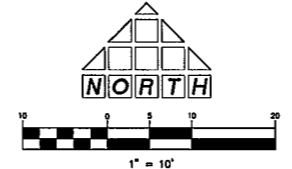


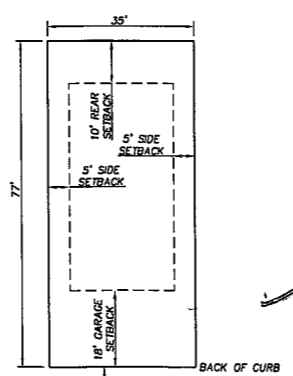
KEYMAP
NOT TO SCALE



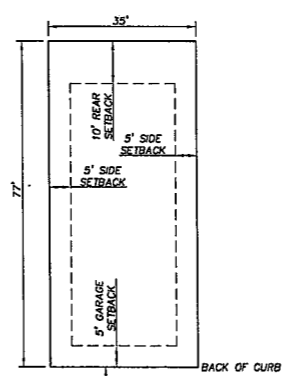
LOT FT LEGEND

- PROPOSED 250W HPS STREETLIGHT
- PROPOSED 150W HPS STREETLIGHT
- PROPOSED 100W HPS STREETLIGHT
- EXISTING STREETLIGHT
- TRANSFORMER
- SCARP
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- BLOCK WALL
- RETAINING WALL
- CURRENT REQUIRED SETBACK

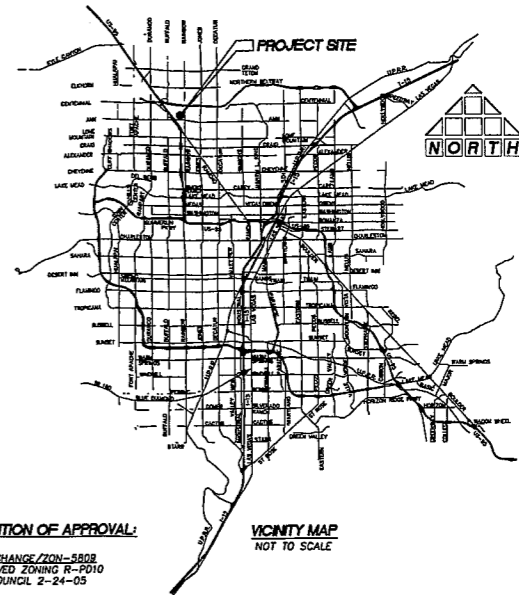
- TMP-6214**
SETBACKS
10' TO FRONT OF HOUSE
18' TO FRONT OF GARAGE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF NO SIDEWALK.
3.5' TO SIDE
3.5' TO CORNER SIDE
10' TO REAR



TYPICAL 35' x 77'
NOT TO SCALE



LOT 5 VARIANCE SETBACKS
NOT TO SCALE



CONDITION OF APPROVAL:

ZON-CHANGE / ZON-8008
APPROVED ZONING R-PD10
CITY COUNCIL 2-24-05

VAC-6293-VACATION
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE PETITION TO VACATE A PORTION OF BALSAM STREET, THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

THE BOUNDARIES OF THIS PETITION OF VACATION SHALL BE THE FULL WIDTH OF BALSAM STREET, NORTH OF GLEN LANDING AVENUE, EXCLUDING ANY PORTIONS NECESSARY FOR A KNUCKLE OR TERMINATION ACCEPTABLE TO THE CITY ENGINEER.

ZON-6291-REZONING
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE REQUEST FOR A REZONING FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PDB (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) ON 4.16 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 550 FEET NORTH OF ANN ROAD (APN 125-27-803-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

A GENERAL PLAN AMENDMENT (GPA-6285) TO AN ML (MEDIUM LOW DENSITY RESIDENTIAL) LAND USE DESIGNATION APPROVED BY THE CITY COUNCIL.

A SITE DEVELOPMENT PLAN REVIEW (SDR-6294) APPLICATION APPROVED BY THE PLANNING COMMISSION OR CITY COUNCIL PRIOR TO ISSUANCE OF ANY PERMITS, ANY SITY GRADING, AND ALL DEVELOPMENT ACTIVITY FOR THE SITE.

APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR VACATION (VAC-6293) AND VARIANCE (VAR-6289)

GPA-6285 - GENERAL PLAN AMENDMENT
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE REQUEST TO AMEND A PORTION OF THE CENTENNIAL HILLS SECTOR PLAN OF THE GENERAL PLAN FROM: R (RURAL DENSITY RESIDENTIAL) TO ML (MEDIUM-LOW DENSITY RESIDENTIAL) ON 4.16 ACRES, ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 550 FEET NORTH OF ANN ROAD (APN 125-27-803-003). THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005.

VAR-6289 - VARIANCE
THE CITY COUNCIL AT A REGULAR MEETING HELD JUNE 1, 2005 APPROVED THE REQUEST FOR A VARIANCE TO ALLOW A PLANNED UNIT DEVELOPMENT TO BE LESS THAN FIVE ACRES FOR A PROPOSED RESIDENTIAL DEVELOPMENT ON 4.16 ACRES ADJACENT TO THE EAST SIDE OF BALSAM STREET, APPROXIMATELY 550 FEET NORTH OF ANN ROAD (APN 125-27-803-003). U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]. THE NOTICE OF FINAL ACTION WAS FILED WITH THE LAS VEGAS CITY CLERK ON JUNE 2, 2005. THIS APPROVAL IS SUBJECT TO:

APPROVAL OF GENERAL PLAN AMENDMENT (GPA-6285), APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF APPROVAL FOR A REZONING (ZON-6291) AND SITE DEVELOPMENT PLAN REVIEW (SDR-6294) APPROVED BY THE CITY COUNCIL.

VAR-8810
ALLOW 0.51 OF OPEN SPACE WHERE 1.09 IS ALLOWED

SDR-5802
NO TURF SHALL BE PERMITTED IN THE NON-RECREATIONAL COMMON AREAS, SUCH AS MEDIANS AND AMENITY ZONES IN THE DEVELOPMENT. MINIMUM 24-INCH BOX TREES PLANTED A MAXIMUM OF 30 FEET ON-CENTER AND A MINIMUM OF FOUR FIVE-GALLON SHRUBS FOR EACH TREE WITHIN PROVIDED PLANTED ALONG RAINBOW BOULEVARD AND ANN ROAD.

TMP-6291 - ANN & BALSAM - TENTATIVE MAP
ALL DEVELOPMENT SHALL CONFORM TO THE CONDITIONS OF APPROVAL FOR SITE DEVELOPMENT PLAN REVIEW (SDR-6294), VARIANCE (VAR-6289), (GPA-6285), REZONING (ZON-6291), AND VACATION (VAC-6293).

AS AN ATTACHMENT TO THE CIVIL BOND, ANY PART OF WHICH SHALL NOT BE RELEASED UNTIL THIS HAS BEEN SATISFIED, AND PRIOR TO THE SALE OF ANY LOTS OR UNITS, THE DEVELOPER IS REQUIRED TO ADOPT A PLAN FOR THE MAINTENANCE OF INFRASTRUCTURE IMPROVEMENTS, WHICH SHALL BE REVIEWED AND APPROVED BY THE FIELD OPERATIONS DIVISION OF THE PUBLIC WORKS DEPARTMENT. THE PLAN IS TO INCLUDE A LISTING OF ALL INFRASTRUCTURE IMPROVEMENTS, ALONG WITH ASSIGNMENT OF MAINTENANCE RESPONSIBILITY TO EITHER COMMON INTEREST COMMUNITY, INDIVIDUAL PROPERTY OWNER, OR CITY OF LAS VEGAS, AND THE PROPOSED LEVEL OF MAINTENANCE FOR PRIVATELY MAINTAINED COMPONENTS.

SDR-6294 - SITE DEVELOPMENT PLAN REVIEW
APPROVAL OF GENERAL PLAN AMENDMENT GPA-6285, AND APPROVAL OF AND CONFORMANCE TO THE CONDITIONS OF REZONING (ZON-6291), VACATION (VAC-6293) AND VARIANCE (VAR-6289)

ALL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE REVISED SITE PLAN, DATE STAMPED 05/10/05, EXCEPT AS AMENDED BY CHANGES BY THESE CONDITIONS.

A MINIMUM OF ONE ADDITIONAL TREE SPECIMEN (MINIMUM 24-INCH BOX) AND SHRUB SHALL BE INCLUDED IN THE LANDSCAPE PLANS, SUBJECT TO APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

THE PRIVATE STREET LIGHTS SHALL BE A DECORATIVE POLE AND LIGHT STANDARD, SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 30 PERCENT CONTRASTING MATERIAL AROUND THE BOUNDARY OF THE SUBDIVISION. IN PARTICULAR THE NORTH WALL OF THE SITE MUST BE DEVELOPED SO AS TO ELIMINATE IMPACTS TO THE RESIDENTIAL AREAS OF THE SITE. WALL HEIGHT SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE FINISHED GRADE. THE WEST, NORTH AND EAST PROPERTY LINE WALL SHALL BE EIGHT FEET IN HEIGHT.

DESIGNED BY:	SCALE: 1"=20'
CHECKED BY:	PROJECT NO. 001.05034
DRAWN BY:	REV. DATE BY

THOMASON CONSULTING ENGINEERS
3161 E. WARM SPRINGS ROAD, SUITE 200
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6125

RICHMOND AMERICAN HOMES ANN + BALSAM FRONT SETBACK VARIANCE EXHIBIT

SHEET	V1
1 OF 1	DRAWING NO.

Avoid cutting underground utility lines. If a conflict, call before you dig. Call before you overhead. Call before you dig. Call before you overhead. Call before you dig. Call before you overhead.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "BLV90 34NES", BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF ANN ROAD AND RAINBOW.
ELEVATION: 2325.54 (FEET)
708.8286 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING
SOUTH 89°3'48" WEST, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, N.M.D., BEING THE CENTERLINE OF ANN ROAD AS RECORDED IN BOOK 88 OF PLATS, AT PAGE 1, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

Submitted at City Council
Date 11/5/08 Item 131

