



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-16522

Case Number: _____ APN: 139-19-101-002

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

_____ Yes

_____ 8 No

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

City Official: _____

Partner(s): _____

APN: _____

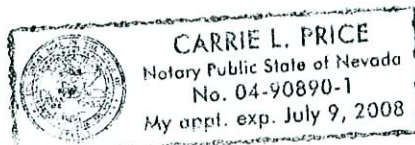
Signature of Property Owner: _____

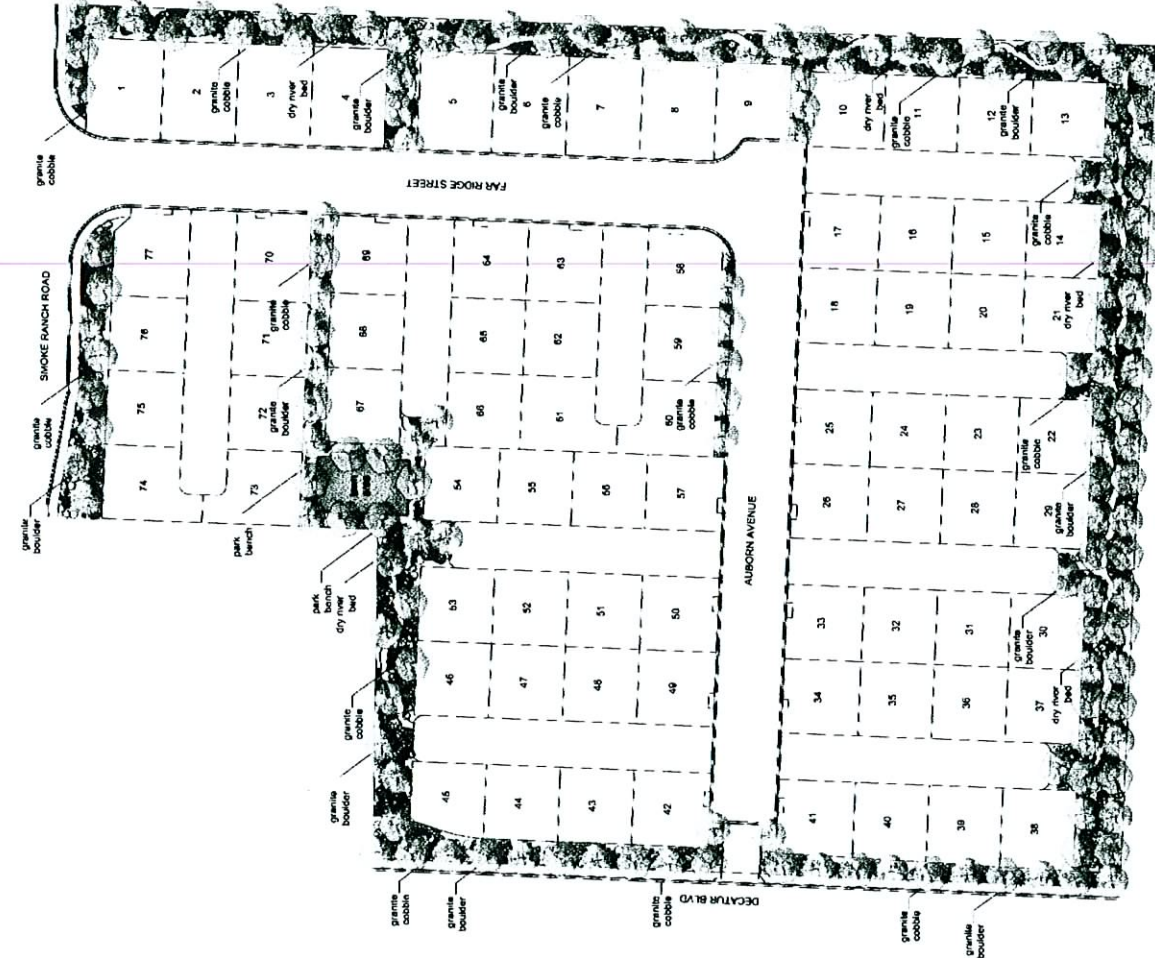
Print Name: Mark A. Schnippel

Subscribed and sworn before me

This 1st day of September 2006

Carrie L. Price
Notary Public in and for said County and State






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 ZON-16519 SDR-16522
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landaco
 LANDSCAPE ARCHITECTS
 4800 South Eastern Ave. Suite 100
 Las Vegas, NV 89121
 702.585.7861 fax 702.585.7865

Project Name:
Sunny Hills
 (Smoke Ranch/Decatur)
 Richmond American Homes
 Las Vegas, Nevada

#	Revisions	Date	By
1	original	10.06.06	mm
2	base revision	11.06.06	mm
3	base revision	11.06.06	mm
4	base revision	12.01.06	mm
5	base revision	12.01.06	mm
6	base revision	12.01.06	mm
7	base revision	12.01.06	mm

This landscape drawing is for informational use only.
 It is not to be used for construction without the approval of Landaco.
 Landaco Landscape and Grading does not warrant the accuracy of the information provided by any contractor other than Landaco.
 Landscaping and Grading

Drawing:
**Common Area
 Landscape
 Plan**

Date: 07.12.05
 Scale: 1" = 30'-0"
 Drawn By: kd
 Checked By: kny
 Project #

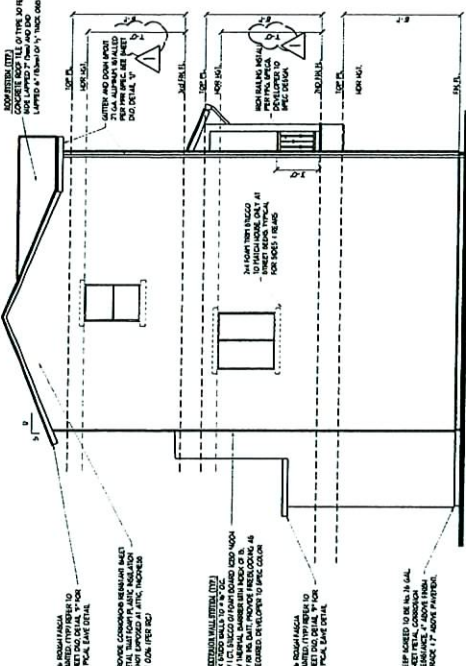
Sheet # 1 of 1

L-1

Plant Schedule			
Plant	Quantity	Notes	Planting Notes
1. 24" Box	1	Plant in front of building	Plant in front of building
2. 24" Box	1	Plant in front of building	Plant in front of building
3. 24" Box	1	Plant in front of building	Plant in front of building
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Landscape Schedule	
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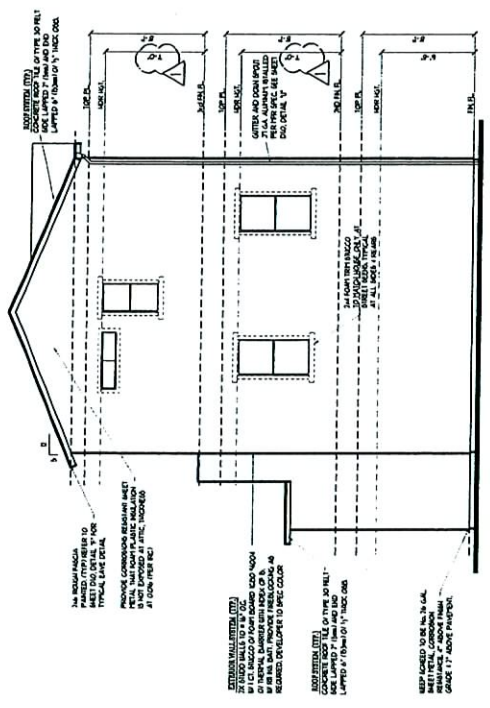
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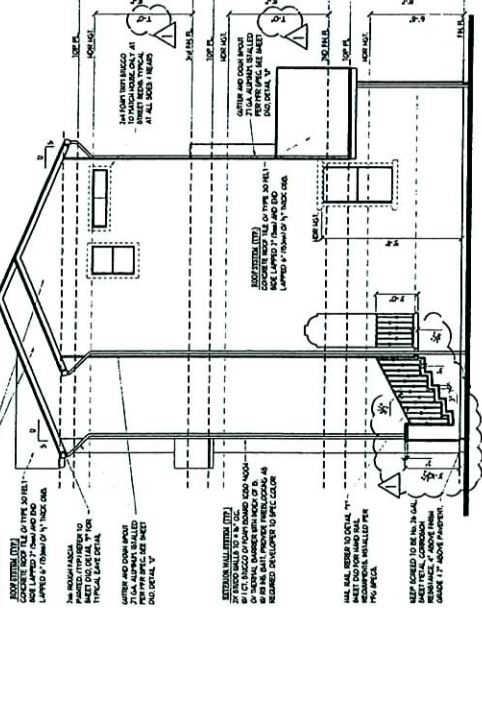
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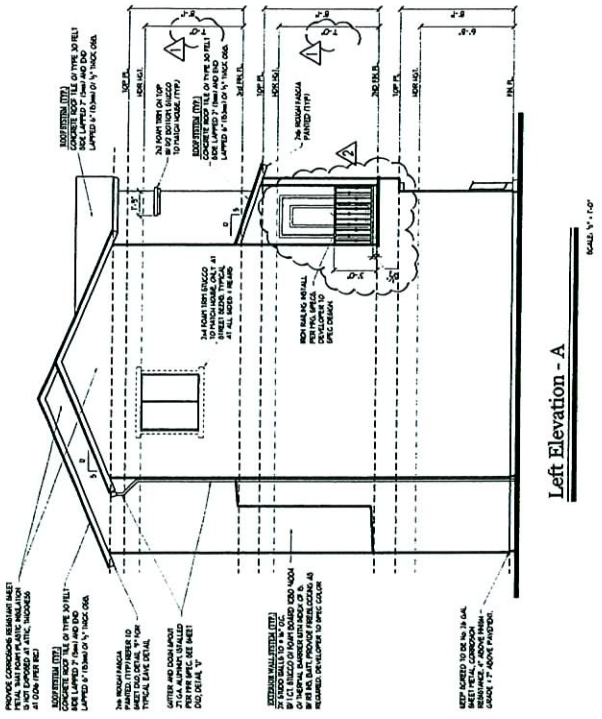
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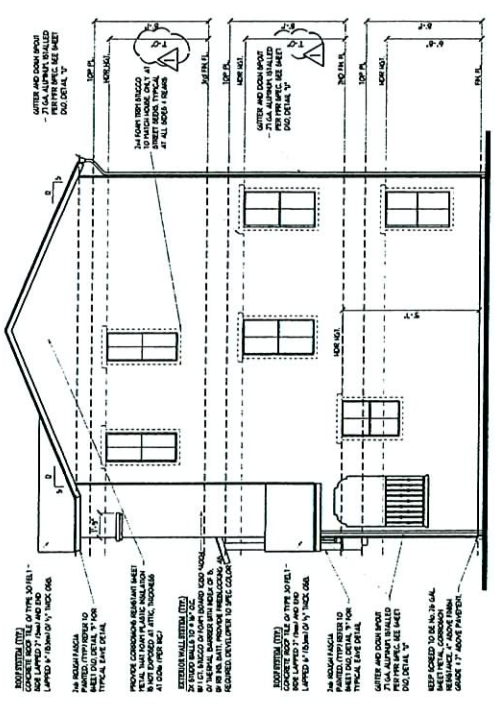
Left Elevation - A



Right Elevation - A



Left Elevation - A

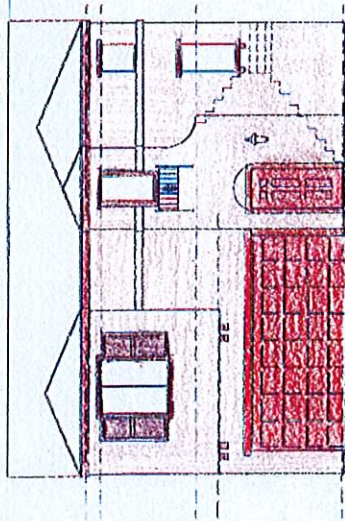


Right Elevation - A

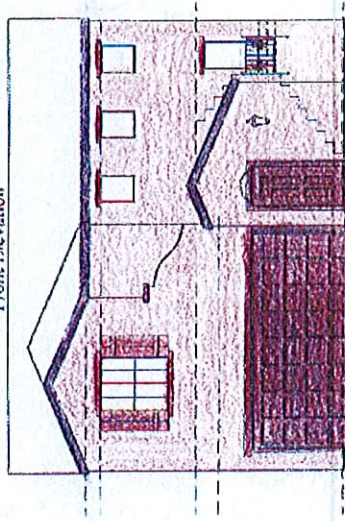
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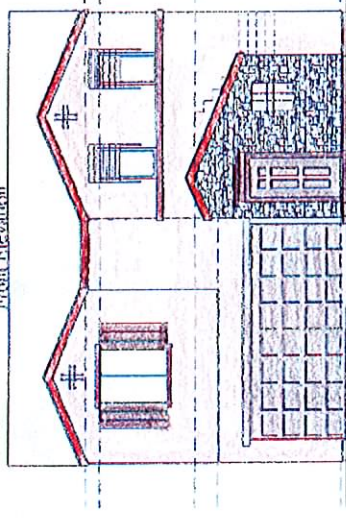
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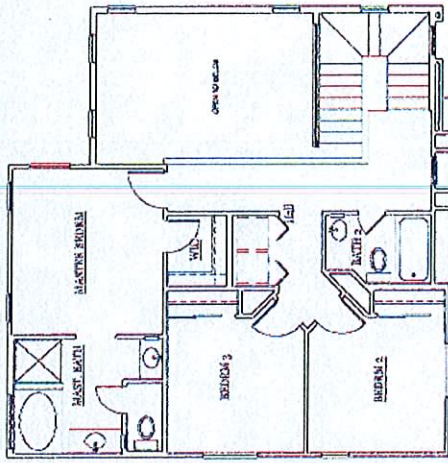
PLAN 2A
Front Elevation



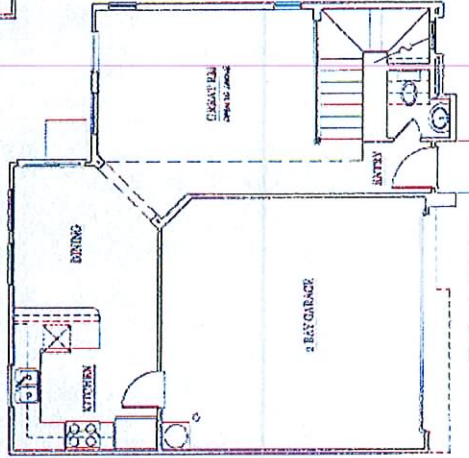
PLAN 2B
Front Elevation



PLAN 2C
Front Elevation



PLAN 2A
Second Floor Plan



PLAN 2A
First Floor Plan

PLAN 2
FIRST FLOOR - 592 SF
SECOND FLOOR - 718 SF
TOTAL - 1,310 SF

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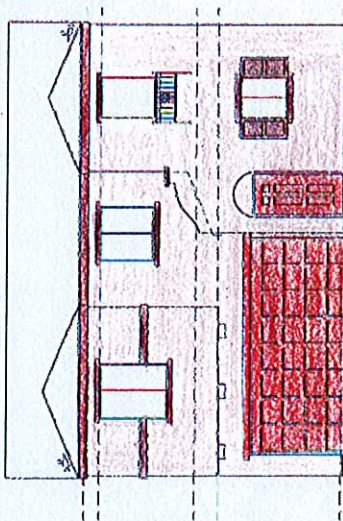
WOODLEY
ARCHITECTURAL
GROUP, INC.

1111 South Main Street, Suite 110
Las Vegas, NV 89101
702.733.1111
Fax: 702.733.1112
www.woodleyarch.com

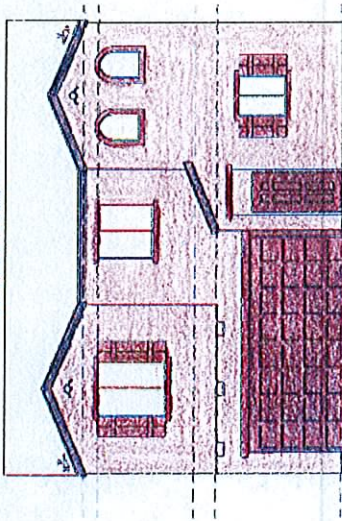
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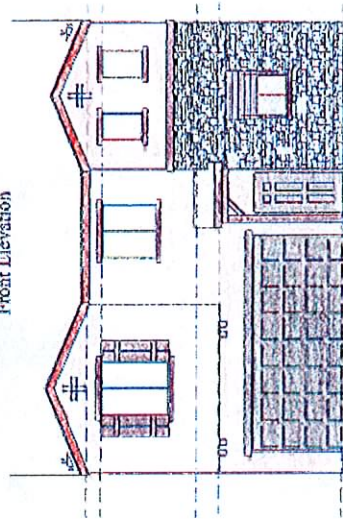
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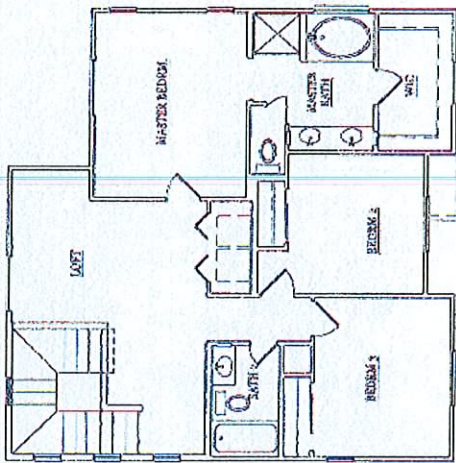
PLAN 4A
Front Elevation



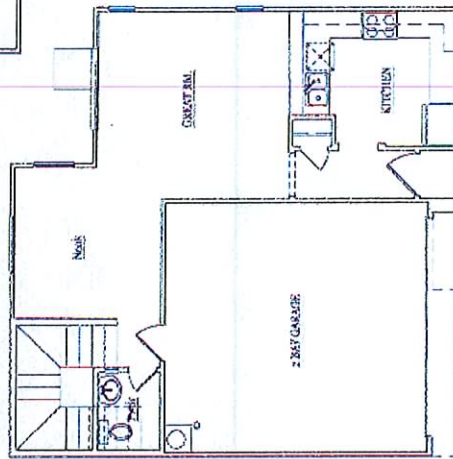
PLAN 4B
Front Elevation



PLAN 4C
Front Elevation



PLAN 4A
Second Floor Plan



PLAN 4A
First Floor Plan

PLAN 4
FIRST FLOOR - 606 SF
SECOND FLOOR - 923 SF
TOTAL - 1,523 SF

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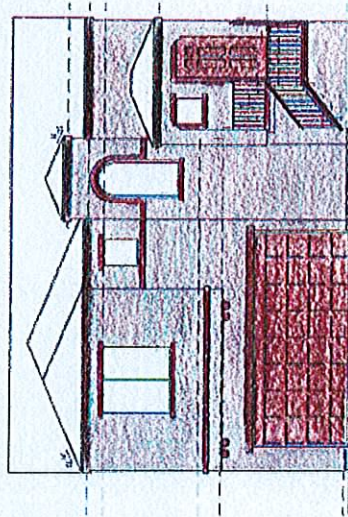
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4121 North Las Vegas Blvd., Suite 100
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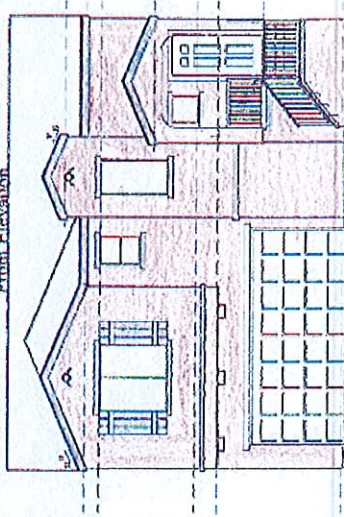
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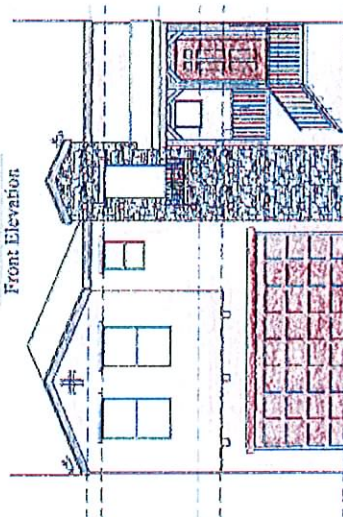
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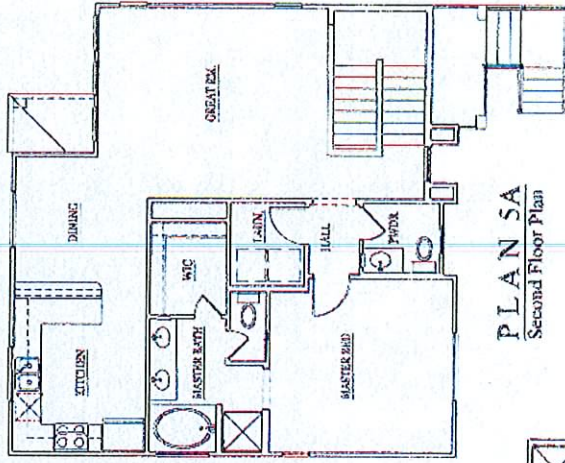
PLAN 5A
Front Elevation



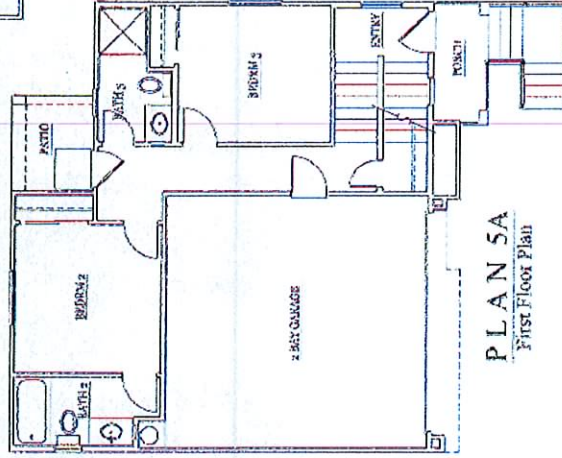
PLAN 5B
Front Elevation



PLAN 5C
Front Elevation



PLAN 5A
Second Floor Plan



PLAN 5A
First Floor Plan

PLAN 5
FIRST FLOOR - 566 SF
SECOND FLOOR - 989 SF
TOTAL - 1,555 SF

DEC

OCT 25 2006

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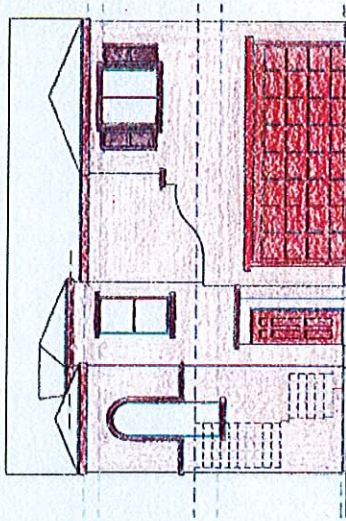
1111 Las Vegas Blvd. N., Suite 100
Las Vegas, NV 89101
Phone: (702) 735-1111
Fax: (702) 735-1112
www.woodleyarchitect.com

AM

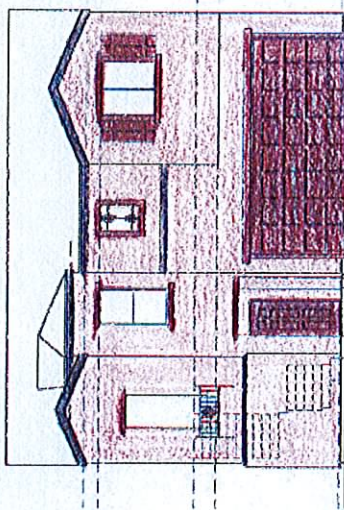
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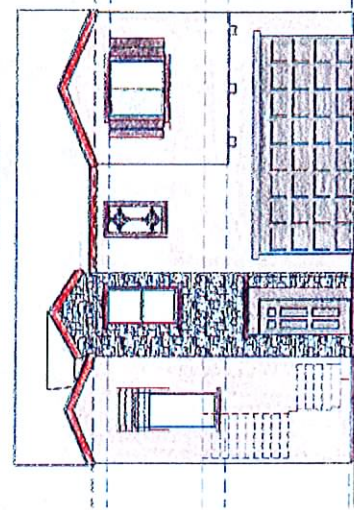
RICHMOND - LAS VEGAS



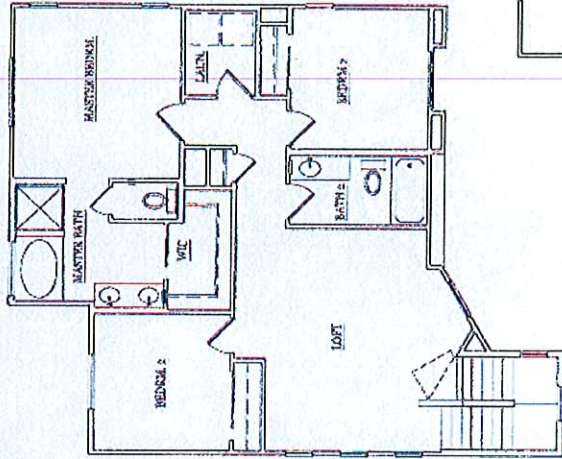
PLAN 6A
Front Elevation



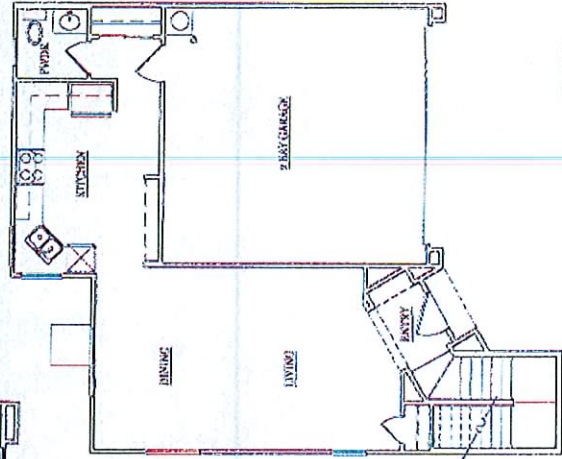
PLAN 6B
Front Elevation



PLAN 6C
Front Elevation



PLAN 6A
Second Floor Plan



PLAN 6
FIRST FLOOR - 648 SF
SECOND FLOOR - 988 SF
TOTAL - 1,636 SF

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1111 South Main Street, Suite 100
Las Vegas, NV 89101
702.251.1111
1011 South Main Street, Suite 100
Las Vegas, NV 89101
702.251.1111
1111 South Main Street, Suite 100
Las Vegas, NV 89101
702.251.1111

PLAN 6A
Floor Plan
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GPA-16511 VAR-16525
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GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



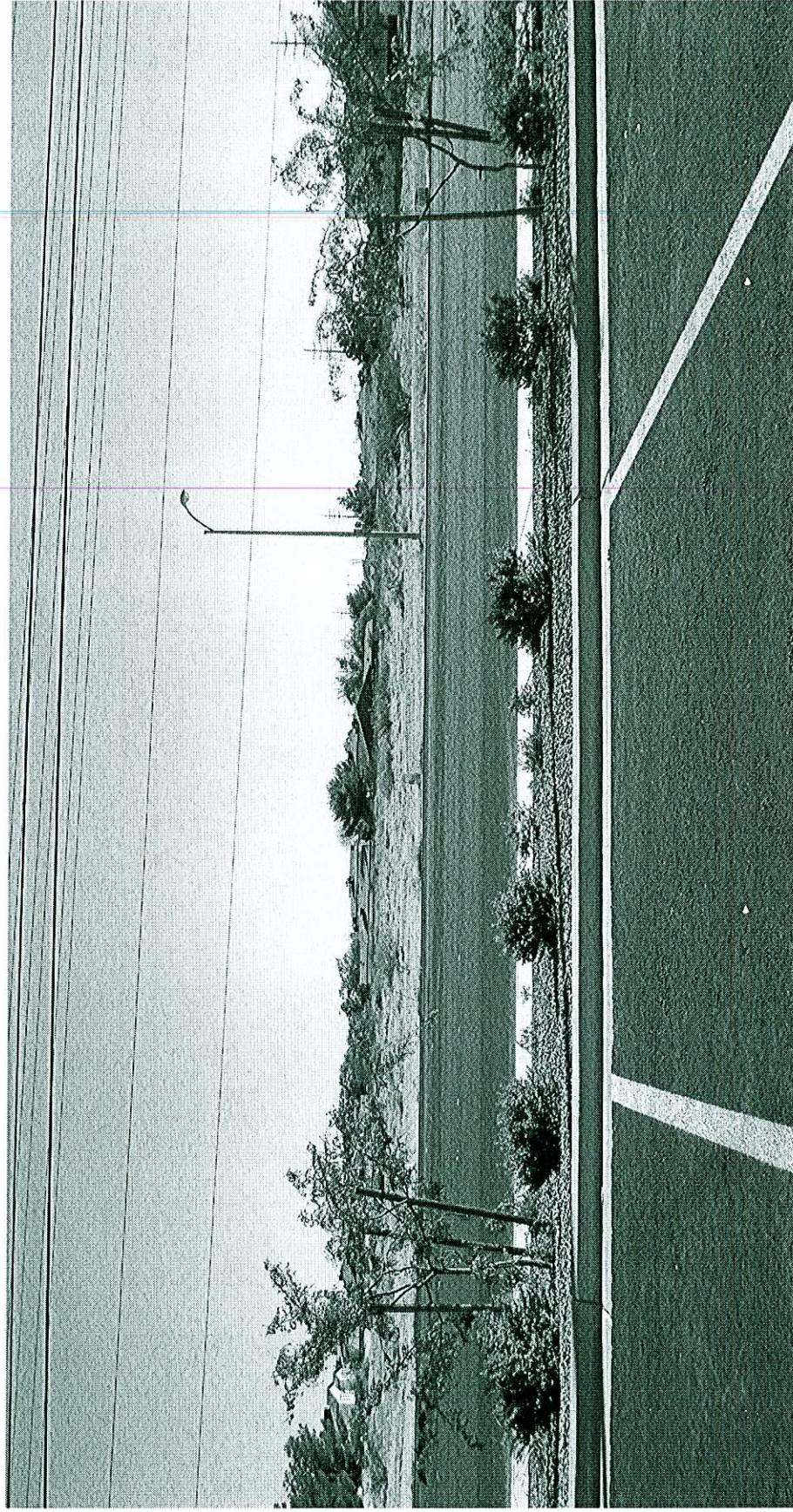
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GPA-16511
ZON-16519
SDR-16522
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SDR 16522				
Richmond American Homes				
SEC Smoke Ranch & Decatur				
Proposed 77 single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	77	9.57	737
AM Peak Hour			0.75	58
PM Peak Hour			1.01	78
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	14,661			
PM Peak Hour	1173			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour	2158			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Smoke Ranch	32585			
Decatur	51700			
This project will add approximately 737 trips per day on Smoke Ranch and Decatur .This will increase expected volumes by about five percent on Smoke Ranch and about three percent on Decatur. Smoke Ranch is at about 45 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 78 additional cars into the area; which works out to about four every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



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