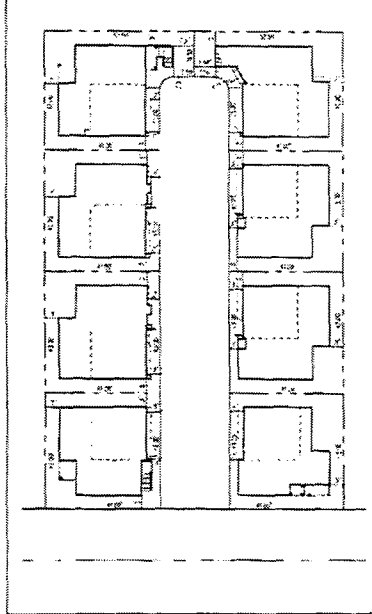


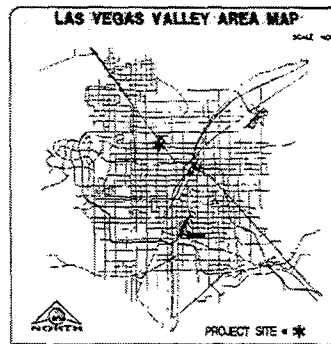
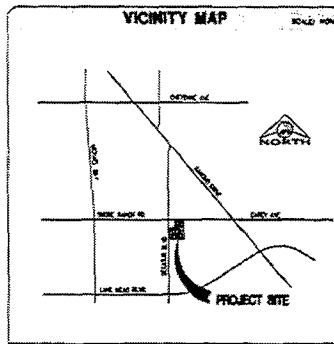
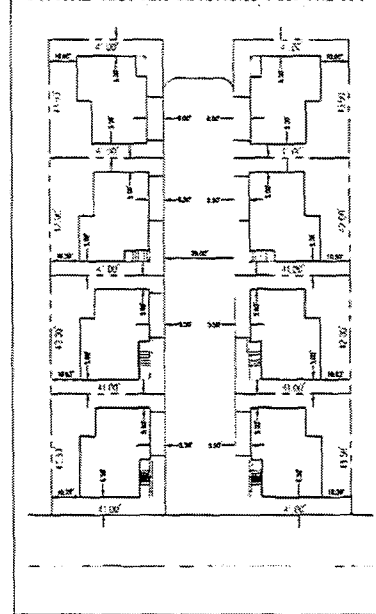
SITE PLAN OF SMOKE RANCH / DECATUR II

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 (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER
TRITON ENGINEERING
8707 W. CHESTNUT BLVD., SUITE 8
LAS VEGAS, NV 89148
OFFICE: (702) 251-1800
FAX: (702) 251-2082

BENCHMARK
CLARK COUNTY METRIC CONTROL POINT "8190 12288"
BEING A ONE OF LAS VEGAS METRIC CONTROL MARKS IN
CONCRETE FOUNDATION, NORTHWEST CORNER OF JONES BLVD
AND HAZEL STREET
ELEVATION: 2,863.222 FEET
CLARK COUNTY METRIC CONTROL POINT (2002) BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83)

ASSESSOR'S PARCEL NUMBER
128-18-10-002

OWNER
BOWDLE FAMILY TRUST
2000 BOWDLE ROAD, SUITE 210
LAS VEGAS, NV 89119
OFFICE: (702) 388-1847

BASIS OF BEARING
NORTH DATUM OF 1983, BEING THE BEARING OF THE
EAST LINE OF THE WESTEAST QUARTER (E 1/4) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN AS BEING THE SPACE OF 6 FEET ON PAGE 47
OF THE CLARK COUNTY METRIC RECORDING OFFICE.

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

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC
2000 BOWDLE ROAD, SUITE 170
LAS VEGAS, NV 89119
OFFICE: (702) 894-8000

SETBACK REQUIREMENTS
CITY OF LAS VEGAS

ZONING	R-10
TYPICAL LOT SIZE (SQ FT)	1,500 SF
FRONT TO BUILDING	5' MIN.
FRONT TO DRIVE	5' - 8' ON 16' PLUS
BACK TO BUILDING	5' MIN.
BACK TO ROOF EAVE	2' MIN.
BACK ON CORNER	5' MIN.
REAR	5' MIN.

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT "A"	0 SF	6,803 SF	6,803 SF
COMMON LOT "B"	0 SF	18,272 SF	18,272 SF
COMMON LOT "C"	2,887 SF	0 SF	2,887 SF
COMMON LOT TOTAL	2,887 SF	25,075 SF	27,962 SF

LAND USE TABULATION

PRESENT ZONING	LAND USE DESIGNATION	PLANNED DEVELOPMENT
R-10	R-10Z (RESIDENTIAL PLANNED DEVELOPMENT)	
R-10Z	R-10Z (RESIDENTIAL PLANNED DEVELOPMENT)	
SITE SUMMARY		
TOTAL LOTS	76 LOTS	
SUBSTANDARD LOTS	1 ONE	
CRUISE HOMEZ	618 ACRES	
DENSITY (DROSS)	17.21 (DROSS / ACRE)	
USABLE OPEN SPACE		
TOTAL RESERVED	34,345 SF	
TOTAL PROVIDED	35,130 SF	

COVER SHEET

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

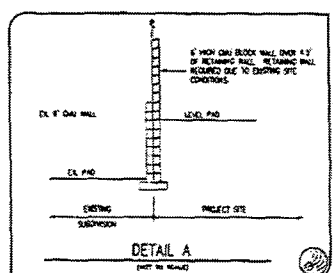
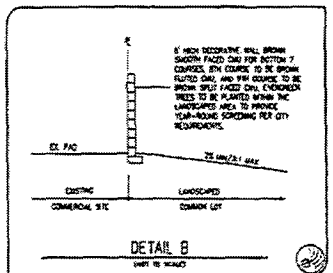
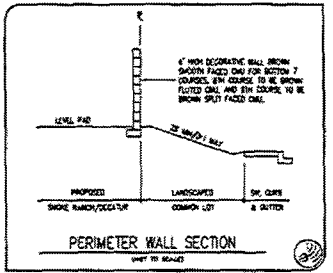
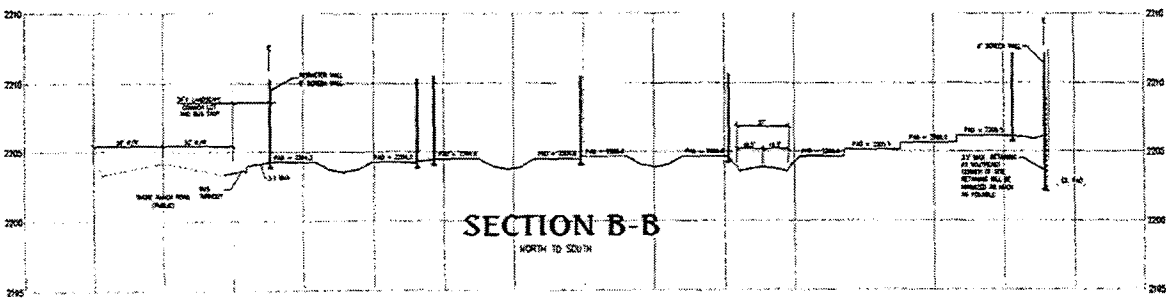
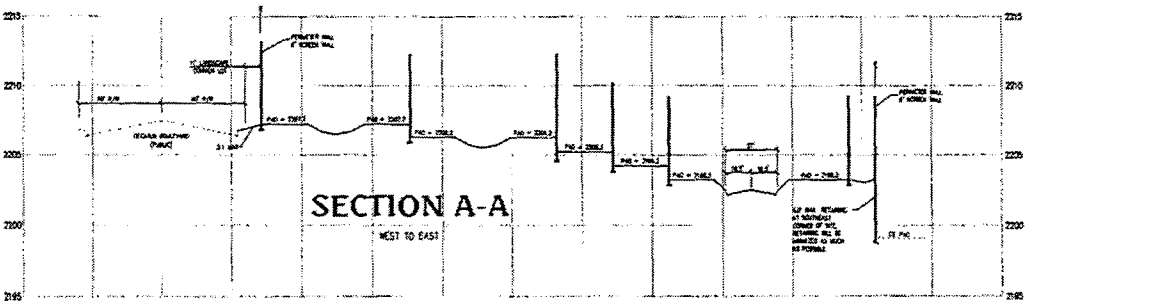
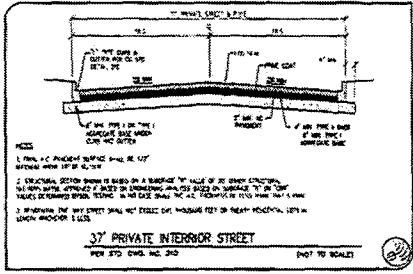
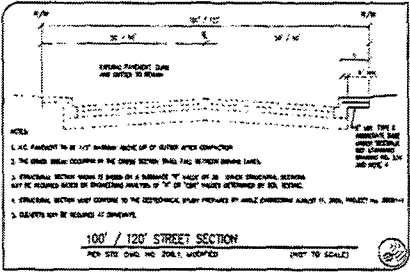
Triton Engineering
1017 S. Decatur Blvd.
Las Vegas, Nevada 89148
Office: (702) 894-8000
Fax: (702) 894-8000

1 of 1
C.L.V. DWG.

RECEIVED

Submitted after final 03-07-07
Date 1/12/07 Item 92495

ZON-16519
VAR-16525
SDR-16522



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

RECEIVED
 JAN 05 2007

DATE	2007.01.17
BY	CLV
CHECKED BY	CLV
SCALE	AS SHOWN
Triton Engineering	
4212 N. Charleston Blvd. Suite 100, Las Vegas, NV 89169 Phone: 702.735.1111 Fax: 702.735.1112	
RICKHOOD AMERICAN HOMES OF NEVADA, INC. SMOKE RANCH / DECATUR II	
SECTIONS AND DETAILS	
SHEET	3 OF 3
CLV.DWG#	