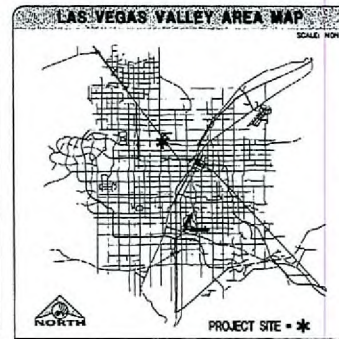
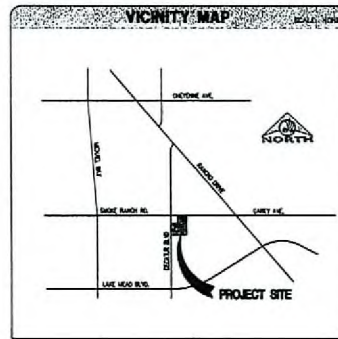
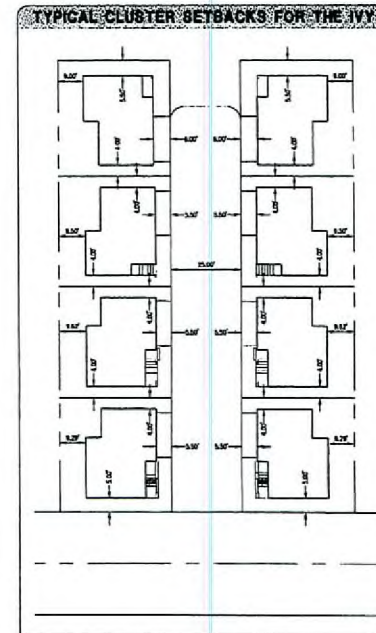
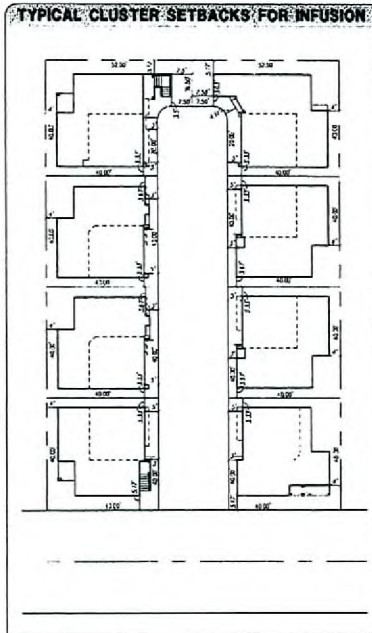




# SITE PLAN OF SMOKE RANCH / DECATUR II

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.



**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**  
PETRO ENGINEERING  
8702 W. CHARLESTON BLVD., SUITE B  
LAS VEGAS, NV 89148  
OFFICE: (702) 234-1406  
FAX: (702) 234-5082

**BENCHMARK**  
CLARK COUNTY VERTICAL CONTROL POINT "ALLEN 1000", BEING A CITY OF LAS VEGAS POINT AND BOUND PLAIN IN CONCRETE CURBSTONE, NORTHEAST CORNER OF JONES BLVD. AND REXELL STREET.  
ELEVATION: 2367.3033 (FEET)  
721.622 (METERS)  
CLARK COUNTY VERTICAL CONTROL #2003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**ASSESSOR'S PARCEL NUMBER**  
136-19-101-002

**OWNER**  
SOMMERS FAMILY TRUST  
TRUST AGREEMENT DATED: DATE 2/10  
LAS VEGAS, NV 89129  
OFFICE: (702) 306-1947

**BASIS OF BEARING**  
NORTH ARROW UP BEING BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 50 EAST, M.D.M., AS SHOWN IN BOOK 108, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA REGISTERS OFFICE.

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

**DEVELOPER**  
RICHMOND AMERICAN HOMES OF NEVADA, INC  
2480 PASEO VERDE PARKWAY, SUITE 120  
HENDERSON, NV 89015  
OFFICE: (702) 617-8400

**SETBACK REQUIREMENTS**  
CLARK COUNTY TITLE 30

ZONING	R-10
TYPICAL LOT SIZE (SQ FT)	1,000 SQ FT
FRONT TO BUILDING	3' MIN.
FRONT TO GARAGE	1' MIN. PLUS 6" - 6" OR 18" PLUS
SIDE TO BUILDING	3' MIN.
SIDE TO ROOF EAVE	3' MIN.
SIDE OR CORNER	4' MIN.
REAR	3' MIN.

**COMMON LOT AREAS**

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 'A'	2,504 SF	8,701 SF	11,205 SF
COMMON LOT 'B'	1,784 SF	21,520 SF	23,304 SF
COMMON LOT 'C'	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,082 SF	33,226 SF	40,308 SF

**LAND USE TABULATION**

LAND USE DESIGNATION	77 LOTS	NONE
PRESENT ZONING	R-106 (RESIDENTIAL PLANNED DEVELOPMENT)	
PROPOSED ZONING	R-1012 (RESIDENTIAL PLANNED DEVELOPMENT)	
TOTAL UNITS	77 UNITS	
SUBDIVISION UNITS	6,119 ACRES	
GROSS ACREAGE	12.41 LOTS / ACRE	
DENSITY (GROSS)		
TOTAL REQUIRED	15,252 SF	
TOTAL PROVIDED	11,726 SF	

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

Triton Engineering

8727 W. Charleston Blvd. Las Vegas, Nevada 89148  
OFFICE: (702) 234-1406 FAX: (702) 234-5082  
www.tritoneng.com

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

SHEET 1 of 1  
CLV.DWG





landaco landscaping and grading  
 design build landscape architecture  
 4880 South Phoenix Las Vegas NV 89123  
 702.963.7581 fax 702.963.7582

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

#	Revisions	Date	By:
1	landscaping	08.09.08	mh
2	buffer	10.10.08	mh
3	base revision	11.11.08	ach
4	base revision	07.01.09	ach
5	engineering	02.20.09	nr
6	base revision	08.30.09	mh
7	base revision	10.23.09	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**

Quantity	Size	Botanical Name	Common Name
24'	Box	<i>Acacia salicifolia</i>	Shamrock Acacia
24'	Box	<i>Chilopsis linearis</i>	Desert Willow
24'	Box	<i>Prostrata densa</i>	Chicago Weeping
24'	Box	<i>Yucca agri-folia</i>	Cruciate Yucca
24'	Box	<i>Acacia salicifolia</i>	Shamrock Acacia
3	Galton	<i>Chamaecrista nictitans</i>	gold of Pheonix
3	Galton	<i>Cassia speciosa</i>	Cassia
3	Galton	<i>Comanthus serotinus</i>	sheep-Memorial Gony
3	Galton	<i>Leavenworthia</i>	amaranth
3	Galton	<i>Larrea tridentata</i>	Yucca Range
3	Galton	<i>Salvia greggii</i>	Red Sage
3	Galton	<i>Yucca elata</i>	Spiky Yucca
3	Galton	<i>Prosopis juliflora</i>	Black Locust
3	Galton	<i>Prosopis juliflora</i>	Red Yucca
3	Galton	<i>Moringa oleifera</i>	Drumstick

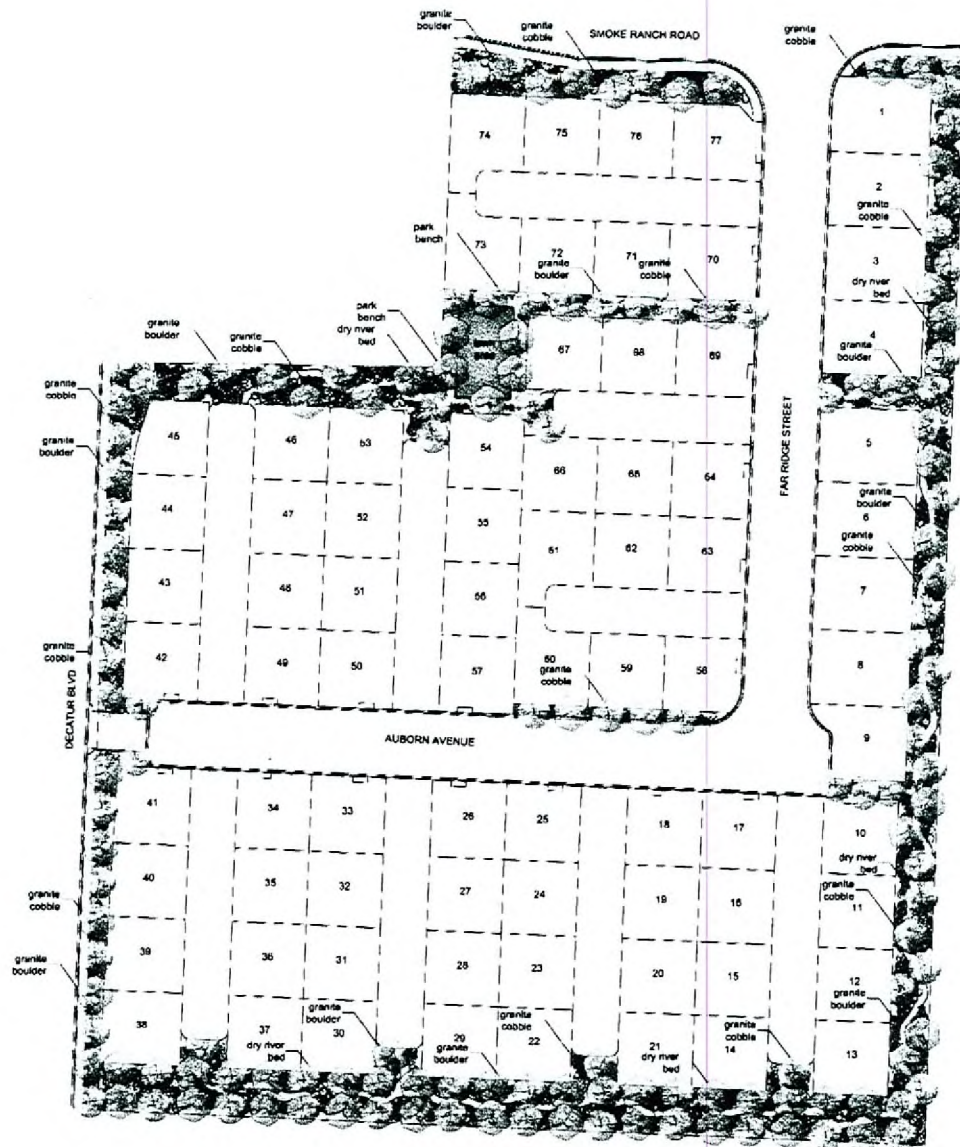
**Landscape Schedule**

34" Decorative Box (2' depth)
Decorative Gravel
4" River Rock
7" #3 Granite Cobble
Granite Boulder (see notes)

- Notes:
- All plants to remain in 2" lines of 3/4" decorative rock unless otherwise noted.
  - All plant material to be planted no later than 100 days after receipt of material.
  - All plant material shall be installed per C.O.V. File 19.
  - All irrigation shall be installed per C.O.V. File 19 standards.

**Site Amenities**

6 Round - Wrought Iron: 48" dia. x 18" h. x 18" dia. x 18" h.
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 ZON-16519 SDR-16522  
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