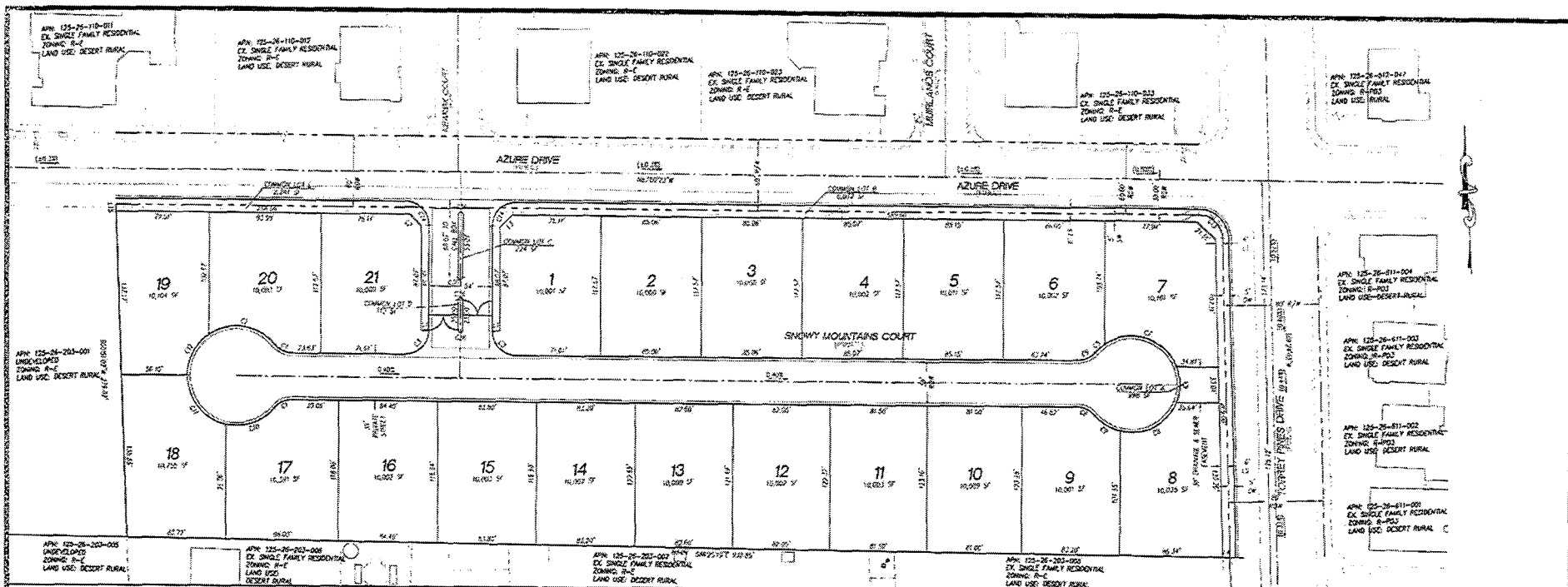
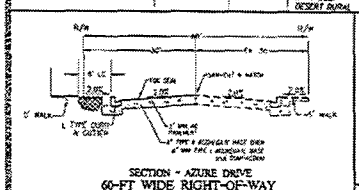
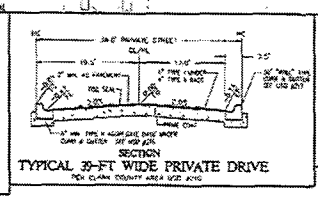
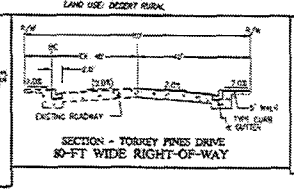




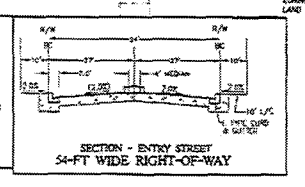
SECTION - AZURE DRIVE
60-FT WIDE RIGHT-OF-WAY



SECTION
TYPICAL 39-FT WIDE PRIVATE DRIVE



SECTION - TORREY PINES DRIVE
80-FT WIDE RIGHT-OF-WAY



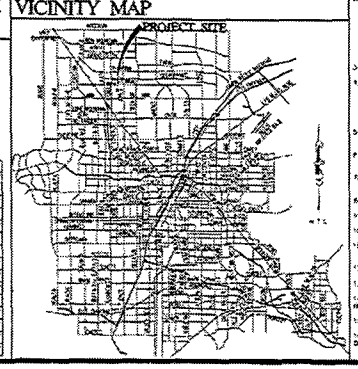
SECTION - ENTRY STREET
54-FT WIDE RIGHT-OF-WAY

CURVE & LINE TABLES

Table Title		
No.	Bearing	Length
1	N65°08'33"W	6.49'
2	S47°00'23"E	14.14'
3	N47°59'37"E	14.14'
4	S89°25'39"E	6.00'
15	S00°01'00"W	6.00'

Table Title				
No.	Radius	Delta	Length	Tangent
1	124.00'	50°02'18"	108.27'	58.35'
2	49.00'	84°00'24"	71.88'	44.14'
3	25.00'	81°00'23"	35.34'	20.87'
4	49.00'	127°00'46"	108.62'	88.14'
5	49.00'	147°00'46"	125.63'	96.14'
6	125.00'	6°14'24"	13.62'	6.81'
7	49.00'	102°25'25"	87.61'	59.83'
8	49.00'	87°43'01"	75.00'	47.13'
9	49.00'	32°44'55"	28.02'	14.46'
10	49.00'	32°17'16"	27.61'	14.19'
11	49.00'	32°03'02"	27.41'	14.09'
12	49.00'	33°58'35"	29.04'	15.05'
13	49.00'	38°24'26"	32.86'	17.13'
14	49.00'	46°35'23"	39.86'	21.27'

VICINITY MAP



GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
2. UTILITIES
   WATER — LAS VEGAS VALLEY WATER DISTRICT
   SEWER — CITY OF LAS VEGAS
   POWER — NEVADA POWER COMPANY
   TELEPHONE — SWBELL
   GAS — SOUTHERN NEVADA GAS CORPORATION
   CATV — COX COMMUNICATIONS
   SOLID WASTE DISPOSAL — REPUBLIC SERVICES
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. MINIMUM BUILDING SETBACKS
   FRONT — 20'
   SIDE — 5'
   CORNER — 15'
   REAR — 25' (ZERO ALONG SOUTH MJ)
5. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY PHASING PLAN.
6. PEAK SEWAGE GENERATION — 250 GPD x 21 DWELLINGS = 5,250 GPD AVERAGE; 3.5 x MAX DAY = 18,375 GPD PEAK
7. FIRM PANEL 32003C-0013, DATED SEPTEMBER 27, 2002. ENTIRE AREA WITHIN FIRM ZONE "X" AND SHADED ZONE "X"
8. NO PROTECTIVE COVENANTS OR DEED RESTRICTIONS ARE PLANNED.
9. WAIVERS ARE NOT KNOWN. EXISTING FAULTS ARE PROVIDED ON THE SITE.
10. A SOILS REPORT WILL BE REQUIRED TO DETERMINE GROUND WATER DEPTH.
11. HOMEOWNER AND INTERIOR LANDSCAPE AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. THERE ARE NO EXISTING STRUCTURES LOCATED ON THE SITE.
13. LANDSCAPING TO BE PROVIDED PER CITY OF LAS VEGAS REQUIREMENTS.
14. NO AREA SHALL BE RESERVED OR DEDICATED FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
15. THERE ARE NO EXISTING OR PROPOSED STORM DRAINS WITH THIS PROPERTY.
16. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING OR PROPOSED IMPROVEMENTS OR DRAINAGE DRAINAGE RIGHT-OF-WAY OR EASEMENTS WITH THIS SITE.

LEGAL DESCRIPTION

LOT 2 OF PM PLB 79, PAGE 02, A LOTS 1 & 2 OF LOT 18-172, LYING WITHIN SOUTHEAST QUARTER (SE 1/4) OF NORTHWEST QUARTER (NW 1/4) OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M.

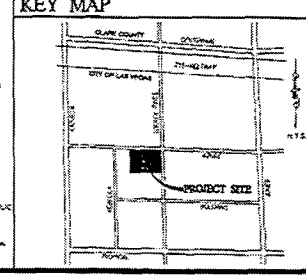
OWNER

APN: 125-26-203-002, -003, & -004
NEVADA MANAGEMENT HOLDING COMPANY LLC
8329 W. BUFFALO DRIVE
LAS VEGAS, NV 89147
(702) 367-2323 OFFICE
(702) 367-2363 FAX

DEVELOPER

NATIONAL HOMES CORPORATION
4480 SOUTH BURT ROAD DRIVE
LAS VEGAS, NV 89147
(702) 871-3323 FAX (702) 871-3307

KEY MAP



SITE INFORMATION

ASSESSOR'S PARCEL NUMBER	125-26-203-002, 003, 004
PROPOSED USE OF PROPERTY	SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING GENERAL PLAN DESIGNATION	OHR (DESERT RURAL)
PROPOSED GENERAL PLAN DESIGNATION	M (PUBLIC)
EXISTING ZONING	R-E (RESIDENTIAL ESTATES DISTRICT)
PROPOSED ZONING	R-1 (SINGLE FAMILY RESIDENTIAL DESIGN)
TOTAL PROPOSED LOTS	21 LOTS
GROSS ACREAGE	7.00
NET ACREAGE	5.06
DENSITY (BASED ON GROSS ACREAGE)	3.00 LOTS/ACRE
PARKING REQUIRED	2 PER UNIT = 42 SPACES
PARKING PROVIDED	42 SPACES W 2 CAR GARAGES, DRIVEWAYS
USABLE OPEN SPACE REQUIRED (1.00 x 2.00 = 4.53%)	15,000 SF
OPEN SPACE PROVIDED (COMMON LOTS A, B, C, D, & E)	0 SF
AVERAGE LOT SIZE	10,069 SF
SMALLEST LOT SIZE	10,000 SF
LARGEST LOT SIZE	10,704 SF

SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DEVELOPMENT STANDARDS

NEW TITLE 19 (TABLE 19.06.040) ITEM #1 ZONING
DENSITY MAXIMUM = 3 UNITS/GROSS ACRE
MIN. LOT AREA = 9,000 SF
MAX. LOT COVERAGE = 40%
MAX. HEIGHT = 35 FEET

UTILITY LOCATIONS

WATER — THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN AZURE NORTH-OF-WAY AT THE NORTH BOUNDARY OF THE PROJECT SITE = LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER — THE NEAREST SEWER CONNECTION IS AN EXISTING 8" SEWER MAINLINE IN AZURE NORTH-OF-WAY AT THE NORTH BOUNDARY OF THE SITE, CITY OF LAS VEGAS IS THE PURVEYOR

LEGEND

RIGHT-OF-WAY	
BOUNDARY LINE	
PROPERTY LINE	
EASEMENT	
STREET CENTERLINE	
LOT NUMBER	1
WATER LINE	
SEWER LINE W/ MANHOLES	
EDGE OF PAVEMENT	

LEGEND

AC	ASPHALTIC CONCRETE	RT	RIGHT
BOW	BACK OF WALK	ROW	RIGHT-OF-WAY
BOC	BACK OF CURB PROFILE	RS	RAINWATER SENSOR
BC	BEGINNING OF HORIZONTAL CURVE	SD	STORM DRAIN
BCM	BENCH MARK	SL	STREETLIGHT
CATV	CABLE TELEVISION	SDD	STORM DRAIN
CO	CLEANOUT	STD	STANDARD
CONC	CONCRETE	TC	TOP OF CURB
CC	CLARK COUNTY	TW	TOP OF WALL
CL	CENTERLINE	TYP	TYPICAL
DWG	DRAWING	VERT	VERTICAL
EBB	EDGE OF BOTTOM OF BOWL	VC	VERTICAL CURVE
EC	EDGE OF CURB	VGC	VALLEY GUTTER
EGC	EDGE OF GRAVEL CHAMPIONS	WGC	WATERED GRAVEL CHAMPIONS
EOA	EDGE OF ASPHALT	WM	WATER METER
EOC	EDGE OF CONCRETE CURVE	WV	WATER VALVE
EOW	EDGE OF WALK		
FG	FINISH GRADE		
FL	FLOW LINE		
FF	FINISH FLOOR ELEVATION		
FOT	FOOT		
FH	FIRE HYDRANT		
FGL	FIBER LINE		
GRADE BREAK			
HIGH POINT			
LP	LOW POINT		
LOWER FINISH FLOOR ELEVATION			
LINEAR FOOT			
LVWD	LAS VEGAS VALLEY WATER DISTRICT		
MAXIMUM			
MINIMUM			
MH	MANHOLE		
NAT. GROUND			
PP	POWER POLE		
PROPOSED ELEVATION			
PROPOSED ELEVATION			
PROPOSED ELEVATION