

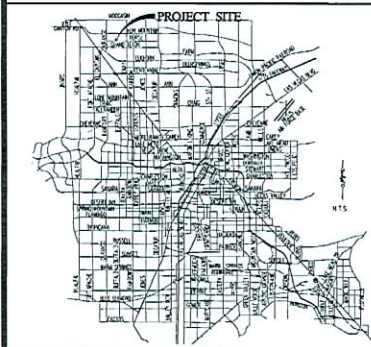
NO.	DESCRIPTION	DATE	BY
1	REVISIONS		

WILLIAM LYON HOMES, INC.
 10000 W. LAS VEGAS BLVD.
 SUITE 100
 LAS VEGAS, NV 89135
 PROJECT NO. WLL-07-054

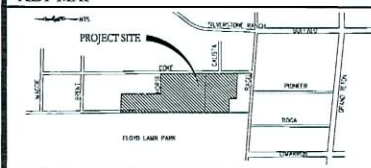
Taney Engineering
 10000 W. LAS VEGAS BLVD.
 SUITE 100
 LAS VEGAS, NV 89135
 PROJECT NO. WLL-07-054

HORSE AND COKE
 A RESIDENTIAL SUBDIVISION
 TENTATIVE MAP

VICINITY MAP



KEY MAP



LANDSCAPE PLAN NOTE

LANDSCAPE PLAN SUBMITTED WITH DEVELOPMENT REVIEW PER SAN CITY LANDSCAPING

LEGEND

RIGHT-OF-WAY	---
BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT	---
STREET CENTERLINE	---
LOT NUMBER	---
WATER LINE	---
SEWER LINE W/ MANHOLE	---
EDGE OF PAVEMENT	---

DEVELOPMENT STANDARDS

MIN. FILL TO EXISTING 15.00 GRADE FOR RFD 2 ZONING
 DENSITY ALLOWED = 7 UNITS/ACROSS ACRE
 MAX. LOT COVERAGE = 30%
 MAX. HEIGHT = 35 FEET

UTILITY LOCATIONS

NOTE - THE HARDEST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN IN CORNER RIGHT-OF-WAY EAST OF THE PROJECT SITE - LAS VEGAS VALLEY WATER DISTRICT IS THE PROVIDER
 SEWER - THE HARDEST SEWER CONNECTION IS AN EXISTING 8" SEWER PROVIDED IN BACKSIGHT RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE, CITY OF LAS VEGAS IS THE PROVIDER

SEWER CONTRIBUTION

40 LOTS @ 250 GPD/LOT = 10,000 GPD (AVERAGE)
 40 LOTS @ 250 GPD/LOT @ 3.5 PEAK FACTOR = 14,000 GPD (PEAK)

SCALE



SITE INFORMATION

ASSESSORS PARCEL NUMBER	125-04-700-001-000, 125-04-700-002-000, 125-04-700-003-000, 125-04-700-004-000, 125-04-700-005-000, 125-04-700-006-000, 125-04-700-007-000, 125-04-700-008-000, 125-04-700-009-000, 125-04-700-010-000, 125-04-700-011-000, 125-04-700-012-000, 125-04-700-013-000, 125-04-700-014-000, 125-04-700-015-000, 125-04-700-016-000, 125-04-700-017-000, 125-04-700-018-000, 125-04-700-019-000, 125-04-700-020-000, 125-04-700-021-000, 125-04-700-022-000, 125-04-700-023-000, 125-04-700-024-000, 125-04-700-025-000, 125-04-700-026-000, 125-04-700-027-000, 125-04-700-028-000, 125-04-700-029-000, 125-04-700-030-000, 125-04-700-031-000, 125-04-700-032-000, 125-04-700-033-000, 125-04-700-034-000, 125-04-700-035-000, 125-04-700-036-000, 125-04-700-037-000, 125-04-700-038-000, 125-04-700-039-000, 125-04-700-040-000, 125-04-700-041-000, 125-04-700-042-000, 125-04-700-043-000, 125-04-700-044-000, 125-04-700-045-000, 125-04-700-046-000, 125-04-700-047-000, 125-04-700-048-000, 125-04-700-049-000, 125-04-700-050-000, 125-04-700-051-000, 125-04-700-052-000, 125-04-700-053-000, 125-04-700-054-000, 125-04-700-055-000, 125-04-700-056-000, 125-04-700-057-000, 125-04-700-058-000, 125-04-700-059-000, 125-04-700-060-000, 125-04-700-061-000, 125-04-700-062-000, 125-04-700-063-000, 125-04-700-064-000, 125-04-700-065-000, 125-04-700-066-000, 125-04-700-067-000, 125-04-700-068-000, 125-04-700-069-000, 125-04-700-070-000, 125-04-700-071-000, 125-04-700-072-000, 125-04-700-073-000, 125-04-700-074-000, 125-04-700-075-000, 125-04-700-076-000, 125-04-700-077-000, 125-04-700-078-000, 125-04-700-079-000, 125-04-700-080-000, 125-04-700-081-000, 125-04-700-082-000, 125-04-700-083-000, 125-04-700-084-000, 125-04-700-085-000, 125-04-700-086-000, 125-04-700-087-000, 125-04-700-088-000, 125-04-700-089-000, 125-04-700-090-000, 125-04-700-091-000, 125-04-700-092-000, 125-04-700-093-000, 125-04-700-094-000, 125-04-700-095-000, 125-04-700-096-000, 125-04-700-097-000, 125-04-700-098-000, 125-04-700-099-000, 125-04-700-100-000, 125-04-700-101-000, 125-04-700-102-000, 125-04-700-103-000, 125-04-700-104-000, 125-04-700-105-000, 125-04-700-106-000, 125-04-700-107-000, 125-04-700-108-000, 125-04-700-109-000, 125-04-700-110-000, 125-04-700-111-000, 125-04-700-112-000, 125-04-700-113-000, 125-04-700-114-000, 125-04-700-115-000, 125-04-700-116-000, 125-04-700-117-000, 125-04-700-118-000, 125-04-700-119-000, 125-04-700-120-000, 125-04-700-121-000, 125-04-700-122-000, 125-04-700-123-000, 125-04-700-124-000, 125-04-700-125-000, 125-04-700-126-000, 125-04-700-127-000, 125-04-700-128-000, 125-04-700-129-000, 125-04-700-130-000, 125-04-700-131-000, 125-04-700-132-000, 125-04-700-133-000, 125-04-700-134-000, 125-04-700-135-000, 125-04-700-136-000, 125-04-700-137-000, 125-04-700-138-000, 125-04-700-139-000, 125-04-700-140-000, 125-04-700-141-000, 125-04-700-142-000, 125-04-700-143-000, 125-04-700-144-000, 125-04-700-145-000, 125-04-700-146-000, 125-04-700-147-000, 125-04-700-148-000, 125-04-700-149-000, 125-04-700-150-000, 125-04-700-151-000, 125-04-700-152-000, 125-04-700-153-000, 125-04-700-154-000, 125-04-700-155-000, 125-04-700-156-000, 125-04-700-157-000, 125-04-700-158-000, 125-04-700-159-000, 125-04-700-160-000, 125-04-700-161-000, 125-04-700-162-000, 125-04-700-163-000, 125-04-700-164-000, 125-04-700-165-000, 125-04-700-166-000, 125-04-700-167-000, 125-04-700-168-000, 125-04-700-169-000, 125-04-700-170-000, 125-04-700-171-000, 125-04-700-172-000, 125-04-700-173-000, 125-04-700-174-000, 125-04-700-175-000, 125-04-700-176-000, 125-04-700-177-000, 125-04-700-178-000, 125-04-700-179-000, 125-04-700-180-000, 125-04-700-181-000, 125-04-700-182-000, 125-04-700-183-000, 125-04-700-184-000, 125-04-700-185-000, 125-04-700-186-000, 125-04-700-187-000, 125-04-700-188-000, 125-04-700-189-000, 125-04-700-190-000, 125-04-700-191-000, 125-04-700-192-000, 125-04-700-193-000, 125-04-700-194-000, 125-04-700-195-000, 125-04-700-196-000, 125-04-700-197-000, 125-04-700-198-000, 125-04-700-199-000, 125-04-700-200-000
OWNER	WILLIAM LYON HOMES, INC.
DEVELOPER	WILLIAM LYON HOMES, INC.

GENERAL NOTES

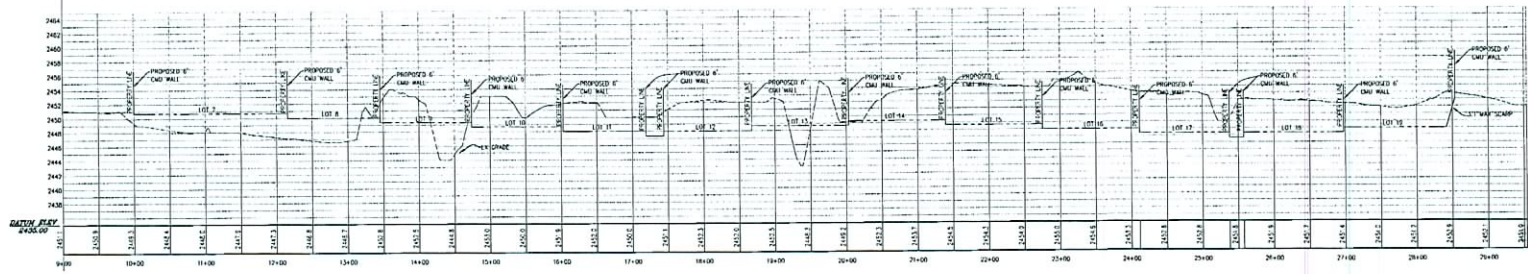
1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
2. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
3. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY OTHER PLAN.
4. FIRE PANEL CONNECTIONS TO BE MADE PER SECTION 71.0000. EXISTING AREA WITHIN FIRE ZONE "1".
5. NO PROTECTION COMMITMENTS OR DEED RESTRICTIONS ARE PLANNED.
6. THERE ARE NO KNOWN EXISTING FAULTS OR PROSPECTS ON THE SITE.
7. GROUND WATER IS LOCATED AT A DEPTH GREATER THAN 300 FEET.
8. FURNISH AND INSTALL LANDSCAPING AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THERE ARE NO EXISTING ENCROACHMENTS LOCATED ON THIS SITE.
10. LANDSCAPING TO BE PROVIDED PER CITY OF LAS VEGAS REQUIREMENTS.
11. NO AREA SHALL BE OCCUPIED OR OCCUPATED FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
12. THERE ARE NO EXISTING OR PROPOSED SEWER DRAINING WITH THIS PROPERTY.
13. A VARIANT TO ALLOW AN OPEN SPACE WHERE 25,293 SF OF THE MINIMUM REQUIRED FOR A 40 LOT SUBDIVISION HAS BEEN APPLIED FOR (DNR-1204).
14. THERE IS AN EXISTING 4" W/ (HORSE STREET) WITH THIS SITE PROPOSED TO BE VACATED.
15. THERE IS AN EXISTING 4" W/ (HORSE STREET) WITH THIS SITE PROPOSED TO BE VACATED.
16. THERE IS AN EXISTING 4" W/ (TANAGER AVENUE) WITH THIS SITE PROPOSED TO BE VACATED.
17. THERE IS AN EXISTING 4" W/ (ECONOMY LANE) WITH THIS SITE PROPOSED TO BE VACATED.
18. THERE IS AN EXISTING 6" DRAINAGE EASEMENT WITH THIS SITE PROPOSED TO BE VACATED.

UTILITY COMPANIES

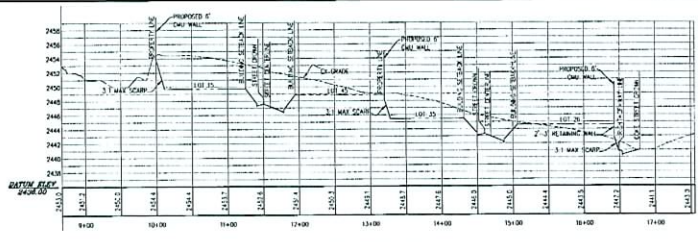
RENOVA POWER COMPANY 6225 W. SANDHILL AVE. 361-5555	SETBACKS	LEGAL DESCRIPTION
EMERALD TELEPHONE COMPANY 330 S. VALLEY VIEW BLVD. 244-7400	FRONT YARD - 10 FEET TO FRONT OF GARAGE MEASURED FROM 10 FEET TO FRONT OF DWELLING	SOUTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 10 EAST, MERIDIAN CLARK COUNTY, NEVADA
COX COMMUNICATIONS 121 S. MARTIN LUTHER KING, JR. 349-2000	MINIMUM SIDE YARD - 5 FEET	
SUNSHINE GAS CORP. 4320 W. TROPICANA AVE. 363-7711	STREET CORNER SIDE YARD - 15 FEET	
WERNICE SURVEYS (2008 W. BURNING SPRINGS) 770 E. SANDHILL AVE. 325-3331	REAR YARD - 25 FEET	
CITY OF LAS VEGAS (SEWER) 141 S. 14TH STREET 228-2200		
LAS VEGAS VALLEY WATER DISTRICT (WATER) 1000 SALT VALLEY W/ 18 BLVD. 870-2011		

LINE DATA

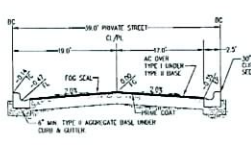
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6	125-04-700-006-000	125-04-700-007-000	PROPERTY
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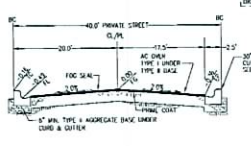
SECTION A



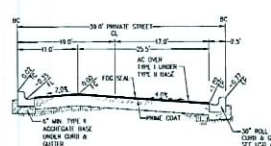
SECTION B



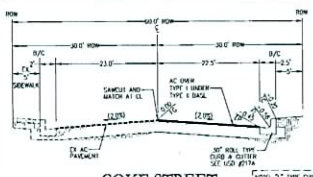
TYPICAL 39.0' PRIVATE DRIVE
PER CLARK COUNTY AREA USE (210) (MODIFIED)



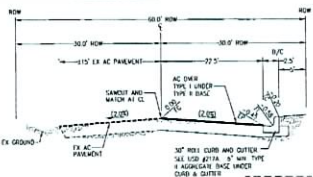
40.0' PRIVATE DRIVE
PER CLARK COUNTY AREA USE (210)



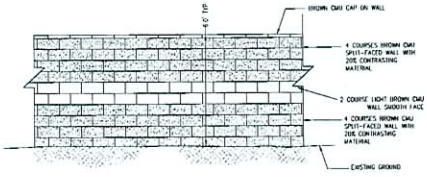
TYPICAL 39.0' PRIVATE DRIVE
PER CLARK COUNTY AREA USE (210) (MODIFIED)



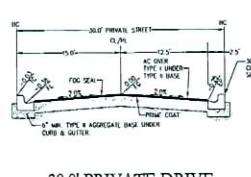
COKE STREET
PER CLARK COUNTY AREA USE (205)



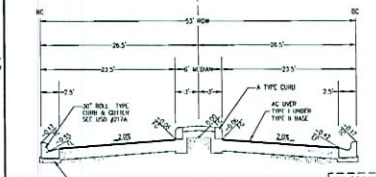
COKE STREET
PER CLARK COUNTY AREA USE (205)



PERIMETER DECORATIVE BLOCK WALL SECTION



30.0' PRIVATE DRIVE
PER CLARK COUNTY AREA USE (210) (MODIFIED)



53.0' PRIVATE ENTRY DRIVE
PER CLARK COUNTY AREA USE (212) (MODIFIED)

NO.	DESCRIPTION	BY	DATE	APPR.

WILLIAM LYON HOMES, INC.
1400 W. STATE ST. SUITE 100
DALLAS, TX 75202
TANNEY ENGINEERING
1100 S. GARDNER ST. SUITE 100
DALLAS, TX 75215

HORSE AND COKE
A RESIDENTIAL SUBDIVISION
TENTATIVE MAP



DATE: 06.01.07
SCALE: 1"=80'
JOB NO: WLL-07-054
DESIGNED BY: RRL
CHECKED BY: RRL
SHEET NAME: T2
SHEET: 2 OF 2

TMP-23104
REVISED
08/23/07 PC

RECEIVED
JUL 26 2007