

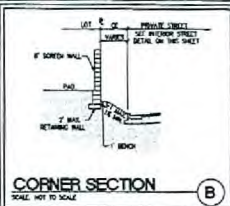
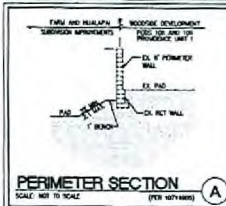
PLAN	FLOOR AREA	PLAN 2	FLOOR AREA	PLAN 3	FLOOR AREA
FIRST FLOOR	640 S.F.	FIRST FLOOR	834 S.F.	FIRST FLOOR	948 S.F.
SECOND FLOOR	977 S.F.	SECOND FLOOR	1296 S.F.	SECOND FLOOR	1290 S.F.
TOTAL	1617 S.F.	TOTAL	2130 S.F.	TOTAL	2238 S.F.
GARAGE	400 S.F.	GARAGE	403 S.F.	GARAGE	429 S.F.
PORCH 'A'	101 S.F.	PORCH 'A' & 'C'	77 S.F.	PORCH 'A' & 'C'	93 S.F.
		PORCH 'B'	84 S.F.	PORCH 'C'	86 S.F.
F.A.R. = 45.3%		F.A.R. = 55.3%		F.A.R. = 57.8%	

TYPICAL MODEL DETAIL
SCALE: 1"=20'

PARKING ANALYSIS

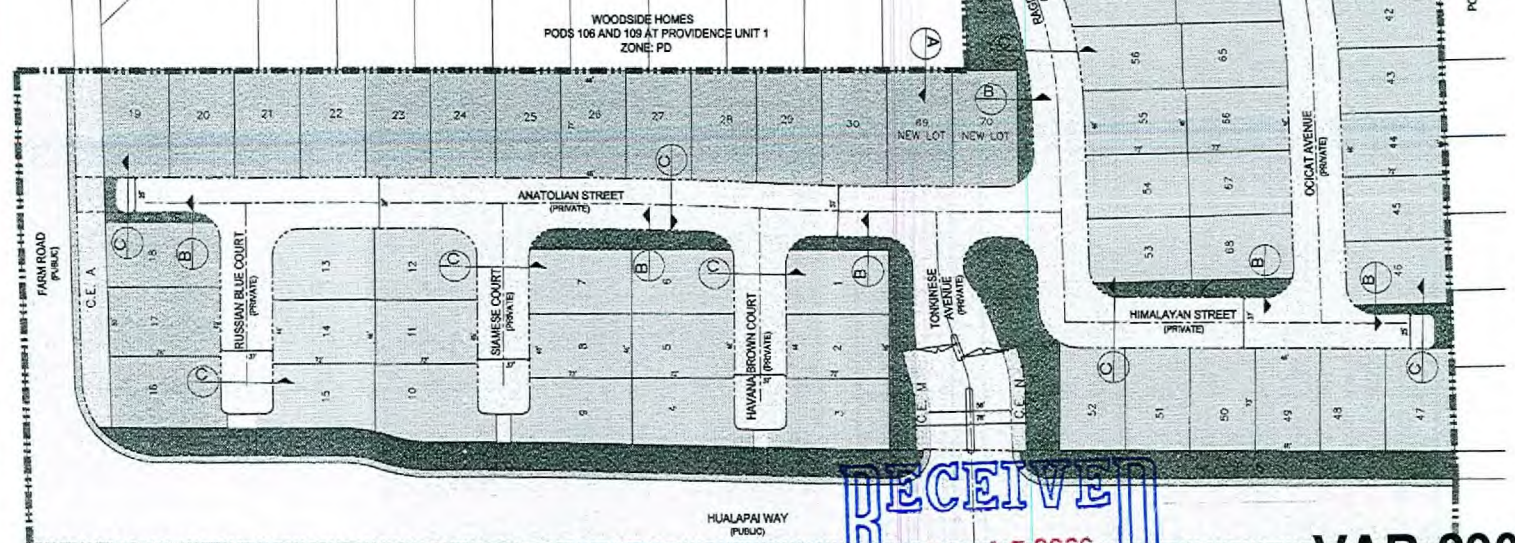
TYPE	NO. OF SPACES	SPACES PER UNIT	AVAILABLE SPACES
GALEAGE PARKING	70	2	140
RESIDENT PARKING	70	1	70
TOTAL			210 GARS

REQUIREMENT: 2 SPACES/UNIT
MINIMUM PARKING REQUIREMENT SATISFIED



PERIMETER SECTION
SCALE: NOT TO SCALE

CORNER SECTION
SCALE: NOT TO SCALE



SITE DATA

APNS: 129-13-012-001 TO -008
CURRENT ZONING: R-107
GROSS ACRES: 10.524 ACRES
APPROVED LOT COUNT: 68 RESIDENTIAL LOTS
PROPOSED LOT COUNT: 70 RESIDENTIAL LOTS
APPROVED DENSITY: 6.5 UNITS PER ACRE
PROPOSED DENSITY: 6.7 UNITS PER ACRE

OWNER/DEVELOPER / OWNER

HARMONY HOMES, LLC	FARM HUALAPAI, LLC
4730 S. FORT APACHE ROAD, SUITE 200	1291 GALLERIA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89147	HENDERSON, NEVADA 89014
PHONE: (702) 875-5335	PHONE: (702) 730-9090
FAX: (702)875-5329	FAX: (702) 730-9094

APPROVED SETBACKS

FOR R08-4370
FRONT: 20' FACE OF GARAGE TO BACK OF SIDEWALK MEASURED ALONG DRIVEWAY
SIDE: 5' TO PRIMARY STRUCTURE
REAR: 10' TO PRIMARY STRUCTURE
CORNER: 10' TO PRIMARY STRUCTURE
REAR: 5' TO PRIMARY STRUCTURE
REAR: 10' LOTS BACKING FARM ROAD AND LOTS BACKING TO ADJACENT PROPERTY TO THE WEST

FOR R08-5445
SIDE: 5' TO PRIMARY STRUCTURE LOTS 3, 4, 5, 10, 15, AND 16

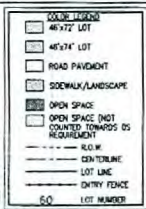
REQUESTED SETBACK REVISION

FRONT: 10' FACE OF GARAGE TO BACK OF CURB MEASURED ALONG DRIVEWAY

OPEN SPACE VARIANCE

PREVIOUS REQUIRED OPEN SPACE: 1.12 AC (PER APP. TA)
PREVIOUS OPEN SPACE PROVIDED: 1.15 ACRES
CURRENT OPEN SPACE REQUIRED:
20 UNITS x 10.52 ACRES = 0.60 U/A
6.65 U/A x 1.63 = 10.97
10.52 ACRES x 10.97 = 1.15 ACRES
OPEN SPACE PROVIDED:
COMMON ELEMENT:
B = 0.14 (MULTI USE TRAIL)
C = 0.27 (MULTI USE TRAIL)
D = 0.15
E = 0.15
F = 0.15
G = 0.15
H = 0.15
TOTAL = 1.11 (1.22% REDUCTION)

SHORTFALL: (1.22% REDUCTION)
C = 0.07 (ENTRY WAY)
H = 0.23 (ENTRY WAY)
TOTAL = 1.11 (1.22% REDUCTION)



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8140 E. APOLLON STREET SUITE 111, LAS VEGAS, NV 89119
PHONE (702) 244-0000 FAX (702) 244-0099

DATE	BY	APP.

FARM AND HUALAPAI
SITE DEVELOPMENT EXHIBIT

DATE: 07/16/08
DRAWN: D.S.P.
DESIGNER: D.L.
CHECKED: D.L.

PROJECT NO. RHH0805

SP-1
SHEET 1 OF 1

RECEIVED
JUL 15 2008

VAR-29028

08/28/08 PC