

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

No

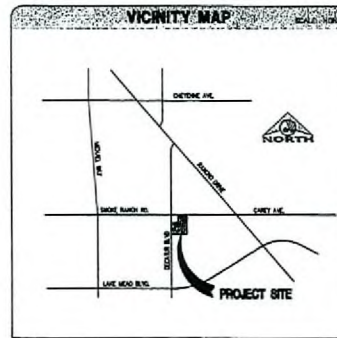
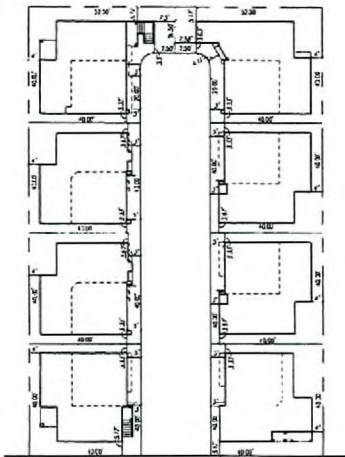
APN: _____

F:\depot\Application Packet\Statement of Financial Interest.doc

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.

ASSESSOR'S PARCEL NUMBER

128-19-101-002

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS

CLARK COUNTY TITLE 30

ZONE	MIN. SETBACK
INDUSTRIAL	10' MIN.
COMMERCIAL	10' MIN.
RESIDENTIAL	10' MIN.
REAR	5' MIN.

ENGINEER

TRITON ENGINEERING
8757 N. CHARLESTON BLVD., SUITE 8
LAS VEGAS, NV 89148
OFFICE: (702) 324-1480
FAX: (702) 324-3062

OWNER

SCAMPER FAMILY TRUST
8940 OAKWOOD AVENUE, SUITE 210
LAS VEGAS, NV 89123
OFFICE: (702) 324-1917

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
2180 PAVED HORSE PARKWAY, SUITE 120
HENDERSON, NV 89024
OFFICE: (702) 617-8400

SURVEYOR

TRITON ENGINEERING
8757 N. CHARLESTON BLVD., SUITE 8
LAS VEGAS, NV 89148
OFFICE: (702) 324-1480
FAX: (702) 324-3062

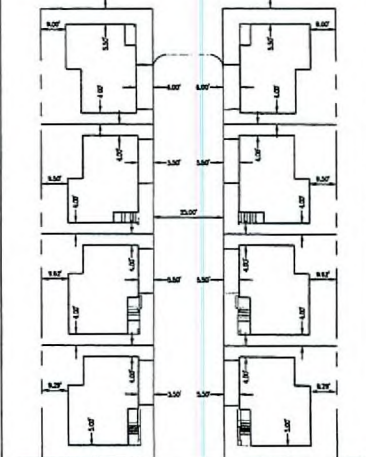
BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BENCH MARK"
BEING A CITY OF LAS VEGAS PLY AND WOOD PLATE IN
CONCRETE CURB, NORTHEAST CORNER OF JONES BLVD.
AND RACE STREET.
ELEVATION: 2267.2633 (FEET)
79.533 (METERS)
CLARK COUNTY VERTICAL CONTROL #3003 BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING

NORTH 02°07'18" WEST, BEING THE BEARING OF THE
EAST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN BOOK 106, PAGE 31 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA RECORDS OFFICE.

TYPICAL CLUSTER SETBACKS FOR THE IVY



LAND-USE TABULATION

LAND-USE DESIGNATION	
PRESENT ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL LOTS	77 LOTS
SUBSTANDARD UNITS	NONE
OVERS AVERAGE	6.18 ACRES
ODDSITY (ODDS)	12.42 LOTS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	55,251 SF
TOTAL PROVIDED	33,226 SF

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1	2,364 SF	8,701 SF	11,265 SF
COMMON LOT 2	1,764 SF	24,335 SF	26,099 SF
COMMON LOT 3	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,922 SF	33,226 SF	41,148 SF

RECEIVED
OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton
Engineering



RICHMOND AMERICAN HOMES OF NEVADA, INC.

SMOKE RANCH / DECATUR II

COVER SHEET

SHEET 1
CLV. DWG.

Plant Schedule

Quantity	Latin Name	Common Name
24" Box	<i>Acacia salicifolia</i>	Shamrock Acacia
24" Box	<i>Chamaecrista</i>	Desert Willow
24" Box	<i>Prosopis juliflora</i>	Creosote Bush
24" Box	<i>Viburnum</i>	Creosote Tree
24" Box	<i>Acacia salicifolia</i>	Shamrock Acacia

1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak

1	<i>Quercus laevis</i>	White Oak
1	<i>Quercus laevis</i>	White Oak

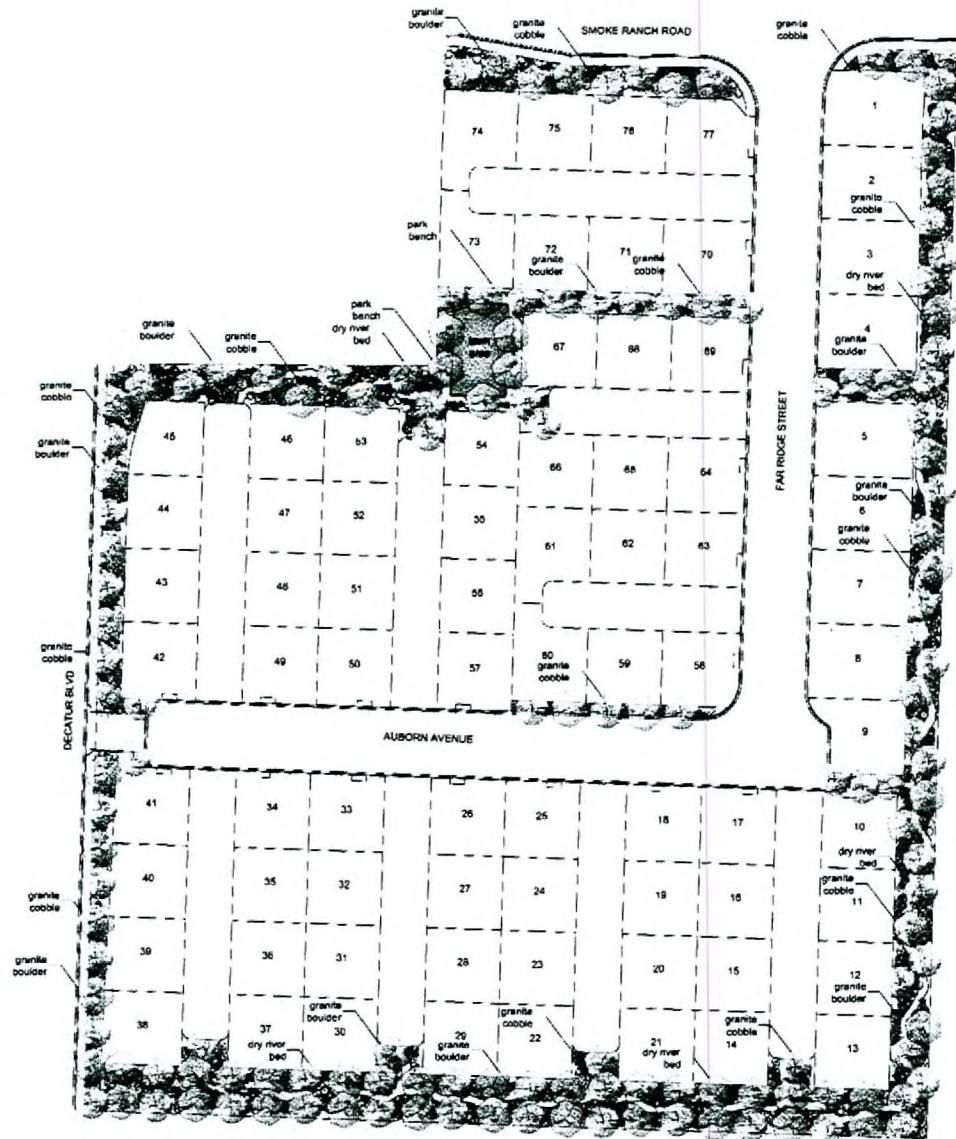
Landscape Schedule

34" Boulder Rock (2" depth)
Decomposed Granite
1/4" River Rock
3/4" Granite Cobble
Granite Boulder (see notes)

Notes:
1. All plants to be installed in 2" layer of 3/4" decomposed granite unless otherwise noted.
2. All plants to be installed in 2" layer of 3/4" decomposed granite unless otherwise noted.
3. All plants to be installed in 2" layer of 3/4" decomposed granite unless otherwise noted.
4. All plants to be installed in 2" layer of 3/4" decomposed granite unless otherwise noted.

Site Amenities

1. 1/4" River Rock
2. 3/4" Granite Cobble
3. Granite Boulder (see notes)



landaco.
landscape and grading
design build landscape architecture
4890 South Flamingo Las Vegas NV 89121
702.865.7981 fax 702.865.7980

Project Name:

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

#	Revisions	Date	By
1	preparing	08.09.05	mh
2	buffer	10.10.05	mh
3	base revision	01.11.06	adv
4	base revision	02.01.06	adv
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 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

L-1

RECEIVED
OCT 25 2005

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC