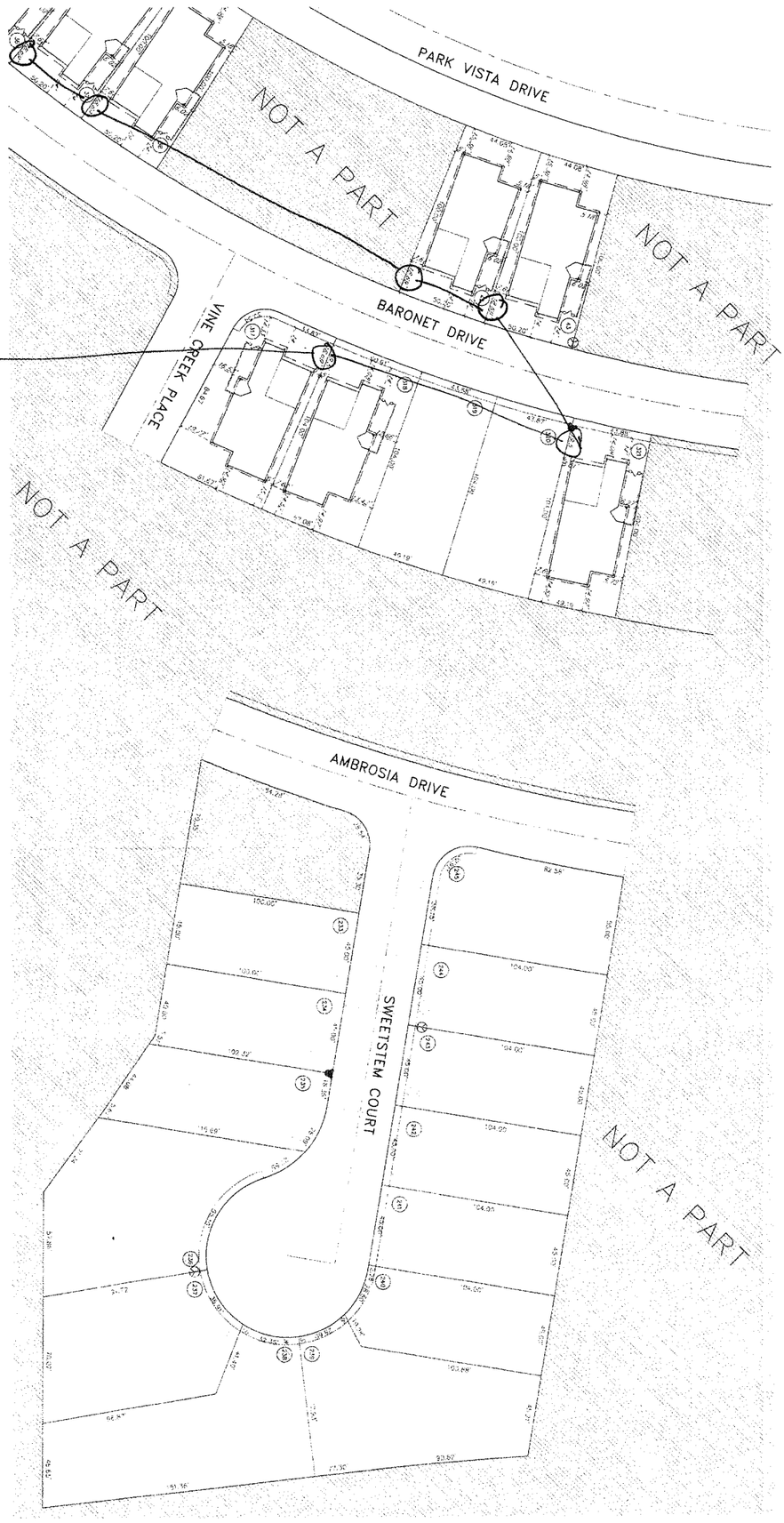


minimum 19'-0" to garage.

1" = 30'

KINGWOOD

135.1704 PLAN WAIVER EXHIBIT

KBHOME SM

5665 Bacara Avenue
Las Vegas, NV 89118

RECEIVED
MAR 29 2011

MAR 29 2011

SHEET 1

1" = 20'

135.1704 PLAN WAIVER EXHIBIT

KINGWOOD

KBHOME SM

5635 Boulder Avenue
Las Vegas, NV 89118

NOT A PART

BARONET DRIVE

CROWN FOREST STREET

PARK VISTA DRIVE

REDUCE TO 19'-0" MAX TO ALLOW REAR SET BACK TO BE CHANGE TO 15'-0". MINOR ENCROACHMENT MAY EXIST ON 10'-0" SET BACK TO ARCHITECTURAL THIS IS PREFERED SOLUTION

MAINTAIN 19'-0" MIN TO GARAGE EVEN IF IT CHANGES ENCROACHMENT INTO 15'-0" REAR IS OUR PREFERRED SOLUTION

RECEIVED
MAR 29 2011

SHEET

1" = 20'

KINGWOOD

135.1704 PLAN WAIVER EXHIBIT

KBHOME SM

5665 Badura Avenue
Las Vegas, NV 89118

SCD-41017

DRAWING 1 SHT 1 OF 1

RECEIVED
FEB 17 2011

KINGWOOD

OVERALL SITE EXHIBIT

NEVADA

LEGEND

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

KBHOME
3883 HOWARD HUGHES PARKWAY, SUITE 800
LAS VEGAS, NEVADA 89169
PHONE: (702) 784-4000
FAX: (702) 364-6823
SN

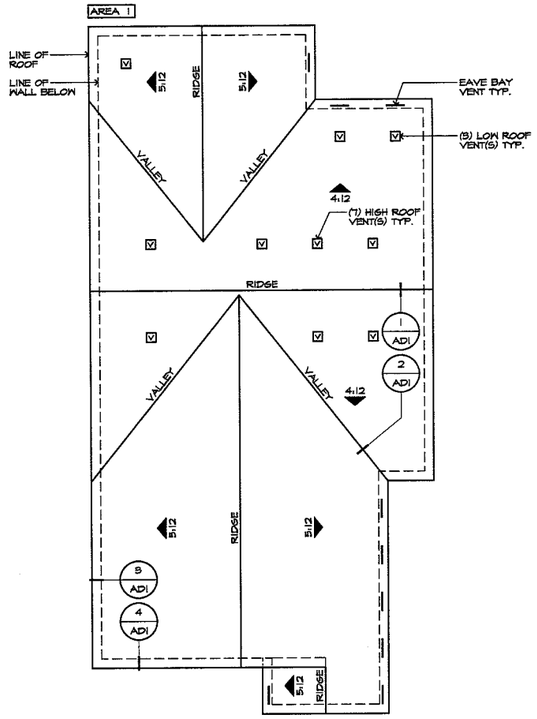
RCI Engineering
3883 Howard Hughes Parkway, Suite 800, Las Vegas, NV 89169
PHONE (702) 784-4000 FAX (702) 784-4001

DATE: May 11, 2010
HORIZ. SCALE: 1"=80'
VERT. SCALE: N/A
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3010.0005

REV	DESCRIPTION	BY	APPD	DATE

SCALE 1" = 80'

80' 40' 0' 80' 160'



ROOF PLAN 'J'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

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

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

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

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 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 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	2202	SQ. FT. /300 =	734 SQ. FT.
		X 144 =	1057 SQ. IN.
		X 50% =	529 SQ. IN.

VENTILATION PROVIDED:

HIGH

(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	545 SQ. IN.

LOW

(3)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	255 SQ. IN.
(9)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED:			1156 SQ. IN.

NOTES:

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

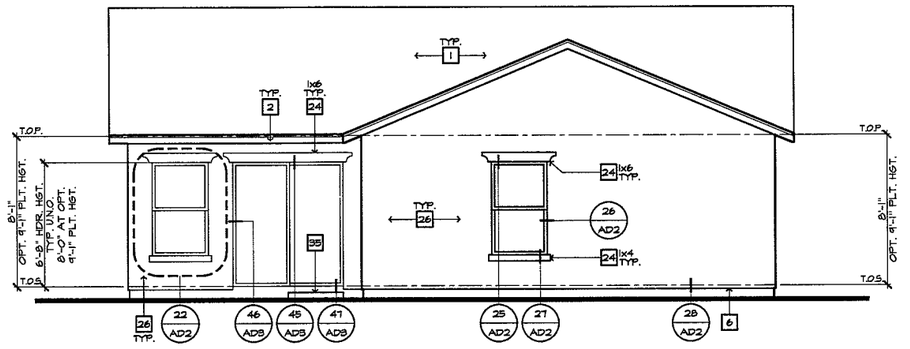
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

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 DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

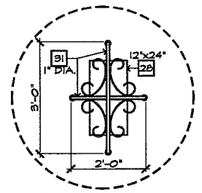
LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

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



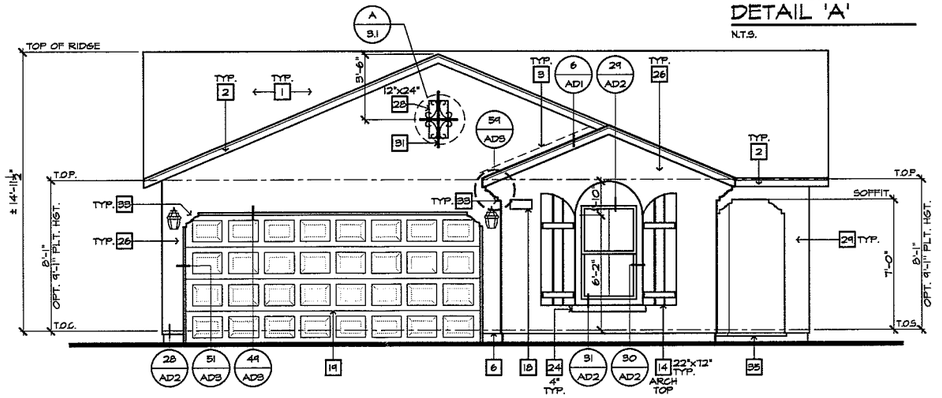
REAR ELEVATION 'J'

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



DETAIL 'A'

N.T.S.



FRONT ELEVATION 'J'

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. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/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. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/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. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/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-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/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 STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.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.

KB HOME
BUILT TO ORDER

KINGWOOD

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
FEB 17 2011

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REVIEWED BY:
P.M.
P.E.
P.A.

PLAN: 135.1704
SHEET: 3.1

CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

SCD-41017

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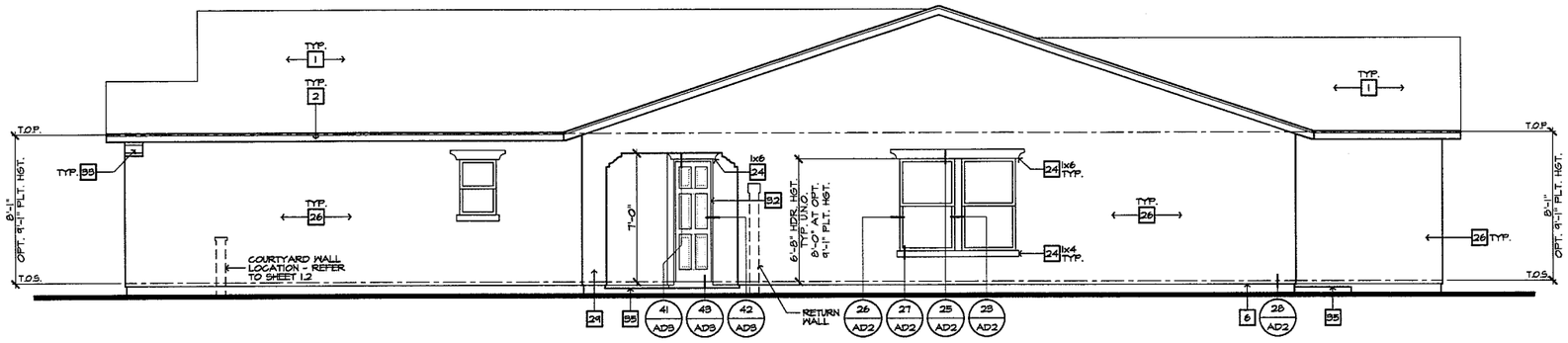
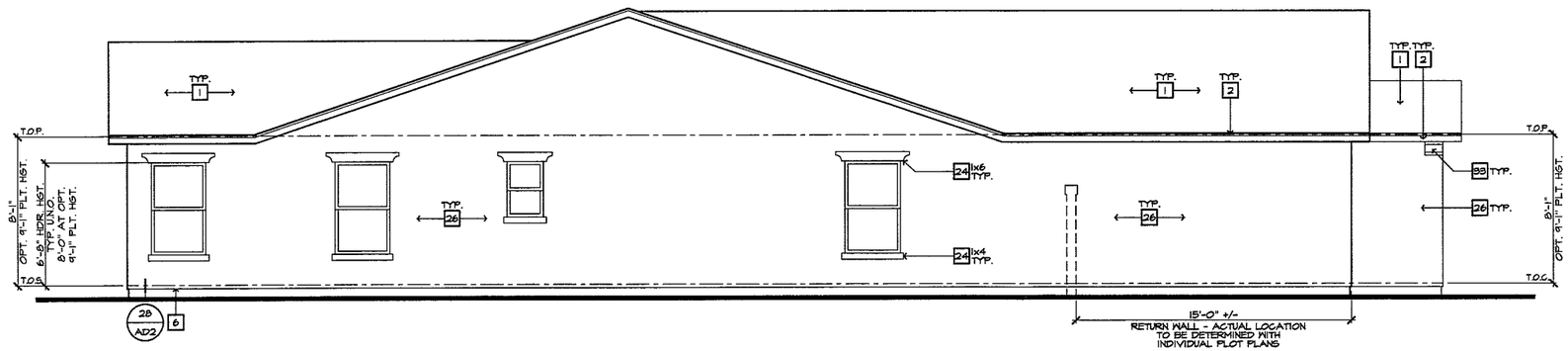
ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/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. T5/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. B5 & B6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. B5 & B6/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. B4/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. 6" DIA. DECORATIVE TILE - REFER TO DTL. B8/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B7/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 STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.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.



RIGHT ELEVATION 'J'

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



LEFT ELEVATION 'J'

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

KB HOME
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KINGWOOD

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:

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FEB 17 2011

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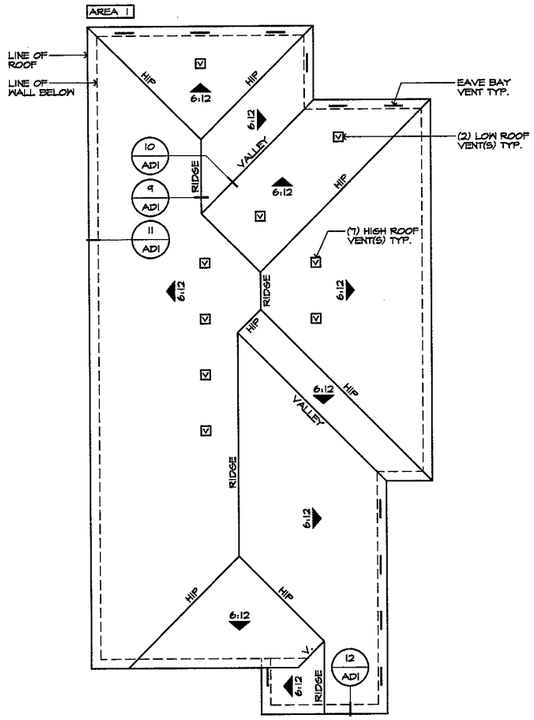
REVIEWED BY:
PLAN
SHEET
ELEV
OPT
PLOT

PLAN: 135.1704
SHEET: 3.2

SCD-41017

CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES



ROOF PLAN 'K'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ER-1647).

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.

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

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 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 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN			
VENTILATION REQUIRED:			
ATTIC AREA	2202	SQ. FT. /300 =	7.34 SQ. FT.
		X 144 =	1057 SQ. IN.
		X 50% =	529 SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(7)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	595 SQ. IN.
LOW			
(2)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	170 SQ. IN.
(11)	EAVE VENT BAY(S) AT	94 SQ. IN. EA. =	1034 SQ. IN.
TOTAL VENTILATION PROVIDED:			1199 SQ. IN.

NOTES:

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

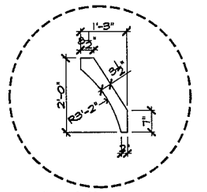
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

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 DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

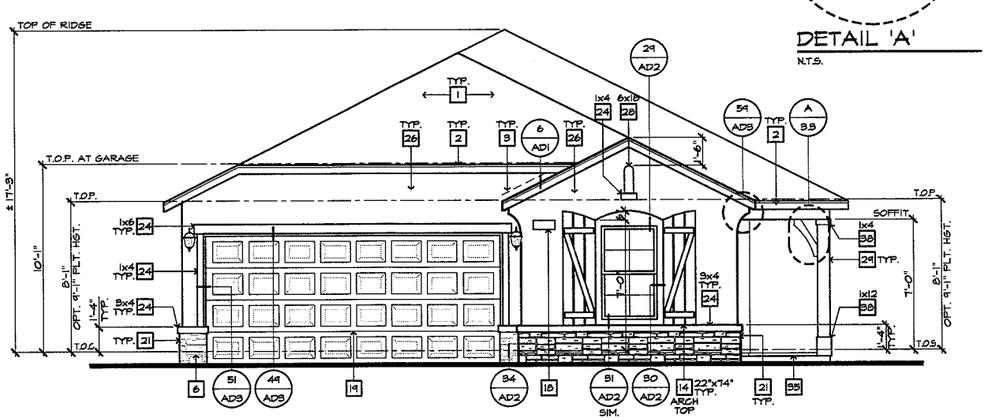
LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

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



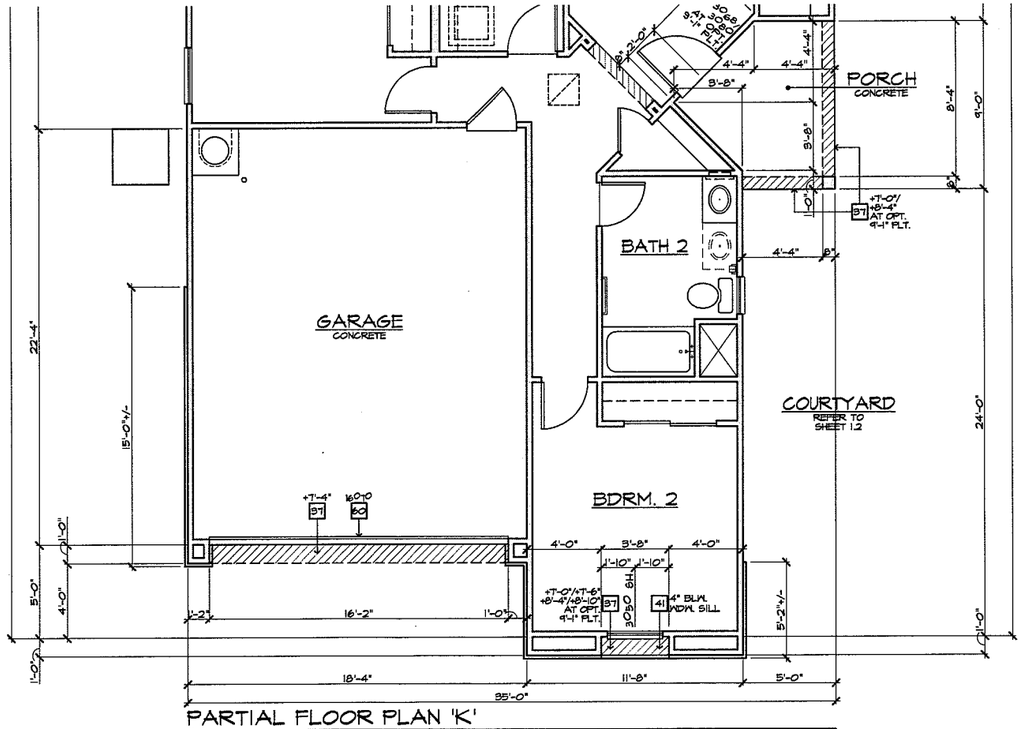
DETAIL 'A'

N.T.S.



FRONT ELEVATION 'K'

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



PARTIAL FLOOR PLAN 'K'

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. 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. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTL.5, 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTL.5, 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. 6" 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 KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
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 WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.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.

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. RESERVED.
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING.
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER.
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
51. +38" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4.
53. COATS W/ WIRE SHELF - DTL. 55/AD3
54. LINEN WITH (3) 12" DEEP WIRE SHELVES, U.N.O.
55. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
57. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
58. 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 WALL.
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 W.H. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 72/AD4.
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN.
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN.
54. ½" 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 ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2.
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED 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 R301.5).

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

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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:

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REVISED BY:
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PLAN: 135.1704
SHEET: 3.3

CITY OF LAS VEGAS
MATISSE SPEC
35' OPEN SERIES

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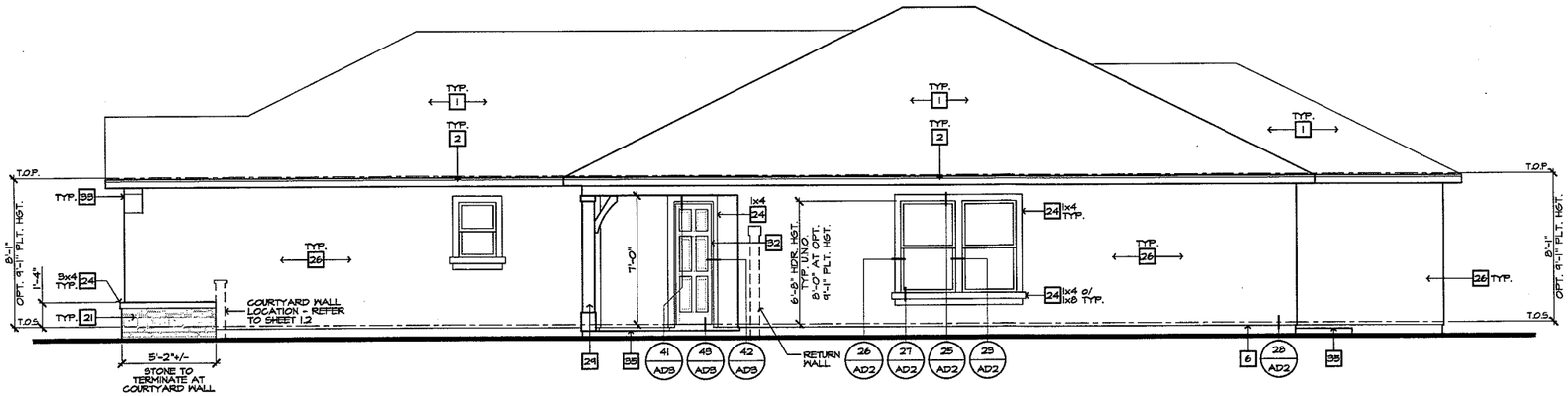
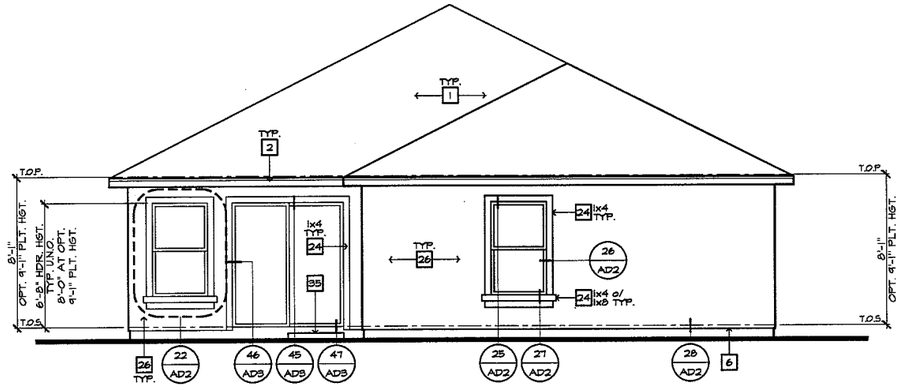


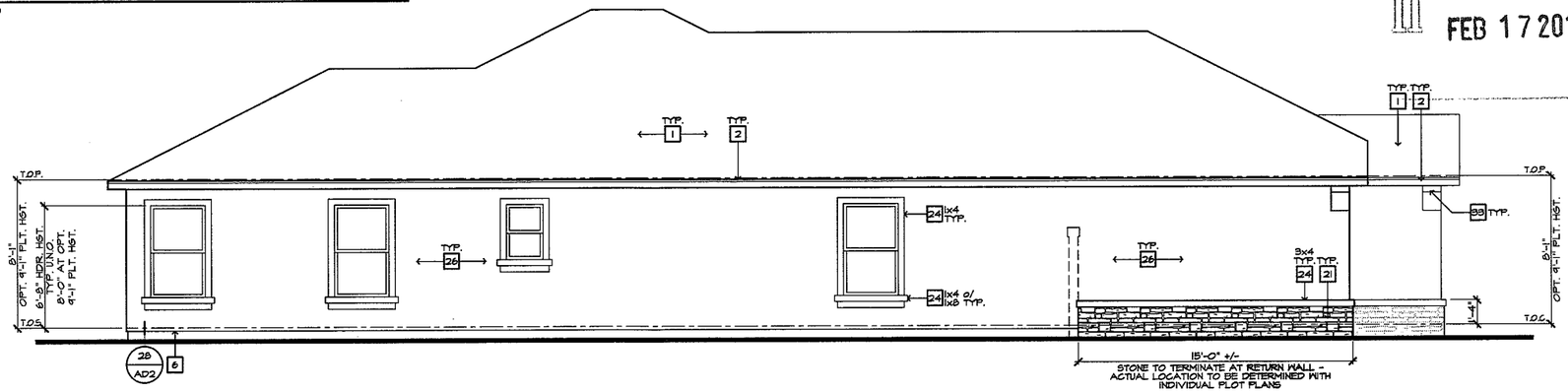
RIGHT ELEVATION 'K'

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



REAR ELEVATION 'K'

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



LEFT ELEVATION 'K'

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.I. FLASHING.
4. 6.I. FLASHING @ SADDLE/ CRICKET
5. 6.I. DIVERTER.
6. 6.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"X12" 6.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X18" 6.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. 6.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. T5/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. B5 & B6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. B5 & B6/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. 6" DIA. DECORATIVE TILE - REFER TO DTL. B8/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/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 STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.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.

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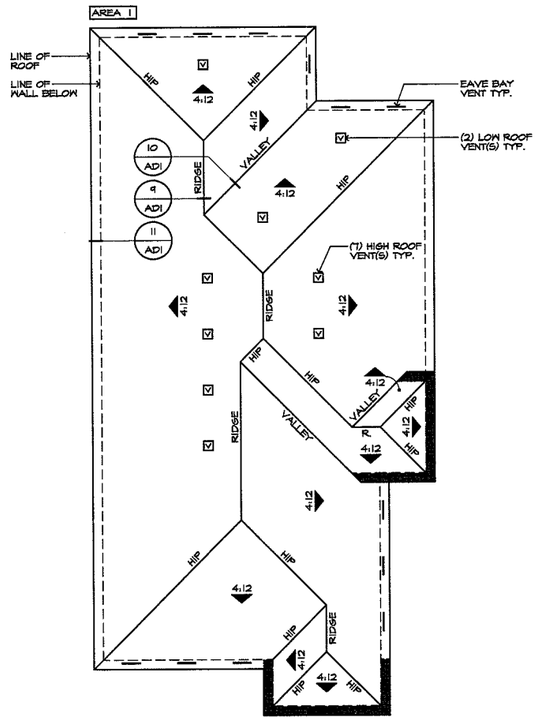


ROOF PLAN 'L'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

ROOF PLAN NOTES

4:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

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

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.

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

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 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 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	2202	SQ. FT. /300 =	7.34 SQ. FT.
		X 144 =	1057 SQ. IN.
		X 50% =	529 SQ. IN.

VENTILATION PROVIDED:

HIGH

(7)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	595 SQ. IN.

LOW

(2)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	170 SQ. IN.
(12)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	408 SQ. IN.
TOTAL VENTILATION PROVIDED:			1173 SQ. IN.

NOTES:

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

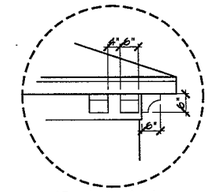
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

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 DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

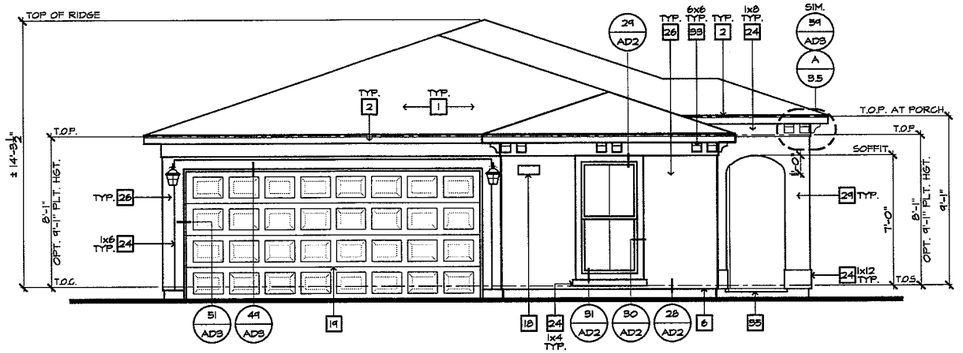
LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

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



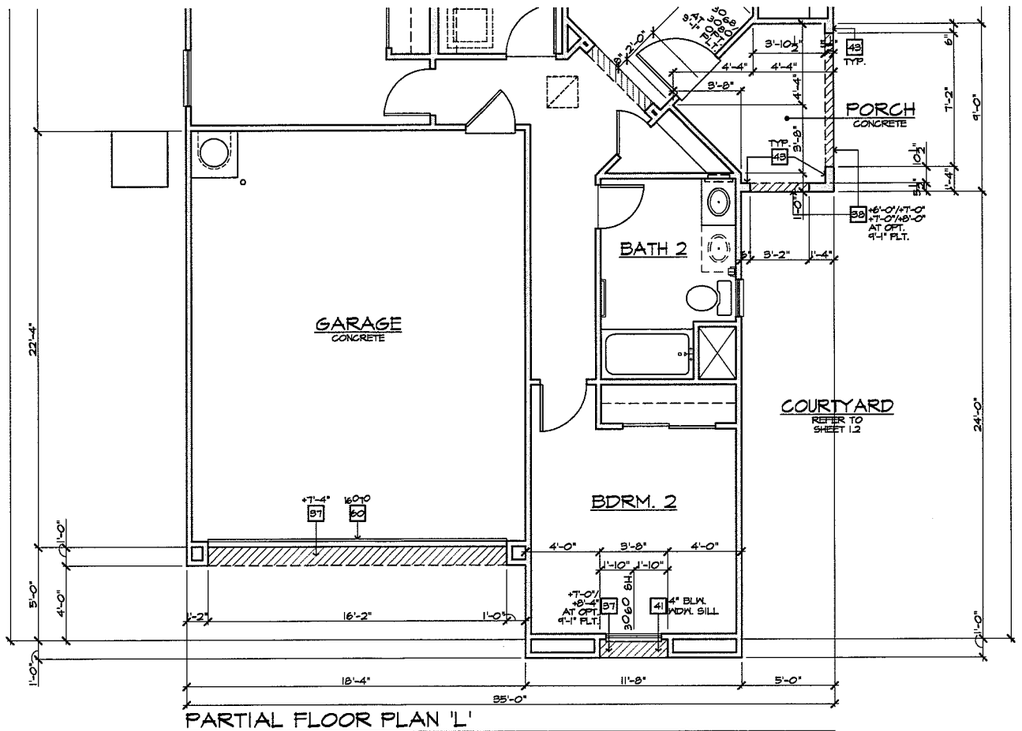
DETAIL 'A'

N.T.S.



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. 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. 75/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. 6" 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 KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944).
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 WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL U.N.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.

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ CLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. RESERVED.
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING.
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER.
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +38" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4.
22. GOATS W/ WIRE SHELF - DTL. 99/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES, U.N.O.
24. WARDROBE W/ WIRE SHELF - DTL. 99/AD3.
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
27. LOW WALL - REFER TO PLAN FOR HEIGHT.
28. LOCATION OF PLUMBING WASTE DROP FROM ABOVE.
29. 2x6 WALL.
30. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL.
31. DOUBLE 2x4 WALL.
32. LINE OF FLOOR ABOVE.
33. LINE OF FLOOR BELOW.
34. ROUTE OF MH. "B" VENT FROM BELOW (U.P.C. TABLE 5-3)
35. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 72/AD4.
36. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN.
37. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN.
38. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2.
39. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R302.2.
40. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
41. MATERIAL TO ROOF SHEATHING
42. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
43. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
44. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

NOTE:
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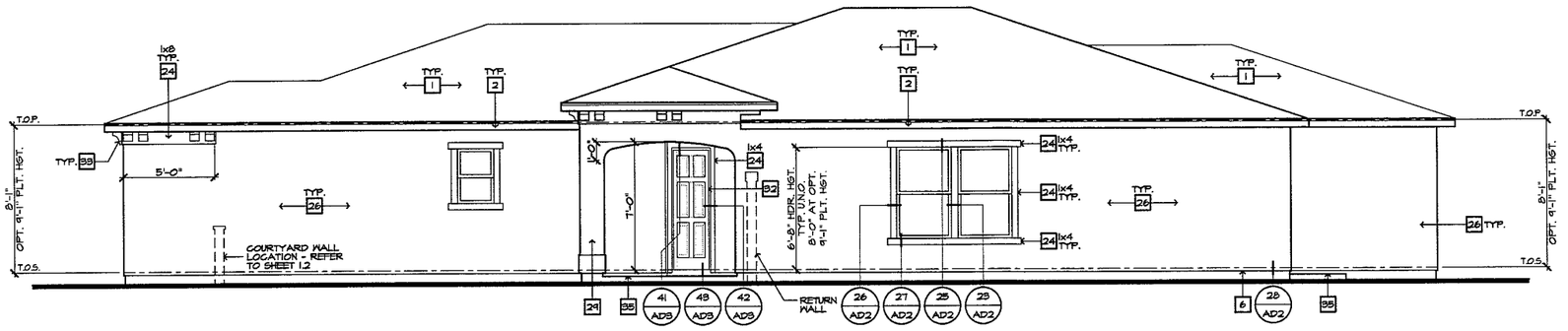

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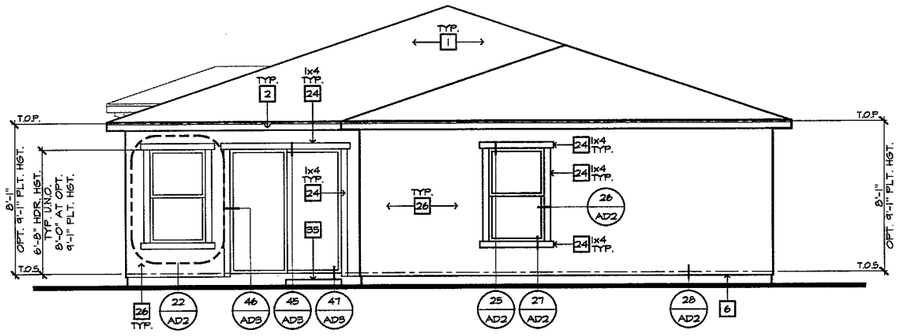

REAR ELEVATION 'L'

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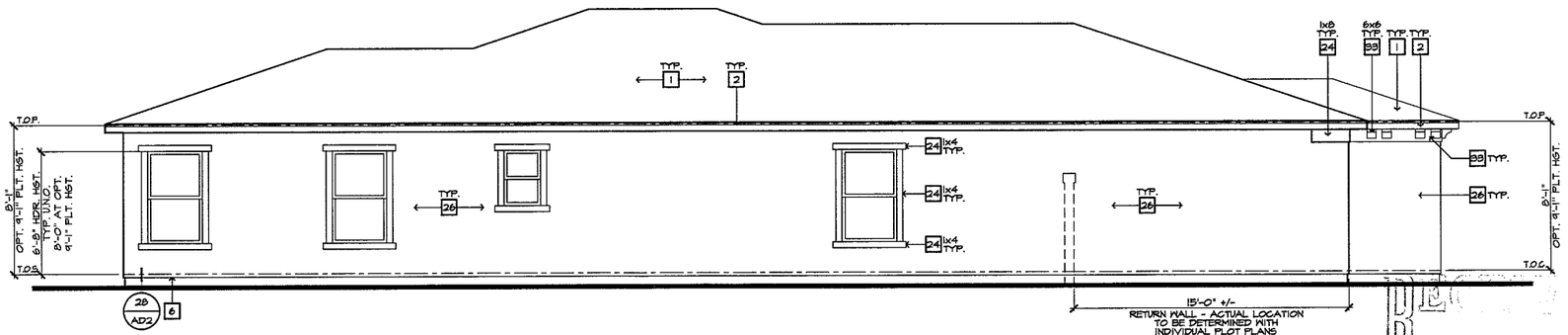

LEFT ELEVATION 'L'

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. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/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. 7/5/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/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. 3A/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. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 3'1/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
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36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. FLAT SOFFIT
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
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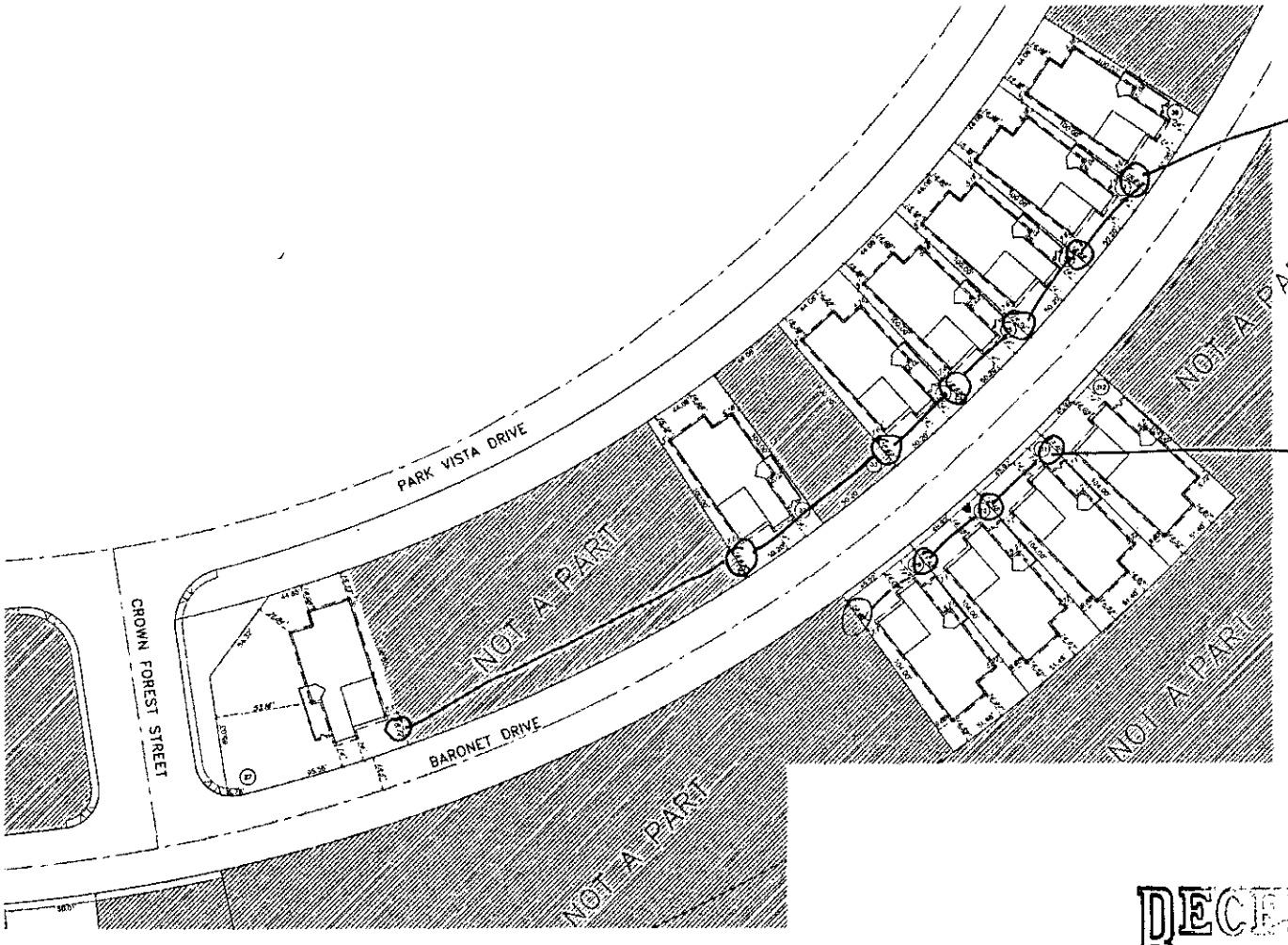

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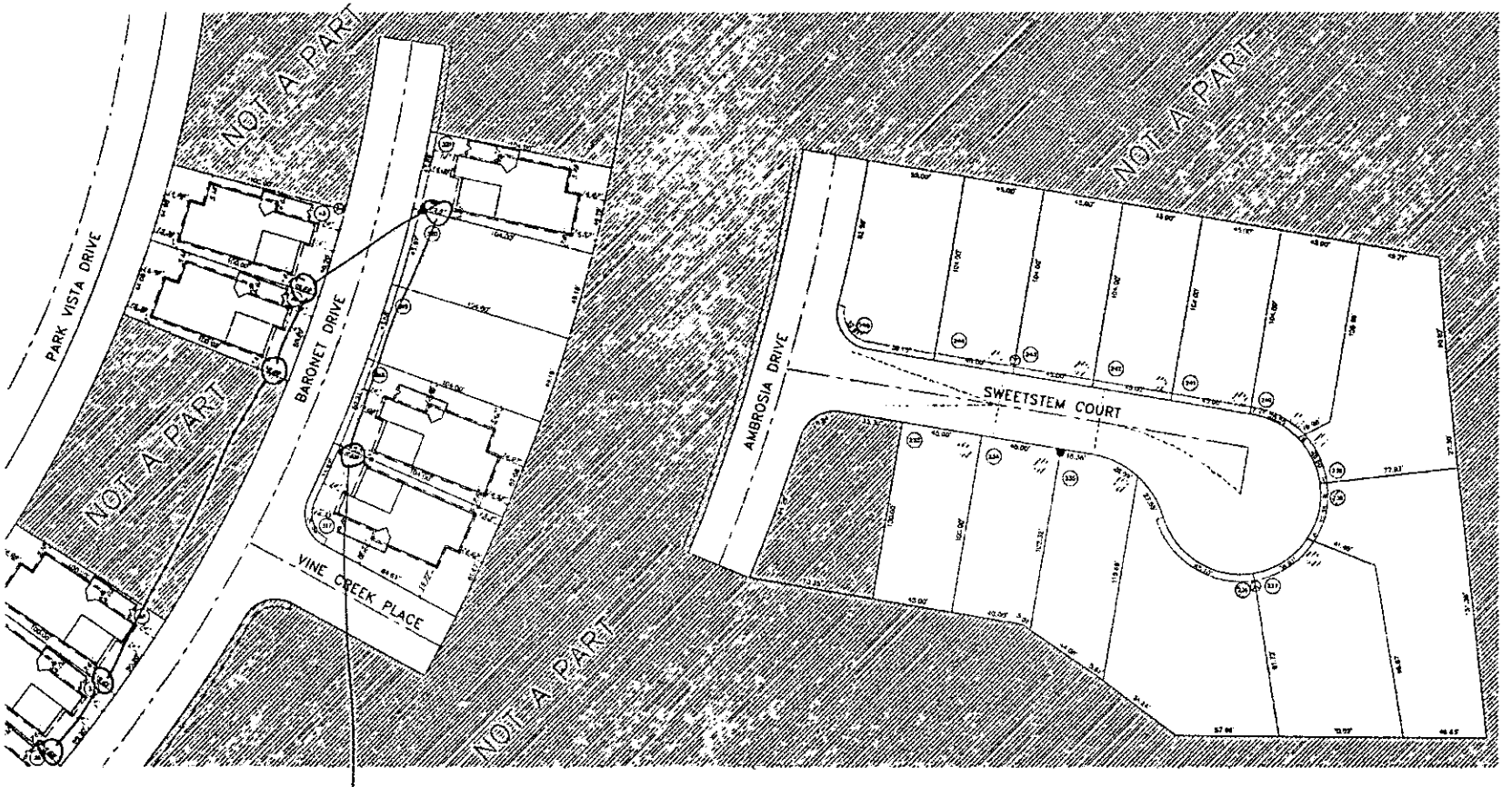
1
of 3



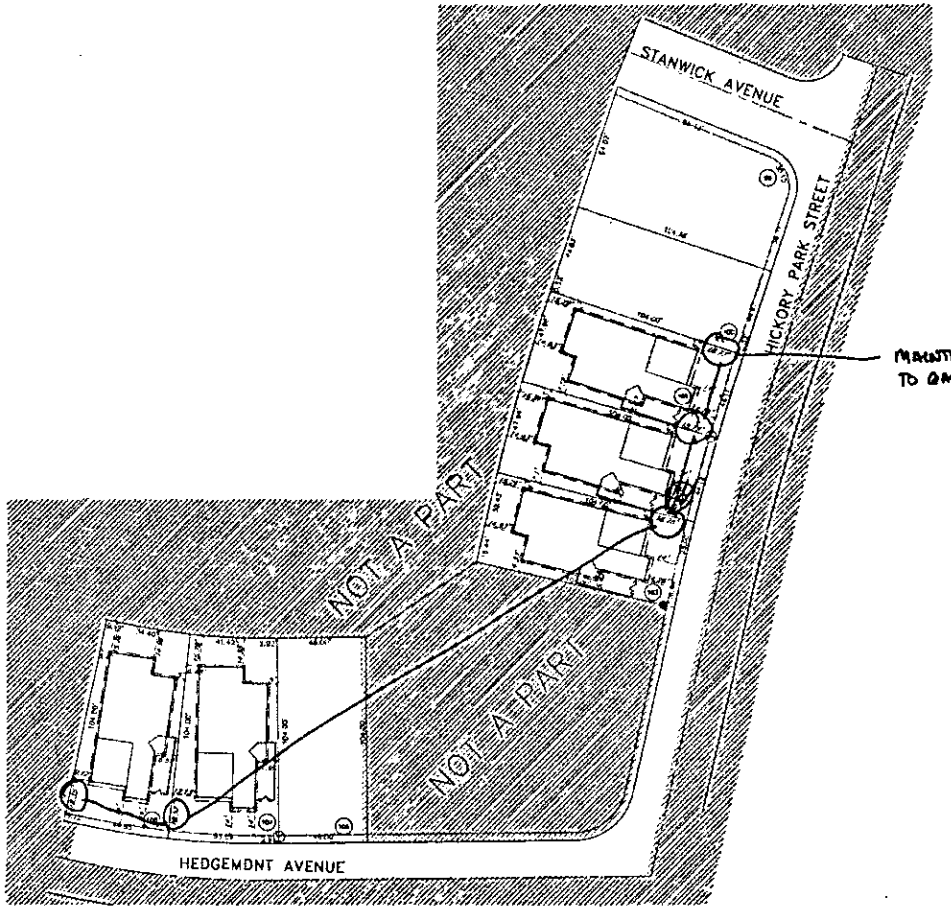
RECEIVED
MAR 29 2011
SCD-41017

1"=30'

KBHOME
5655 Badura Avenue
Las Vegas, NV 89118

KINGWOOD
1351704 PLAN WAIVER EXHIBIT

SHEET 2 OF



RECEIVED
MAR 29 2011
SCD-41017

KBHOME
5635 Boulder Avenue
Las Vegas NV 89118

KINGWOOD
1351704 PLAN WAIVER EXHIBIT

SHEET 3

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
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

April 4, 2011

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

RE: SCD-41017 - SUMMERLIN MINOR DEVIATION
ADMINISTRATIVE CYCLE - MARCH 2011

Dear Ms. Lloyd:

Your request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 4 INCHES WHERE 15 FEET IS REQUIRED ON 33 LOTS generally located at the southeast corner of Vista Center Drive and Park Vista Drive (APNs multiple), 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:

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 is issued for one of the subject dwelling units. 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 Department of Building and Safety.

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.

This action by the Department of Planning staff on April 4, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE MINOR REVIEW DATE: MARCH 2011
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: KB HOME LAS VEGAS, INC. - OWNER: KB HOME LV KINGWOOD, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	*RECOMMENDATION*	*REQUIRED FOR APPROVAL*
SCD-41017	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SCD-41017 CONDITIONS

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 is issued for one of the subject dwelling units. 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 Department of Building and Safety.

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
MARCH 2011 - Administrative Minor Review

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site includes 33 undeveloped lots within a recorded residential subdivision. These lots are intended to include an approved single-story product that does not meet the required rear yard setback when situated on the lot so as to meet more restrictive private setback requirements. The product encroaches into the required 15-foot rear yard setback area up to eight inches. As the proposed deviation is minor, will not affect neighboring properties and the residential 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 plans for the subject lots and has granted a waiver of the rear yard setback requirement through a letter dated 02/02/11.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
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.
01/27/97	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.
01/27/97	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.

01/27/97	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 comer 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 comer 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.
02/24/11	Department of Planning staff administratively approved a Summerlin Minor Deviation (SCD-40835) to allow a rear yard setback of 14 feet 2 inches where 15 feet is required on 0.12 acres at 976 Baronet Drive within the subject subdivision.

Most Recent Change of Ownership	
06/02/10	A deed was recorded for a change in ownership on all subject APNs.

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.
12/07/10	A Plan Check (40233) was approved for a tract home model that is designed to be constructed on the subject lots. Building permits for single family dwellings on these lots have not been issued.

Pre-Application Meeting
A pre-application meeting was not required for this application, nor was one held.

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

Field Check	
03/03/11	A field check was conducted of the subject 33 lots. All sites are undeveloped but graded. Retaining and or screen walls have been constructed on most of the lots.

Details of Application Request	
Site Area	
Net Acres	3.92 (contained within 33 lots)

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 West	X		Y
Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
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:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks:			
• Front to garage face	18 Feet	19 Feet	Y
• Front to living area	10 Feet	13.33 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	14.33 Feet	N
Max. Building Height	45 Feet	12 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 Summerlin 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. The subject lots are planned to contain a single-story residential product that encroaches no more than eight inches into the rear yard setback. The setback encroachment will not negatively affect neighboring lots. The proposed model meets all other setbacks as required by the Summerlin Development Standards. Although the lots are not irregularly shaped, 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 private front yard setbacks, creating a hardship. Summerlin has granted a waiver of the rear setback requirement pursuant to a letter dated 02/02/11. Staff is therefore approving this deviation request with conditions.

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

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 7, 2011

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

RE: SCD-41017 - SUMMERLIN MINOR DEVIATION
ADMINISTRATIVE CYCLE - MARCH 2011

Dear Ms. Lloyd:

Your request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 4 INCHES WHERE 15 FEET IS REQUIRED ON 33 LOTS generally located at the southeast corner of Vista Center Drive and Park Vista Drive (APNs multiple), 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: ***DEPARTMENT OF PLANNING***

SCD-41017

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5th Floor
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC - 8th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8th Floor
*TEFO (DPW)	REBECCA WHITLOCK	DSC - 9th Floor
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC - 8th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
FIRE COMMUNICATIONS	SHARON OZUNA	400 CASINO CENTER
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
FINANACE & BUSINESS SERVICES (SEWER)	LON GRASMICK	3rd FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

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

SCD-41017 - MINOR DEVIATION - APPLICANT: KB HOME LAS VEGAS, INC. - OWNER: KB HOME LV KINGWOOD, LLC *- Request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 4 INCHES WHERE 15 FEET IS REQUIRED ON 33 LOTS generally located at the southeast corner of Vista Center Drive and Park Vista Drive (APNs multiple), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Wolfson).*

MINOR REVIEW ADMINISTRATIVE: ***MARCH 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

A/P # 41017 SUMMERLIN/SUN CITY DEVIATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/24/2011 08:06	982110	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SCD-41017 - MINOR DEVIATION - APPLICANT: KB HOME LAS VEGAS, INC. - OWNER: KB HOME LV KINGWOOD, LLC - Request for a Summerlin Minor Deviation TO ALLOW A REAR YARD SETBACK OF 14 FEET 4 INCHES WHERE 15 FEET IS REQUIRED ON 33 LOTS generally located at the southeast corner of Vista Center Drive and Park Vista Drive (APNs multiple), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Wolfson).

Parent A/P #

Project #	41017	**Project/Phase Name**	KINGWOOD SETBACKS	**Phase #**	
Size/Area	0.00	**Size Description**		**Subdivision Code**	
Proposad Start		**Proposed Stop**		**% Completed**	0.00
% Complete Formula					

Property/Site Information

Parcel 13735419027

Location

Owner/Tenant

Contact ID AC1789886 **Name** KB HOME LV KINGWOOD L L C
Mailing Address 5655 BADURA AVE **Organization** % KB HOME NV INC
City LAS VEGAS **State/Province** NV
ZIP/PC 89118-4713 **Country** ☐ **Foreign**
Day Phone (702)266-8482 x **Evening Phone**
Fax (702)266-8623 **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

1029 BARONET DR
LAS VEGAS, 89138-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13735419027
13735419032

A/P Linked Parcels

13735419049
13735421002
13735421003
13735421004
13735421005
13735421006
13735421014
13735421015
13735421016
13735717001
13735717002
13735717072
13735815064
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13735815070
13735815071
13735815072
13735815074
13735815075
13735815076
13735815081
13735815082
13735815107
13735815108
13735815109
13735815110
13735815113
13735815114
13735815115

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1789886 ☐ **Foreign**
Effective **Expire**
Name KB HOME LV KINGWOOD L L C
Day Phone (702)266-8482 x **Eve Phone** **Organization** % KB HOME NV INC
Pager **PIN #** **Position** % E PARKER
Fax (702)266-8623 **Mobile** **Profession**
E-Mail
Address 5655 BADURA AVE
LAS VEGAS, NV 89118-4713
Seasonal Addr

Valid From **To**
Comments No Comments

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0

Expiratation Date

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

There are no items in this list

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE ($0.00)	Unpaid, Waived
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(ASSIGN CASE TO A PLANNER)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Activity Review Details

Detail SUBMITTAL CHECKLIST (SCD) **Modified By** SGEBEKE **Modified Date/Time** 02/23/2011 11:54

Comments

No Comments

SUBMITTAL CHECKLIST

Submittal Checklist for Major and Minor Deviations

- Y **Application/Petition Form**
- Y **Deed and Legal Description**
- Y **Justification Letter**
- Y **Summerlin Design Approval Letter**
- Y **Site Plans**
  - **Major - (8 Folded)**
  - **Minor - (3 Folded)**
- Y **Building Elevations**
  - **Major - (3 Folded) (if applicable)**
  - **Minor - (1 Folded) (if applicable)**
- N **Statement of Financial Interest**

Additional Items for Major Deviations

- N **Pre-Application Conference Checklist**
- N **Assessors Parcel Map**
- N **Floor Plans (3 Folded) (if applicable)**
- N **Laser Print Site Plan**
- N **Laser Print Elevation (if applicable)**
- N **Laser Print Floor Plan (if applicable)**

DEVIATION

N	is this a MAJOR deviation?	if appealed to City Council, complete these items	
N	Parent Project link required?	Final City Council letter received	
N	Will this go to the City Council?	Annotated minutes received	
20	Summerlin Village		

Staff Recommendation

Meeting information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	 Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/01/2012 SGEBEKE	ADMIN 02/23/2011	SCHEDULED		0	0	0

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
MISC	MISCELLANEOUS	982110	02/24/2011 08:09		0.00
	KB Homes contact is Christa Bilbrey, 266-8466				
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED	983922	02/23/2011 11:54	02/23/2011 11:54	0.00
	SOFI will be required if not appproved administratively.				

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR ADMINISTRATIVE DEVIATION

Project Address (Location) Park Vista Street / Crown Forest Street

Project Name Kingwood **Proposed Use** _____

Assessor's Parcel #(s) 137-35-419-027 (see attached) **Ward #** _____

Zoning: existing _____

PROPERTY OWNER KB Home **Contact** Lena Lloyd

Address 5655 Badura Ave. **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 11th day of February, 20 11.

C. Bilbrey
C. Bilbrey
Notary Public in and for said County and State
My Commission Expires: 6/25/11.

C BILBREY
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 99-56809-1
MY APPT. EXPIRES JUNE 25, 2011

RECEIVED
FEB 17 2011

FOR DEPARTMENT USE ONLY

Case #	SCD-41017 ~~DVN-40992~~
Meeting Date: ADMINISTRATIVE	
Total Fee - $300.00	
Date Accepted:	2-17-11
Accepted By:	JFmio

February 16, 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 an application for a deviation for our recently acquired Kingwood community as follows:

We are requesting a 3% to 10% reduction on the rear set back only; minimum 14.52 where a 15' setback is required. This request affects 33 lots. A detailed listing is attached with the specific lots/addresses/Assessor's parcel numbers.

This request only applies to the one single story plan we offer; 135.1704. The remaining 4 two story plans will accommodate all minimum setbacks currently required.

Although we don't expect to build a single story on all 33 lots included in this request, KB Home does not pre-plot homes and instead waits until we have an approved buyer that selects the desired floorplan, so we cannot predict which lots will be built with the single story plan.

There will be no impact on the adjacent neighbors or the community as this does not affect the front or side setbacks. All applicable documentation is attached.

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,

Christa Bilbrey
Manager, Agency Processing
KB HOME Nevada Inc.

RECEIVED
FEB 17 2011

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

SCD-41017

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

RECEIVED
FEB 17 2011

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

SCD-41017

Lot	Address	APN
27	1029 Baronet Drive	137-35-419-027
32	1009 Baronet Drive	137-35-419-032
34	981 Baronet Drive	137-35-421-002
35	977 Baronet Drive	137-35-421-003
36	973 Baronet Drive	137-35-421-004
37	969 Baronet Drive	137-35-421-005
38	965 Baronet Drive	137-35-421-006
42	949 Baronet Drive	137-35-717-001
43	945 Baronet Drive	137-35-717-002
100	1061 Hickory Park Street	137-35-815-107
101	1069 Hickory Park Street	137-35-815-108
102	1077 Hickory Park Street	137-35-815-109
103	1085 Hickory Park Street	137-35-815-110
106	11208 Hedgemont Avenue	137-35-815-113
107	11212 Hedgemont Avenue	137-35-815-114
108	11216 Hedgemont Avenue	137-35-815-115
233	11225 Sweetstem Court	137-35-815-064
234	11219 Sweetstem Court	137-3S-815-065
235	11213 Sweetstem Court	137-35-815-066
237	11165 Sweetstem Court	137-35-815-068
239	11160 Sweetstem Court	137-35-815-070
240	11164 Sweetstem Court	137-35-815-071
241	11168 Sweetstem Court	137-35-815-072
243	11218 Sweetstem Court	137-35-815-074
244	11224 Sweetstem Court	137-35-815-075
245	11230 Sweetstem Court	137-35-815-076
300	1040 Baronet Drive	137-35-419-049
309	1004 Baronet Drive	137-35-421-016
310	1000 Baronet Drive	137-35-421-015
311	980 Baronet Drive	137-35-421-014
317	956 Baronet Drive	137-35-815-081
318	952 Baronet Drive	137-35-815-082
321	940 Baronet Drive	137-35-717-072

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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 Pattni	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 McLaury	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:

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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 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

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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.

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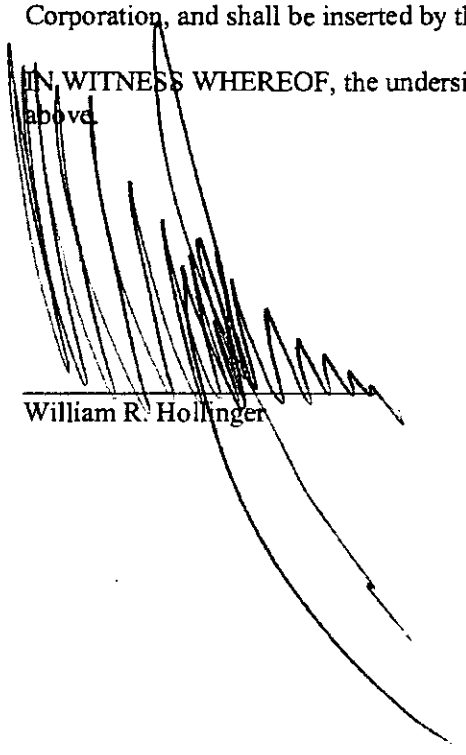
DECLARE, that this action is taken pursuant to the corporate law of Nevada and the By-Laws of this Corporation, and shall be inserted by the Secretary in the Minute Book of this Corporation.

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



William R. Hollinger

James D. Widner

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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

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LEGAL DESCRIPTION

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.

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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]

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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: _____
Randall T. Schaefer
President

STATE OF NEVADA)
)SS.
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 of Notarial Officer
My commission expires: Jan 11, 2011

Notary Public - State of Nevada
County of Clark
SANDRA L. MCMULLEN
My Appointment Expires
No: 02-79148-1 January 11, 2011

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

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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.

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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) [x] 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: _____ Capacity: Seller
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Kingwood Crown Series, LLC	Print Name: KB Home LV Kingwood, LLC
Address: 12A Sunset Way Suite 116	Address: 5655 Badura Avenue
City: Henderson	City: Las Vegas
State: NV Zip: 89014	State: NV Zip: 89118

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

Print Name: First American Title Insurance Company National Commercial Services
File Number: NCS-438682-HHLV mf/mf
Address: 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

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

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