



RESIDENTIAL RPD-6 DEVELOPMENT STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE - s.f.	6,500	108,900
DWELLING UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (ft)	NA	NA
MIN. FRONT YARD SETBACK (ft)	NA	20
MIN. SIDE YARD SETBACK (ft)	NA	20
MIN. CORNER SIDE YARD SETBACK (ft)	NA	22
MIN. REAR YARD SETBACK (ft)	NA	22
MIN. DISTANCE BETWEEN BUILDINGS	NA	32
MAX. LOT COVERAGE	NA	32
MAX. BUILDING HEIGHT (ft)	2 ST/35FT	2 ST/35FT

- KEY NOTES**
- ENTRY/EGRESS TO USD STANDARD 222A
  - AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
  - NEW 24' WIDE PAVED ROAD
  - 22' I.R. & 45' O.R. RADIUS
  - LANDSCAPE BUFFER & JOGGING TRACK
  - CLUB HOUSE
  - POOL
  - GUEST PARKING W/ H.C. SPACE
  - 18' X 9' TYP
  - TYPICAL DRIVEWAY
  - TYPICAL PRE-SPRINKLERED SINGLE FAMILY RESIDENCE
  - EXISTING 8FT HGT CMU WALL
  - NEW 8FT HGT CMU WALL W/ 20% CONTRASTING MATERIAL
  - TYPICAL COURTYARD
  - SIDEWALK
  - EXISTING FIRE HYDRANT

**BUILDING SIZES**

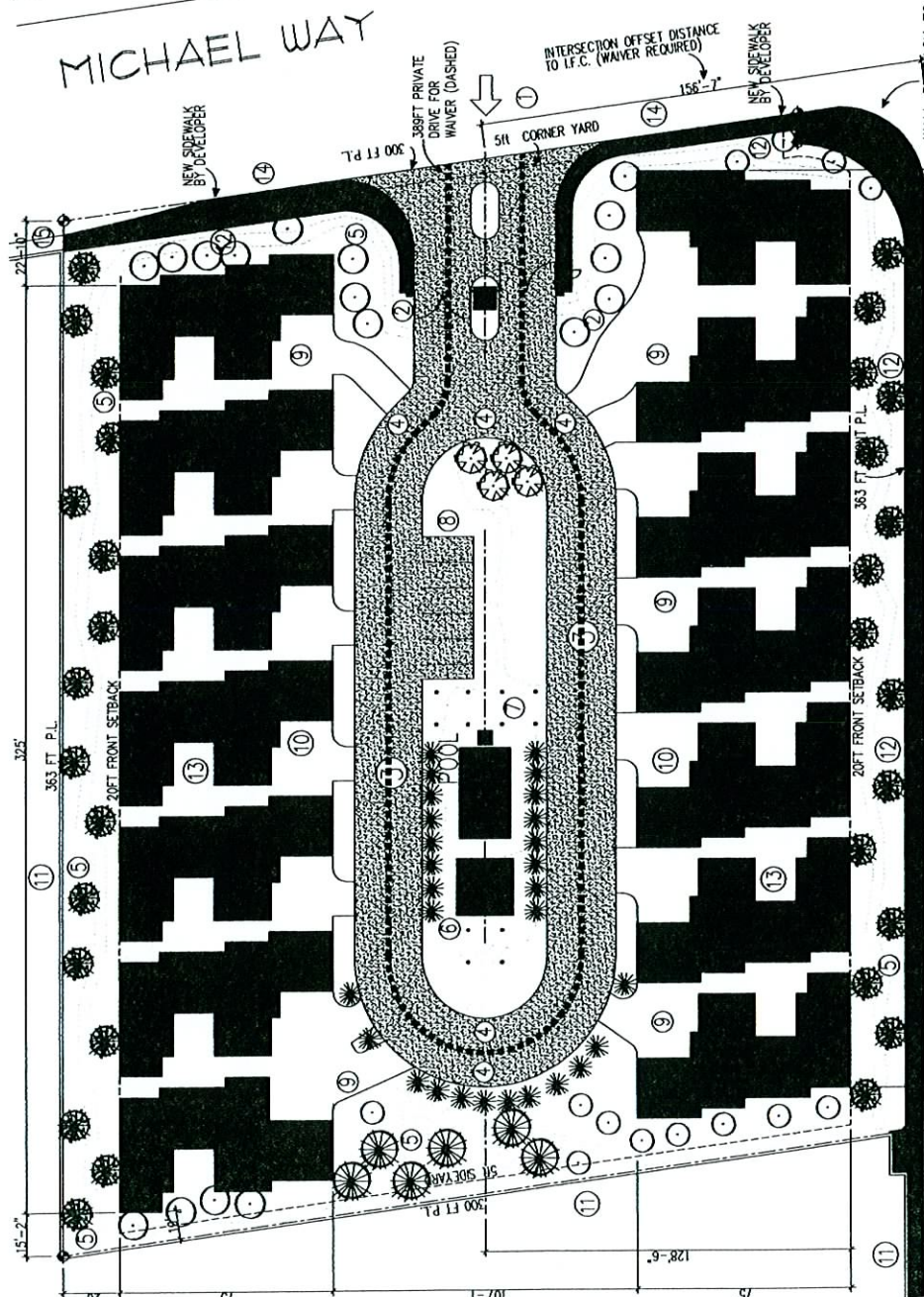
GROUND FLOOR FOOTPRINT	27,840 SQ. FT.
1 UNIT AT 2320 SQ FT	2,202 SQ. FT.
1 UNIT AT 2202 SQ FT	2,280 SQ. FT.
POOL HOUSE	400 SQ. FT.
GUARD HOUSE	96 SQ. FT.
<b>TOTAL</b>	<b>32,818 SQ. FT.</b>

PROPERTY SIZE 2.45 ACRES 106,722 SQ. FT.  
 F.A.R. (FLOOR AREA RATIO) 30.7%  
 DENSITY 5.7 UNITS PER ACRE

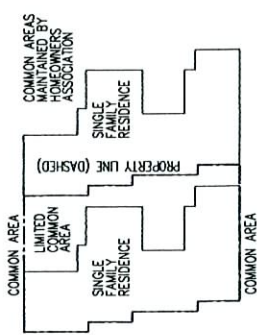
**PARKING**

12 UNITS EACH WITH DOUBLE GARAGE	24
2 PARKING SPACES IN EACH GARAGE COURT	5
5 OFF STREET GUEST PARKING W/ 1 H/C	5
<b>TOTAL PARKING</b>	<b>33</b>

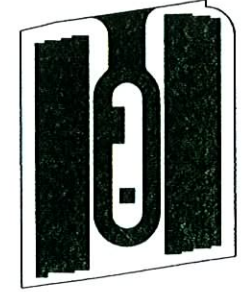
MICHAEL WAY



WALL SETBACK TO CONFORM TO INTERSECTION SIGHT VISIBILITY ZONE PER USD CLARK COUNTY AREA DWG 201.2  
 BACK OF CURB RADIUS PER USD CLARK COUNTY AREA DWG 201

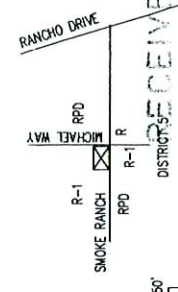


OPEN SPACE REQUIREMENT  
 NON-OPEN SPACE SHOWN SHADED  
 1.65 X 5.7 = 9.45 %  
 9.45% X 106,722 SQ FT = 10,032 SQ FT REQUIRED  
 39,984 SQ FT PROVIDED

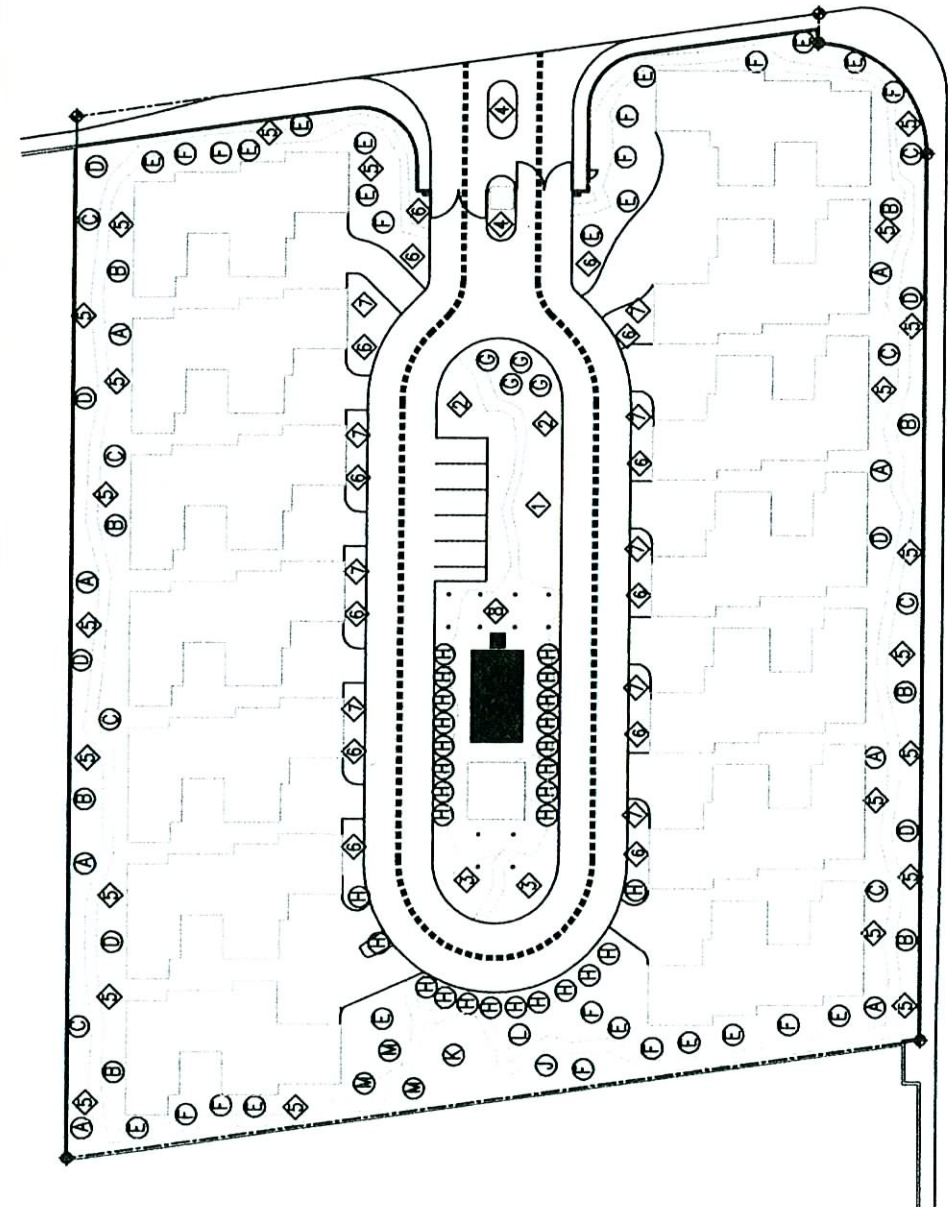


SMOKE RANCH RD

EOT-17075  
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- KEY TO TREES**
- |   |                                               |
|---|-----------------------------------------------|
| ○ | HGT                                           |
| A | 5 FT CRIMSON KING MAPLE                       |
| B | 5 FT SCARLET MAPLES                           |
| C | 5 FT SUGAR MAPLES                             |
| D | 5 FT NORWAY MAPLES                            |
| E | 5 FT GRAPE MAPLE - ZUNI                       |
| F | 5 FT GRAPE MAPLE - TONTO                      |
| G | 5 FT DATE PALM - PHOENIX DACTYLIFERA          |
| H | 5 FT ITALIAN CYPRESS - CUPRESSUS SEMPERVIRENS |
| J | 5 FT CHESTNUT - COLASSAL                      |
| K | 5 FT CHESTNUT - CHINESE                       |
| L | 5 FT HARDY ALMOND                             |
| M | 5 FT MESQUITE                                 |
- KEY TO PLANTS**
- |   |                                      |
|---|--------------------------------------|
| ◇ | 1 DRYLAND MIX                        |
| ◇ | 2 CACTI MIX                          |
| ◇ | 3 ROSE MIX                           |
| ◇ | 4 POTS W/ PERENNIALS                 |
| ◇ | 5 GRASS CLUMP MIX W/ STONE CHIPPINGS |
| ◇ | 6 CACTI W/ DESERT GRASS CLUMP MIX    |
| ◇ | 7 CACTI IN POTS                      |
| ◇ | 8 GRAPE                              |

- NOTES:**
- 1 PROJECT IS XERI-LANDSCAPED
  - 2 NO TURF
  - 3 PATH TO BE COMPACTED SHELL
  - 4 DRIVEWAY TO BE COLORED CONCRETE
  - 5 PROVIDE SEAT OPPOSITE REAR OF EACH HOUSE
  - 6 PROVIDE MINIMUM OF ONE 2" TREE FOR EVERY 30 FT OF GROSS FRONTAGE IN STREETSCAPE
  - 7 PROVIDE MINIMUM OF 4 SHRUBS FOR EVERY TREE PLANTED
  - 8 ALL LANDSCAPE AREAS NOT COVERED BY VEGETATION SHALL CONTAIN A MIN OF 2" OF ROCK MULCH OR DECOMPOSED GRANITE

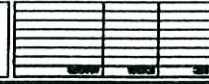
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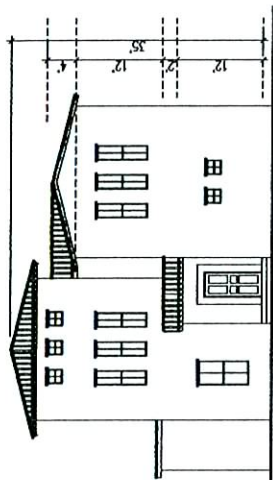
2.45 ACRE SITE 138-13-403-001  
DISTRICT 6  
MICHAEL WAY / SMOKE RANCH RD.  
City of Las Vegas, Nevada

ZERLINA  
LANDSCAPE PLAN

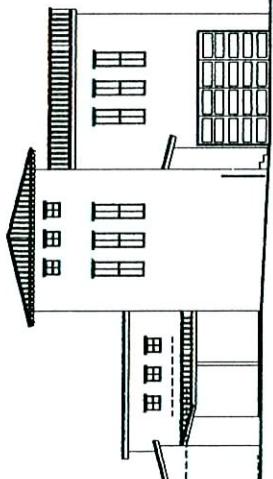


LS1

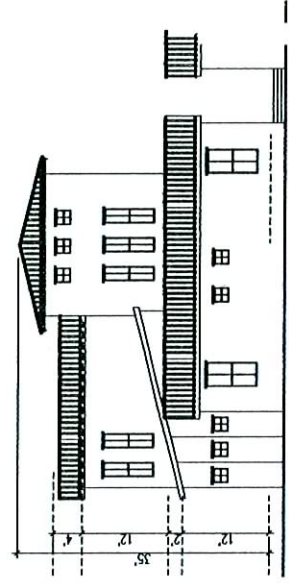
TYP. MATERIALS  
 ROOF: CEMENT ROMAN TILE  
 WALLS: STUCCO - VARIOUS TUSCAN STYLED COLORS  
 BRICK ACCENT  
 WINDOWS: RUSTIC STYLE - WOOD COLOR OR BLACK  
 DOORS: RUSTIC STYLE - WOOD COLOR OR BLACK



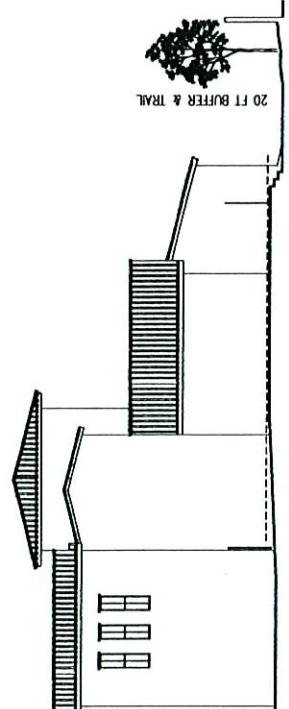
FRONT ELEVATION (TYPE A)



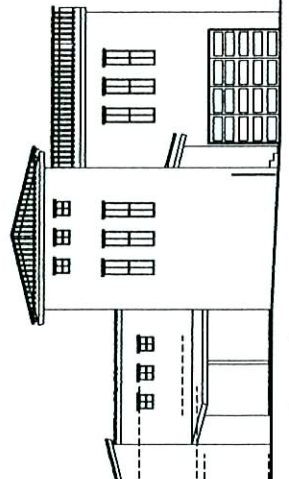
SIDE ELEVATION (TYPE A)



REAR ELEVATION (TYPE A)



SIDE ELEVATION (TYPE A)



SIDE ELEVATION (TYPE B)

NOTE:  
 ELEVATIONS ARE GENERIC  
 DEVELOPER WILL VARY DETAILS, ENTRANCE DESIGN  
 AND COLORS TO CREATE INDIVIDUALITY FOR EACH  
 RESIDENCE WHICH WILL BE CUSTOM DESIGNED FOR  
 THE BUYER  
 FOOTPRINT, HEIGHT AND MASSING WILL NOT CHANGE

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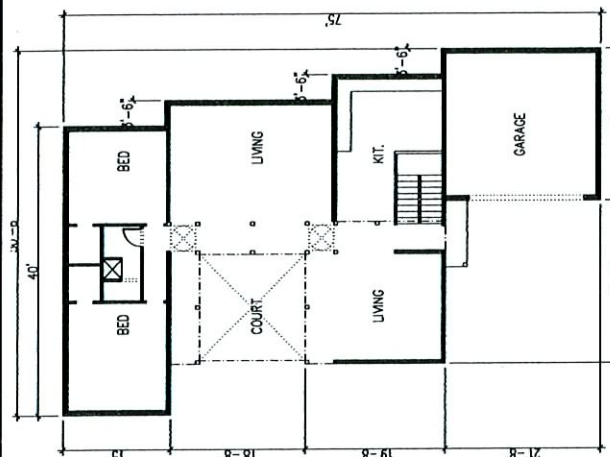
2.45 ACRE SITE 138-13-403-001  
 DISTRICT 5  
 MICHAEL WAY / SMOKE RANCHO RD.  
 City of Las Vegas, Nevada

ZERLINA  
 BUILDING ELEVATIONS

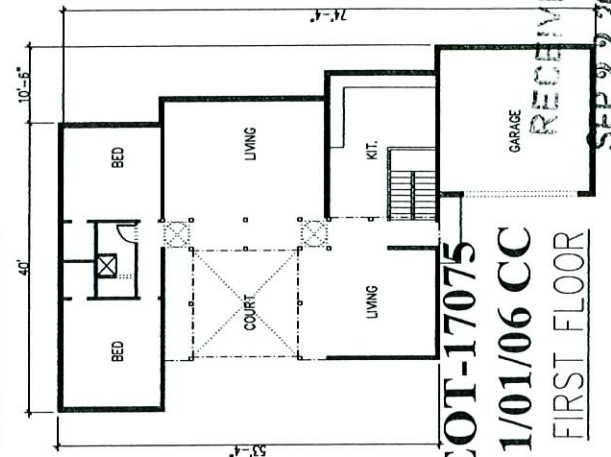
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DRAWN BY: [blank]	CHECKED BY: [blank]
SCALE: [blank]	DATE: [blank]



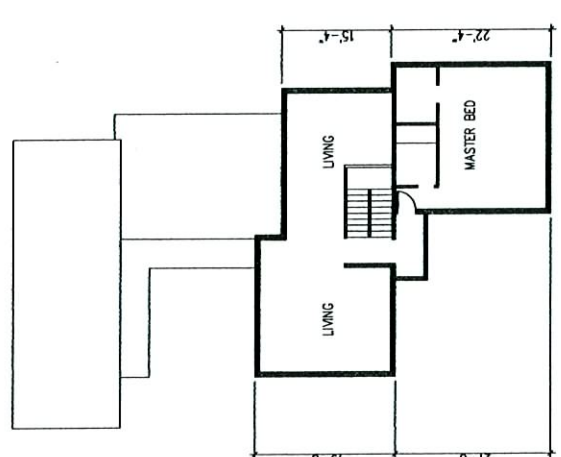
SP2



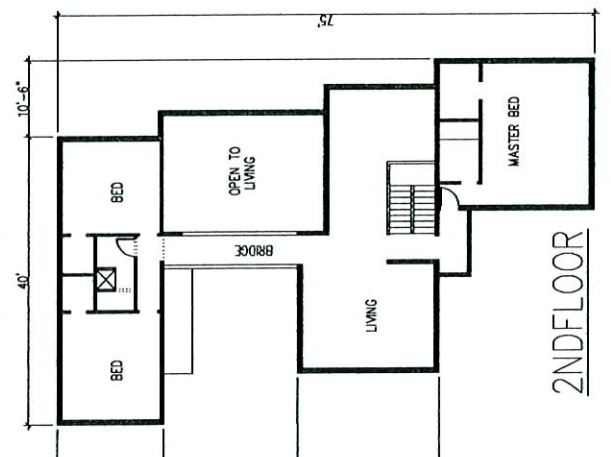
FIRST FLOOR



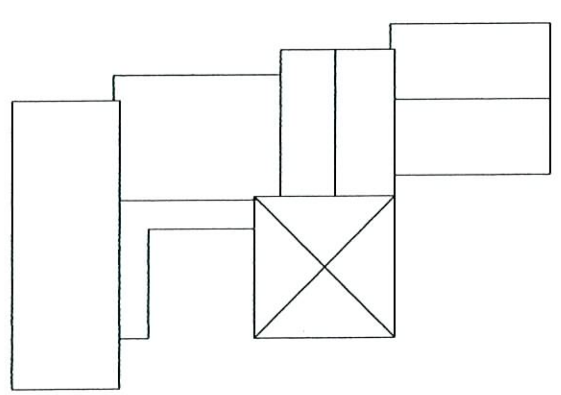
FIRST FLOOR



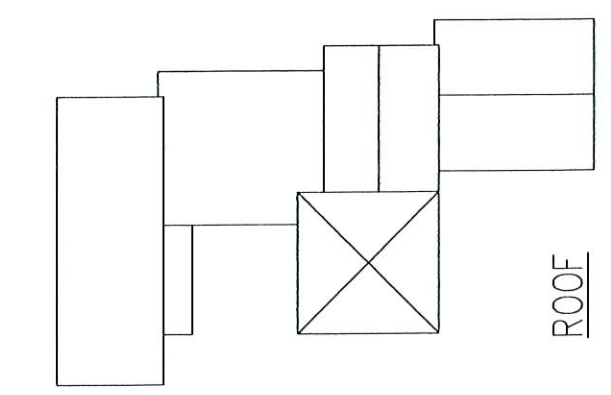
2NDFLOOR



2NDFLOOR



ROOF



ROOF

**TYPE A**

GENERIC PLAN	
	SQ. FT.
LOWER AC	1864
UPPER AC	1210
TOTAL AC	3074
GARAGE	457
<b>TOTAL</b>	<b>3531</b>

**TYPE B**

GENERIC PLAN	
	SQ. FT.
LOWER AC	1864
UPPER AC	1902
TOTAL AC	3766
GARAGE	457
<b>TOTAL</b>	<b>4223</b>

2.45 ACRE SITE 138-13-403-001  
 DISTRICT 5  
 MICHAEL WAY / SMOKE RANCH RD.  
 City of Las Vegas, Nevada

ZERLINA  
 UNIT FLOOR PLANS  
 TYPES A & B

NO.	DATE	DESCRIPTION



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