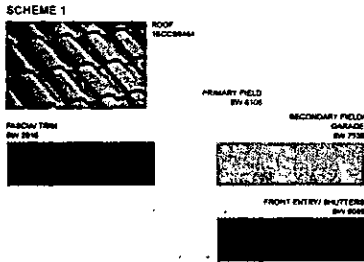
ISSUE DATE: 08/20/10
PROJECT NO.: 653035
DIVISION MGR.: J.C.
REVISIONS:

RECEIVED
JAN 24 2011
City of Las Vegas

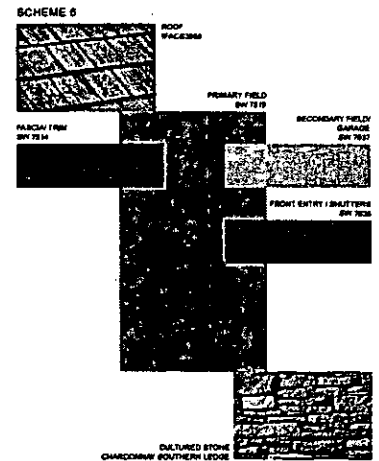
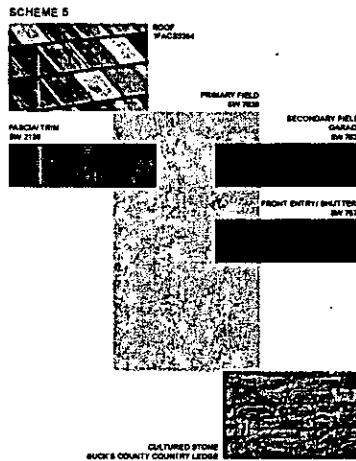
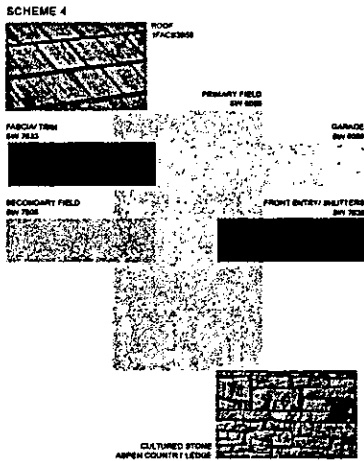
PLAN: 135.1704
SHEET: 3.9

CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

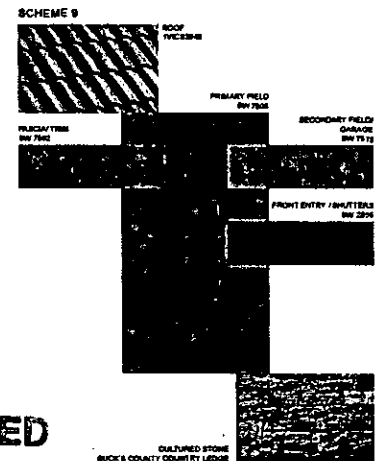
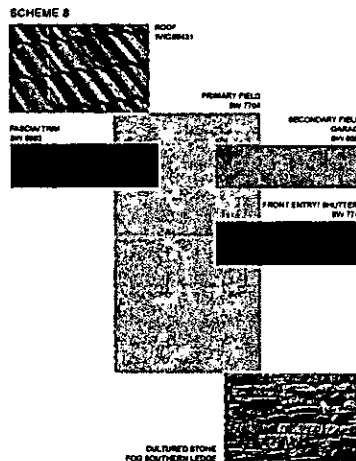
HACIENDA "J" ELEVATIONS



NORTHERN EUROPEAN "K" ELEVATIONS



SOUTHERN EUROPEAN "L" ELEVATIONS

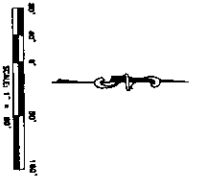
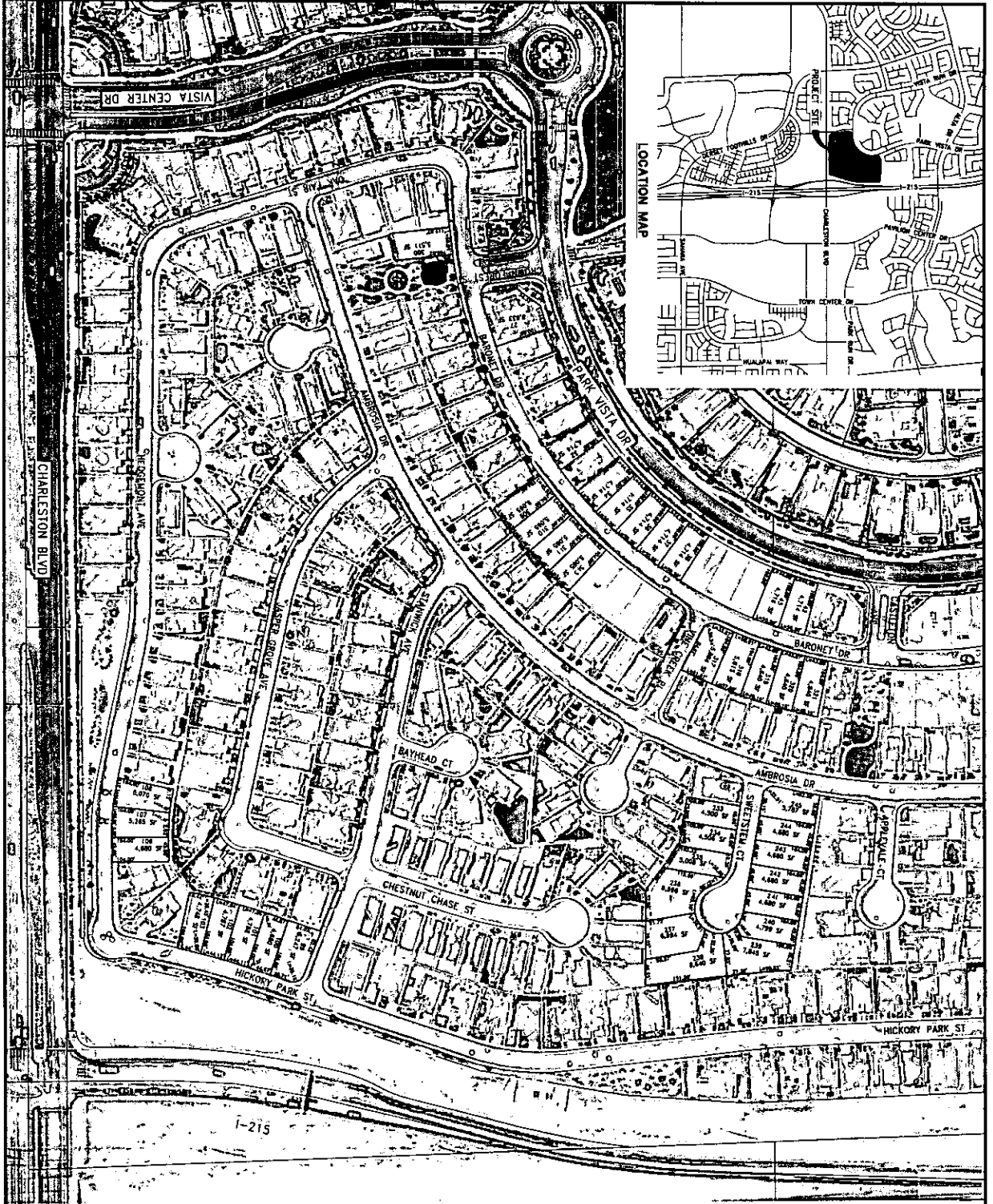
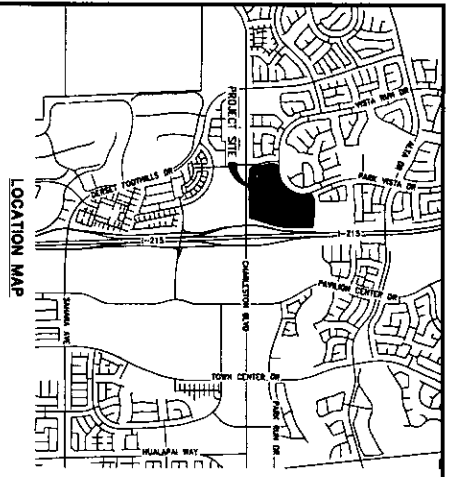


RECEIVED

JAN 24 2011

City of Las Vegas

SCD-40835



- LEGEND**
- NO HOME PRODUCT
 - 33 LOT NUMBER
 - 4,276 SF LOT SQUARE FOOTAGE

DECEMBER
FEB 17 2011

KINGWOOD
OVERALL SITE EXHIBIT

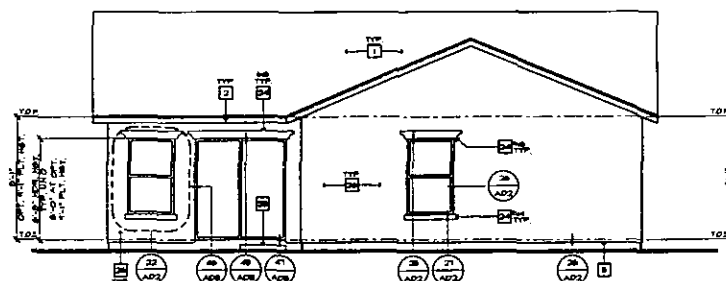
KBHOME
RCI Engineering
2000 South Mountain Parkway, Suite 200, Las Vegas, NV 89102
PHONE: (702) 798-6800 FAX: (702) 798-6803

DATE: 02/11/2011
BY: [Signature]
CHKD BY: [Signature]
APPVED BY: [Signature]
PROJECT # 2010-0001

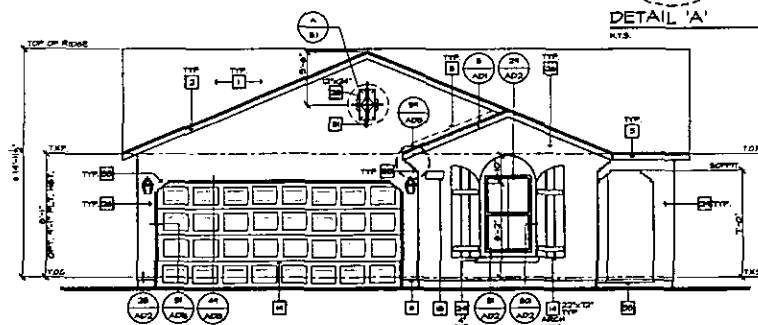
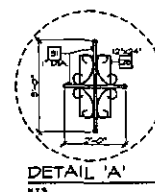
NO.	DESCRIPTION	DATE	BY	CHKD	APPVED
1					
2					
3					
4					
5					

SCD-41017

1



REAR ELEVATION 'J'



FRONT ELEVATION 'J'

- [illegible]



KINGWOOD

KB BOMB
LAS VEGAS, INC.

• 5655 BADURA AVENUE
LAS VEGAS, NV 89118
• TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 09/20/10
 PROJECT No.: 053036
 DIVISION MGR.: J.C.
 REVISIONS:

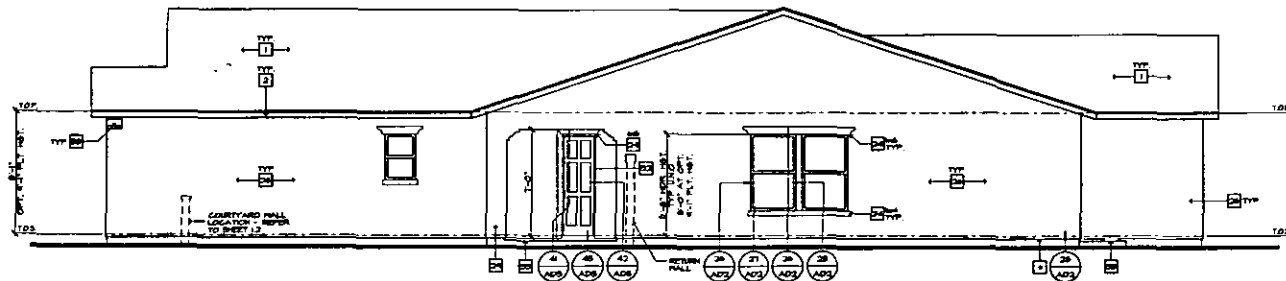
RECEIVED
FEB 17 2011

PLAN: 135.1704

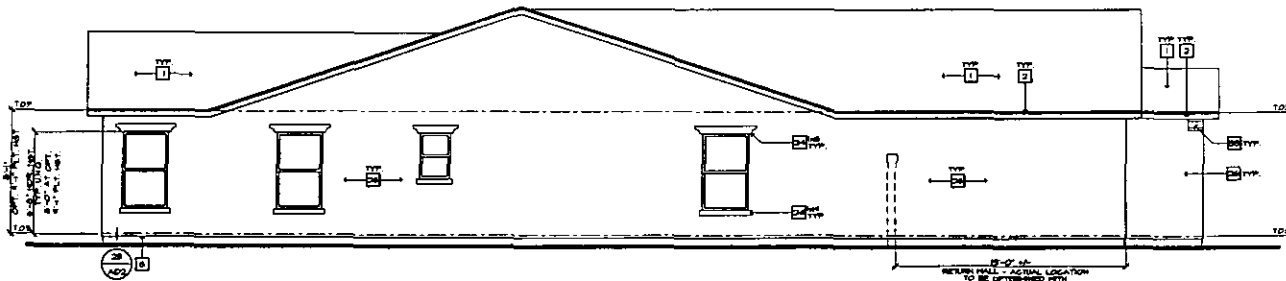
SHEET: 3.1

CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

SCD-41017



RIGHT ELEVATION 'J'
SCALE: 1/8"=1'-0" (25X) - 1/8"=1'-0" (25X)



LEFT ELEVATION 'J'
SCALE: 1/8"=1'-0" (25X) - 1/8"=1'-0" (25X)

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	3" FASCIA/ SHIMS BOMED
3.	6" FLASHING
4.	6" FLASHING - SADDLE/ CRICKET
5.	6" DIVOTTER
6.	6" DRY SCREED - SEE DTL. SHAVES
7.	RESERVED
8.	14"X10" 6" SCREED & LAMINATED EXHAUST VENT - LOCATE ABOVE SHARPE CURB VENT
9.	14"X10" 6" SCREED & LAMINATED EXHAUST AIR VENT - LOCATE ABOVE SHARPE CURB VENT
10.	6" SCREED & LAMINATED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11.	RESERVED
12.	ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13.	RAILING SHARPE CURB - PROHIBIT FROM ROOF - DTL. TREAD
14.	DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15.	SERVICE PANEL - REFER TO DTL. BE & SHAVES
16.	6"X6 SERVICE VENT - REFER TO DTL. BE & SHAVES
17.	A/C CONDENSER - REFER TO UTILITY PLAN
18.	ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19.	SECTIONAL SHARPE CURB - VERIFY PRISON OPTION
20.	HANDICAP VENT
21.	3" THICK SYNTHETIC STONE VENEER - REFER TO DTL. SHAVES
22.	EXTERIOR PLASTER OVER PAPER BACKED FINE LATH
23.	EXTERIOR PLASTER OVER EXPANDED METAL LATH
24.	STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25.	6" DIA. DECORATIVE TILE - REFER TO DTL. SHAVES
26.	1" COAT OVER SHARPE CURB - INSULATING EXTERIOR STUCCO SYSTEM BY TONKA POLYMER INTERNATIONAL, INC. COAT SHARPE CURB - REFER TO ELEVATION FOR SIZE
27.	OPTIONAL DOOR PRISON - REFER TO FLOOR PLAN
28.	RECEIVED ELEMENT - REFER TO ELEVATION FOR SIZE - DTL. STUCCO
29.	STUCCO EXTERIOR HANDBOARD BEING COUP
30.	STUCCO OVER BUILT OUT FOAM TRIM
31.	DECORATIVE PROHIBIT SIGN
32.	ENTRY DOOR
33.	STUCCO OVER SHAPED FOAM TRIM
34.	CONCRETE STUCCO PORCH PATIO - SEE SLAB INTERFERENCE
35.	1" FINE STUCCO CHANNEL, U.S.G.
36.	FLAT ROOF
37.	6"X6" - PACING ENGINEERED 6" (1") PERIMETER OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
38.	JAMES HARDIE FIBER CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE



KINGWOOD
KB HOME
LAS VEGAS, INC.

6655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8406
FAX: (702) 266-8602

ISSUE DATE: 06/20/10
PROJECT No.: 853035
DIVISION MGR.: J.C.
REVISIONS:

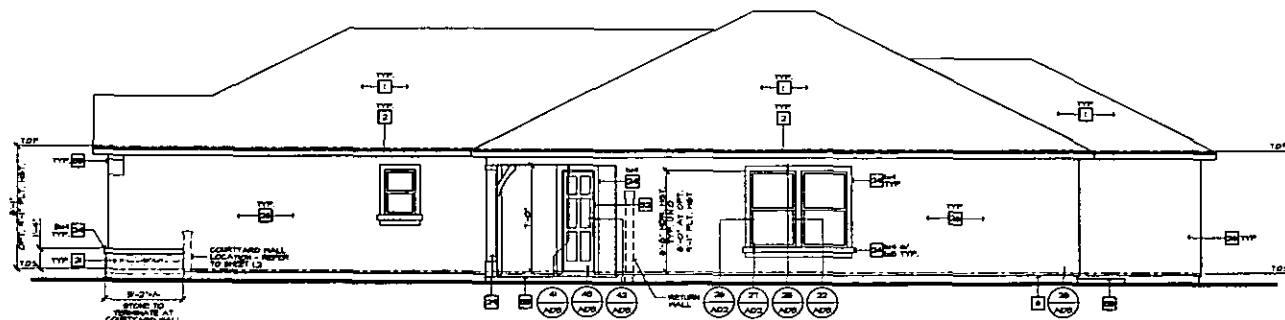
RECEIVED
FEB 17 2011

PLAN:	135.1704
SHEET:	3.2

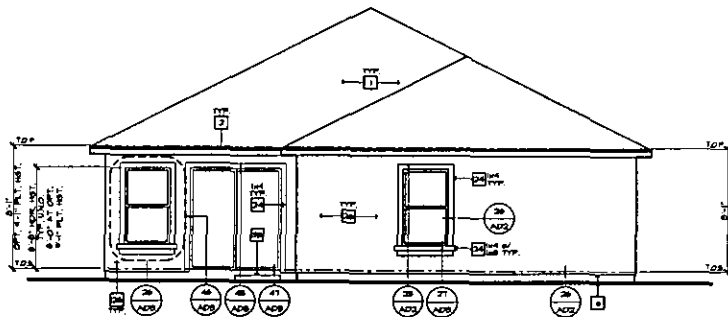
CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

SCD-41017

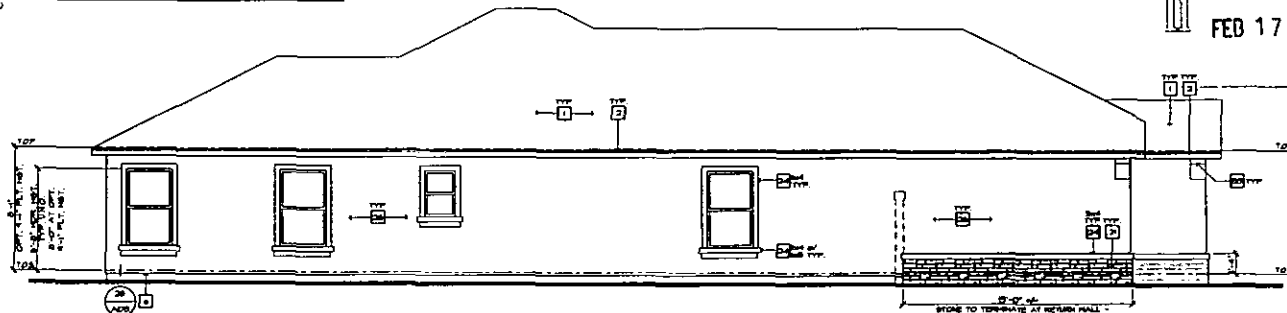
SCD-41017



RIGHT ELEVATION 'K'
SCALE: 1/8"=1'-0" (20'x30") - 1/8"=1'-0" (20'x30")



REAR ELEVATION 'K'
SCALE: 1/8"=1'-0" (20'x30") - 1/8"=1'-0" (20'x30")



LEFT ELEVATION 'K'
SCALE: 1/8"=1'-0" (20'x30") - 1/8"=1'-0" (20'x30")

- ELEVATION NOTES**
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 3/4" PLYWOOD SHEATHING BOARD
 3. 1/2" FLASHING
 4. 1/2" FLASHING + SADDLE/ CRANKET
 5. 1/2" FLASHING
 6. 1/2" FLASHING
 7. 1/2" FLASHING
 8. 1/2" FLASHING
 9. 1/2" FLASHING
 10. 1/2" FLASHING
 11. 1/2" FLASHING
 12. 1/2" FLASHING
 13. 1/2" FLASHING
 14. 1/2" FLASHING
 15. 1/2" FLASHING
 16. 1/2" FLASHING
 17. 1/2" FLASHING
 18. 1/2" FLASHING
 19. 1/2" FLASHING
 20. 1/2" FLASHING
 21. 1/2" FLASHING
 22. 1/2" FLASHING
 23. 1/2" FLASHING
 24. 1/2" FLASHING
 25. 1/2" FLASHING
 26. 1/2" FLASHING
 27. 1/2" FLASHING
 28. 1/2" FLASHING
 29. 1/2" FLASHING
 30. 1/2" FLASHING
 31. 1/2" FLASHING
 32. 1/2" FLASHING
 33. 1/2" FLASHING
 34. 1/2" FLASHING
 35. 1/2" FLASHING
 36. 1/2" FLASHING
 37. 1/2" FLASHING
 38. 1/2" FLASHING
 39. 1/2" FLASHING
 40. 1/2" FLASHING
 41. 1/2" FLASHING
 42. 1/2" FLASHING
 43. 1/2" FLASHING
 44. 1/2" FLASHING
 45. 1/2" FLASHING
 46. 1/2" FLASHING
 47. 1/2" FLASHING
 48. 1/2" FLASHING
 49. 1/2" FLASHING
 50. 1/2" FLASHING
 51. 1/2" FLASHING
 52. 1/2" FLASHING
 53. 1/2" FLASHING
 54. 1/2" FLASHING
 55. 1/2" FLASHING
 56. 1/2" FLASHING
 57. 1/2" FLASHING
 58. 1/2" FLASHING
 59. 1/2" FLASHING
 60. 1/2" FLASHING
 61. 1/2" FLASHING
 62. 1/2" FLASHING
 63. 1/2" FLASHING
 64. 1/2" FLASHING
 65. 1/2" FLASHING
 66. 1/2" FLASHING
 67. 1/2" FLASHING
 68. 1/2" FLASHING
 69. 1/2" FLASHING
 70. 1/2" FLASHING
 71. 1/2" FLASHING
 72. 1/2" FLASHING
 73. 1/2" FLASHING
 74. 1/2" FLASHING
 75. 1/2" FLASHING
 76. 1/2" FLASHING
 77. 1/2" FLASHING
 78. 1/2" FLASHING
 79. 1/2" FLASHING
 80. 1/2" FLASHING
 81. 1/2" FLASHING
 82. 1/2" FLASHING
 83. 1/2" FLASHING
 84. 1/2" FLASHING
 85. 1/2" FLASHING
 86. 1/2" FLASHING
 87. 1/2" FLASHING
 88. 1/2" FLASHING
 89. 1/2" FLASHING
 90. 1/2" FLASHING
 91. 1/2" FLASHING
 92. 1/2" FLASHING
 93. 1/2" FLASHING
 94. 1/2" FLASHING
 95. 1/2" FLASHING
 96. 1/2" FLASHING
 97. 1/2" FLASHING
 98. 1/2" FLASHING
 99. 1/2" FLASHING
 100. 1/2" FLASHING



KINGWOOD
KB HOME
LAS VEGAS, INC.

5656 BADURA AVENUE
LAS VEGAS, NV 89116
TEL: (702) 266-8400
FAX: (702) 266-5603

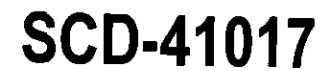
ISSUE DATE: 09/20/10
PROJECT NO.: 853035
DIVISION MGR.: J.C.
REVISIONS:

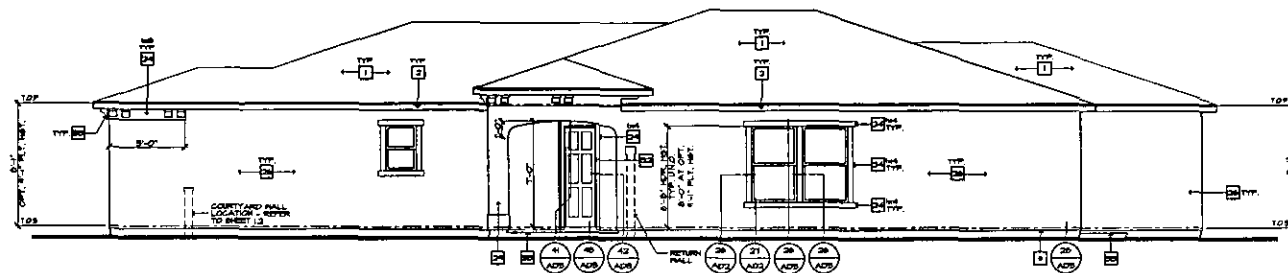
RECEIVED
FEB 17 2011

PLAN:	135.1704
SHEET:	3.4

CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

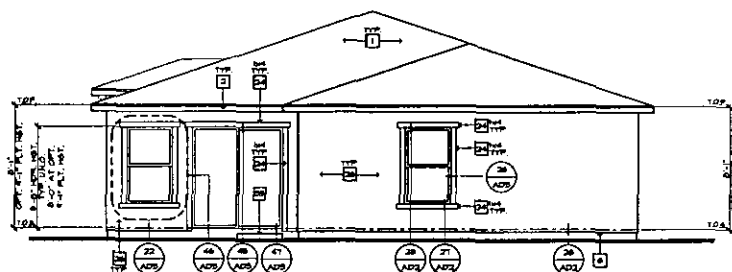
SCD-41017





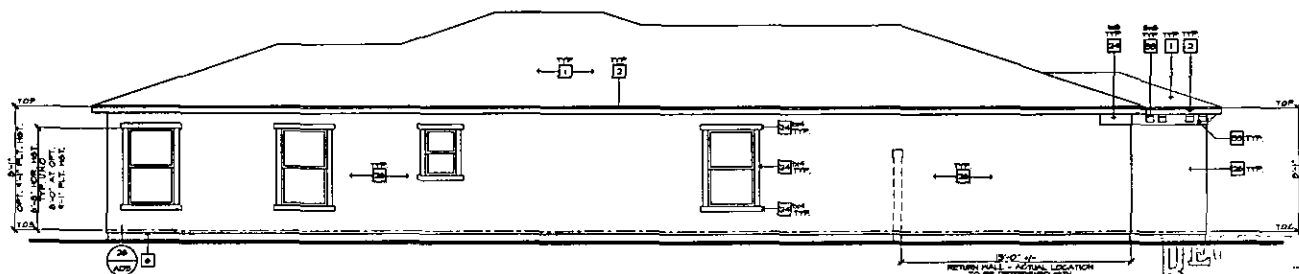
RIGHT ELEVATION 'L'

SCALE: 1/4"=1'-0" (SEE DETAIL) - 1/8"=1'-0" (SEE DETAIL)



REAR ELEVATION 'L'

SCALE: 1/4"=1'-0" (SEE DETAIL) - 1/8"=1'-0" (SEE DETAIL)



LEFT ELEVATION 'L'

SCALE: 1/4"=1'-0" (SEE DETAIL) - 1/8"=1'-0" (SEE DETAIL)

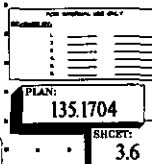
- ELEVATION NOTES**
1. ROOF MATERIAL - REFER TO ROOF NOTES
 2. 2x4 PLYWOOD BATTEN BOARD
 3. 6.1 FLASHING
 4. 6.1 FLASHING - SADDLED CRACK
 5. 6.1 DIVERTER
 6. 6.1 DIVERTER - SEE DETAIL 20/4/2
 7. RESERVES
 8. 1/2"X12" 6.1 SCHEDULE 40 EXHAUST VENT - LOCATE ABOVE SHARABLE CURB HEIGHT
 9. 1/2"X12" 6.1 SCHEDULE 40 EXHAUST VENT - LOCATE ABOVE SHARABLE CURB HEIGHT
 10. 6.1 SCHEDULE 40 EXHAUST VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
 11. RESERVES
 12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
 13. RAILING SHARDING - PRECINCT FROM HOOD - DET. TRASH
 14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
 15. SERVICE PANEL - REFER TO DETAIL 20/4/2
 16. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 17. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 18. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 19. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 20. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 21. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 22. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 23. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 24. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 25. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 26. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 27. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 28. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 29. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 30. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 31. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 32. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 33. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 34. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 35. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 36. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 37. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 38. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 39. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 40. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 41. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 42. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 43. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 44. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 45. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 46. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 47. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 48. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 49. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 50. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 51. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 52. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 53. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 54. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 55. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 56. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 57. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 58. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 59. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 60. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 61. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 62. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 63. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 64. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 65. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 66. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 67. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 68. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 69. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 70. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 71. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 72. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 73. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 74. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 75. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 76. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 77. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 78. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 79. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 80. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 81. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 82. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 83. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 84. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 85. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 86. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 87. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 88. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 89. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 90. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 91. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 92. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 93. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 94. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 95. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 96. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 97. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 98. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 99. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2
 100. 6.1 SERVICE VENT - REFER TO DETAIL 20/4/2



KINGWOOD
KB HOME
LAS VEGAS, INC.

6665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-5400
FAX: (702) 266-5603

ISSUE DATE: 05/20/10
PROJECT No.: 853008
DIVISION MGR.: J.C.
REVISIONS:

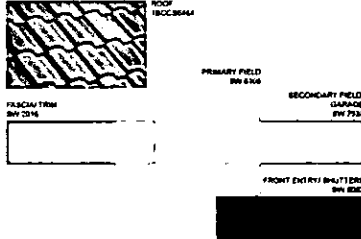


CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

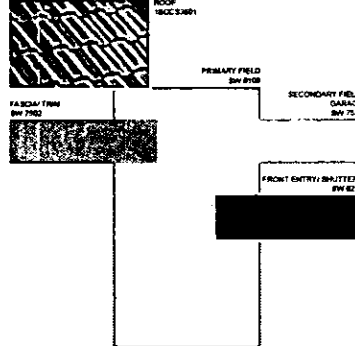
SCD-41017

HACIENDA "J" ELEVATIONS

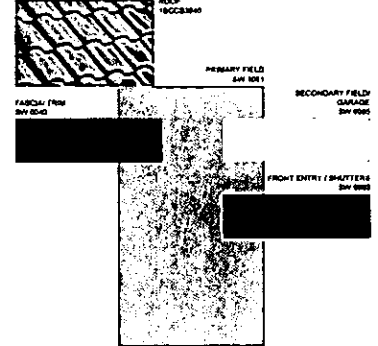
SCHEME 1



SCHEME 2

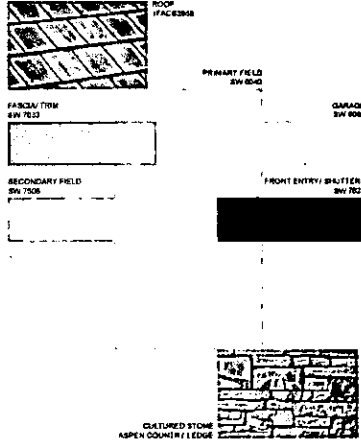


SCHEME 3

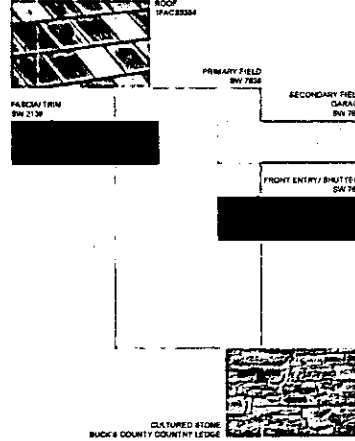


NORTHERN EUROPEAN "K" ELEVATIONS

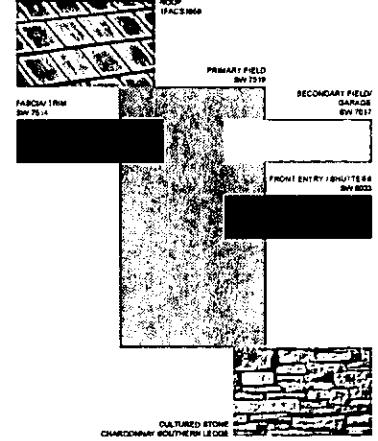
SCHEME 4



SCHEME 5

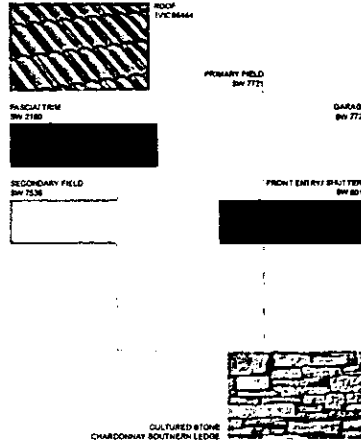


SCHEME 6

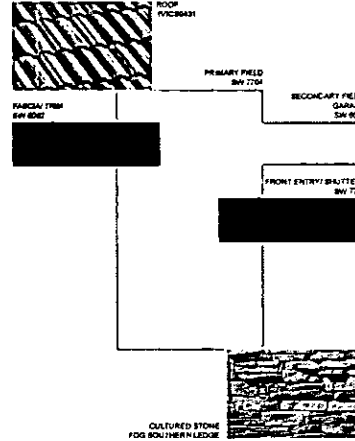


SOUTHERN EUROPEAN "L" ELEVATIONS

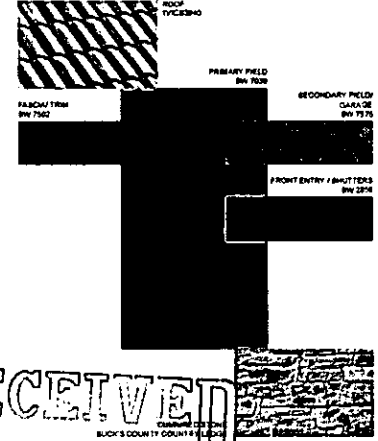
SCHEME 7



SCHEME 8



SCHEME 9



RECEIVED
FEB 17 2011

SCD-41017

KINGWOOD

LAS VEGAS DIVISION

REV. 11/02/10

HACIENDA "J" ELEVATIONS

MATERIALS	MFG.	SCHEME 1	SCHEME 2	SCHEME 3
PRIMARY FIELD	SHERWIN WILLIAMS	SW 6106	SW 6108	SW 1061
ACCENT	SHERWIN WILLIAMS	SW 6062	SW 6216	SW 6993
FASCIA/TRIM	SHERWIN WILLIAMS	SW 2016	SW 7502	SW 6040
SECONDARY FIELD GARAGE DOOR	SHERWIN WILLIAMS	SW 7538	SW 7536	SW 6085
ROOF TILE	MONIER 'S' TILE	1BCCS6464	1BCCS3601	1BCCS3940

NORTHERN EUROPEAN "K" ELEVATIONS

MATERIALS	MFG.	SCHEME 4	SCHEME 5	SCHEME 6
PRIMARY FIELD	SHERWIN WILLIAMS	SW 6099	SW 7638	SW 7519
ACCENT	SHERWIN WILLIAMS	SW 7624	SW 7675	SW 6033
FASCIA/TRIM	SHERWIN WILLIAMS	SW 7633	SW 2139	SW 7514
SECONDARY FIELD	SHERWIN WILLIAMS	SW 7506	SW 7635	SW 7037
GARAGE DOOR	SHERWIN WILLIAMS	SW 6099	SW 7635	SW 7037
STONE	CULTURED STONE	ASPEN COUNTRY LEDGE	BUCK'S COUNTY COUNTRY LEDGE	CHARDONNAY SOUTHERN LEDGE
ROOF TILE	MONIER FLAT TILE	1FACS3958	1FACS5354	1FACS3958

SOUTHERN EUROPEAN "L" ELEVATIONS

MATERIALS	MFG.	SCHEME 7	SCHEME 8	SCHEME 9
PRIMARY FIELD	SHERWIN WILLIAMS	SW 7721	SW 7704	SW 7039
SECONDARY FIELD	SHERWIN WILLIAMS	SW 7536	SW 6066	SW 7513
ACCENT	SHERWIN WILLIAMS	SW 6013	SW 7749	SW 2856
FASCIA/TRIM	SHERWIN WILLIAMS	SW 2180	SW 6082	SW 7502
GARAGE DOOR	SHERWIN WILLIAMS	SW 7721	SW 6066	SW 7513
STONE	CULTURED STONE	CHARDONNAY SOUTHERN LEDGE	FOG SOUTHERN LEDGE	BUCK'S COUNTY COUNTRY LEDGE
ROOF TILE	MONIER VILLA TILE	1VICS6464	1VICS0431	1VICS3940

** ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEYS; GENERATED BY KB HOME ARCHITECTURE.

7/27/10: SCHEMES 2 AND 8 UPDATED LIGHTENED PER DESIGN REVIEW GUIDELINES

9/23/10: CROSSED OVER TO SHERWIN WILLIAMS

11/2/10: CHANGED ROOF TILE FOR "L" ELEVATIONS TO MONIER VILLA SERIES.

RECEIVED
FEB 17 2011

SCD-41017

**TABLE 2-A
SINGLE FAMILY DETACHED SETBACK CRITERIA**

MINIMUM SETBACKS	ENTRY LEVEL/ MOVE UP	UPGRADE	EXECUTIVE
FRONT			
Front Entry Garage	18'	20'	22'
Side Entry Garage	14'	16'	18'
Building Face	14'	16'	18'
Setbacks are measured from back of sidewalk or back of curb, if no sidewalk exists.			
REAR			
Perimeter and Interior Lots	15'	20'	25'
SIDE			
Interior Lots	5' min. / 10' aggregate	5' min. / 12' aggregate	6' min. / 14' aggregate
Perimeter Lots (siding to all perimeter Public streets)	5' for single story element With no gable end 10' for two story element or Single story element With a gable end	5' for single story element With no gable end 10' for two story element or Single story element With a gable end	5' for single story element with no gable end 10' for two story element or single story element with a gable end
Corner Lots	15'	15'	15'
Homes on corner lots must be one story or have a one story element along the side lot line.			
BALCONIES <i>{Text Revision, 12/03/01}</i>			
Rear	15'	15'	15'
COURTYARD WALLS			
Front	4'	6'	8'
Corner Side	4'	6'	8'
ACCESSORY STRUCTURES Guest Houses, Casitas, Detached Garages, Carports, etc.			
Front	Same as residence	Same as residence	Same as residence
Side	Same as residence	Same as residence	Same as residence
Rear	Same as residence	Same as residence	Same as residence
Building Separation	10'	10'	10'

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

DVN-40780 - ADMINISTRATIVE DEVIATION - APPLICANT/OWNER: KB HOMES, INC. - Request for an Administrative Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 3 INCHES WHERE 15 FEET IS REQUIRED at 976 Baronet Drive (APN 137-35-421-013), P-C [(Planned Community) Zone, SF-3(Single Family Residential) Summerlin land use designation], Ward 2 (Wolfson).

MINOR REVIEW ADMINISTRATIVE: FEBRUARY 15, 2011

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: ASAP

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



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 24, 2011

Ms. Lena Ward
KB Home
5655 Badura Avenue
Las Vegas, Nevada 89118

**RE: SCD-40835 - ADMINISTRATIVE SUMMERLIN DEVIATION
ADMINISTRATIVE CYCLE - FEBRUARY 2011**

Dear Ms. Ward:

Your request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 2 INCHES WHERE 15 FEET IS REQUIRED on 0.12 acres at 976 Baronet Drive (APN 137-35-421-013), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Wolfson), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Department of Planning

1. Conformance to the approved conditions for Rezoning (Z-0119-96).
2. Conformance to the Summerlin Development Standards, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for construction of the principal dwelling. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Ms. Lena Ward
SCD-40835 - Page Two
February 24, 2011

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on February 24, 2011 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE MINOR REVIEW DATE: FEBRUARY 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: KB HOMES, INC.

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SCD-40835	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SCD-40835 CONDITIONS

Department of Planning

1. Conformance to the approved conditions for Rezoning (Z-0119-96).
2. Conformance to the Summerlin Development Standards, except as amended herein.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for construction of the principal dwelling. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with all codes as required by the Building and Safety Department.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
February 2011 - Administrative Minor Review

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site is currently mapped for single family residential lots but remains undeveloped. The applicant has requested to place a dwelling on a single lot that does not meet the minimum rear yard setback as required by the Summerlin Development Standards. The proposed product for this lot encroaches into the rear yard setback area from 0.38 to 0.83 feet. As the proposed deviation is minor and the product could be moved forward on the lot without encroaching into front yard setbacks based on Summerlin Development Standards but not on more restrictive front yard setbacks imposed by private restrictions, staff is approving this request with conditions.

ISSUES

- The Summerlin Design Review Committee (SDRC) has reviewed the plot plan for this residential lot and has granted a waiver of the rear yard setback requirement through letters dated 01/17/11 and 02/02/11.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/27/97	The City Council approved the Annexation (A-0020-96) of 8,318 acres generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue, containing a portion of the subject site. The Planning Commission and staff recommended approval. The effective date was 02/28/97.
	The City Council approved a Development Agreement (DA-0001-96) for Summerlin West, generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval. The Development Agreement and related documents were recorded 11/21/97.
	The City Council approved a General Plan Amendment (GPA-0052-96) to amend the Southwest Sector of the General Plan to add property generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue and designate it R (Rural Density Residential), ML (Medium-Low Density Residential), SC (Service Commercial), GC (General Commercial), P (Parks/Recreation/Open Space), S (School) and PF (Public Facilities). The Planning Commission and staff recommended approval.

Staff Report Page Two
February 2011 - Administrative Minor Review

	The City Council approved a Rezoning (Z-0119-96) from N-U (Non-Urban) to P-C (Planned Community) on 8,318 acres generally located west of Clark County 215 between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
02/09/98	The City Council approved a request for a Summerlin Development Plan Review (SV-0042-97) for Village 20 on 815 acres at the northwest corner of Charleston Boulevard and Clark County 215. The Planning Commission and staff recommended approval.
09/24/03	The Planning and Development Department approved a Minor Modification (MOD-2947) to the Vistas at Summerlin Village 20 Land Use Plan for Parcels F, G and WS-1, from VC (Village Commercial), MF2 (Multi Family Medium Density) and NF (Neighborhood Focus) to SF3 (Single Family Detached).
12/04/03	The Planning Commission approved a Tentative Map (TMP-3270) for a 327-lot single family residential subdivision on 59 acres at the northeast corner of Charleston Boulevard and Vista Center Drive. Staff recommended approval.
09/15/04	The City Council adopted the revised Summerlin Development Standards Manual (DIR-3934). The Planning Commission recommended approval; staff had no recommendation.
10/26/05	A Final Map (FMP-6384) of Summerlin Village 20 – Parcels E, F and G comprising 215 residential lots was recorded.

Most Recent Change of Ownership

06/02/10	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

12/09/05	A building permit (53921) was issued for engineered interior masonry walls within the subject subdivision. A final inspection was approved on 05/25/07.
12/14/05	A building permit (53920) was issued for engineered interior and perimeter masonry walls within the subject subdivision. A final inspection was approved on 06/20/07.
02/02/06	A building permit (58881) was issued for engineered screening and retaining masonry walls within the subject subdivision. A final inspection was approved on 05/25/07.
03/07/06	A building permit (55126) was issued for masonry walls within the subject subdivision. A final inspection has not been approved.
03/29/06	A building permit (62493) was issued for perimeter retaining walls within the subject subdivision. A final inspection was approved 05/24/07.
07/05/06	A building permit (68684) was issued for city design masonry walls within the subject subdivision. A final inspection has not been approved.

Staff Report Page Three
February 2011 - Administrative Minor Review

12/07/10	A Plan Check (40233) was approved for a tract home model that is anticipated to be constructed on the subject lot. A building permit for a single family dwelling on this lot has not been issued.
----------	--

Pre-Application Meeting

A pre-application conference was not required for this application, nor was one held.

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

02/14/11

The subject site is graded but does not contain any structures. Retaining and screen walls are in place on the perimeter.

Details of Application Request**Site Area**

Net Acres 0.12 (5,065 SF)

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
North	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
West	Single Family Dwelling, Detached	SF3 (Single Family Detached)	P-C (Planned Community)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Summerlin	X		Y

Staff Report Page Four
February 2011 - Administrative Minor Review

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		N
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks:			
• Front to garage face	18 Feet	18.98 Feet	Y
• Front to living area	10 Feet	14.29 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	14.17 Feet	N
Max. Building Height	45 Feet	11 Feet	Y

ANALYSIS

The Summerlin Development Standards allow the Director of the Department of Planning the authority to grant minor deviations of those standards when practical difficulties, unnecessary hardships or dictates inconsistent with the general purpose of the Development Standards arise from strict literal interpretation and enforcement. This authority is limited to specific lots, structures or both, and includes, but is not limited to, setbacks on irregular lots, setbacks for lots on a curve, and building and wall heights.

The rear yard setback for a lot with an SF3 (Single Family Detached) Summerlin land use designation is 15 feet. In this case, although the lot is not irregularly shaped, the lot is located on a curve. The setback encroachment is less than one foot (5.5% deviation) and will not negatively affect neighboring lots. The proposed model meets all other setbacks as required by the Summerlin Development Standards. More restrictive setbacks imposed by private restrictions in the Vistas that are not part of the Development Standards do not allow the product to be moved sufficiently forward on the lot without encroachment into front yard setbacks, creating a hardship. Summerlin has granted a waiver of the setback requirement pursuant to letters dated 01/17/11 and 02/02/11. Staff is therefore approving this deviation request with conditions.

Staff Report Page Five
February 2011 - Administrative Minor Review

It is noted that Section 2 of the Summerlin Development Standards allows open, attached patio covers to encroach into the rear yard setback area up to five feet from the property line; however, if enclosed, the structure must meet the setbacks for the principal dwelling.

APPROVALS 0

PROTESTS 0



February 7, 2011

Ms. Lena Ward
KB Home
5655 Badura Avenue
Las Vegas, Nevada 89118

**RE: SCD-40835 - ADMINISTRATIVE SUMMERLIN DEVIATION
ADMINISTRATIVE CYCLE - FEBRUARY 2011**

Dear Ms. Ward:

Your request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 2 INCHES WHERE 15 FEET IS REQUIRED on 0.12 acres at 976 Baronet Drive (APN 137-35-421-013), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Wolfson), will be considered administratively by the Department of Planning Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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

SCD-40835 - MINOR DEVIATION - APPLICANT/OWNER: KB HOMES, INC. - Request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 3 INCHES WHERE 15 FEET IS REQUIRED at 976 Baronet Drive (APN 137-35-421-013), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Wolfson).

MINOR REVIEW ADMINISTRATIVE: *FEBRUARY 15, 2011*

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: *ASAP*

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) 976 Baronet Drive
Project Name Kingwood Proposed Use _____
Assessor's Parcel #(s) 137-35-421-013 Ward # _____
Zoning: existing _____

PROPERTY OWNER KB Home Contact Lena Lloyd
Address 5655 Badra Avenue Phone: 266 8482 Fax: 266 8623
City Las Vegas State NV Zip 89118

WE THE UNDERSIGNED ABUTTING PROPERTY OWNERS HAVE NO OBJECTION TO THE PROPOSED:

Name	Property Address	Owner Address	Signature

Property Owner Signature

Print Name ROBERT MCGIBNEY

State of Nevada, County of Clark

Subscribed and sworn before me by Robert McGibney

This 21st day of January, 2011

C. Bilbrey

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SCP-40835

DVN-40780

Meeting Date: ADMINISTRATIVE

Total Fee - \$300.00

Date Accepted: 1-24-11

Accepted By: FS



C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 99-56809-1

MY APPT. EXPIRES JUNE 25, 2011

January 17, 2011

Christa Bilbrey
KB Home
5655 Badura Avenue
Las Vegas, Nevada 89118

Re: **SDRC Plot Plan Review** – Lots 236, 238, 242, & 312, Kingwood by
KB Home, Parcels EFG, Summerlin Village 20 (The Vistas)

Dear Christa,

The Summerlin Design Review Committee (SDRC) has reviewed and approved your submitted plot plans for the above referenced lots with the following comments:

- The plot plan for Lot 236 and 238 are approved.
- The revised plot plan for Lot 242 with the added rear patio is approved.
- The covered patio in Lot 312 encroaches into the setback by minimal amounts (0.38" - 0.83") and does not meet the required 15' setback. However the SDRC has granted a variance to allow this minor encroachment.
- We understand that any changes to the driveway curb cut locations for these lots will be coordinated with our construction department.

Copies of the stamped-approved plot plans are attached. Please let me know if you have any questions.

Sincerely,



Elizabeth Molina
SDRC

RECEIVED

JAN 26 2011

HOWARD HUGHES PLAZA

10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel. 702.791.4000

SCD-40835



February 10, 2011

City of Las Vegas
Building and Safety
333 North Rancho Drive
Las Vegas, NV 89107

RE: Administrative Deviation
Kingwood (AKA Summerlin Village 20 – Parcels E, F and G Phase 2)

To Whom It May Concern:

For your review and approval, KB Home respectfully submits this application for a deviation of the rear setback requirement on lot 312, located at 976 Baronet Drive.

We are requesting a 2.5% reduction on the rear set back only; the attached plot plan shows 14.29' where 15' is required. Although the Summerlin Design Standards allow for an 18' minimum setback to garage and 10' minimum setback to front of house, there are Village Design Guidelines for the Vistas that are more restrictive, requiring 14' minimum to the front of house. In addition, when requesting this deviation from Summerlin Design Review Committee (SDRC), their approval was contingent upon us providing a 19' garage setback instead of the 18' minimum. A copy of the Vistas Setback Criteria (Table 2A) is attached for your reference, along with the SDRC letter stating the 19' setback requirement.

There will be no impact on the adjacent neighbors or the community as this does not affect the front or side setbacks, and being a single story home will not intrude on the adjacent neighbor to the rear.

Thank you for your consideration of this request. Please feel free to contact me if you have any questions at (702) 266-8466 or cbilbrey@kbhome.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christa Bilbrey', written over a horizontal line.

Christa Bilbrey
Manager, Agency Processing
KB HOME Nevada Inc.

KB HOME NEVADA, INC | 5655 BADURA AVE | LAS VEGAS, NV 89118
TEL 702 266 8400 | FAX 702 266 8600 | KBHOME.COM

SCD-40835
REVISED

RECEIVED
FEB 10 2011

The Howard Hughes Corporation

an affiliate of General Growth Properties, Inc.

February 2, 2011

Christa Bilbrey
KB Home
5655 Badura Avenue
Las Vegas, Nevada 89118

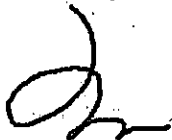
Re: **Setback Waiver Request and Approval – Kingwood by KB Home in
Parcels EFG, Summerlin Village 20 (The Vistas)**

Dear Ms. Bilbrey,

The Summerlin Design Review Committee (SDRC) has reviewed and approved a waiver request to the required 15'-0" rear setback for those lots with the single story Plan 1704. This waiver allows for a less than 8" encroachment at the 14'-0" front property line setback to architecture or at the 15'-0" rear setback from the property line providing the 19'-0" garage setback to the curb is maintained.

Please call me if you have any questions or need additional information.

Sincerely,



Elizabeth Molina
SDRC

HOWARD HUGHES PLAZA

10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004
Tel. 702.791.4000

RECEIVED
FEB 10 2011
SCD-40835

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 976 BARONET DRIVE PARCEL NO. 137-35-421-013

REC. SUBDIV: SUMMERLIN VILLAGE 20 - PARCELS E, F, AND G PHASE 2 ZONE SF3

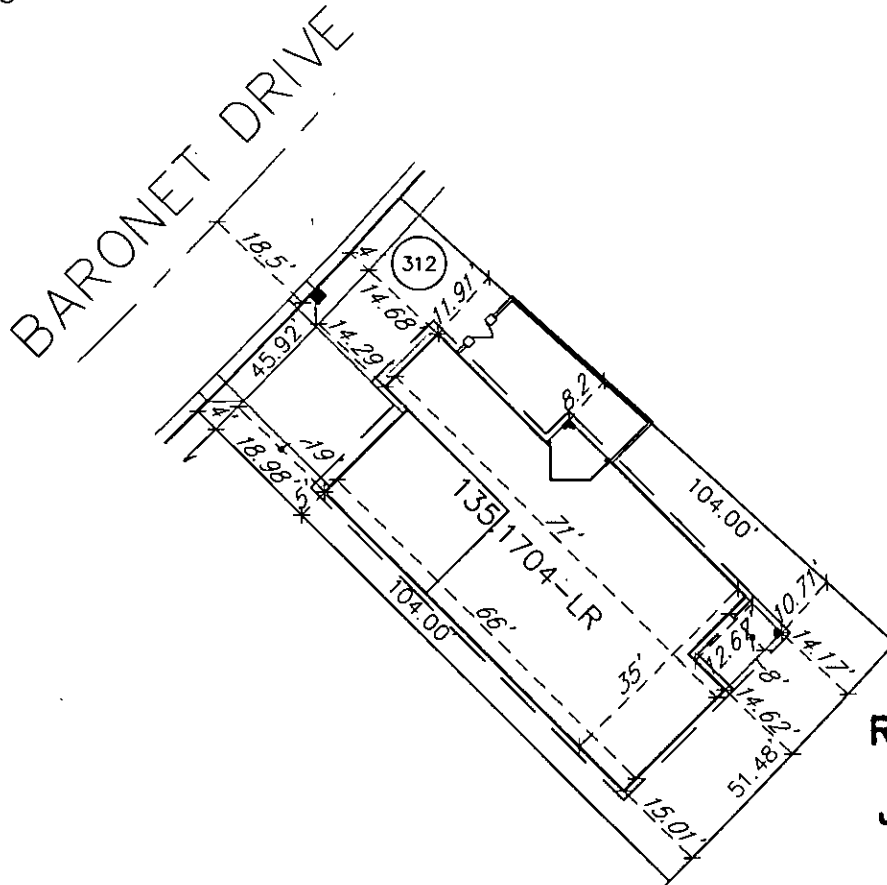
PLAN CHECK: 40233A LOT 312 BLOCK 3 BOOK 127 PAGE 60

APPROVAL FOR: SFD ☒ PATIO COVER ☒ BALCONY ☐ ONLY**KBHOME**

SM

5655 Badura Avenue
Las Vegas, NV 89118
(702) 266-8400

SCALE: 1"=30'



RECEIVED

JAN 26 2011

1 - STORY
SCD-40835

KB HOME

CONTRACTOR/AGENT/OWNER

CONTACT NAME: LENA LLOYD

CONDITIONS:

PLANNING DEPARTMENT

DATE

LAND DEVELOPMENT

DATE

35537

STATE LICENSE NO.

PHONE NO. 266-8400

C11-10536-B-054445

CITY LICENSE NO.

FAX NO. 266-8623

BUILDING DEPARTMENT

DATE

I hereby certify that I have reviewed this application and the proposed plans and have found that the proposed development meets the requirements of the City of Las Vegas Flood Hazard Reduction Ordinance for the issuance of This Development Permit.

KINGWOOD

LAS VEGAS DIVISION

REV. 11/02/10

HACIENDA "J" ELEVATIONS

MATERIALS	MFG.	SCHEME 1	SCHEME 2	SCHEME 3
PRIMARY FIELD	SHERWIN WILLIAMS	SW 6106	SW 6108	SW 1061
ACCENT	SHERWIN WILLIAMS	SW 6062	SW 6216	SW 6993
FASCIA/TRIM	SHERWIN WILLIAMS	SW 2016	SW 7502	SW 6040
SECONDARY FIELD GARAGE DOOR	SHERWIN WILLIAMS	SW 7538	SW 7536	SW 6085
ROOF TILE	MONIER 'S' TILE	1BCCS6464	1BCCS3601	1BCCS3940

NORTHERN EUROPEAN "K" ELEVATIONS

MATERIALS	MFG.	SCHEME 4	SCHEME 5	SCHEME 6
PRIMARY FIELD	SHERWIN WILLIAMS	SW 6099	SW 7638	SW 7519
ACCENT	SHERWIN WILLIAMS	SW 7624	SW 7675	SW 6033
FASCIA/TRIM	SHERWIN WILLIAMS	SW 7633	SW 2139	SW 7514
SECONDARY FIELD	SHERWIN WILLIAMS	SW 7506	SW 7635	SW 7037
GARAGE DOOR	SHERWIN WILLIAMS	SW 6099	SW 7635	SW 7037
STONE	CULTURED STONE	ASPEN COUNTRY LEDGE	BUCK'S COUNTY COUNTRY LEDGE	CHARDONNAY SOUTHERN LEDGE
ROOF TILE	MONIER FLAT TILE	1FACS3958	1FACS5354	1FACS3958

SOUTHERN EUROPEAN "L" ELEVATIONS

MATERIALS	MFG.	SCHEME 7	SCHEME 8	SCHEME 9
PRIMARY FIELD	SHERWIN WILLIAMS	SW 7721	SW 7704	SW 7039
SECONDARY FIELD	SHERWIN WILLIAMS	SW 7536	SW 6066	SW 7513
ACCENT	SHERWIN WILLIAMS	SW 6013	SW 7749	SW 2856
FASCIA/TRIM	SHERWIN WILLIAMS	SW 2180	SW 6082	SW 7502
GARAGE DOOR	SHERWIN WILLIAMS	SW 7721	SW 6066	SW 7513
STONE	CULTURED STONE	CHARDONNAY SOUTHERN LEDGE	FOG SOUTHERN LEDGE	BUCK'S COUNTY COUNTRY LEDGE
ROOF TILE	MONIER VILLA TILE	1VICS6464	1VICS0431	1VICS3940

** ALL COLOR LOCATIONS TO BE DETERMINED BY COLOR KEYS; GENERATED BY KB HOME ARCHITECTURE.

7/27/10: SCHEMES 2 AND 8 UPDATED LIGHTENED PER OESIGN REVIEW GUIDELINES

9/23/10: CROSSED OVER TO SHERWIN WILLIAMS

11/2/10: CHANGED ROOF TILE FOR "L" ELEVATIONS TO MONIER VILLA SERIES.

RECEIVED

JAN 24 2011

City of Las Vegas

Inst #: 201006020003015

Fees: \$16.00 N/C Fee: \$25.00

RPTT: \$19788.00 Ex: #

06/02/2010 01:33:00 PM

Receipt #: 373559

Requestor:

FIRST AMERICAN TITLE HOWARD

Recorded By: GILKS Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 137-35-419-027, et al.

WHEN RECORDED, MAIL TO,
AND MAIL TAX STATEMENTS TO:

KB HOME NEVADA INC.
Attn: Ms. Elizabeth Parker
5655 Badura Avenue
Las Vegas, NV 89118

Escrow No. NCS-438682-HHLV

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KINGWOOD CROWN SERIES, LLC, a Nevada limited liability company, whose address is 12A Sunset Way, Suite 116, Henderson, Nevada 89014,

does hereby GRANT, BARGAIN, and SELL to

KB HOME LV KINGWOOD LLC, a Delaware limited liability company, whose address is 5655 Badura Avenue, Las Vegas, Nevada 89118,

the real property situated in the County of Clark, State of Nevada, legally described as set forth on Schedule 1 attached hereto and incorporated by this reference.

TOGETHER with all tenements, hereditaments and appurtenances, including, without limitation, easements, ditch rights, water stock, mineral and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, and all rights, title and interests of Grantor in and under all covenants, conditions, restrictions, reservations, easements and other matters of record.

[Signatures on following page]

RECEIVED

JAN 26 2011

Dated: June 1, 2010

KINGWOOD CROWN SERIES, LLC,
a Nevada limited liability company

By: R/S Development, LLC, its Manager

By: R/S Construction Corp.,
its Sole Member

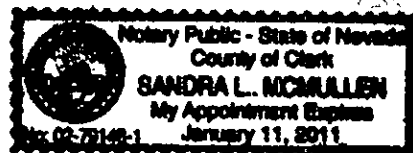
By: [Signature]
Randall T. Schaefer
President

STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on June 1, 2010
by Randall T. Schaefer as President of R/S Construction Corp., as Sole Member of
R/S Development, LLC, as Manager of Kingwood Crown Series, LLC.

[Signature]
Signature of Notarial Officer
My commission expires: Jan 11, 2011



Sandra L. McMullen
Appt # 02-79148-1
exp Jan. 11, 2011

Exhibit "A"

Legal Description

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL NO. 1:

LOTS 27, 32 OF BLOCK 2 AND LOT 300 OF BLOCK 3 AS SHOWN ON THE FINAL MAP OF SUMMERLIN VILLAGE 20 - PARCELS E, F AND G - PHASE 1, ON FILE IN BOOK 121 OF PLATS, PAGE 95, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL NO. 2:

LOTS 34 THROUGH 38, 42, 43 OF BLOCK 2; LOTS 309 THROUGH 312 OF BLOCK 3; LOTS 99 THROUGH 103, 106 THROUGH 108 OF BLOCK 4; LOTS 233 THROUGH 245 OF BLOCK 6; LOTS 317 THROUGH 321 OF BLOCK 8 AS SHOWN ON THE FINAL MAP OF SUMMERLIN VILLAGE 20 - PARCELS E, F, AND G - PHASE 2, ON FILE IN BOOK 127 OF PLATS, PAGE 60, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOT A REPRODUCIBLE COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 137-35-419-027, et al.
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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$3,880,000.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$3,880,000.00
d) Real Property Transfer Tax Due \$19,788.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

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: [Signature]

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kingwood Crown Series, LLC
Address: 12A Sunset Way Suite 116
City: Henderson
State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KB Home LV Kingwood, LLC
Address: 5655 Badura Avenue
City: Las Vegas
State: NV Zip: 89118

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

First American Title Insurance
Company National Commercial
Print Name: Services
Address: 2490 Paseo Verde Parkway, #100
City: Henderson

File Number: NCS-438682-HHLV mf/mf
State: NV Zip: 89074

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

LEGAL DESCRIPTION

Lot 312 as shown on the final map of "Summerlin Village 20 – Parcels E, F and G – Phase 2" on file in book 127 page 60 in Clark County Recorder's office, Clark County, Nevada.

RECEIVED

JAN 26 2011

KB HOME LAS VEGAS INC.
UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS
TO CORPORATE ACTION WITHOUT A MEETING

Pursuant to Section 78.315 of the General Corporation Law of Nevada and the Bylaws of this Corporation, the undersigned Directors of KB HOME Las Vegas Inc., a Nevada corporation (this "Corporation"), constituting all members of the Board of Directors of this Corporation, do hereby unanimously consent in writing to and do adopt the following resolutions, effective as of the 5th day of March, 2010:

Election of Officers/Signing Authority

BE IT RESOLVED, that, notwithstanding any prior elections or designations, the following officers and/or employees of this Corporation be, and each hereby is elected or designated to the position corresponding to their respective name below, to serve at the pleasure of the Board of Directors until such time as his or her successor is duly elected and qualified, or until his earlier death, promotion, resignation, termination or removal, and that each is authorized to act on behalf of this Corporation; provided, however, that such authority shall be limited to such authority as may be provided herein below and to other ordinary course of business transactions relating to the operations of this Corporation as indicated herein below:

James D. Widner	President
Robert McGibney	Senior Vice President
Manny Pattini	Senior Vice President, Land
William R. Hollinger	Vice President, CFO and Assistant Secretary
Kelly Masuda	Vice President and Treasurer
Timothy M. Sprague	Vice President, Finance
Tony Richelieu	Secretary
Cory F. Cohen	Assistant Secretary
Ross A. Kay	Assistant Secretary
John McLaurry	Assistant Secretary and Designated Broker
Jennifer D. Murray	Assistant Secretary
David B. Simons	Assistant Secretary

RESOLVED FURTHER, that any one of the following persons, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all documents deemed by such person to be necessary or appropriate in connection with the disposition and/or acquisition and development of real property by this Corporation, including, but not limited to, land purchase and sale agreements, purchase and sale agreements related to lots and residential dwellings, amendments, assignments, escrow instructions, grant deeds, promissory notes, deeds of trust, maps, agreements, municipal bond transactions and related documents:

Any one of:

James D. Widner

Any two of:

Manny Pattini
 Robert McGibney

RECEIVED

JAN 24 2011

City of Las Vegas

Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all documents deemed by such person necessary or appropriate in connection with this Corporation's land improvement and development activities including but not limited to, easements, development agreements, applications for land development approvals and subdivision approvals, declarations of covenants, conditions and restrictions, subdivision and tract maps and exhibits thereto and supporting documents:

Manny Pattini
Robert McGibney
Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver all contracts, deeds, notes, deeds of trust, agreements and other documents to convey title to residential dwellings standing in the name of this Corporation:

Any one of:

James D. Widner

Any two of:

Manny Pattini
Robert McGibney
Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all master subcontract agreements and related documents with respect to the construction of improvements on real property:

Robert McGibney
Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, appointed and designated as an authorized agent to sign, execute and deliver for and on behalf and in the name of the Corporation any and all material purchase agreements, subcontract work agreements and related documents with respect to the construction of improvements on real property:

Robert McGibney
Timothy M. Sprague

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all master service agreements and related documents with respect to the marketing, sales and management of real property:

Timothy M. Sprague
John McLaury

RESOLVED FURTHER, that any one of the following persons, acting alone, be, and each hereby is, authorized and empowered on behalf and in the name of this Corporation to execute, acknowledge and deliver any and all master consultant agreements and related documents with respect to development of real property:

Manny Pattini
Robert McGibney
Timothy M. Sprague

RESOLVED FURTHER, that any two of the following officers and/or employees, acting together, be, and they hereby are, authorized to sign, execute and deliver for and on behalf of this Corporation such documents to establish and to draw checks upon the bank accounts of this Corporation for contract-related disbursements only (including, but not limited to (a) subcontractors, suppliers, and vendors with a properly authorized contract with this Corporation, where such disbursements are authorized by work orders or purchase orders or (b) recurring payments such as office rent or other leases with a properly executed supporting document) to receive and disburse funds, to sign vouchers and other documents with respect to construction loans of this Corporation:

James D. Widner
Robert McGibney
Timothy M. Sprague
John McLaury

Any non-contract-related disbursements in excess of \$1,000 must be approved in writing by the then incumbent President of this Corporation.

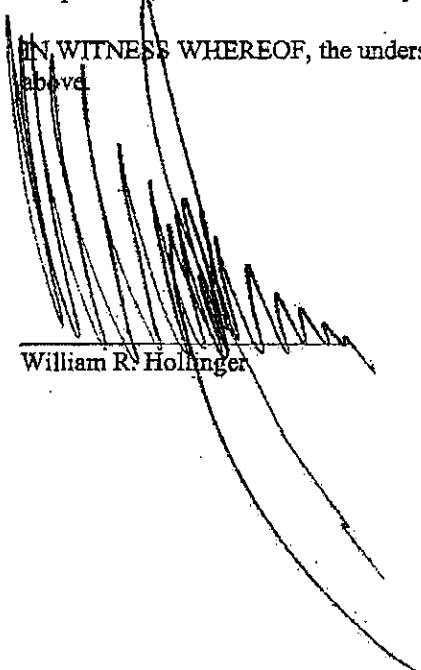
RESOLVED FURTHER, that James D. Widner, acting alone, and each of Manny Pattini, Robert McGibney and Timothy M. Sprague, acting as any two together, be, and in each case as specified in this resolution, they hereby are, authorized and empowered to act on behalf of this Corporation in its capacity as a member of any limited liability company or as a partner of any partnership in which this Corporation owns an interest; *provided*, that the Secretary is authorized to form any such limited liability company or partnership and to perform any acts the Secretary is authorized to perform under any applicable limited liability or partnership operating agreement.

RESOLVED FURTHER, that James D. Widner, President [Regional President] of this Corporation be, and each hereby is, authorized, empowered and directed, for and on behalf of this Corporation, to take such further actions and to do all such further things which he may deem necessary and appropriate to accomplish the purpose and to effectuate the intent of the foregoing resolutions.

RESOLVED FURTHER, that any and all documents executed or actions undertaken by any officers or employees listed in the foregoing resolutions between February 11, 2010 and the date hereof substantively within the scope of their authority as designated above be, and they hereby are, ratified, confirmed and approved.

DECLARE, that this action is taken pursuant to the corporate law of Nevada and the By-Laws of this Corporation, and shall be inserted by the Secretary in the Minute Book of this Corporation.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the date first written above



William R. Hollinger

James D. Widner

DECLARE, that this action is taken pursuant to the corporate law of Nevada and the By-Laws of this Corporation, and shall be inserted by the Secretary in the Minute Book of this Corporation.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the date first written above.

William R. Hollinger

James D. Widner
James D. Widner