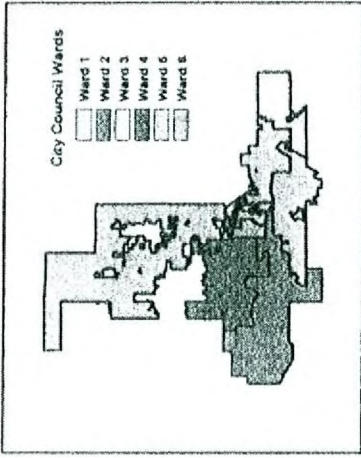
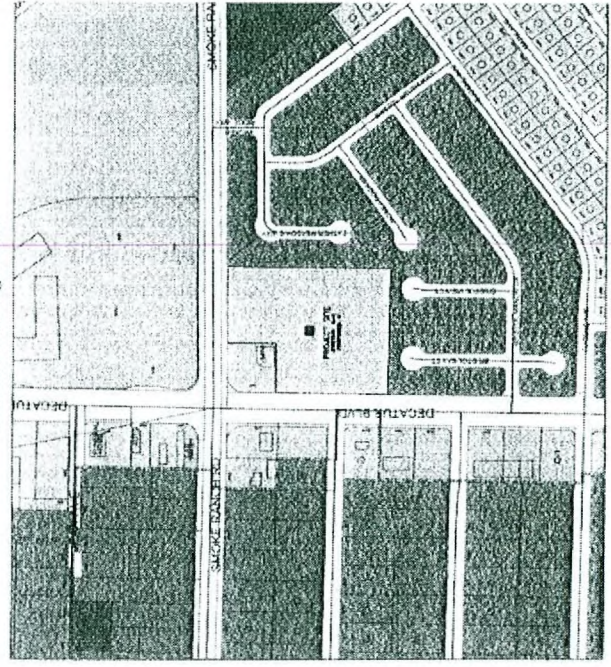




General Plan Designations



- Rural Estates
- Direct Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Overlaid - Commercial
- Downtown - Mixed Use
- Not in City
- Right-of-Way

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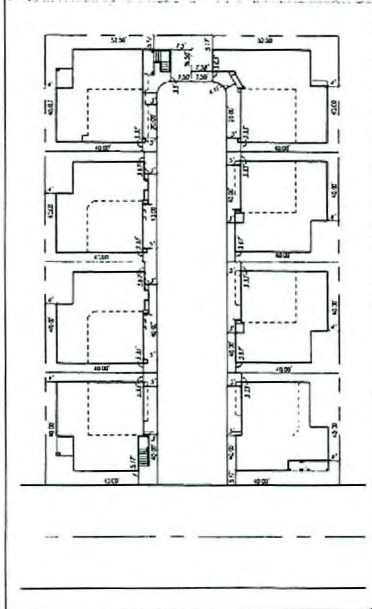
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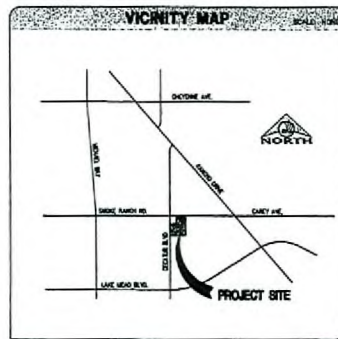
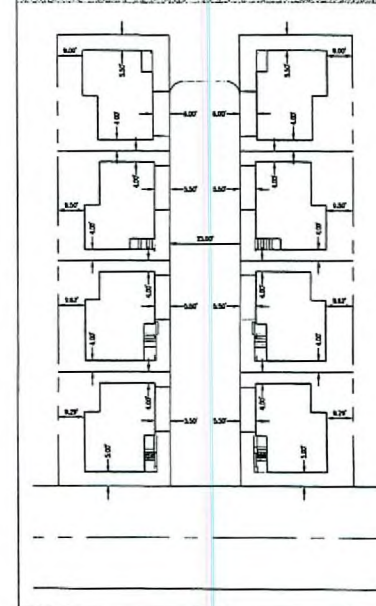
# SITE PLAN OF SMOKE RANCH / DECATUR II

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**



**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  
8750 W. CHARLESTON BLVD., SUITE B  
LAS VEGAS, NV 89148  
OFFICE: (702) 254-1880  
FAX: (702) 254-3062

**BENCHMARK**  
CLARK COUNTY VERTICAL CONTROL POINT TRAMA (CONCRETE) BEING A CITY OF LAS VEGAS PIVOT AND ROUND PLATE IN CONCRETE CURB, NORTH-EAST CORNER OF JONES BLVD. AND FACEL STREET.  
ELEVATION: 2387.2044 (FEET)  
120.543 (METERS)  
CLARK COUNTY VERTICAL CONTROL - 2385.3653 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**ASSESSOR'S PARCEL NUMBER**  
120-19-101-002

**OWNER**  
BONVILLE FAMILY TRUST  
3840 GARDEN AVENUE, SUITE 210  
LAS VEGAS, NV 89104  
OFFICE: (702) 304-1947

**BASIS OF BEARING**  
NORTH 02°02'11" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, NEAL, AS SHOWN IN BOOK 106, PAGE 21 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDS OFFICE.

**SHEET INDEX**  
1. COVER SHEET  
2. SITE PLAN

**DEVELOPER**  
RICHMOND AMERICAN HOMES OF NEVADA, INC.  
2480 PAGED WORME PARKWAY, SUITE 120  
HENDERSON, NV 89014  
OFFICE: (702) 617-8400

**SETBACK REQUIREMENTS**  
CLARK COUNTY TITLE 30

ZONING	R-PS
TYPICAL LOT SIZE (SF)	1,000 SF
FRONT TO BUILDING	2' MIN.
FRONT TO GARAGE	0' - 6" OR 10' PLUS
SIDE TO BUILDING	2' MIN.
SIDE TO ROOF GANE	2' MIN.
SIDE ON CORNER	4' MIN.
REAR	2' MIN.

**SURVEYOR**  
RICHMOND AMERICAN HOMES OF NEVADA, INC.  
2480 PAGED WORME PARKWAY, SUITE 120  
HENDERSON, NV 89014  
OFFICE: (702) 617-8400  
FAX: (702) 617-4278

**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	24,328 SF	26,112 SF
COMMON LOT "C"	2,794 SF	0 SF	2,794 SF
<b>COMMON LOT TOTAL</b>	<b>7,142 SF</b>	<b>33,029 SF</b>	<b>40,171 SF</b>

**LAND USE TABULATION**

LAND USE DESIGNATION	NO. OF LOTS	AREA (SQ. FT.)
PRESENT ZONING		
PROPOSED ZONING		
<b>SITE SUMMARY</b>		
TOTAL UNITS	77 LOTS	
SUBSTANDARD UNITS	NONE	
ORIG. ADDRESS	8.18 ACRES	
ADJUST. ADDRESS	12.42 LOTS / ACRES	
<b>USABLE OPEN SPACE</b>		
TOTAL REQUIRED	55,257 SF	
TOTAL PROVIDED	33,226 SF	

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**ZON-16519 SDR-16522**  
**REVISED 11/16/06 PC**

**Triton Engineering**

8750 W. CHARLESTON BLVD., SUITE B  
LAS VEGAS, NEVADA 89148  
OFFICE: (702) 254-1880  
FAX: (702) 254-3062  
www.tritoneng.com

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

SHEET 1 OF 1  
C.L.V. DWG.





landaco landscaping and grading  
 design build landscape architecture  
 4880 South Paine Las Vegas, NV 89103  
 702.885.7081 fax: 702.885.7082

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

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

L-1

**Plant Schedule**

Plant	Type	Botanical Name	Common Name
	24" Bush	Acacia v. vandykei	Shrubbery Acacia
	24" Bush	Callisaya leucostachya	Desert Olive
	24" Bush	Prosopis juliflora	Chickadee Mesquite
	24" Bush	Yucca sp. in container	Crab Tree
	24" Bush	Acacia v. vandykei	Shrubbery Acacia
	1' Garden	Callisaya leucostachya	Desert Olive
	3' Garden	Callisaya leucostachya	Desert Olive
	3' Garden	Prosopis juliflora	Chickadee Mesquite
	3' Garden	Leucosiphum holosericeum	Yucca Ranger
	3' Garden	Yucca sp.	Yucca
	3' Garden	Yucca sp.	Yucca
	5' Garden	Prosopis juliflora	Chickadee Mesquite
	1' Garden	Callisaya leucostachya	Desert Olive

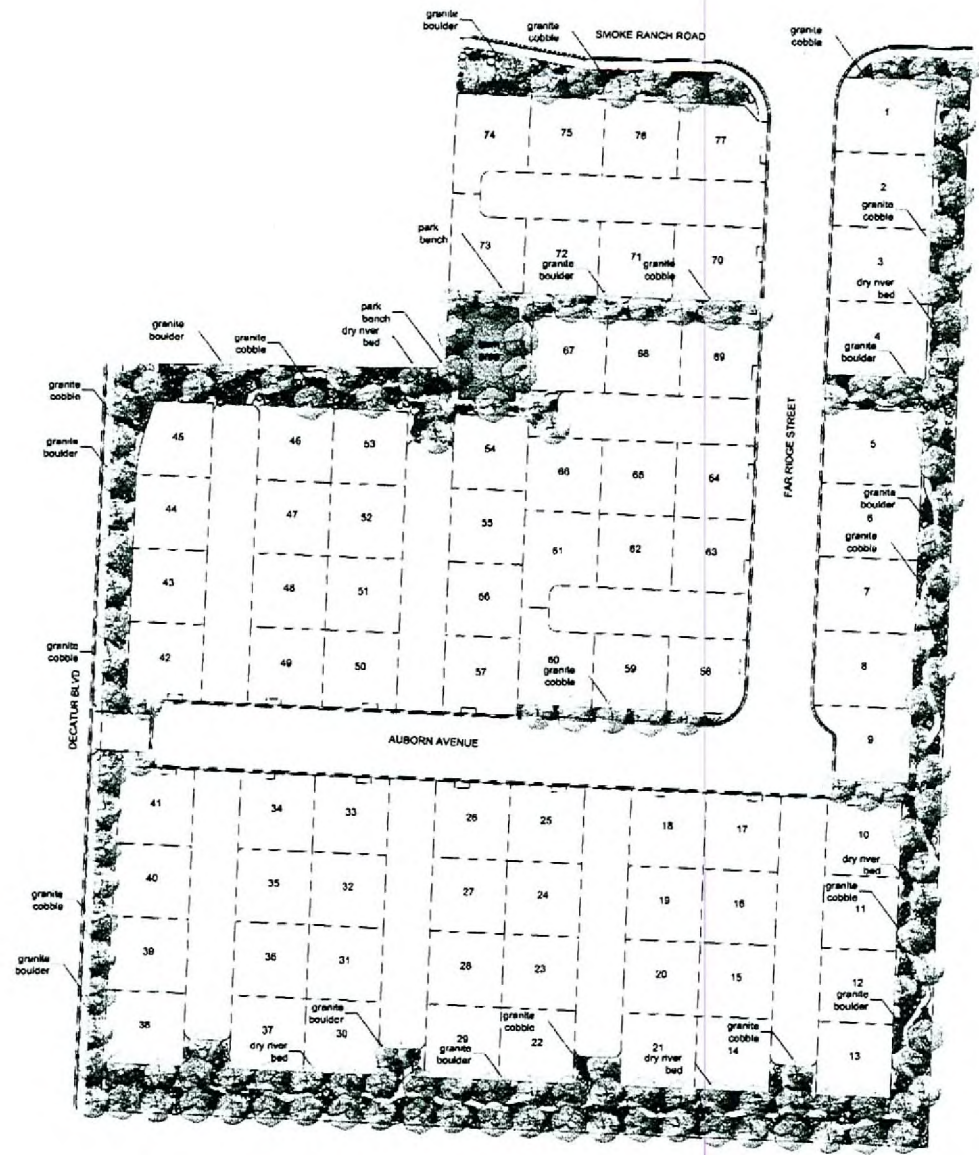
**Landscape Schedule**

	3/4" Decatur Birch (2" depth)
	Decatur Birch
	4" River Rock
	7" Granite Cobble
	Granite Boulder (per spec)

- Notes**
- All plants to receive a 2" layer of 3/4" decatur birch unless otherwise noted.
  - All plants to be planted prior to 1st wet down. Use a soil amendment where possible.
  - All plants to be installed per CLU Table 13.
  - Installation standards.
  - All irrigation shall be installed per CLU Table 10 Standards.

**Site Amenities**

	8' Round "Vintage" Metal Bollards (10' x 8" or approved equal)
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