

STATEMENT OF FINANCIAL INTEREST

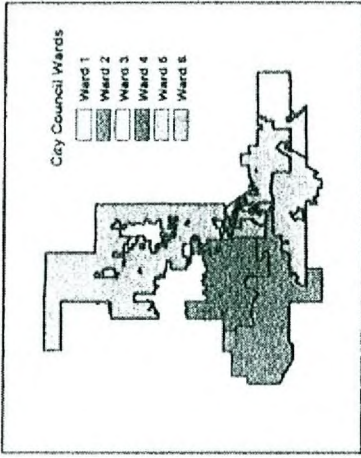
Name of Applicant: Richmond American Homes

X No

APN: _____

Mark A Schnippel

 CARRIE L. PRICE
Notary Public State of Nevada
No. 04-90890-1
My appt. exp. July 9, 2008



- 1000 Rural Estates
- 2000 Direct Rural
- 3000 Rural
- 4000 Low
- 5000 Medium - Low
- 6000 Medium - Low Attached
- 7000 Medium
- 8000 High
- 9000 Office
- 10000 Service Commercial
- 11000 General Commercial
- 12000 Tourist Commercial
- 13000 Las Vegas Medical District
- 14000 Light Industrial / Research
- 15000 Planned Community Development
- 16000 Downtown Redevelopment Area
- 17000 Park / Recreation / Open Space
- 18000 Public Facility
- 19000 Public Facility - School
- 20000 Public Facility - Clark County
- 21000 Town Center
- 22000 Resource Conservation
- 23000 Downtown - Commercial
- 24000 Downtown - Mixed Use
- 25000 Not in City
- 26000 Designated - Other

General Plan Designations



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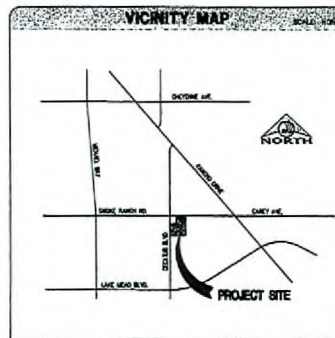
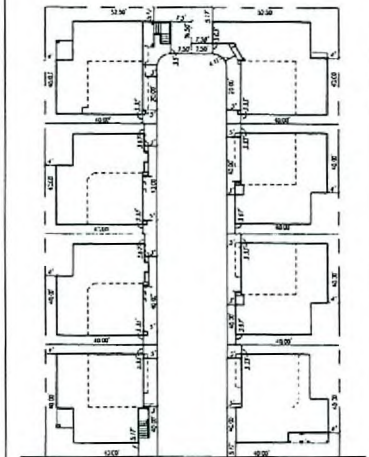
GPA-16511

11/16/06 PC

SITE PLAN OF SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TYPICAL CLUSTER SETBACKS FOR INFUSION



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TRITON ENGINEERING
8750 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89114
OFFICE: (702) 254-1480
FAX: (702) 254-1063

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "TRAMA" (TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.) BEING A CITY OF LAS VEGAS RIVER AND ROUND PLATE IN CONCRETE CORNER, NORTHEAST CORNER OF JONES BLVD. AND RACEL STREET.
ELEVATION: 2387.2000 (FEET)
CLARK COUNTY VERTICAL CONTROL POINT BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ASSESSOR'S PARCEL NUMBER

120-19-101-002

OWNER

DOMINION FAMILY TRUST
2480 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89014
OFFICE: (702) 304-1947

SHEET INDEX

1. COVER SHEET

2. SITE PLAN

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
2480 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89014
OFFICE: (702) 617-8400

SETBACK REQUIREMENTS

CLARK COUNTY TITLE 30

ZONING: 8-PS
TYPICAL LOT SIZE (SF): 1,000 SF
FRONT TO BUILDING: 3' MIN.
FRONT TO GARAGE: 1' - 6" OR 10' PLUS
SIDE TO BUILDING: 2' MIN.
SIDE TO ROOF EAVE: 2' MIN.
SIDE TO ROOF EAVE: 4' MIN.
REAR: 2' MIN.

SURVEYOR

TRITON ENGINEERING
8750 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89114
OFFICE: (702) 621-1204
FAX: (702) 617-1078

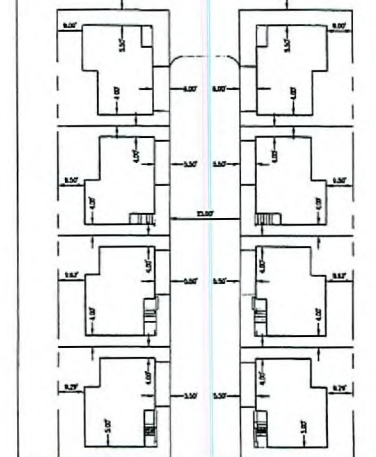
COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT "A"	2,564 SF	8,701 SF	11,265 SF
COMMON LOT "B"	1,784 SF	24,523 SF	26,307 SF
COMMON LOT "C"	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,062 SF	33,224 SF	40,286 SF

LAND USE TABULATION

LAND USE DESIGNATION	PROPOSED ZONING
8-PS (RESIDENTIAL PLANNED DEVELOPMENT)	8-PS (RESIDENTIAL PLANNED DEVELOPMENT)
77 LOTS	77 LOTS
8.18 ACRES	8.18 ACRES
12.42 LOTS / ACRE	12.42 LOTS / ACRE
USABLE OPEN SPACE	33,224 SF
TOTAL REQUIRED	33,224 SF
TOTAL PROVIDED	33,224 SF

TYPICAL CLUSTER SETBACKS FOR THE IVY



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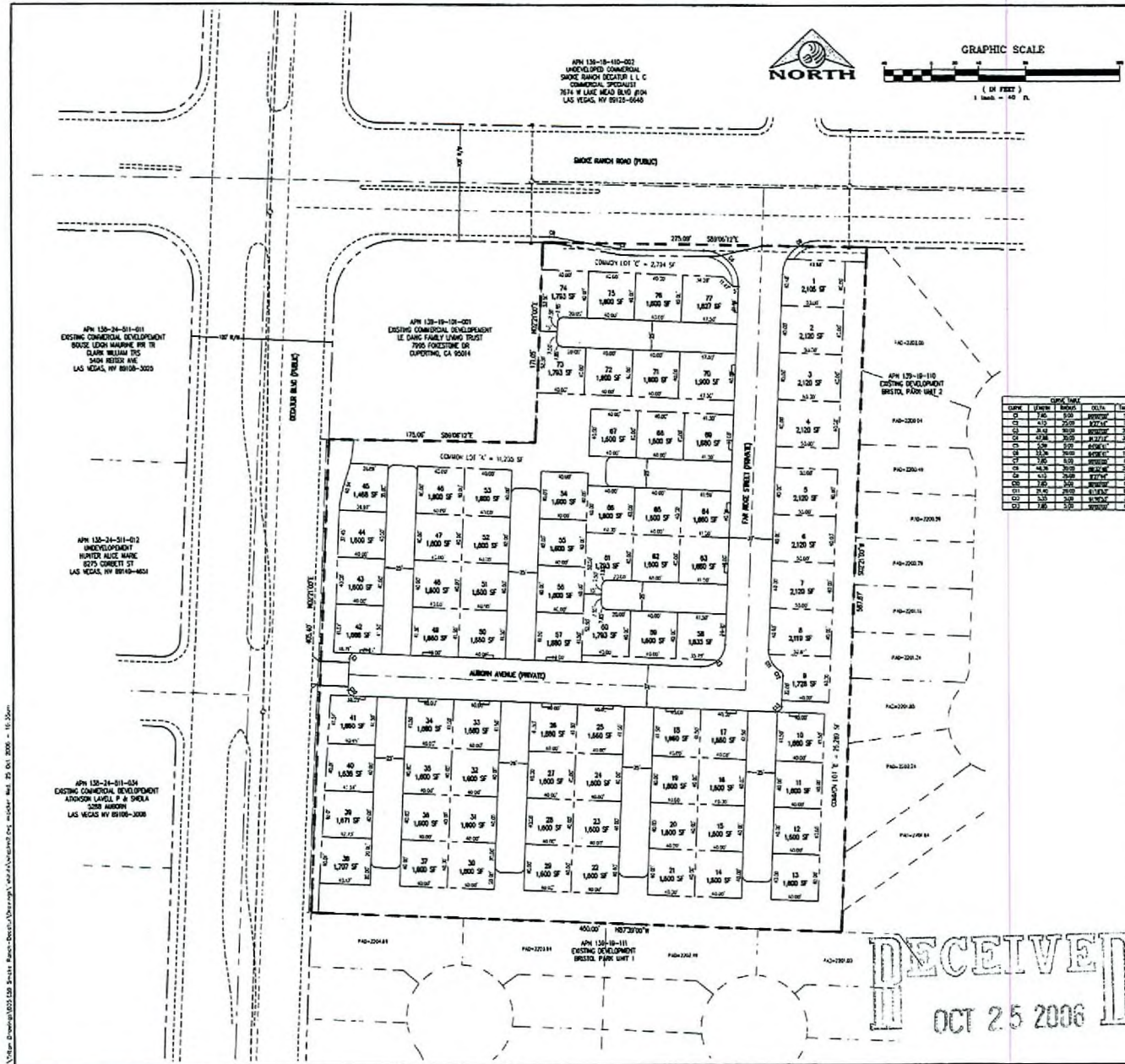
Triton Engineering
8750 W. CHARLESTON BLVD.
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www.tritoneng.com



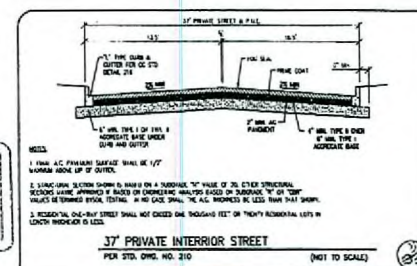
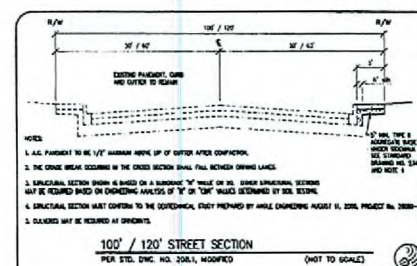
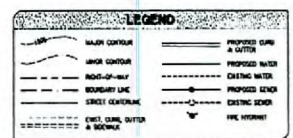
RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II

COVER SHEET

SHEET 1 OF 1
CL.V. DWG.



NO.	AREA	PERCENT	AREA	PERCENT
1	1,000	100	1,000	100
2	1,000	100	1,000	100
3	1,000	100	1,000	100
4	1,000	100	1,000	100
5	1,000	100	1,000	100
6	1,000	100	1,000	100
7	1,000	100	1,000	100
8	1,000	100	1,000	100
9	1,000	100	1,000	100
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ZON-16519 SDR-16522
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 4101 E. Charleston Blvd.
 Las Vegas, Nevada 89146
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RICHMOND AMERICAN HOMES OF NEVADA, INC.
 SMOKE RANCH / DECATUR II

SITE PLAN

SHEET **2** of **2**
 CLV. DWG.

Plant Schedule

Plant	Size	Botanical Name	Common Name
24" Box	24" Box	<i>Aucuba cordifolia</i>	Shrubbery Aucuba
24" Box	24" Box	<i>Chamaecyparis</i>	Shrubbery Aucuba
24" Box	24" Box	<i>Prunella</i>	Shrubbery Aucuba
24" Box	24" Box	<i>Viburnum</i>	Shrubbery Aucuba

1/2 gallon	1/2 gallon	<i>Chamaecyparis</i>	Shrubbery Aucuba
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1/2 gallon	1/2 gallon	<i>Chamaecyparis</i>	Shrubbery Aucuba

Landscape Schedule

1/2 gallon	1/2 gallon	<i>Chamaecyparis</i>	Shrubbery Aucuba
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1/2 gallon	1/2 gallon	<i>Chamaecyparis</i>	Shrubbery Aucuba
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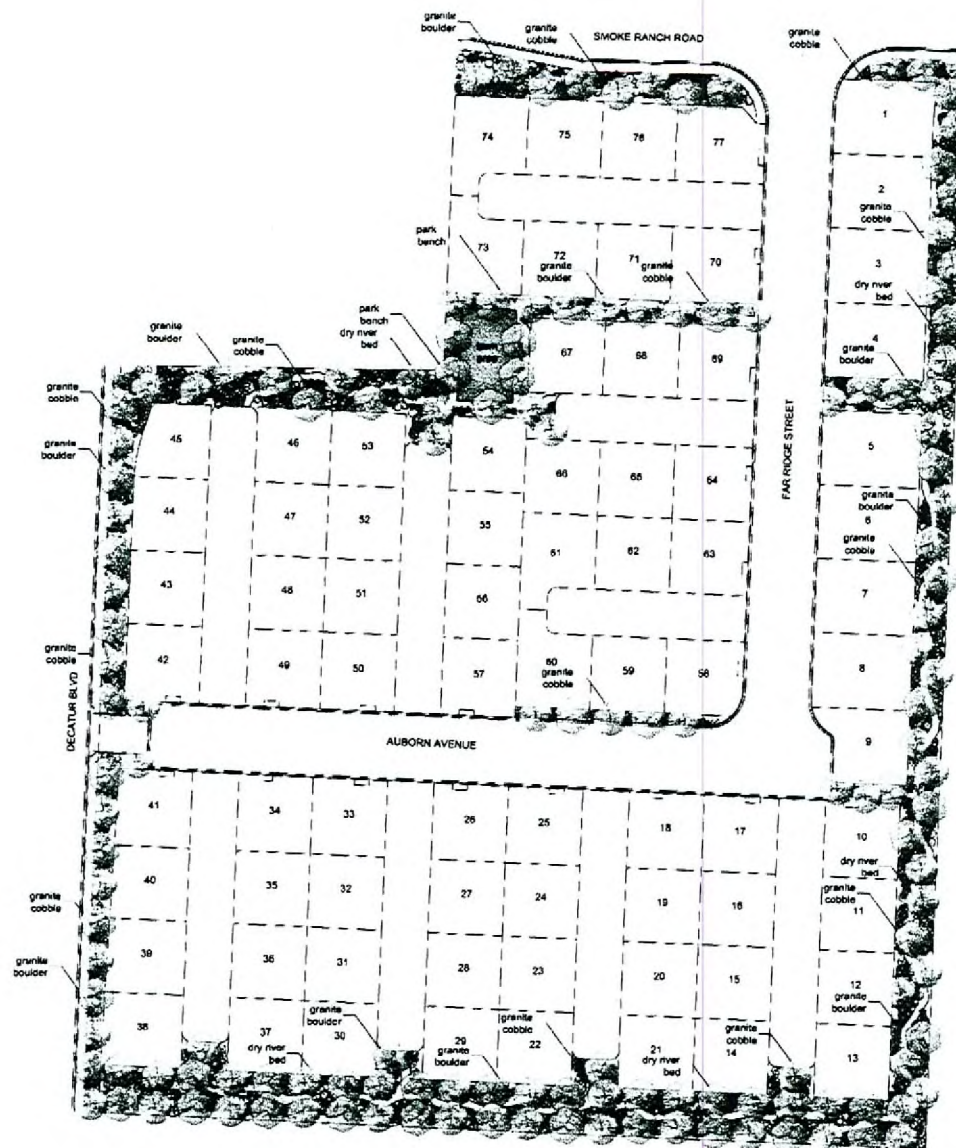
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landaco landscaping and grading
design build landscape architecture
4880 South Pahrump Las Vegas NV 89103
702.885.7881 fax 702.885.7882

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

#	Revisions	Date	By
1	revised	06.09.06	mh
2	buffer	10.10.06	mh
3	base revision	11.11.06	adw
4	base revision	02.01.06	adw
5	engineering	02.20.06	mf
6	base revision	08.30.06	mh
7	base revision	10.23.06	mh

This landscape drawing is for design/build use
by Landaco Landscaping and Grading only.
Landaco Landscaping and Grading does not
assume any responsibility for projects installed
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

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ZON-16519 SDR-16522
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