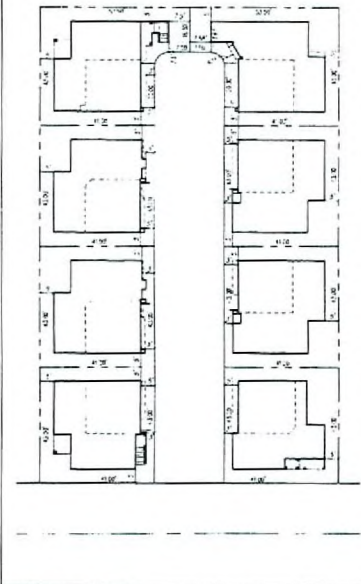
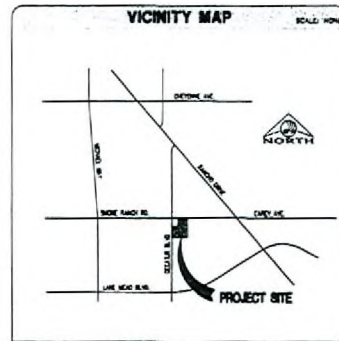


SITE PLAN OF SMOKE RANCH / DECATUR II

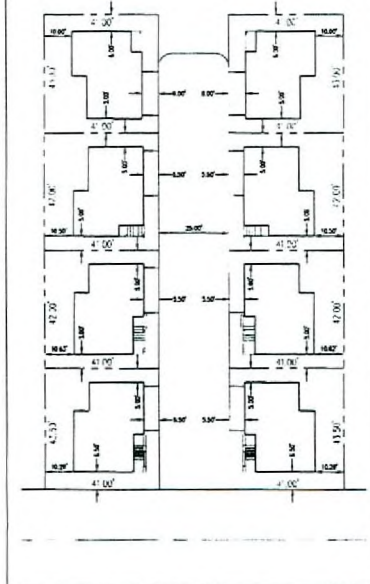
TYPICAL CLUSTER SETBACKS FOR INFUSION



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 89117
OFFICE: (702) 251-1180
FAX: (702) 251-1082

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "ELVISO (22988)"
BEING A CITY OF LAS VEGAS FIRST AND SECOND PLATE IN
CONCRETE CORNER, NORTHEAST CORNER OF JONES BLVD
AND RAGG STREET
ELEVATION: 2298.000 (FEET)
721.523 (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 89117
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 (SF)	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 89117
OFFICE: (702) 821-1254
FAX: (702) 821-1254

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1"	0 SF	8,863 SF	8,863 SF
COMMON LOT 2"	0 SF	18,275 SF	18,275 SF
COMMON LOT 3"	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

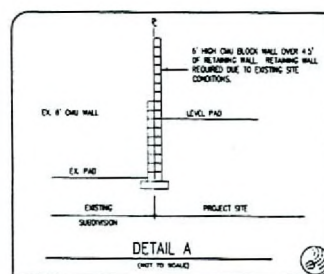
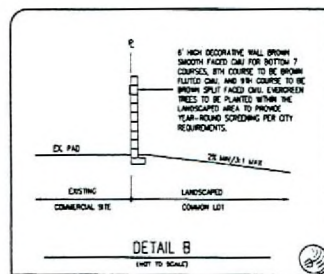
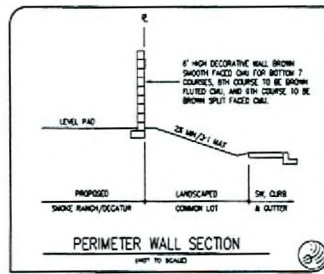
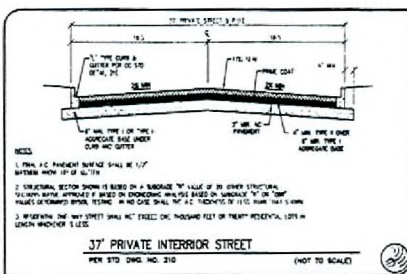
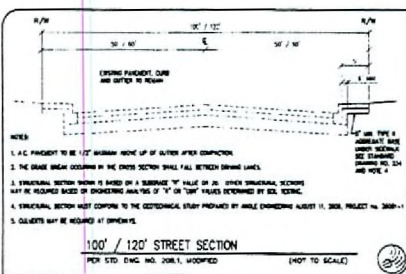
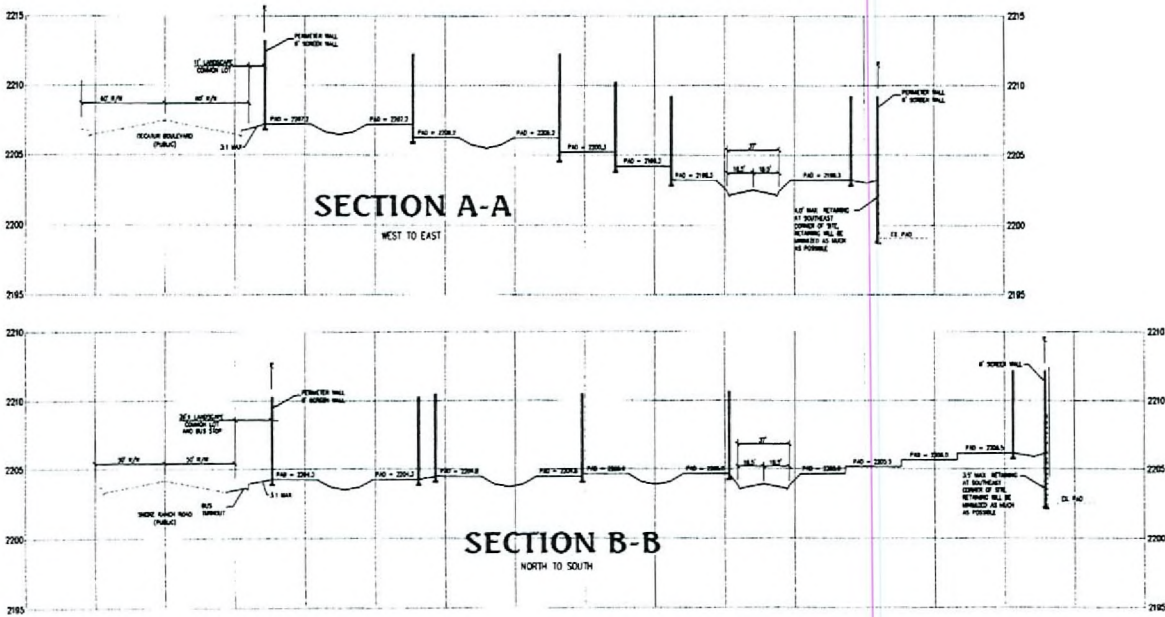
SHEET 1 OF 1
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VAR-16525
SDR-16522
01-17-07 CC

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

RECEIVED

JAN 05 2007

DATE: 1/17/07

BY: [redacted]

CHECKED BY: [redacted]

DESIGNED BY: [redacted]

SCALE: 1" = 1'-0"

NO. 16519-01

DATE: 1/17/07

Triton Engineering

Office: 16519-01-000

8200 N. Charleston Blvd.

Las Vegas, Nevada 89114

RICHMOND AMERICAN HOMES OF NEVADA, INC.

SMOKE RANCH / DECATUR II

SECTIONS AND DETAILS

SHEET 3

CLV. DWG.

3