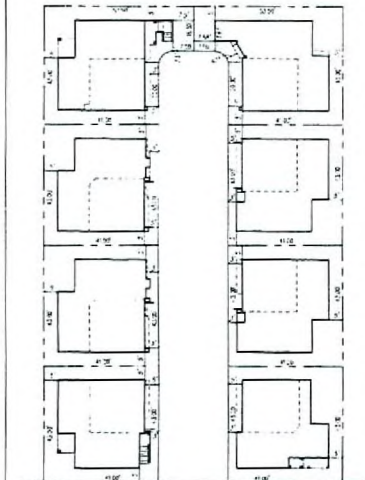


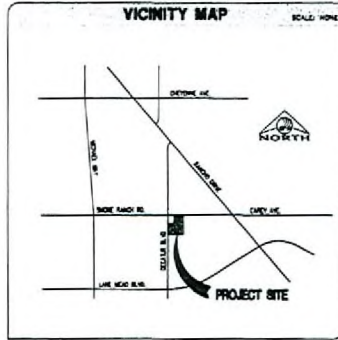
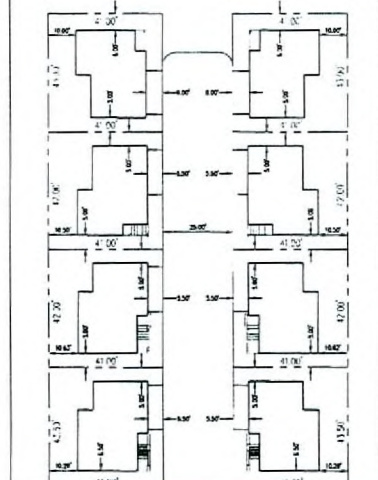
# SITE PLAN OF SMOKE RANCH / DECATUR II

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**  
TITCH ENGINEERING  
8707 W. CHARLESTON BLVD., SUITE 4  
LAS VEGAS, NV 89148  
OFFICE: (702) 224-7140  
FAX: (702) 224-2082

**BENCHMARK**  
CLARK COUNTY VERTICAL CONTROL POINT "VCP02 (22986)" BEING A CITY OF LAS VEGAS PINE AND IRON PILE IN CONCRETE CURB, NORTHEAST CORNER OF JONES BLVD AND RAGG STREET.  
ELEVATION: 2292.063 (FEET)  
721.523 (METERS)  
CLARK COUNTY VERTICAL CONTROL - 2003 BASED ON NORTH AMERICAN MEAN SEA LEVEL DATUM OF 1988 (NAVD 88)

**ASSESSOR'S PARCEL NUMBER**  
128-18-101-002

**OWNER**  
SCHMIDT FAMILY TRUST  
2440 PALM JADE PARKWAY, SUITE 210  
LAS VEGAS, NV 89129  
OFFICE: (702) 304-1847

**BASIS OF BEARING**  
NORTH 020°17' WEST, BEING THE BEARING OF THE EAST LINE OF THE NORTHWEST QUARTER (W 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, 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 RECORDERS OFFICE.

**SHEET INDEX**  
1. COVER SHEET    3. SECTIONS AND DETAILS  
2. SITE PLAN

**DEVELOPER**  
RICHMOND AMERICAN HOMES OF NEVADA, INC.  
2440 PALM JADE PARKWAY, SUITE 210  
LAS VEGAS, NV 89129  
OFFICE: (702) 817-8002

**SETBACK REQUIREMENTS**  
CITY OF LAS VEGAS

ZONING	R-PD
TYPICAL LOT SIZE (SQ FT)	1,000 SQ FT MIN.
FRONT TO BUILDING	5' MIN.
FRONT TO GARAGE	5' - 6' ON 18' PLUSH
SIDE TO BUILDING	5' MIN.
SIDE TO ROOF EAVE	5' MIN.
SIDE ON CORNER	5' MIN.
REAR	5' MIN.

**COMMON LOT AREAS**

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1A	0 SF	8,863 SF	8,863 SF
COMMON LOT 1B	0 SF	18,275 SF	18,275 SF
COMMON LOT 1C	2,687 SF	0 SF	2,687 SF
COMMON LOT TOTAL	2,687 SF	25,138 SF	27,825 SF

**LAND USE TABULATION**

PRESENT ZONING	LAND USE DESIGNATION	PROPOSED ZONING	8-PD (RESIDENTIAL PLANNED DEVELOPMENT)	8-PD2 (RESIDENTIAL PLANNED DEVELOPMENT)
TOTAL UNITS	76 LOTS			
SUBSTANDARD UNITS	NONE			
GROSS ACREAGE	6.19 ACRES			
DENSITY (DPS)	12.26 LOTS / ACRE			
TOTAL REQUIRED	54,340 SF			
TOTAL PROVIDED	25,138 SF			

**SURVEYOR**  
TIT-CORE SURVEYING  
8700 W. CHARLESTON BLVD., SUITE 4  
LAS VEGAS, NV 89148  
OFFICE: (702) 821-1254  
FAX: (702) 876-4278

RECEIVED

ZON-16519  
VAR-16525  
SDR-16522  
01-17-07 CC

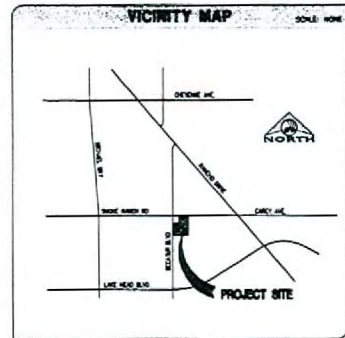
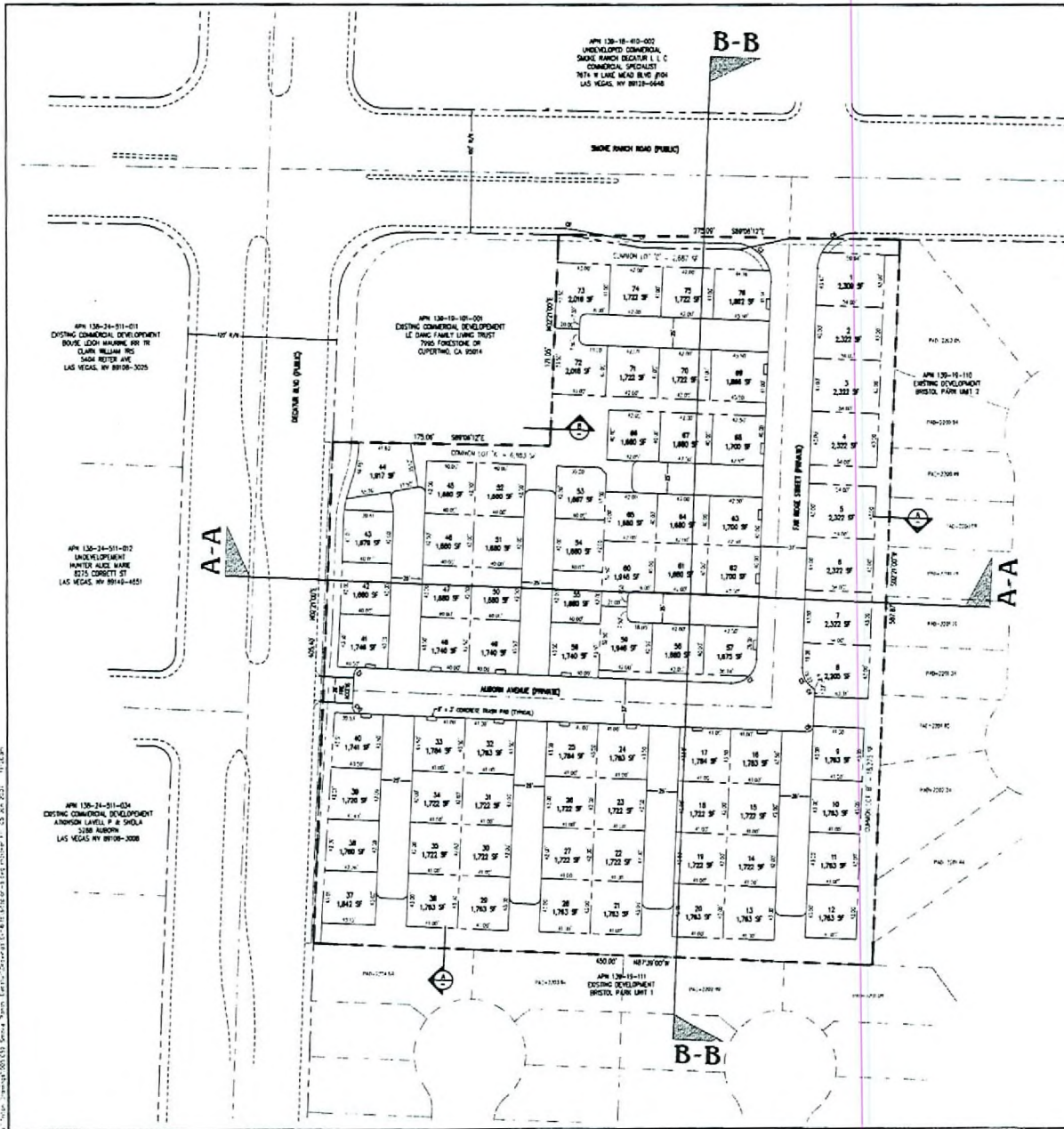
JAN 05 2007

COVER SHEET

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

SHEET 1 OF 1  
CLV. DWG. 1

**Triton Engineering**  
4215 W. CHARLESTON BLVD.  
LAS VEGAS, NEVADA 89148  
OFFICE: (702) 224-1840  
WWW.TRITONENR.COM



DATE	ISSUED	BY	REVISION
01/17/07	01/17/07	CLV	1
01/17/07	01/17/07	CLV	2
01/17/07	01/17/07	CLV	3
01/17/07	01/17/07	CLV	4
01/17/07	01/17/07	CLV	5
01/17/07	01/17/07	CLV	6
01/17/07	01/17/07	CLV	7
01/17/07	01/17/07	CLV	8
01/17/07	01/17/07	CLV	9
01/17/07	01/17/07	CLV	10
01/17/07	01/17/07	CLV	11
01/17/07	01/17/07	CLV	12
01/17/07	01/17/07	CLV	13
01/17/07	01/17/07	CLV	14
01/17/07	01/17/07	CLV	15
01/17/07	01/17/07	CLV	16
01/17/07	01/17/07	CLV	17
01/17/07	01/17/07	CLV	18
01/17/07	01/17/07	CLV	19
01/17/07	01/17/07	CLV	20

RECEIVED

ZON-16519  
VAR-16525  
SDR-16522  
01-17-07 CC

JAN 05 2007

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

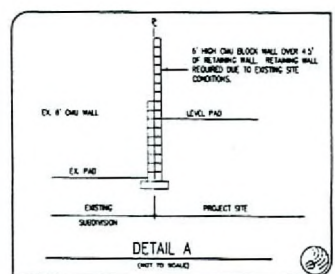
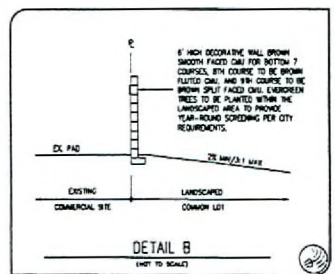
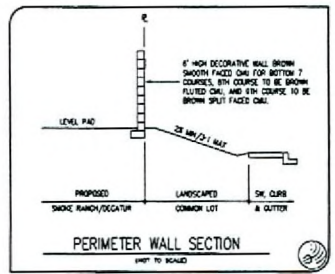
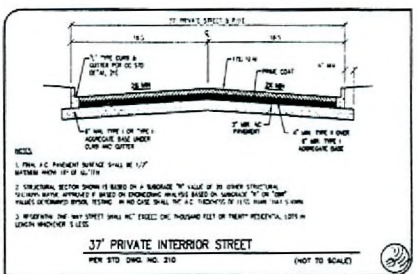
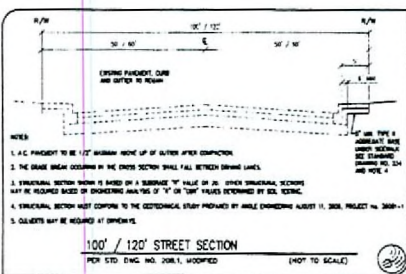
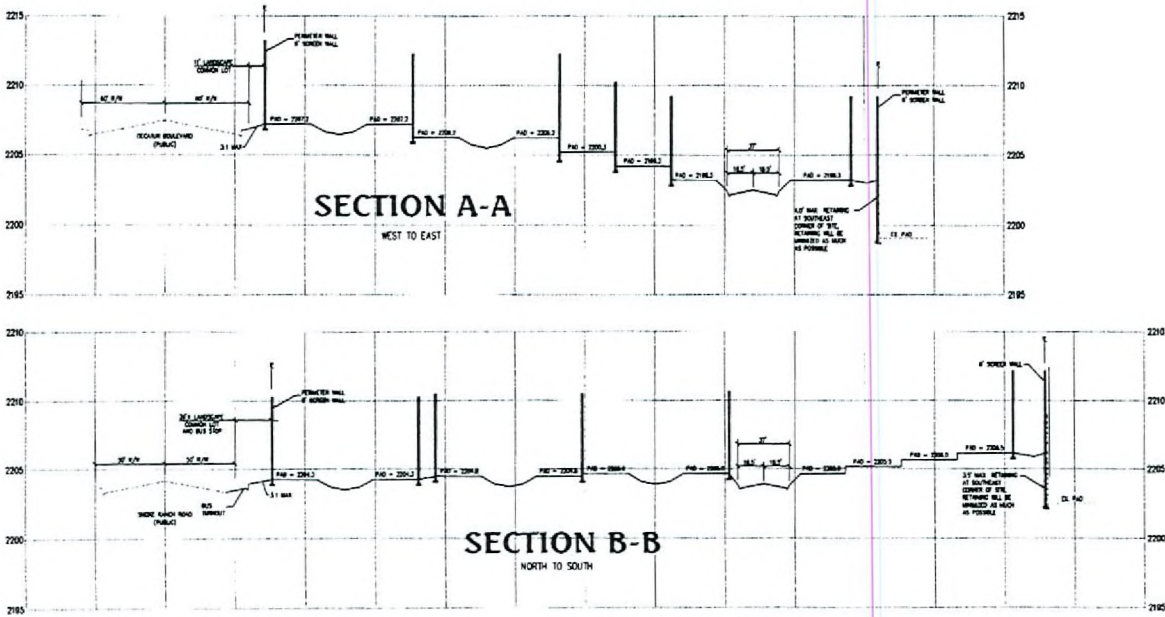
**Triton Engineering**

475 W. Charleston Blvd.  
Las Vegas, Nevada 89101  
952-221-1000  
www.tritoneng.com

DATE: 01/17/07  
SCALE: 1" = 40'

SHEET 2  
CLV DWG. #

Title: 16519-16525-16522-01-17-07 CC  
 Date: 01-17-07  
 Project: 16519-16525-16522-01-17-07 CC  
 Drawing: 16519-16525-16522-01-17-07 CC



**ZON-16519**  
**VAR-16525**  
**SDR-16522**  
**01-17-07 CC**

RECEIVED

JAN 05 2007

<b>SECTIONS AND DETAILS</b>									
RICHMOND AMERICAN HOMES OF NEVADA, INC. SMOKE RANCH / DECATUR II									
SHEET <b>3</b> OF 3 CLV, DWG. 1									