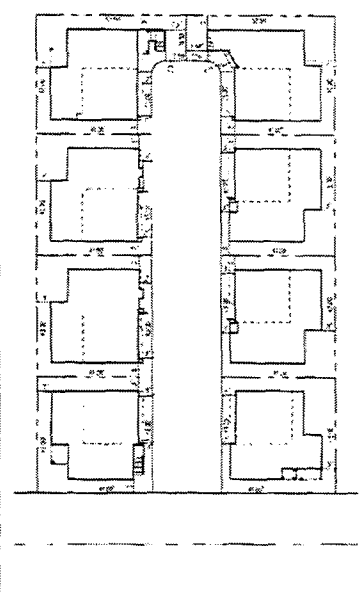
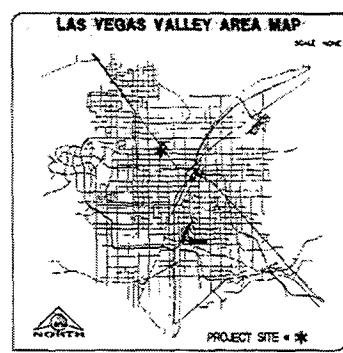
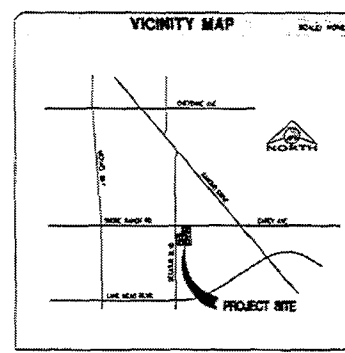


SITE PLAN OF SMOKE RANCH / DECATUR II

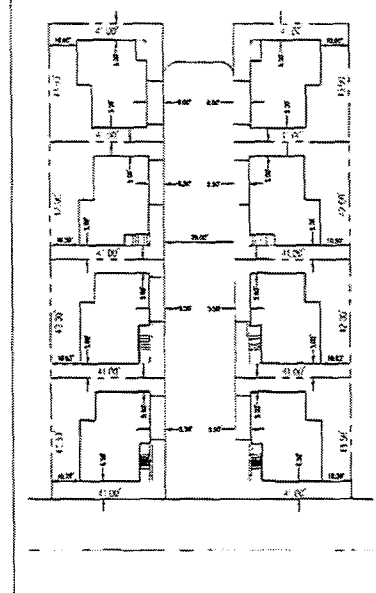
TYPICAL CLUSTER SETBACKS FOR INFUSION



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 THE IVY



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
8707 W. CHARLESTON BLVD., SUITE 8
LAS VEGAS, NV 89148
OFFICE: (702) 254-1800
FAX: (702) 254-1802

BENCHMARK
CLARK COUNTY VERTICAL CONTROL POINT "BLVD 12500"
BEING A DRY PIT IN LAS VEGAS STREET AND RAMPWAY IN
CONCRETE ENCLAVING NORTHWEST CORNER OF JONES BLVD
AND HAZEL STREET
ELEVATION: 2,861.003 (FEET)
721.523 (METERS)
CLARK COUNTY VERTICAL CONTROL (12500) BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83)

ASSESSOR'S PARCEL NUMBER
120-16-160-002

OWNER
BONAPARTE FAMILY TRUST
2800 CHARLTON BLVD., SUITE 210
LAS VEGAS, NV 89148
OFFICE: (702) 384-1847

BASIS OF BEARING
NORTH (200°)°10'°10"°N, BEING THE BEARING OF THE
EAST LINE OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE 1/4 OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN BOOK 100, PAGE 31 OF PLATS ON FILE AT
THE CLARK COUNTY VERTICAL CONTROL OFFICE.

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
THIRD FLOOR, 2800 CHARLTON BLVD., SUITE 210
LAS VEGAS, NV 89148
OFFICE: (702) 814-1840

LAND USE TABULATION

LAND USE DESIGNATION	
PRESENT ZONING	R-102 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-102 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL LOTS	76 LOTS
SUBSTANDARD LOTS	0 LOTS
CRUISE-HOMEZ	0 LOTS
DENSITY (DROSS)	12.21 LOTS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	34,345 SF
TOTAL PROVIDED	35,130 SF

SETBACK REQUIREMENTS
CITY OF LAS VEGAS

ZONE	FRONT TO BUILDING	FRONT TO DRIVE	BACK TO DRIVE	BACK TO CORNER	REAR
R-102	1,000 SF	5' MIN	5' MIN	5' MIN	5' MIN
R-102	5' MIN	5' MIN	5' MIN	5' MIN	5' MIN

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1	0 SF	6,803 SF	6,803 SF
COMMON LOT 2	0 SF	18,275 SF	18,275 SF
COMMON LOT 3	2,887 SF	0 SF	2,887 SF
COMMON LOT TOTAL	2,887 SF	25,078 SF	27,965 SF

SURVEYOR
TR-2000 SURVEYING
8707 W. CHARLESTON BLVD., SUITE 8
LAS VEGAS, NV 89148
OFFICE: (702) 814-1840
FAX: (702) 814-1802

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VAR-16525
SDR-16522

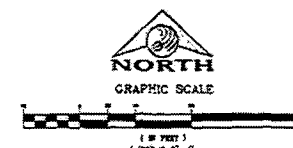
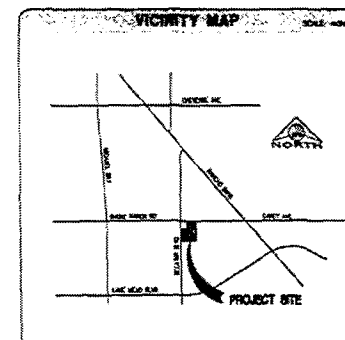
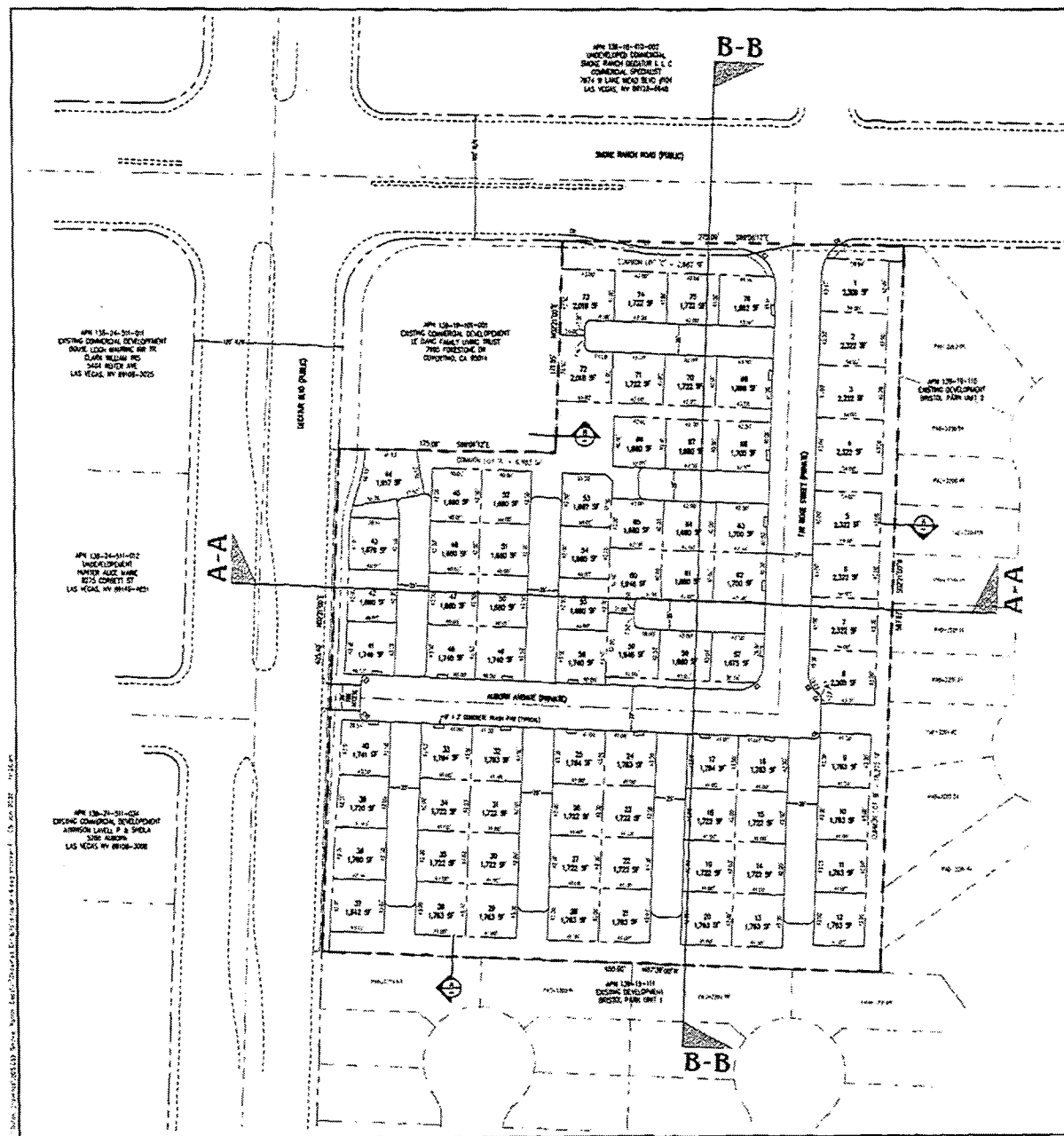
Submitted after final EIR
Date 1/12/07 Item 92495

JAN 05 2007

Triton Engineering
1010 S. Decatur Blvd.
Las Vegas, Nevada 89148
OFFICE: (702) 814-1800
FAX: (702) 814-1802

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

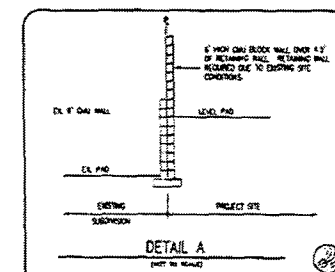
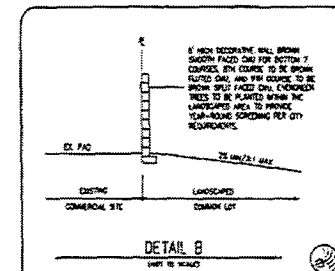
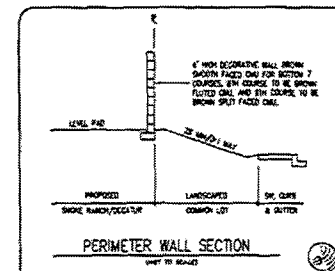
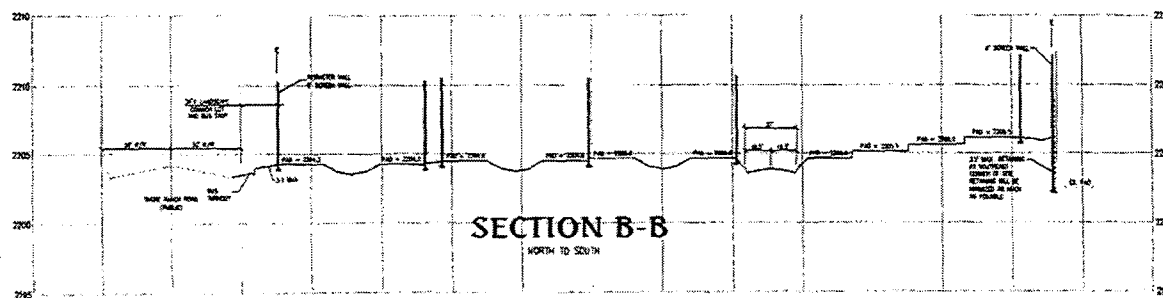
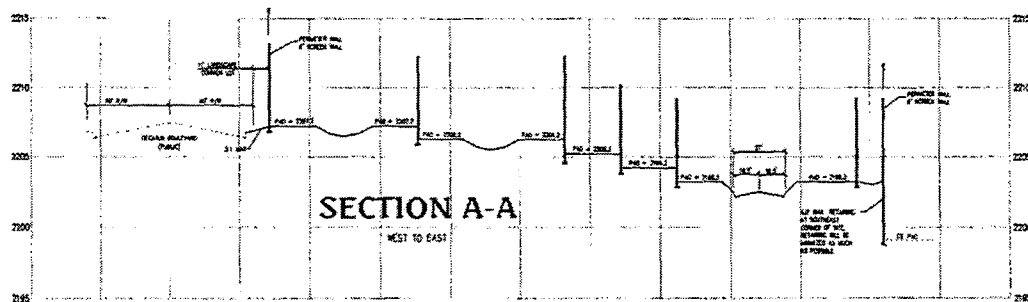
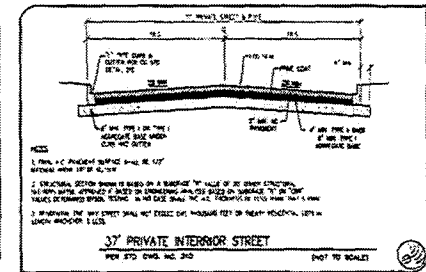
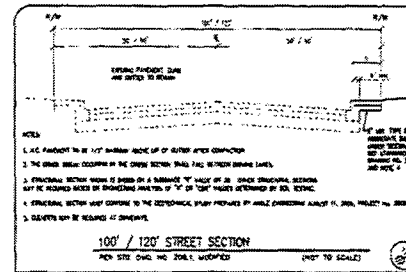
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VAR-16525
SDR-16522



ZON-16519
VAR-16525
SDR-16522
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www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SHOKE RANCH / DECATUR II
SECTIONS AND DETAILS

SHEET 3 OF 3
CLV.DWG