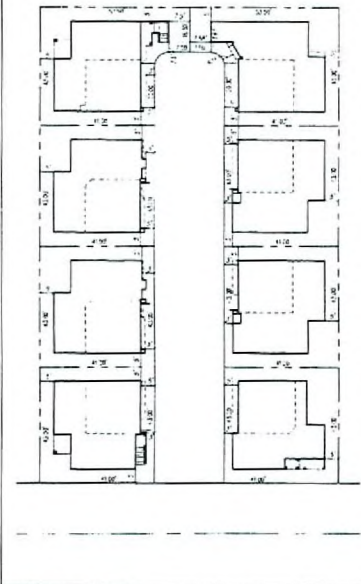
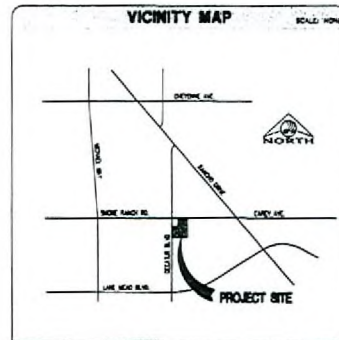


SITE PLAN OF SMOKE RANCH / DECATUR II

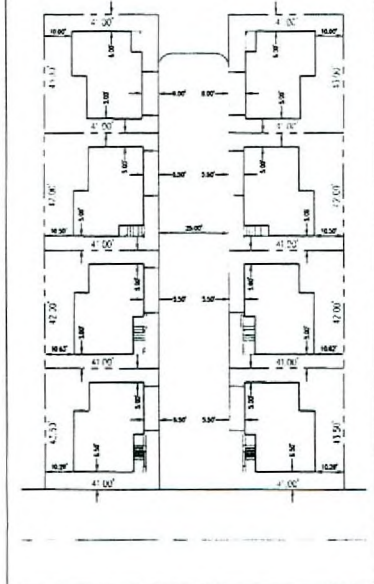
TYPICAL CLUSTER SETBACKS FOR INFUSION



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

TITCH ENGINEERING
8707 W. CHARLESTON BLVD., SUITE 8
LAS VEGAS, NV 89115
OFFICE: (702) 251-1180
FAX: (702) 251-1082

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLVD 1229MM"
BEING A CITY OF LAS VEGAS POINT AND BOUND PLATE IN
CONCRETE CURB, NORTHEAST CORNER OF JONES BLVD
AND RAGG STREET
ELEVATION: 2290.000 (FEET)
721.323 (METERS)
CLARK COUNTY VERTICAL CONTROL - 2003 BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

ASSESSOR'S PARCEL NUMBER

128-19-101-002

OWNER

SCHWEPPE FAMILY TRUST
3940 PAVED DRIVE, SUITE 210
LAS VEGAS, NV 89129
OFFICE: (702) 304-1947

SHEET INDEX

- 1. COVER SHEET
- 2. SITE PLAN
- 3. SECTIONS AND DETAILS

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
8700 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NV 89115
OFFICE: (702) 871-8000

BASIS OF BEARING

NORTH 00°00'10" WEST, BEING THE BEARING OF THE
EAST LINE OF THE NORTHWEST QUARTER (NW 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 138, PAGE 31 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

LAND USE TABULATION

LAND USE DESIGNATION	
PRESENT ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-150 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL UNITS	76 LOTS
SUBSTANDARD UNITS	NONE
GROSS ACRES	6.19 ACRES
DENSITY (GROSS)	12.26 LOTS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	\$4,340 SF
TOTAL PROVIDED	23,158 SF

SETBACK REQUIREMENTS

CITY OF LAS VEGAS	
ZONING	R-150
TYPICAL LOT SIZE (SQ FT)	1,000 SF
FRONT TO BUILDING	5' MIN.
FRONT TO GARAGE	5' MIN.
SIDE TO BUILDING	5' MIN.
SIDE TO ROOF EAVE	5' MIN.
SIDE ON CORNER	5' MIN.
REAR	5' MIN.

SURVEYOR

THE CORNER SURVEYING
8700 W. CHARLESTON BLVD., SUITE 8
LAS VEGAS, NV 89115
OFFICE: (702) 821-1254
FAX: (702) 821-1254

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	25,158 SF	27,845 SF

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

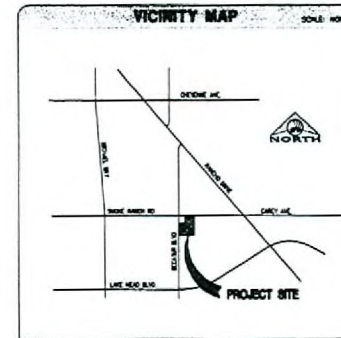
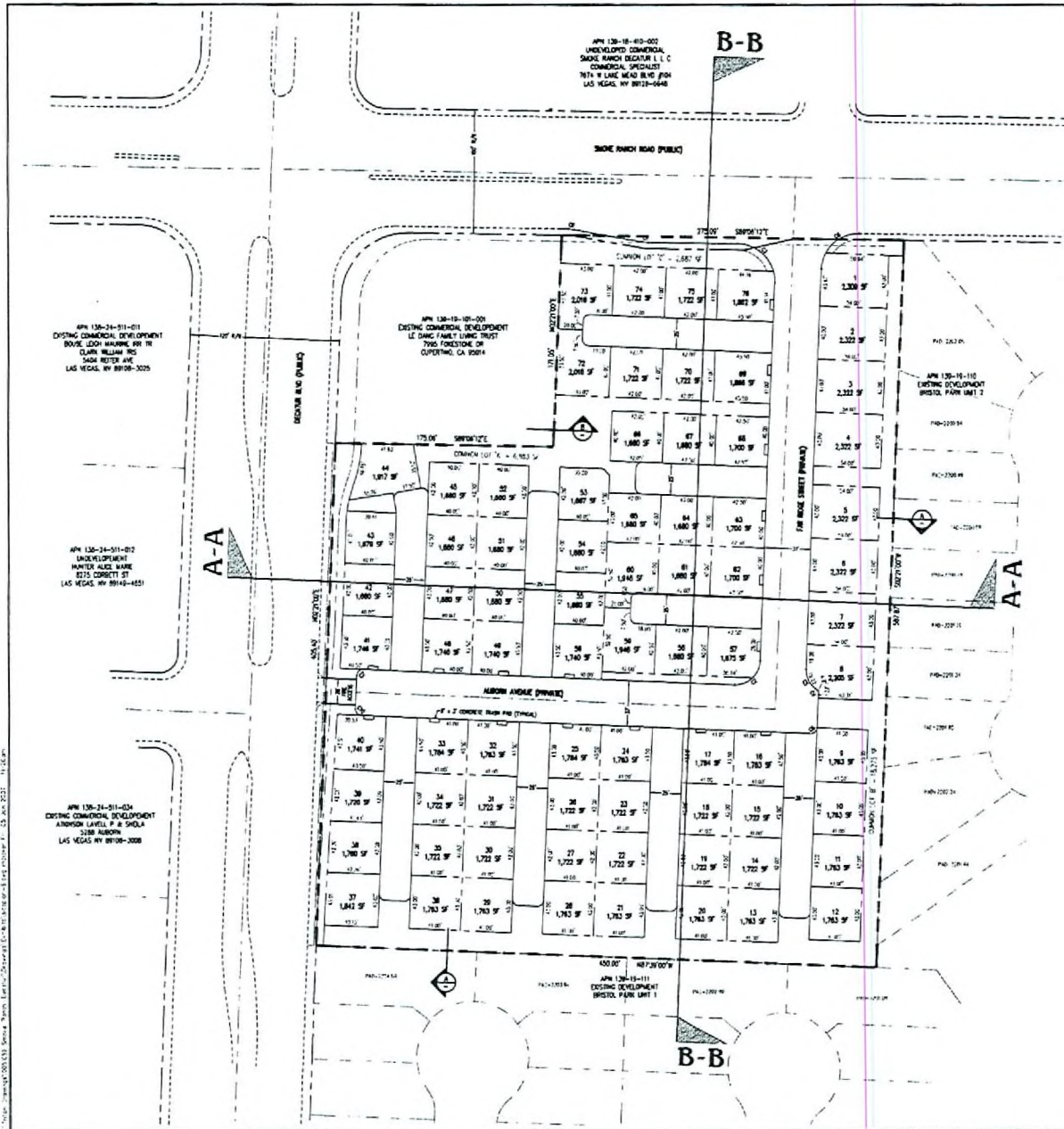
COVER SHEET

SHEET 1 OF 1
CLV DWG-I

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JAN 05 2007

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



AREA	LENGTH	WIDTH	AREA	PERCENT
1	100	100	10000	100
2	100	100	10000	100
3	100	100	10000	100
4	100	100	10000	100
5	100	100	10000	100
6	100	100	10000	100
7	100	100	10000	100
8	100	100	10000	100
9	100	100	10000	100
10	100	100	10000	100
11	100	100	10000	100
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20	100	100	10000	100

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SDR-16522
01-17-07 CC

JAN 05 2007

APN 130-18-103-001
UNDEVELOPED COMMERCIAL
SMOKE RANCH DECATUR I L.C.
COMMERCIAL UNDEVELOPED
7874 W LAKE MEAD BLVD. 3RD
LAS VEGAS NV 89139-0048

APN 130-18-103-002
EXISTING COMMERCIAL DEVELOPMENT
LE DANC FINEST TUNING TROTT
7760 FORESTONE DR
OVERTON, CA 92051

APN 130-24-311-011
EXISTING COMMERCIAL DEVELOPMENT
BOVE LOCH MAURICE PH II
CLARK WILLIAMS RD
DASH RUTHER AVE
LAS VEGAS NV 89139-3025

APN 130-24-311-012
UNDEVELOPED
HARTER ALICE MAURE
8275 CORSETT ST
LAS VEGAS NV 89149-0531

APN 130-24-311-024
EXISTING COMMERCIAL DEVELOPMENT
ANDERSON LAYELL P & SUGLA
3208 ALBION
LAS VEGAS NV 89108-3008

APN 130-19-110
EXISTING DEVELOPMENT
WESTLA PARK UNIT 1

SECTION A-A

SECTION B-B

GRAPHIC SCALE
1" = 40' FT

VICINITY MAP

SCALE: NONE

PROJECT SITE

NORTH

GRAPHIC SCALE

1" = 40' FT

AREA

LENGTH

WIDTH

AREA

PERCENT

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TRITON

Engineering

4275 W Charleston Blvd
Suite 100
Las Vegas, Nevada 89149

TEL: 702.331.1888
FAX: 702.331.1889
WWW.TRITON-ENG.COM

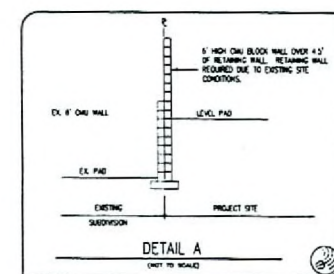
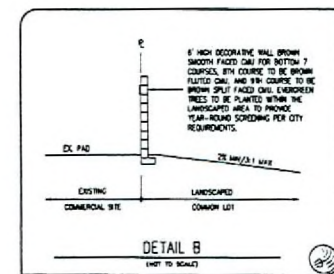
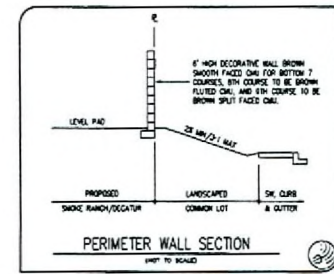
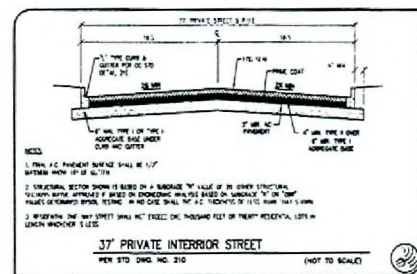
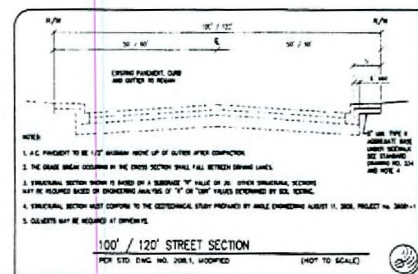
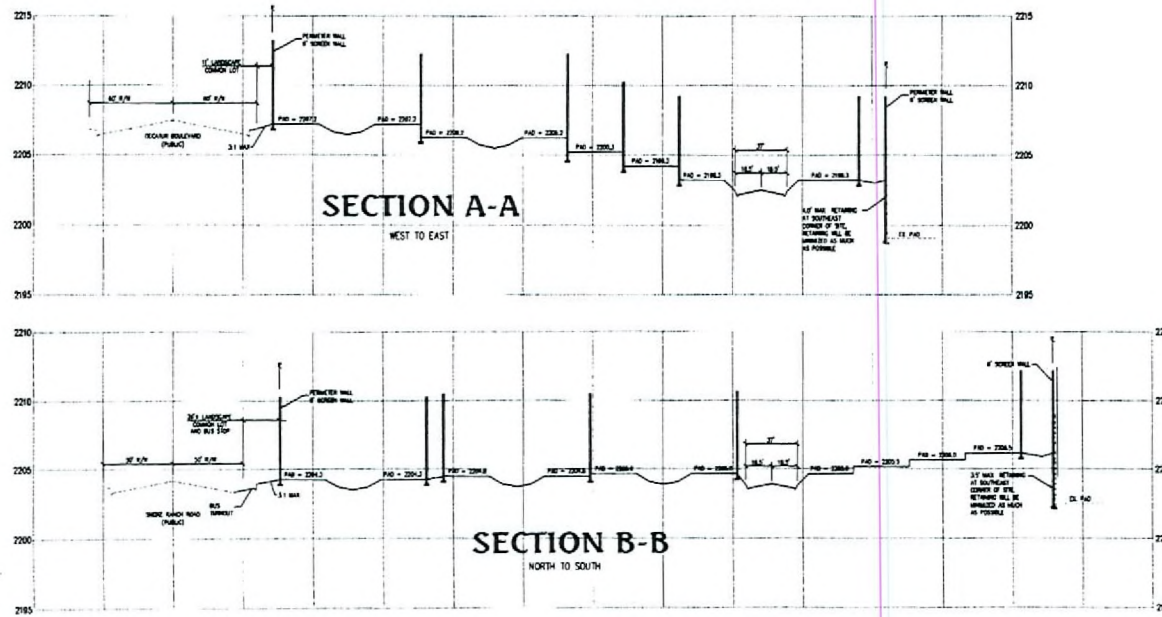
RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II

SITE PLAN

SHEET 2 OF 2

CLV.DWG

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

RECEIVED
JAN 05 2007

Triton Engineering

Office: 702-251-1000
8250 W. Charleston Blvd.
Las Vegas, Nevada 89146

DATE: 01/17/07
DRAWN BY: [redacted]
CHECKED BY: [redacted]
SCALE: 1\"/>

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

SHEET 3

CLV. DWG.