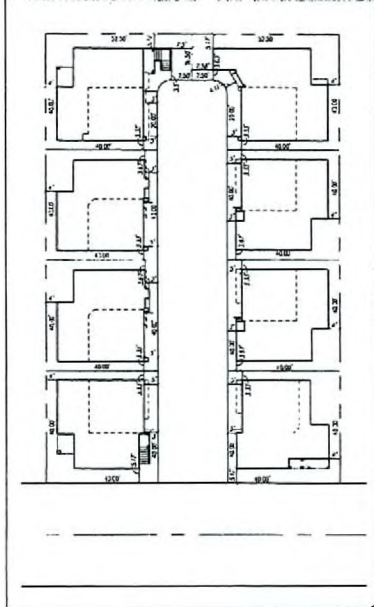


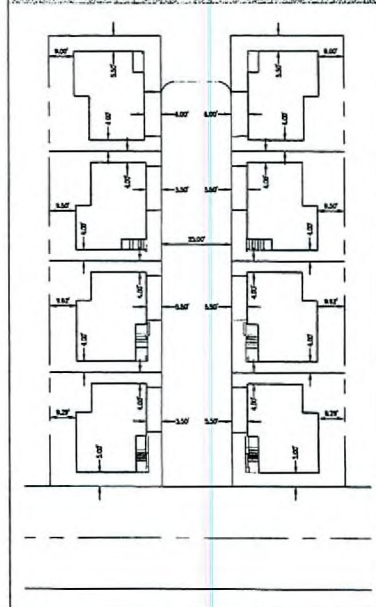
SITE PLAN OF SMOKE RANCH / DECATUR II

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
TETON ENGINEERING
8752 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89148
OFFICE: (702) 324-1480
FAX: (702) 324-3062

BENCHMARK
CLARK COUNTY VERTICAL CONTROL POINT "BLVD CONTROL", BEING A CITY OF LAS VEGAS RIGHT-OF-WAY CONCRETE CURBLINE, NORTHEAST CORNER OF JONES BLVD. AND RACEL STREET.
ELEVATION: 3247.2633 (FEET)
79.523 (METERS)
CLARK COUNTY VERTICAL CONTROL #3003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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

OWNER
SCAMPERE FAMILY TRUST
8940 OVERLOOK AVENUE, SUITE 210
LAS VEGAS, NV 89129
OFFICE: (702) 304-1917

BASIS OF BEARING
NORTH 020°10'18" 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 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 108, 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
2180 PAVED WEDGE PARKWAY, SUITE 120
HENDERSON, NV 89014
OFFICE: (702) 617-8400

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 30
ZONING: R-100
TYPICAL LOT SIZE (SQ FT): 1,000 SQ FT
FRONT TO BUILDING: 5' MIN.
FRONT TO GARAGE: 5' - 6' ON 10' PLUS
SIDE TO BUILDING: 2' MIN.
SIDE TO ROOF EAVE: 2' MIN.
SIDE ON CORNER: 4' MIN.
REAR: 2' MIN.

SURVEYOR
10-CORE SURVEYING
8755 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89148
OFFICE: (702) 831-1304
FAX: (702) 870-4378

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 'A'	2,364 SF	8,701 SF	11,065 SF
COMMON LOT 'B'	1,794 SF	24,532 SF	26,326 SF
COMMON LOT 'C'	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,952 SF	33,233 SF	41,185 SF

LAND USE TABULATION

LAND USE DESIGNATION	NO. OF UNITS
PRESIDENT ZONING: R-100 (RESIDENTIAL PLANNED DEVELOPMENT)	77 LOTS
PROPOSED ZONING: R-101 (RESIDENTIAL PLANNED DEVELOPMENT)	NONE
TOTAL UNITS	77 LOTS
SUBSTANDARD UNITS	NONE
GROSS ACREAGE	6.18 ACRES
ODDSY (GROSS)	12.42 LOTS / ACRE
USABLE OPEN SPACE	55,221 SF
TOTAL PROVIDED	33,226 SF

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OCT 25 2006

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

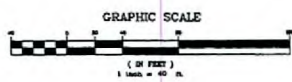
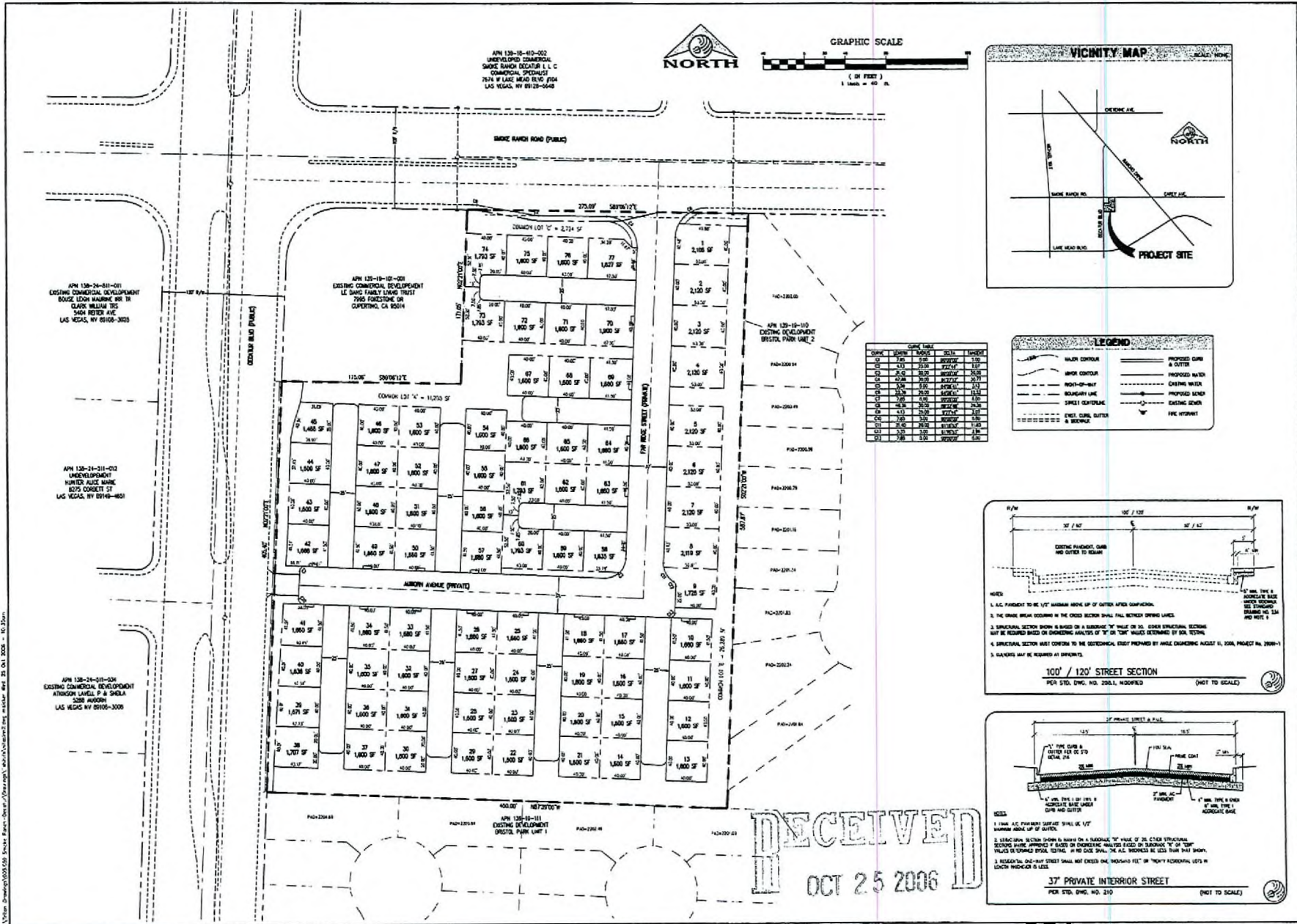
DATE	DRAWN BY	CHECKED BY	DESIGNED BY	SCALE	SHEET NO.	TOTAL SHEETS	PROJECT NO.

Triton Engineering
0721 W. Charleston Blvd.
Las Vegas, NV 89102
Phone: (702) 334-1480
Fax: (702) 334-3062

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

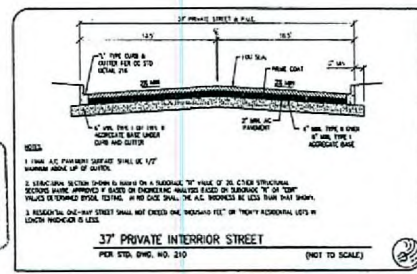
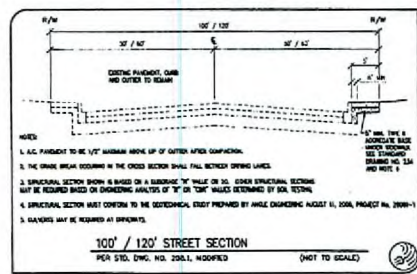
SHEET **1** OF 1
CL.V. DWG.

C:\Users\jw001\Desktop\Projects\Smoke Ranch\Drawings\2006\11-16-06\11-16-06.dwg



Lot	Area (SF)	Area (SQM)	Area (ACR)
1	1,763	162.8	0.40
2	1,800	166.8	0.41
3	1,800	166.8	0.41
4	1,800	166.8	0.41
5	1,800	166.8	0.41
6	1,800	166.8	0.41
7	1,800	166.8	0.41
8	1,800	166.8	0.41
9	1,800	166.8	0.41
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96	1,800	166.8	0.41
97	1,800	166.8	0.41
98	1,800	166.8	0.41
99	1,800	166.8	0.41
100	1,800	166.8	0.41

Symbol	Description
(Solid line)	MAJOR CONTOUR
(Dashed line)	MINOR CONTOUR
(Dotted line)	RIGHT-OF-WAY
(Long dashed line)	BOUNDARY LINE
(Short dashed line)	SPLIT CONTAINMENT
(Dash-dot line)	EXIST. CURB, GUTTER & SIDEWALK
(Thin solid line)	PROPOSED CURB & GUTTER
(Thin dashed line)	PROPOSED WALK
(Thin dotted line)	PROPOSED SEWER
(Thin dash-dot line)	EXISTING SEWER
(Thin long dashed line)	PIPE WORKING



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

SHEET 2 OF 2
 C.L.V. D.W.G.
 RICHMOND AMERICAN HOMES OF NEVADA, INC.
 SMOKE RANCH / DECATUR II
 SITE PLAN
 TRITON Engineering
 1515 CHICKADEE BLVD.
 LAS VEGAS, NEVADA 89104
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 www.tritoneng.com

