

Triton

Engineering

March 1, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Re-zoning
Revised Justification Letter
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 65 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting that the zoning on this parcel be changed from RPD-8 to RPD-10 for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:


NEC – Light Industrial (C-M).
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

Richmond American Homes believes that requesting a RPD-10 zoning will compliment the area and would be a proposed buffer between the R-CL Single family residences and the C-1 Commerical Property.

We believe that the addition of single family homes at this location will increase traffic slightly, but any traffic concerns will be addressed either by submittal of a traffic study or through a traffic mitigation agreement.

Please place the attached request on the City Council agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

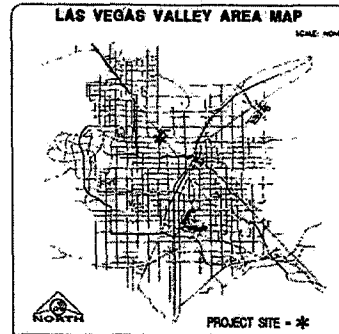
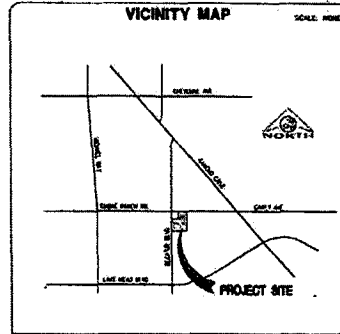
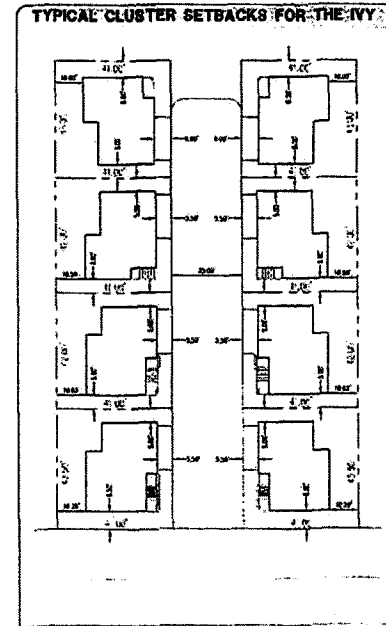
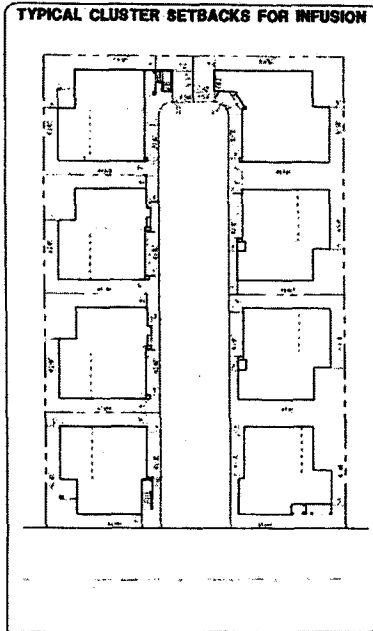

Kris Givant
Project Coordinator

ZON-16519
03-07-07 CC

102

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 (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
BRENN BRENNERSON
1870 W. CHEVY CHASE BLVD., SUITE #
LAS VEGAS, NV 89104
OFFICE: (702) 361-1811
FAX: (702) 361-3092

BENCHMARK
C/O THE COUNTY OF CLARK, CONTROL POINT "SANDY CREEK", BEING A CITY OF LAS VEGAS STREET AND RAILROAD PLAT IN CONCRETE COLUMNS, NORTHWEST CORNER OF JONES BLVD. AND RYAN ST. (2011)
ELEVATION: 2267.203 (METS)
731 620 (METERS)
CLARK COUNTY OFFICIAL CONTROL - 2003 BASED ON NORTH AMERICAN GEODETIC DATUM OF 1983 (NAD 83)

ASSESSOR'S PARCEL NUMBER
138-10-101-003

OWNER
SCHUMPER FAMILY TRUST
2000 CHEVY CHASE, SUITE 210
LAS VEGAS, NV 89155
OFFICE: (702) 361-1811

BASIS OF BEARING
NORTH BEARING "N" MEANS BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., SHOWN IN BOOK 390, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY RECORDS OFFICE.

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

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2000 CHEVY CHASE, SUITE 210
LAS VEGAS, NV 89155
OFFICE: (702) 361-1811

SETBACK REQUIREMENTS
CITY OF LAS VEGAS

ZONING	138-10-101-003	0-10'
TYPICAL LOT SIDE (FT)	120.00'	120.00'
FRONT TO BUILDING	2' MIN	2' MIN
FRONT TO GARAGE	5' - 6' OR 10' PLUS	5' - 6' OR 10' PLUS
SIDE TO BUILDING	2' MIN	2' MIN
SIDE TO HOOP LAINE	2' MIN	2' MIN
SIDE ON CORNER	4' MIN	4' MIN
REAR	4' MIN	4' MIN

SURVEYOR
TRIG-GARD SURVEYING
6700 W. CHEVY CHASE BLVD., SUITE A
LAS VEGAS, NV 89155
OFFICE: (702) 361-1811
FAX: (702) 361-4219

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1*	8 SF	18,408 SF	18,416 SF
COMMON LOT 2*	8 SF	28,850 SF	28,858 SF
COMMON LOT 3*	2,200 SF	8 SF	2,208 SF
COMMON LOT TOTAL	2,208 SF	47,300 SF	49,508 SF

LAND USE TABULATION

PRESENT ZONING	LAND USE DESCRIPTION	AREA
INDUSTRIAL	INDUSTRIAL PLANNED DEVELOPMENT (I-10)	10,000 SF
INDUSTRIAL	INDUSTRIAL PLANNED DEVELOPMENT (I-10)	62 ACRES
INDUSTRIAL	INDUSTRIAL PLANNED DEVELOPMENT (I-10)	10.48 ACRES / 450K
SITE SUMMARY		
TOTAL UNITS		10 UNITS
SUBSTANDARD UNITS		0 UNITS
CRACK RESISTANCE		62 ACRES
DOUBLY (RANGE)		10.48 ACRES / 450K
USABLE OPEN SPACE		
TOTAL REQUIRED		46,700 SF
TOTAL PROVIDED		47,300 SF

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DATE: 03-07-07	SHEET: 1 OF 1
PROJECT: SMOKE RANCH / DECATUR II	SCALE: AS SHOWN
DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 03-07-07	DATE: 03-07-07

Triton Engineering
1000 W. CHEVY CHASE, SUITE 210
LAS VEGAS, NEVADA 89155
PHONE: (702) 361-1811
FAX: (702) 361-4219

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

SHEET 1 OF 1
C.L.V. DRG. #

Date 3/5/07 Home # 102

03-07-07 CC

ZON-16519
VAR-16525
SDR-16522

CLY. DMC# 2

RICHMOND AMERICAN HOMES OF NEWARK, INC.
 SMOKE RANCH / DECATUR II
 SITE PLAN



Triton
 Engineering

11777 Chambliss Road
 Atlanta, Georgia 30338
 Phone: 404.251.1111
 Fax: 404.251.1112
 Website: www.tritoneng.com

DATE: 03-07-07
 DRAWN BY: []
 CHECKED BY: []
 PROJECT NO: 100-16519

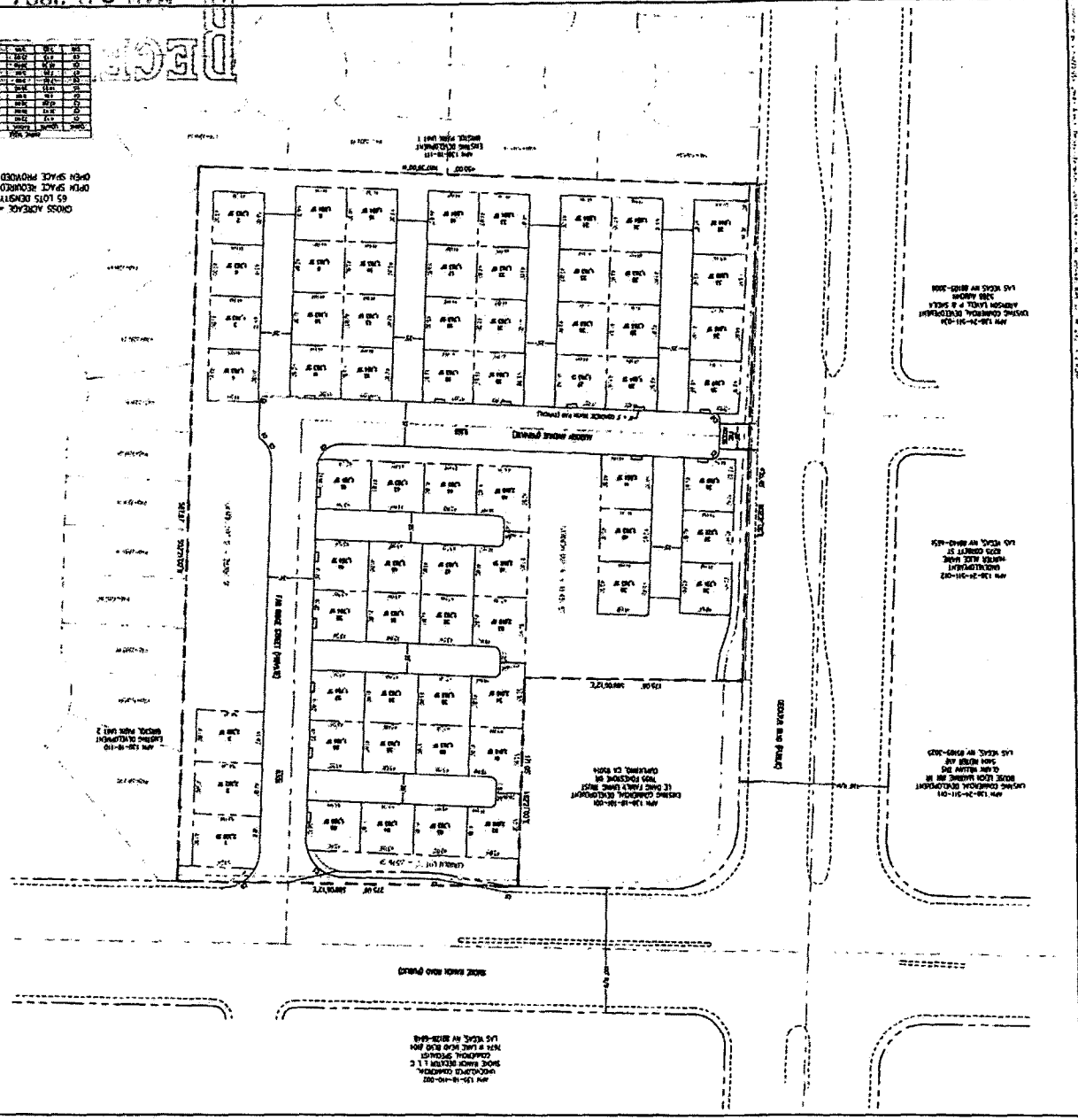
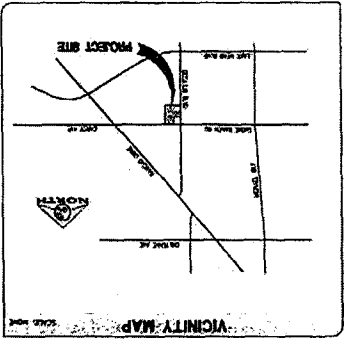
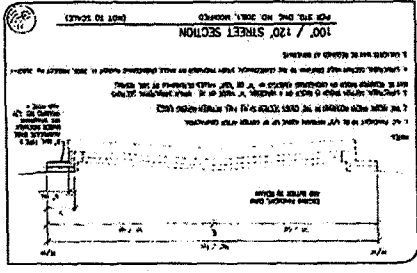
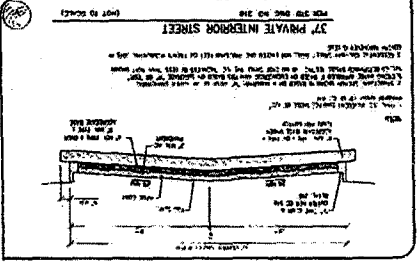
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NO.	DESCRIPTION	AMOUNT	TOTAL
1	PERMITS	10.00	10.00
2	CONTRACTOR	10.00	20.00
3	INSURANCE	10.00	30.00
4	UTILITY	10.00	40.00
5	LANDSCAPE	10.00	50.00
6	PAVING	10.00	60.00
7	SEWER	10.00	70.00
8	WATER	10.00	80.00
9	FOUNDATION	10.00	90.00
10	ROOFING	10.00	100.00
11	INTERIORS	10.00	110.00
12	MECHANICAL	10.00	120.00
13	ELECTRICAL	10.00	130.00
14	PLUMBING	10.00	140.00
15	FINISHES	10.00	150.00
16	CONTINGENCY	10.00	160.00
17	TOTAL		160.00

CROSS AREA = 6.2 AC
 OPEN SPACE PROVIDED = 46.718 SF
 OPEN SPACE PROVIDED = 47.207 SF



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landaco landscaping and grading
design build landscape architecture
4800 South Flamingo, Las Vegas, NV, 89120
702.585.7091 fax 702.850.7096

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

#	Revisions	Date	By
1	rendering	08.09.05	mb
2	buffer	10.10.05	mb
3	base revision	01.11.06	adw
4	base revision	02.01.06	adw
5	engineering	02.20.06	rd
6	base revision	08.30.06	mb
7	base revision	10.23.06	mb
8	base revision	02.28.07	ky

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

Symbol	Size	Botanical Name	Common Name
	2' tree	Asplenium nidus	Shielding Fern
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince
	2' shrub	Crataegus spicata	Quince

	1' shrub	Crataegus spicata	Quince
	1' shrub	Crataegus spicata	Quince
	1' shrub	Crataegus spicata	Quince
	1' shrub	Crataegus spicata	Quince
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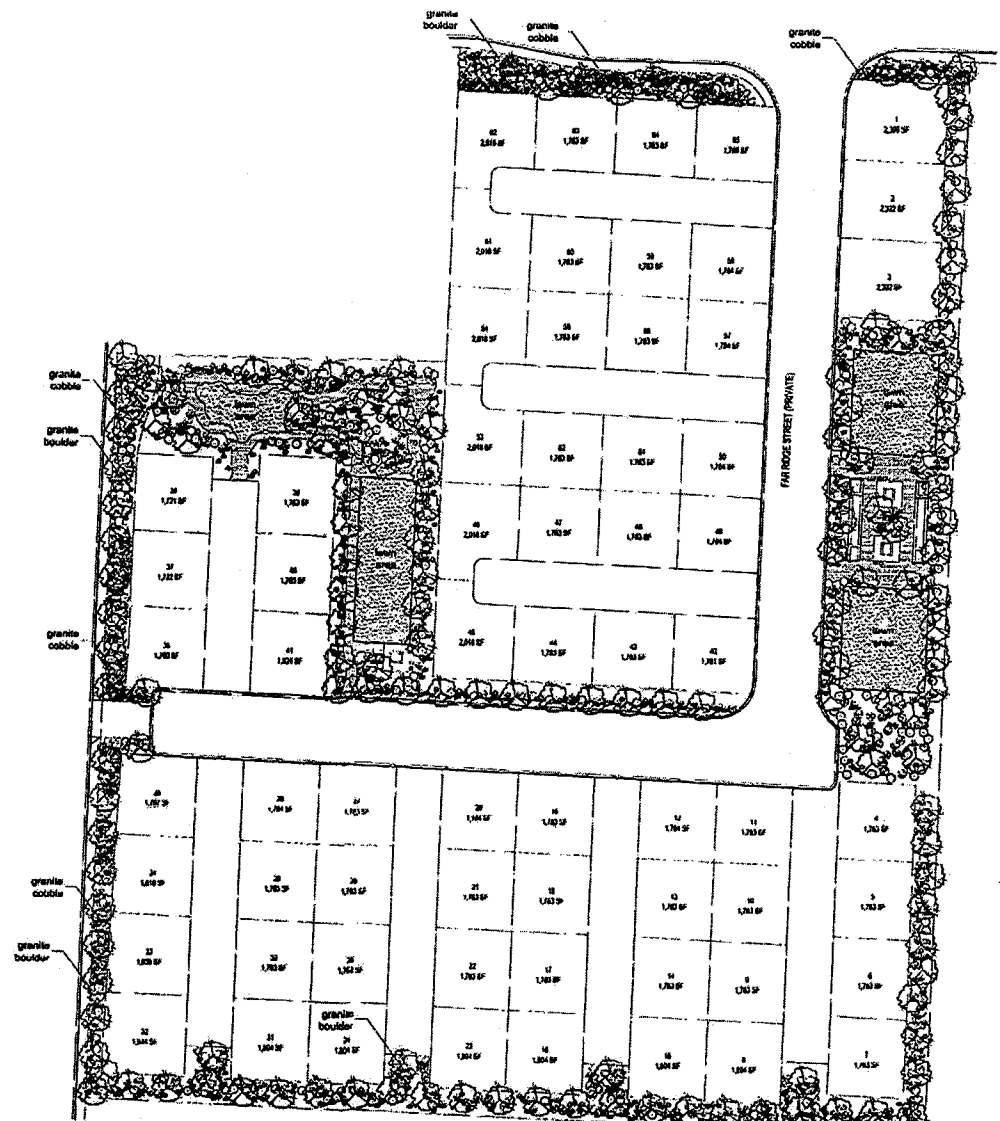
Landscape Schedule

	2' Concrete Block (2' depth)
	Lawn Area
	Decomposed Granite Path
	2' Granite Cobble
	Granite Boulder (size varied)

- Notes**
- All plants to be installed in 2" layer of 60" diameter rock unless otherwise noted.
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Site Annotations

	1/2" Primer paint. Get tested to 2000 or approved equal.
	1/2" Wash Concrete - Min. 1000 PSI of PLATOP 32-18.
	1/2" 10 Mesh Concrete - Min. 1000 PSI of PLATOP 32-18.
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