PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICE CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40746** APN: 125-19-201-001, 003

Name of Property Owner: Day Star Ventures, LLC

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Paul Wagner

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Paul Wagner

Subscribed and sworn before me

This 19 day of January, 20 11

Notary Public in and for said County and State

MARIA A. SOLIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-14-13
Certificate No: 06-105049-1

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for Varience (VAR-5377)

Project Address (Location) Hualapai Way and Farrell Lane

Project Name Day Dawn Ridge **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-001,003 **Ward #** 6

General Plan: existing _____ proposed _____ **Zoning:** existing U(R) proposed R-PD3

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 5.35 **Lots/Units** 19/5 **Density** _____

Additional Information SDR-4626, ZON-4623

PROPERTY OWNER Day Star Ventures, LLC **Contact** Paul Wagner

Address 6985 W. Sahara Ave, Ste 201 **Phone:** 702-220-6200 **Fax:** 702-257-7715

City Las Vegas **State** NV **Zip** 89117

E-mail Address nhg.paul@yahoo.com

APPLICANT Wagner Homes, Inc. **Contact** Paul Wagner

Address 6985 W. Sahara Ave, Ste 201 **Phone:** 702-220-6200 **Fax:** 702-257-7715

City Las Vegas **State** NV **Zip** 89117

E-mail Address nhg.paul@yahoo.com

REPRESENTATIVE Paul Wagner **Contact** Paul Wagner

Address 6985 W. Sahara Ave, Ste 201 **Phone:** 702-220-6200 **Fax:** 702-257-7715

City Las Vegas **State** NV **Zip** 89117

E-mail Address nhg.paul@yahoo.com

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Paul Wagner

Subscribed and sworn before me

This 19 day of January, 20 11.

Notary Public in and for said County and State

MARIA A. SOLIS
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-14-13
Certificate No: 06-105049-1

FOR DEPARTMENT USE ONLY

Case #	EOT-40746
Meeting Date:	3-2-11
Total Fee:	300 —
Date Received:*	1-19-11
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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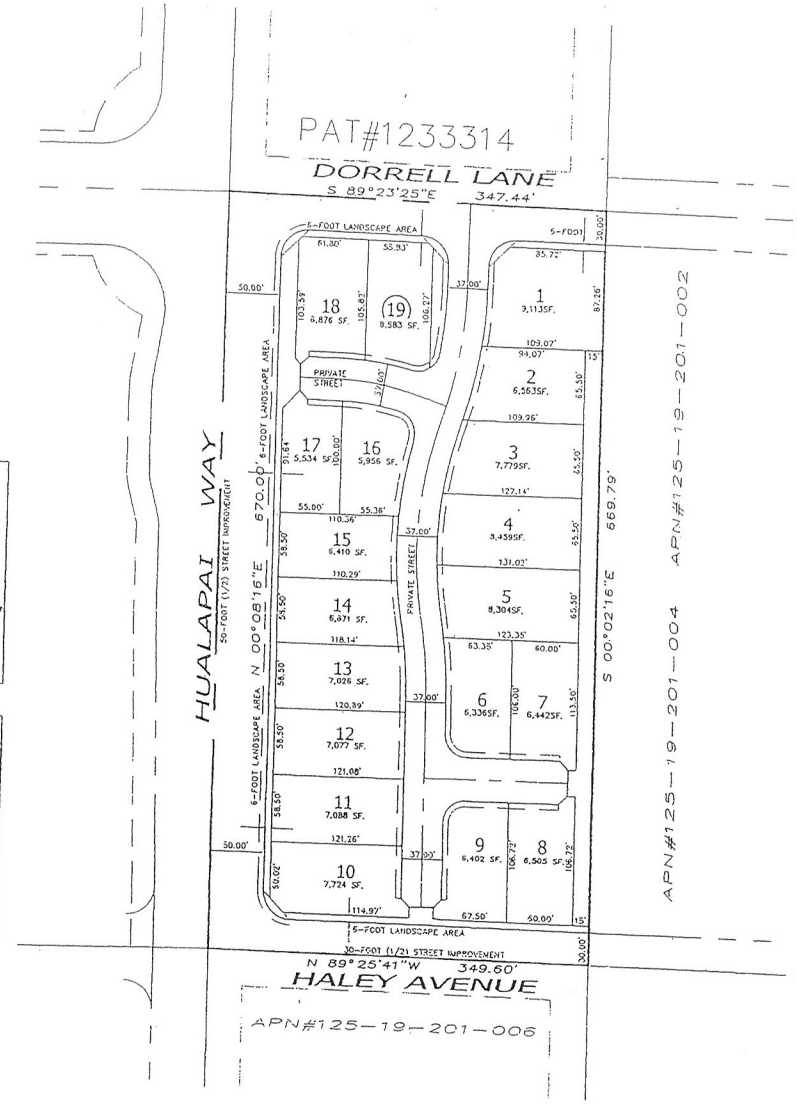
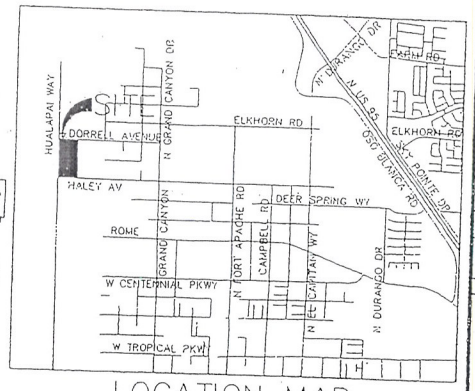
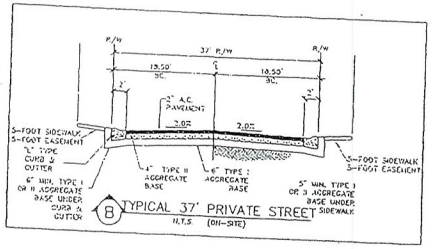
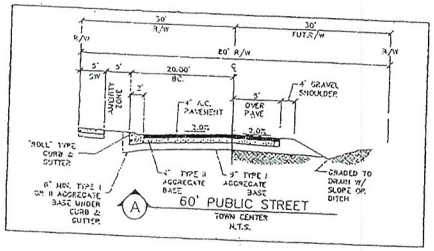




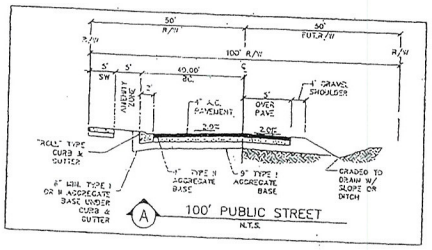
LOCATION MAP



B TYPICAL 37' PRIVATE STREET
N.T.S. (ON-SITE)



A 60' PUBLIC STREET
TOWN CENTER
N.T.S.



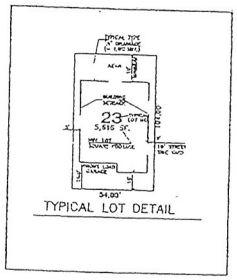
A 100' PUBLIC STREET
N.T.S.

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSORS PARCEL MAP NO	125-19-201-001 & 003
GROSS ACRES	5.95 ACRES
CURRENT GENERAL PLAN	R - Rural
CURRENT ZONING	RC - Rural Estates Residential
PROPOSED ZONING	R-PD7 - PRD, PLANNED DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 LOTS
PROPOSED DENSITY	3.93 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	17,633 SF.
PROPOSED USABLE OPEN SPACE	0 SF.
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	0 SF.
PARKING	
# PER DWELLING UNIT	2.2
GUEST PARKING	2
TOTAL PARKING SPACES PROVIDED	22 SPACES



TYPICAL LOT DETAIL

GRAPHIC SCALE

1" = 30'

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-8200
CONTACT : PAUL WAGNER

REV	DATE	BY	REVISION
3	12-29-04	JRL	Added Drainage statement to the note
2	7/22/04	JRL	CHANGED TO 19 LOTS / CHANGED OPEN SPACE
1	6/23/04	JRL	CHANGE 37-FOOT PRIV. PUBLIC TO PRIVATE STREET.

NEVADA HOMES GROUP
6895 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-8200

NEVADO CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
2322 SOUTH JONES BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7595 FAX (702) 363-2237

CITY OF LAS VEGAS

SITE DEVELOPMENT PLAN FOR

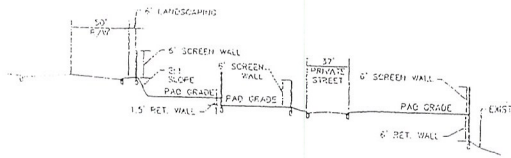
HUALAPAI/DORRELL

DRAWN BY: JRL 6/22/04
DESIGNED BY: 6/22/04
CHECKED BY:
PROJECT NO. 6438
SCALE 30' HORIZ. 30' VERT.

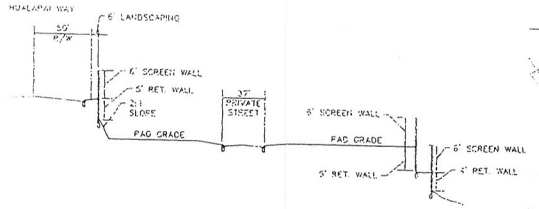
SHEET 01 1 OF 2 SHEETS
DRAWING NO. 6438-CLV

RECEIVED
JAN 19 2011

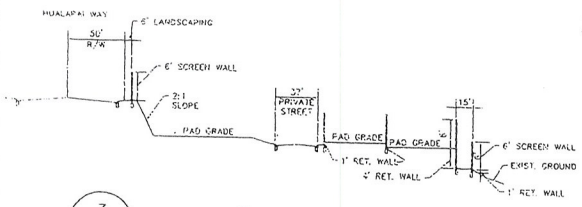
EOT-40746



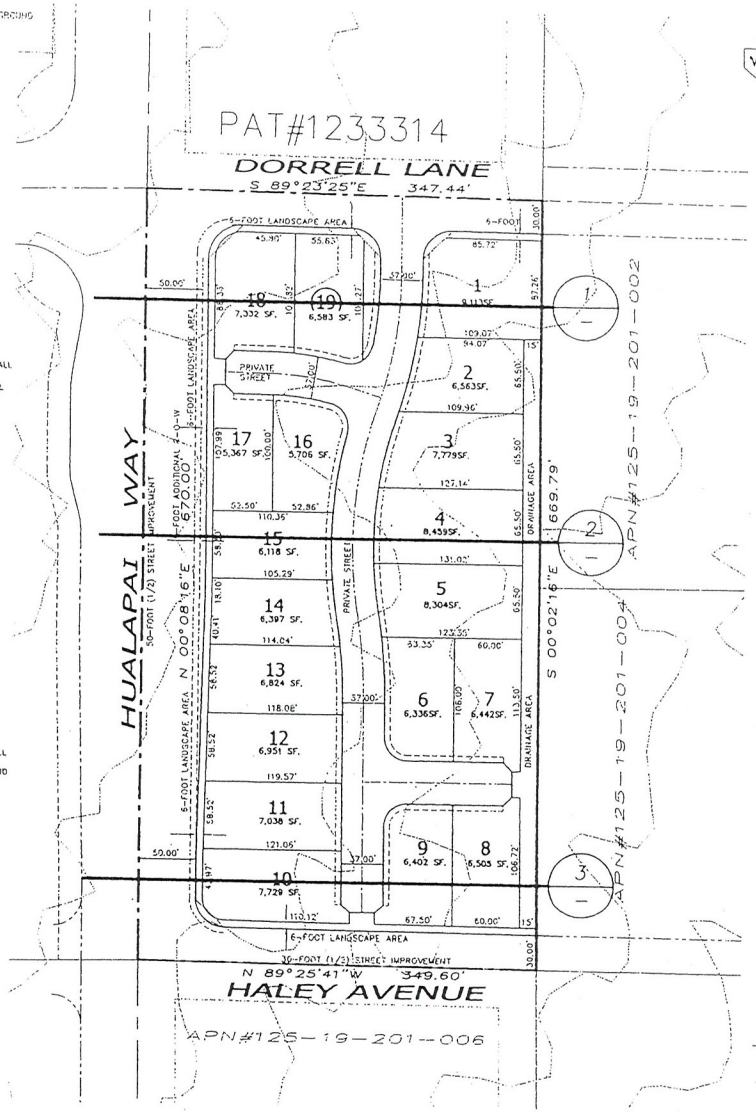
1 CROSS SECTION DETAIL
N.T.S.

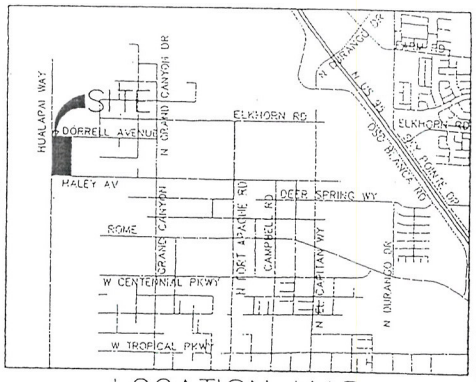


2 CROSS SECTION DETAIL
N.T.S.



3 CROSS SECTION DETAIL
N.T.S.





LOCATION MAP

GRAPHIC SCALE
1" = 30'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6595 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT PAUL WAGNER

NO.	DATE	BY	REVISION
3	8/11/04	B.T.K.	FLIPPED SP TO REFLECT HOUSES FACING TO HUALAPAI
2	7/12/04	JRL	CHANGED TO 18 LOTS / CHANGED OPEN SPACE
1	6/23/04	JRL	CHANGE 37-FOOT FROM PUBLIC TO PRIVATE STREET.

NEVADA HOMES GROUP
6595 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200

CITY OF LAS VEGAS

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2327 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 363-1593

RETAINING WALL EXHIBIT

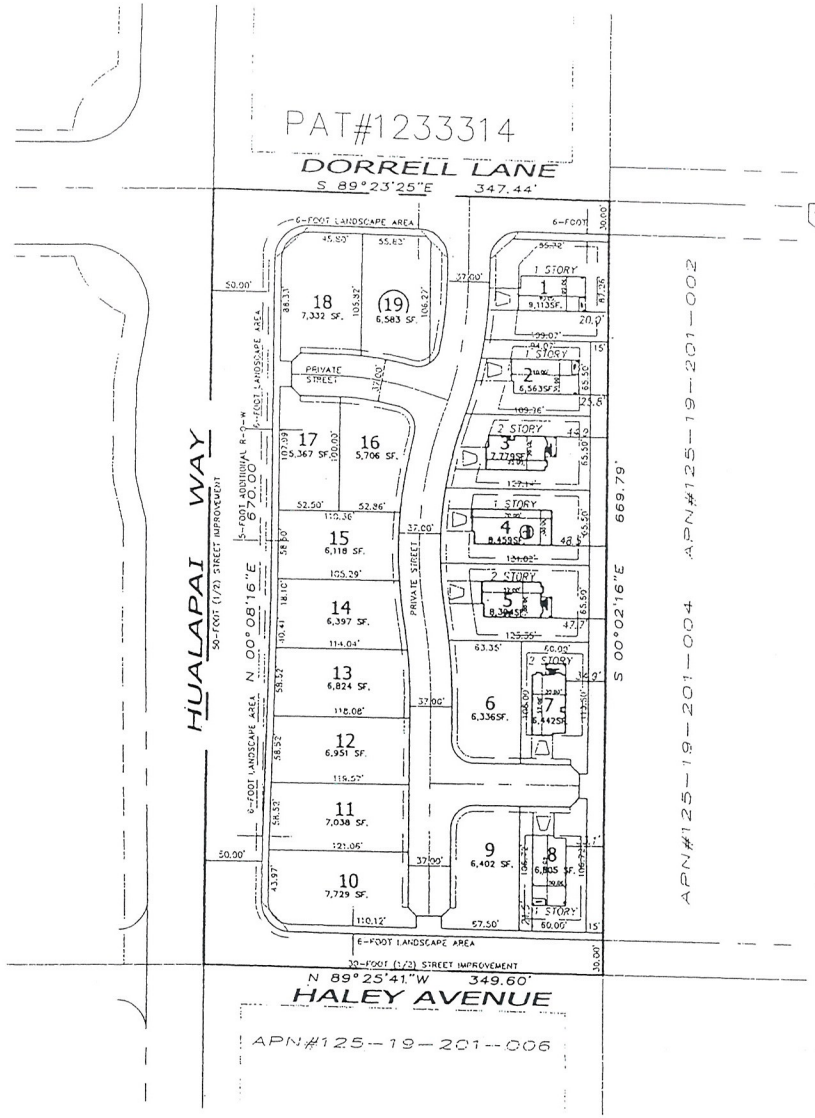
HUALAPAI/DORRELL

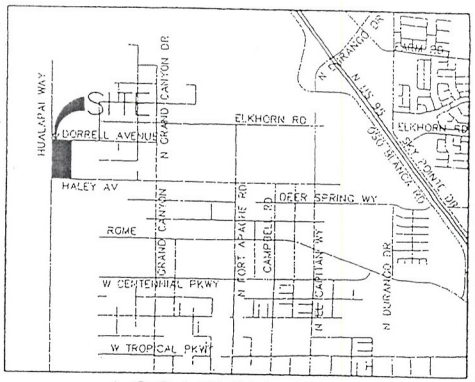
DRAWN BY: B.T.K. 08/04
DESIGNED BY: JRL 08/04
CHECKED BY: JRL 08/04
PROJECT NO. 6438
SCALE: 30'
DATE: 08/04

SHEET WALL-1
2 OF 2 SHEETS
DRAWING NO. 6438-CLV

RECEIVED
JAN 19 2011

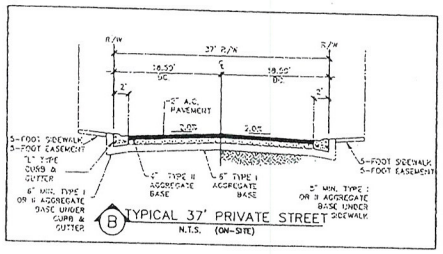
EOT-40746



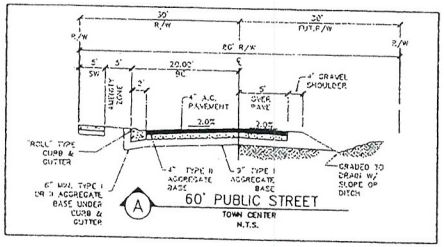


LOCATION MAP

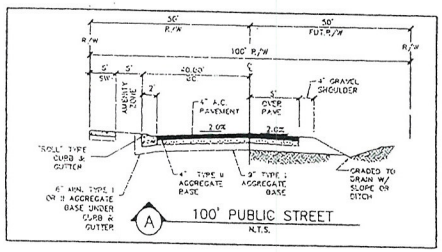
PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSOR'S PARCEL MAP NO.	125-19-201-002 & 003
GROSS ACRES	5.35 ACRES
CURRENT GENERAL PLAN	N - RURAL
CURRENT ZONING	RC - RURAL ESTATES RESIDENTIAL
PROPOSED ZONING	R-PD3 - RES. RANCH DEVELOPMENT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 LOTS
PROPOSED DENSITY	3.55 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	12,632 SF.
PROPOSED USABLE OPEN SPACE	0 SF.
OTHER OPEN SPACE	0 SF.
TOTAL OPEN SPACE PROVIDED	0 SF.
PARKING	
# PER DWELLING UNIT	2.0
GUEST PARKING	0
TOTAL PARKING SPACES PROVIDED	38 SPACES



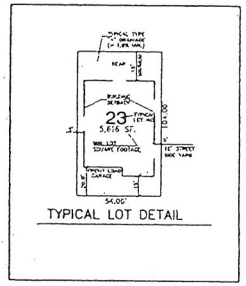
B TYPICAL 37' PRIVATE STREET
N.T.S. (ON-SITE)



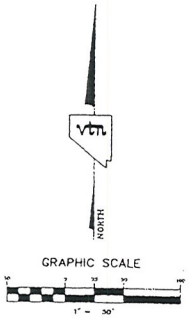
A 60' PUBLIC STREET
TOWN CENTER
N.T.S.



A 100' PUBLIC STREET
N.T.S.



TYPICAL LOT DETAIL



GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS	
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
8855 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-6200
CONTACT - PAUL WAGNER

4	12-14-04	JRA	ADDED 5 FEET OF R-O-W ON HUALAPAI WAY
3	11-29-04	JRA	Added Drive Aisle (Amenity is 16 wide)
2	7/21/04	JRA	ADOPTED TO 18 LOTS / CHANGED OPEN SPACE
1	6/23/04	JRA	CHANGE 37-FOOT FROM PUBLIC TO PRIVATE STREET.

NEVADA HOMES GROUP
LAS VEGAS, NEVADA
(702) 220-6200

CITY OF LAS VEGAS

VTN
2121 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-2350 FAX (702) 367-2397

SITE DEVELOPMENT PLAN
FOR

HUALAPAI/DORRELL

DRAWN BY: JRA	3/17/04	
DESIGNED BY: JRA	3/17/04	
CHECKED BY:		
PROJECT NO: BLM	SCALE: 30	HORZ. 30 VERT.

SHEET 01
1 of 2 SHEETS
DRAWING NO. 6438-CLV

RECEIVED
JAN 19 2011

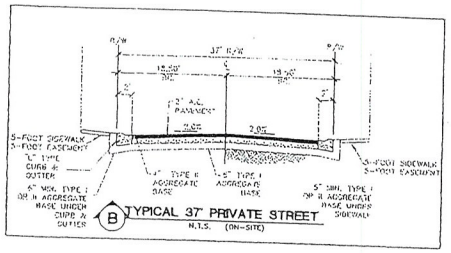
EOT-40746

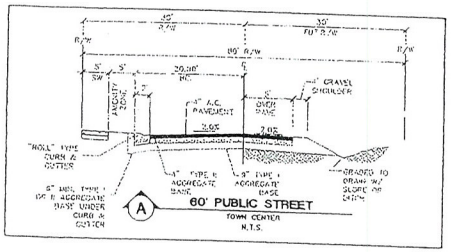
TREE/PLANT SCHEDULE

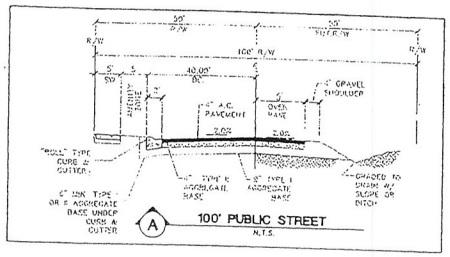
SYM.	QTY.	SIZE	SPACING	NAME
	19	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	21	VARIES	N/A	DATE PALM
	6	13 GALLON	VARIES	PHOTNIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	2	1 GALLON	VARIES	GROUND SHRUBS

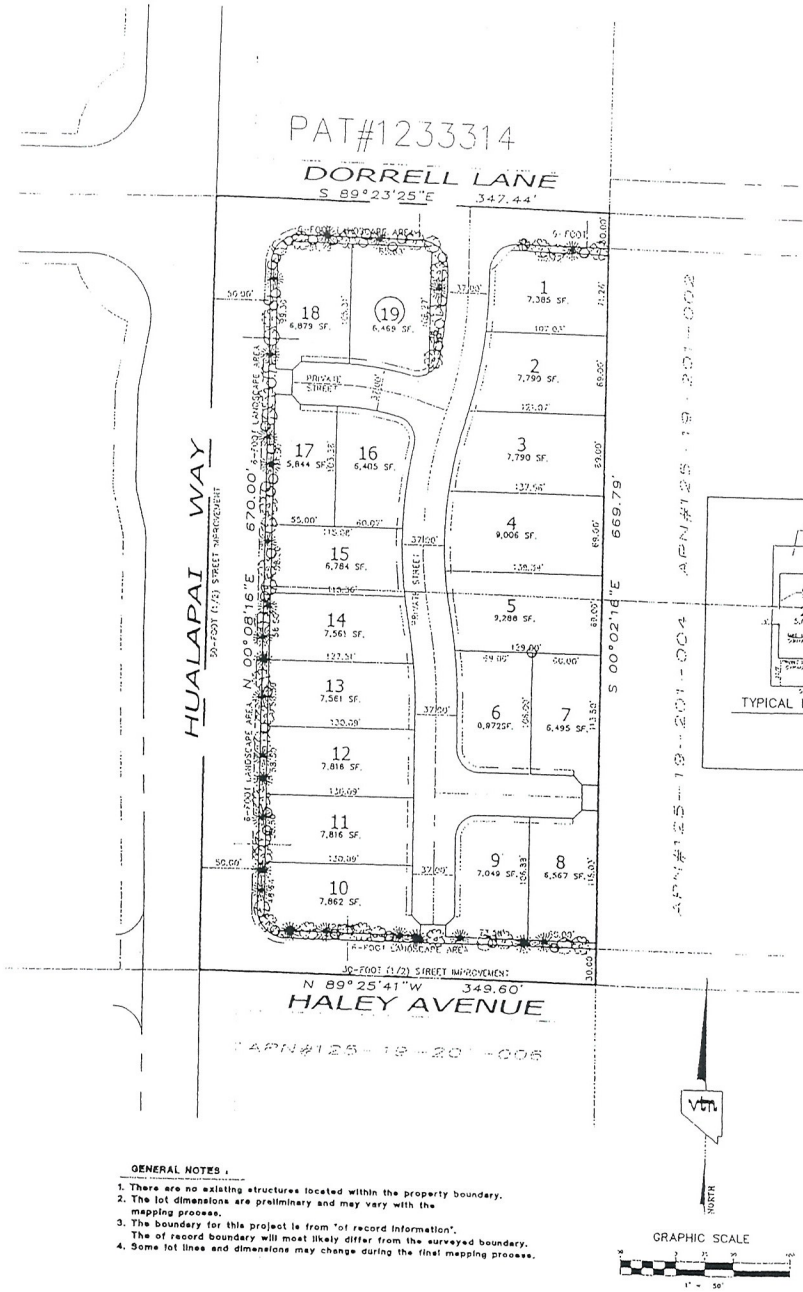
GENERAL NOTES

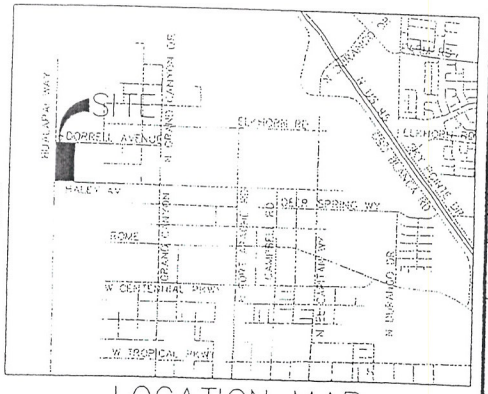
1. Landscape shall conform to requirements of Title 19 (City of Las Vegas).
2. Ground cover shall be designed to cover more than 50% of the landscaped area.
3. The proposed landscaping and plants are conceptual only. A detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
4. The number and types of plant may vary from the proposed conceptual plan.
5. The Applicant reserves the right to change the plant shown on this plan, and alter the amenities shown in the Open Space area.

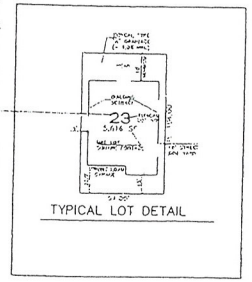












PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL MAP NO.	125-19-201-004, 005
GROSS ACRES	3.70 ACRES
CURRENT GENERAL PLAN	L (RURAL)
CURRENT ZONING	RS - RURAL ESTATES RESIDENTIAL
PROPOSED ZONING	RUSD - RED SUNDOWN SKYCLOSURE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 LOTS
PROJECT DENSITY	5.13 UNITS/AC
OPEN SPACE	
OPEN SPACE REQUIRED	13,600 SF.
PROPOSED GENERAL OPEN SPACE	0
OTHER OPEN SPACE	0
TOTAL OPEN SPACE PROVIDED	0
PARKING	
2 PER DWELLING UNIT	38
GUEST PARKING	0
TOTAL PARKING SPACES REQUIRED	38 GARAGE

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

1" = 50'

SETBACKS

FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	5'
CORNER/SIDE	10'
REAR	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
8695 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 330-1200
CONTACT: PAUL WAGNER

REV.	DATE	REVISION
1	1/23/04	JAL CHANGE 37-FOOT PRIV. TO PUBLIC STREET
2	11/12/04	JAL CHANGED TO 19 LOTS / CHANGED OPEN SPACE
3	10-1-04	B.W. ADJUSTED OPEN SPACE SUBMIT PER COMMENTS

CITY OF LAS VEGAS

NEVADA HOMES GROUP
8695 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 330-1200

vtn nevada
2727 ROAD RUNNER ROAD/CODY
N. LAS VEGAS, NEVADA 89030
TEL (702) 399-3230 FAX (702) 399-1881
LANDSCAPE ARCHITECTS • PLANNERS • LAND SURVEYORS

CONCEPTUAL LANDSCAPE PLAN FOR

HUALAPAI/DORRELL

DRAWN BY: JAL 3/17/04
DESIGNED BY: JAL 3/17/04
CHECKED BY:
PROJECT NO: 8438
SCALE: 30" x 20" HORIZ. VERT.

SHEET 02 2 OF 2 SHEETS

DRAWING NO. 8438-CLV

RECEIVED

JAN 19 2011

EOT-40746

PAT#1233314

DORRELL LANE

S 89°23'25"E 347.44'

HUALAPAI WAY

50-FOOT (1/2) STREET IMPROVEMENT

N 00°08'16"E 670.00'

S 00°02'16"E 669.79'

APN#125-19-201-002

APN#125-19-201-004

APN#125-19-201-006

N 89°25'41"W 349.60'

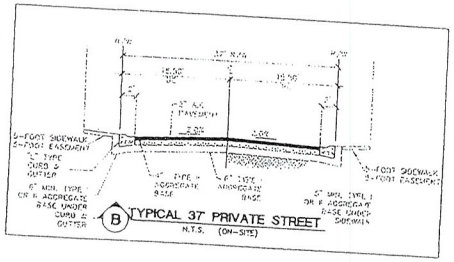
HALEY AVENUE

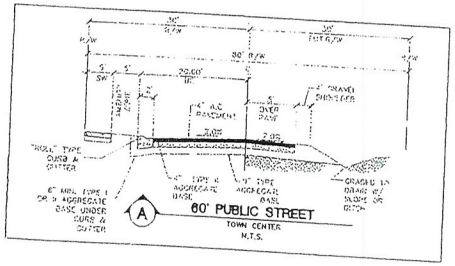
50-FOOT (1/2) STREET IMPROVEMENT

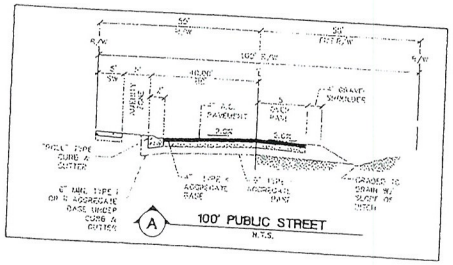
6-FOOT LANDSCAPE AREA

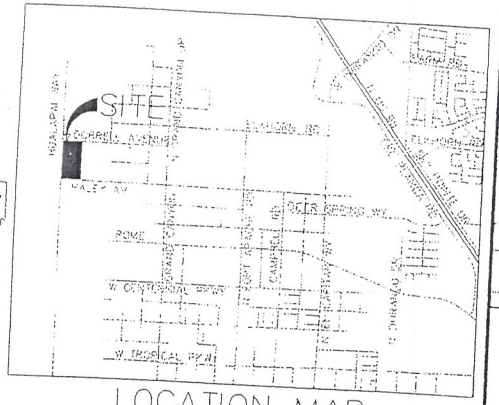
PRIVATE STREET

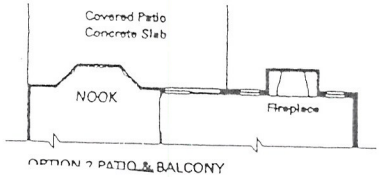
Lot	Area
1	7,385 SF.
2	7,790 SF.
3	7,790 SF.
4	9,006 SF.
5	9,288 SF.
6	6,972SF.
7	6,495 SF.
8	6,567 SF.
9	7,049 SF.
10	7,862 SF.
11	7,816 SF.
12	7,816 SF.
13	7,561 SF.
14	7,561 SF.
15	6,784 SF.
16	6,495 SF.
17	5,844 SF.
18	6,879 SF.
19	6,469 SF.

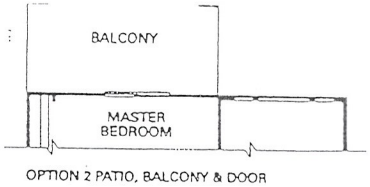


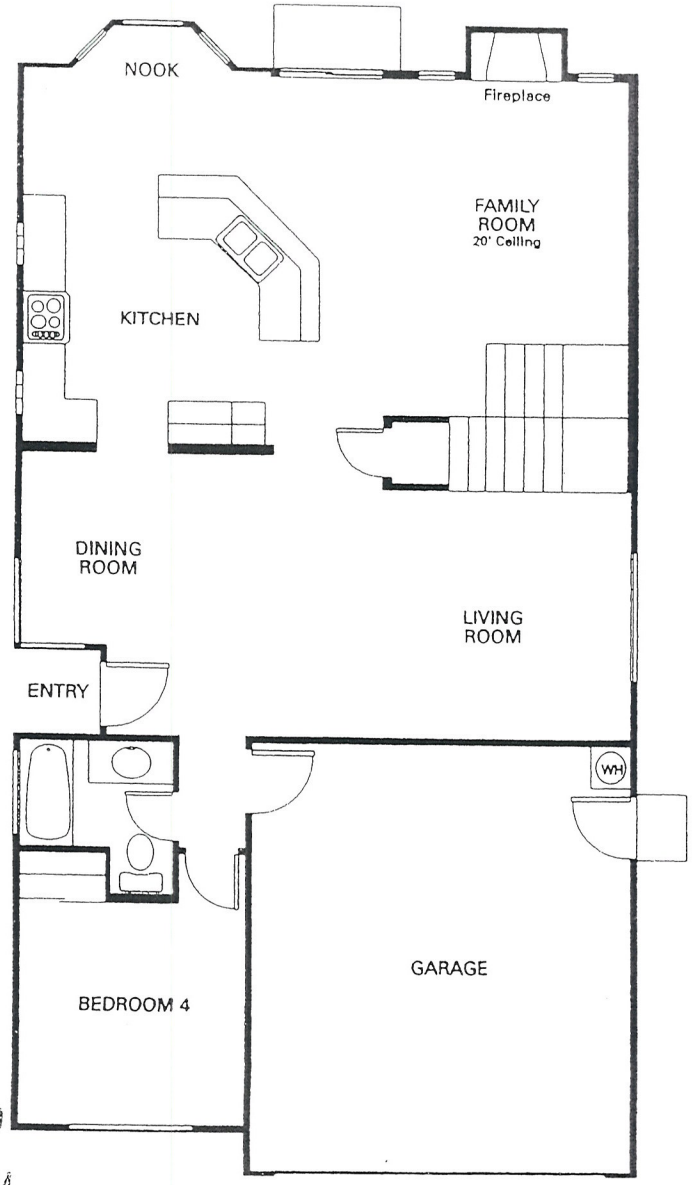


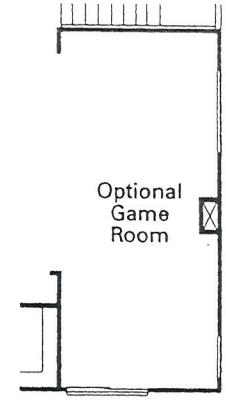


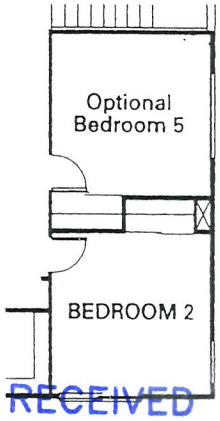

SITE
HUALAPAI WAY
DORRELL LANE
HALEY AVE
POINE
W. CHEYENNE AVE.
W. TROPICAL PKWY.
N. DURANGO DR.
N. JUNCTION DR.
N. CAMINO AL MAR
N. CAMINO ARENA
N. CAMINO DEL SOL
N. CAMINO DEL MAR
N. CAMINO DEL ORO
N. CAMINO DEL ARROYO
N. CAMINO DEL SOL
N. CAMINO DEL MAR
N. CAMINO DEL ORO
N. CAMINO DEL ARROYO
N. DURANGO DR.
N. JUNCTION DR.
N. CAMINO AL MAR
N. CAMINO ARENA

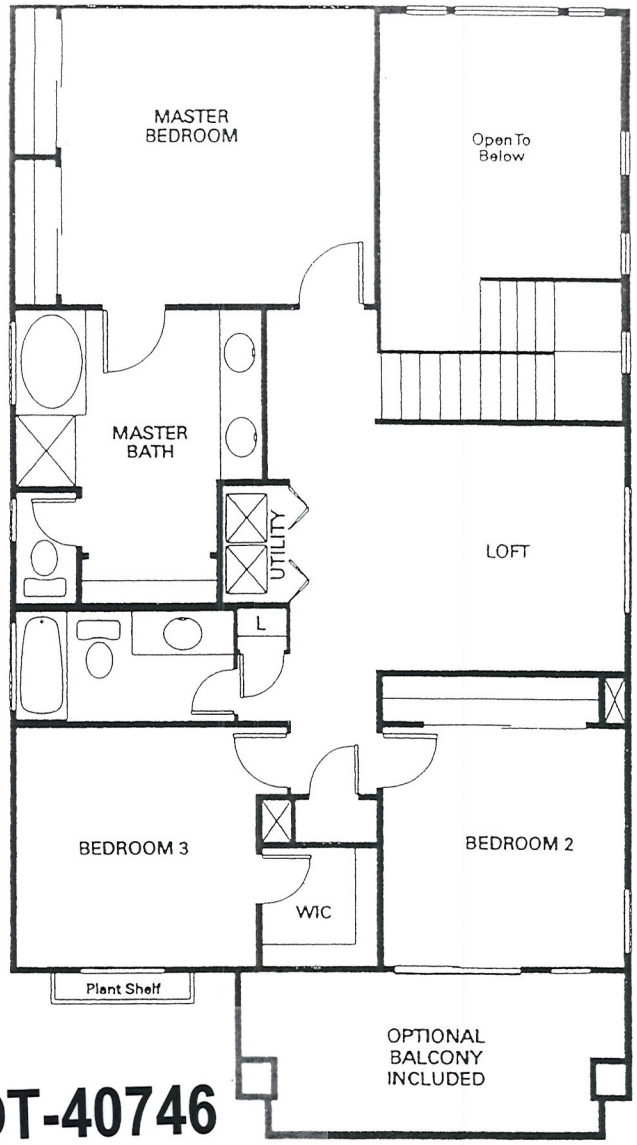












RECEIVED
JAN 19 2011

EOT-40746

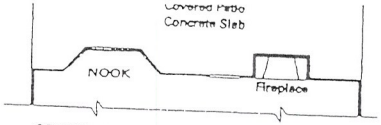
The Diamond

Two Story, 2309 Sq. Ft.
4 Bd Rm, Loft, 5 Bd Rm, 3 Bath

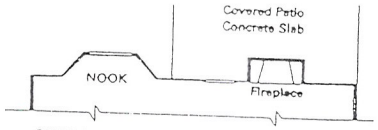
RECEIVED
OCT 05 2004

EQUAL OPPORTUNITY HOUSING

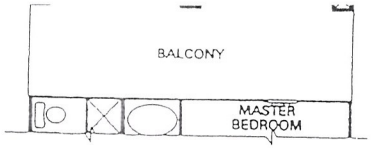
NEVADA HOMES GROUP



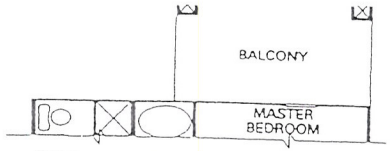
OPTION 3 PATIO & BALCONY



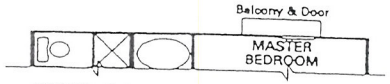
OPTION 2 PATIO & BALCONY



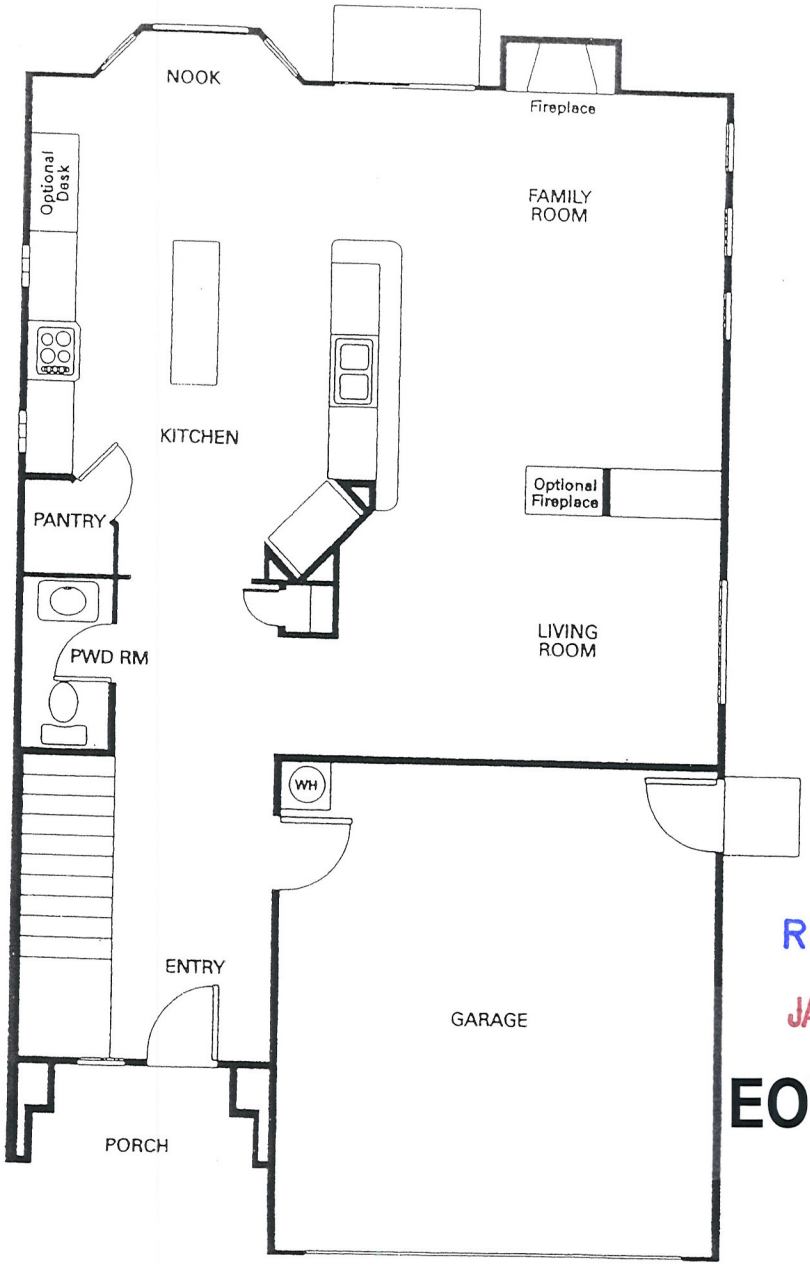
OPTION 3 BALCONY & DOOR

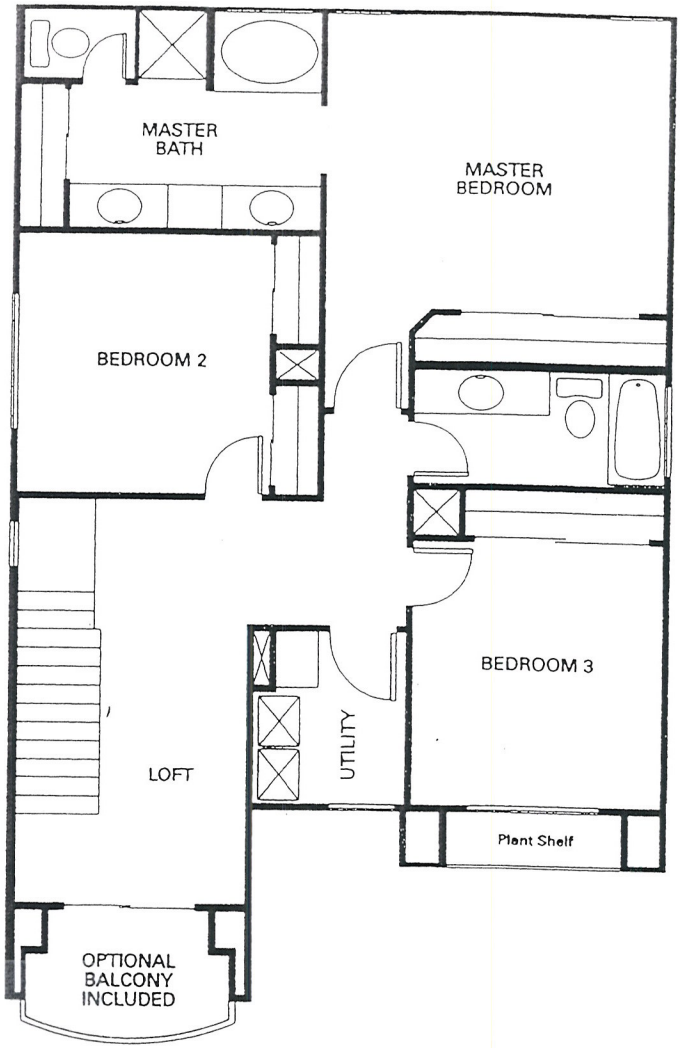


OPTION 2 BALCONY & DOOR



OPTION 1 BALCONY & DOOR





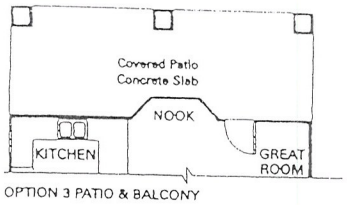
RECEIVED
JAN 19 2011

EOT-40746 The Emerald

Two Story, 2084 Sq. Ft.
3 Bd. Rm., Loft, 2½ Bath

EQUAL OPPORTUNITY HOUSING

NEVADA HOMES GROUP



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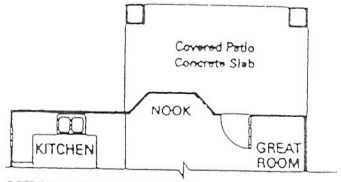
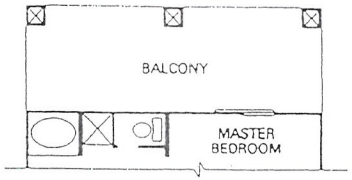
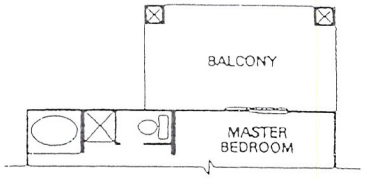


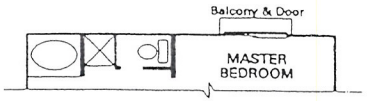
OPTION 2 PATIO & BALCONY



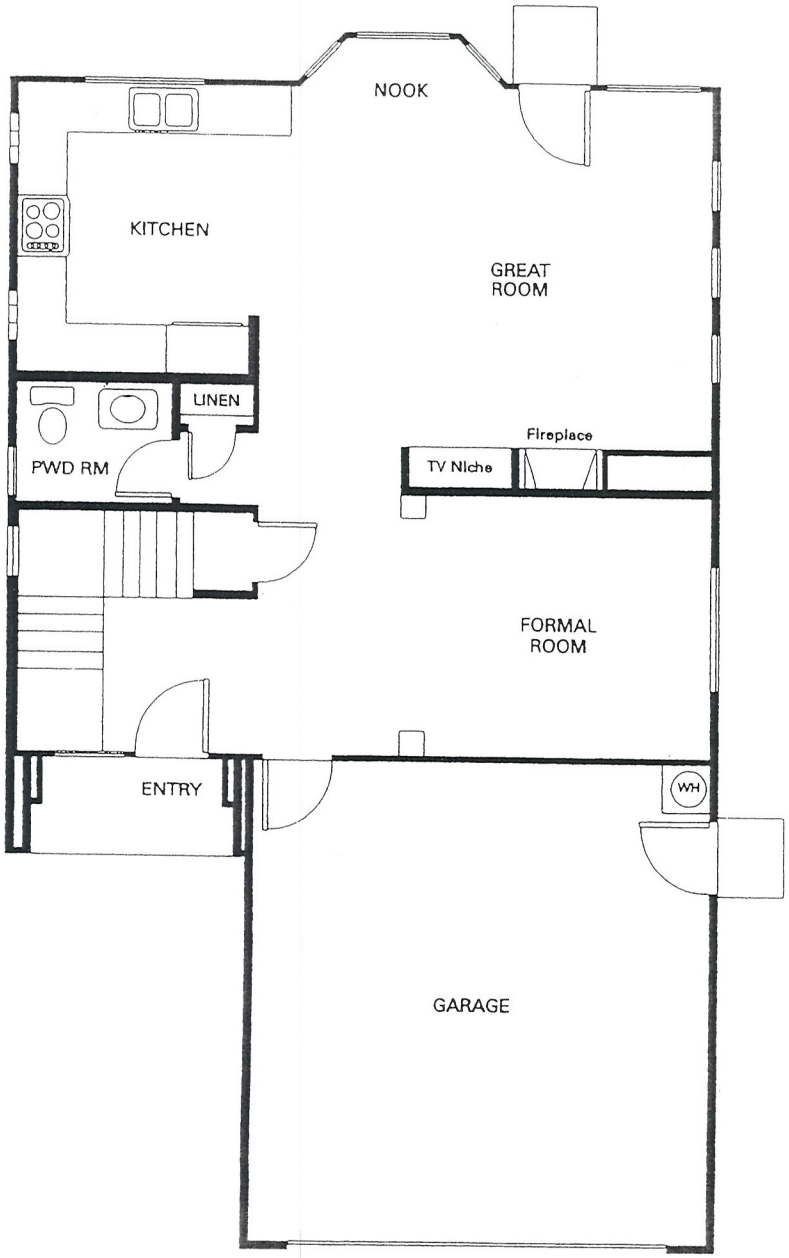
OPTION 3 BALCONY & DOOR

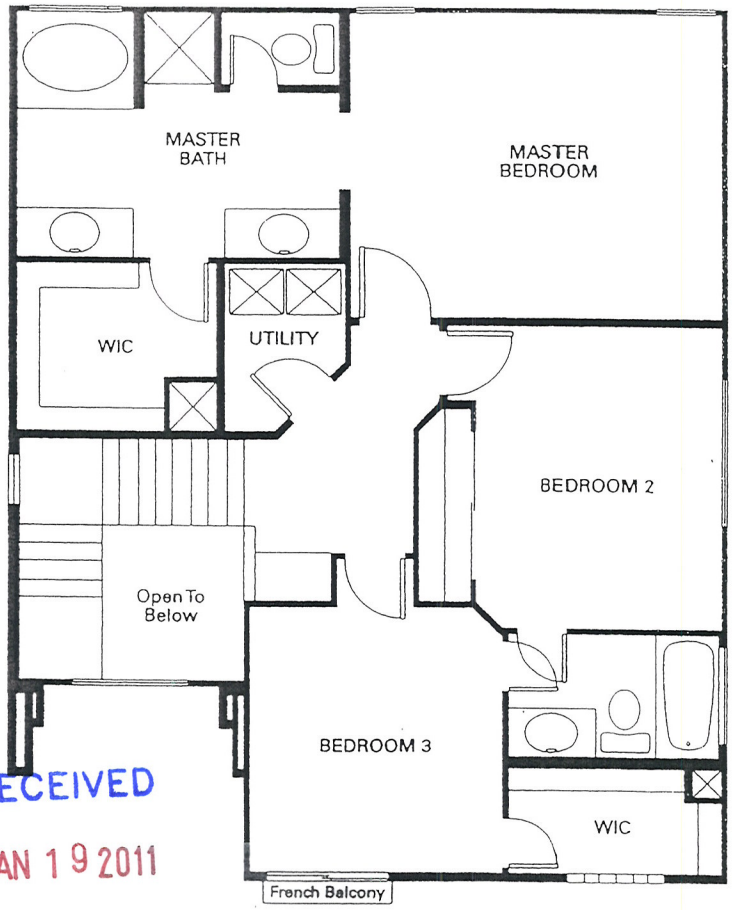


OPTION 2 BALCONY & DOOR



OPTION 1 BALCONY & DOOR





RECEIVED
JAN 19 2011

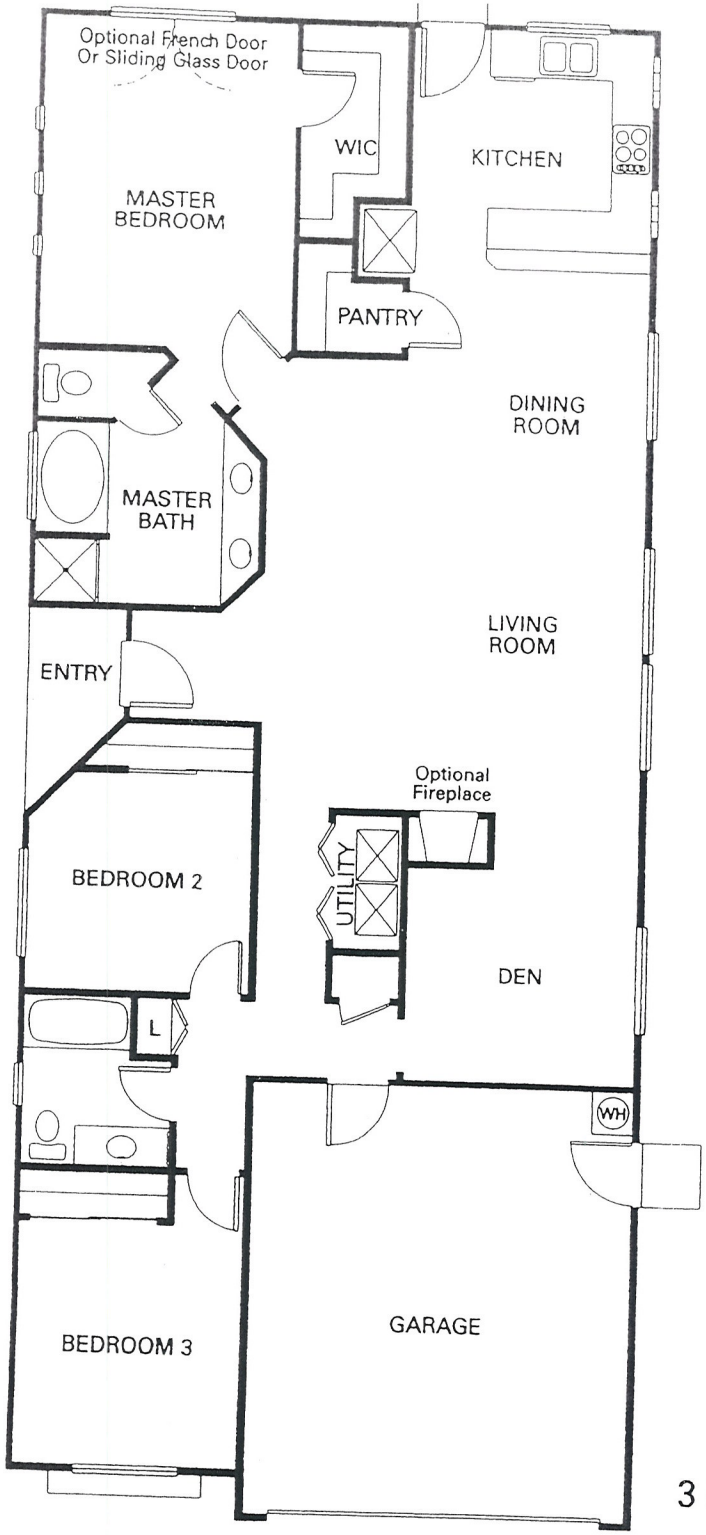
EOT-40746

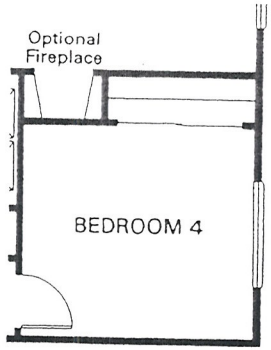
The Topaz

Two Story, 1752 Sq. Ft.
3 Bd Rm, 2½ Bath

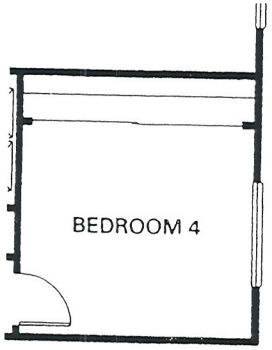
EQUAL OPPORTUNITY HOUSING

NEVADA HOMES GROUP





Bedroom Option 1



Bedroom Option 2
(Without Fireplace)

RECEIVED
JAN 19 2011

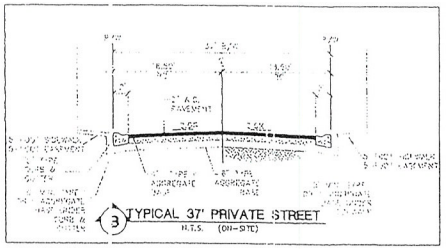
EOT-40746

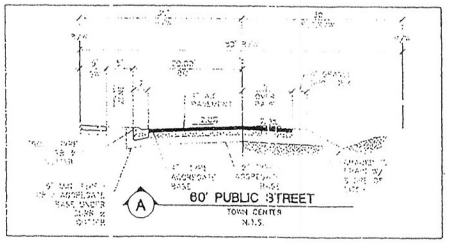
The Sapphire

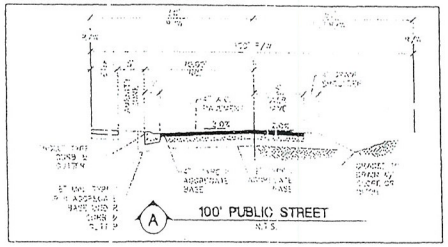
Single Story, 1663 Sq. Ft.
3 Bd Rm, Den, 4 Bd Rm, 2 Bath

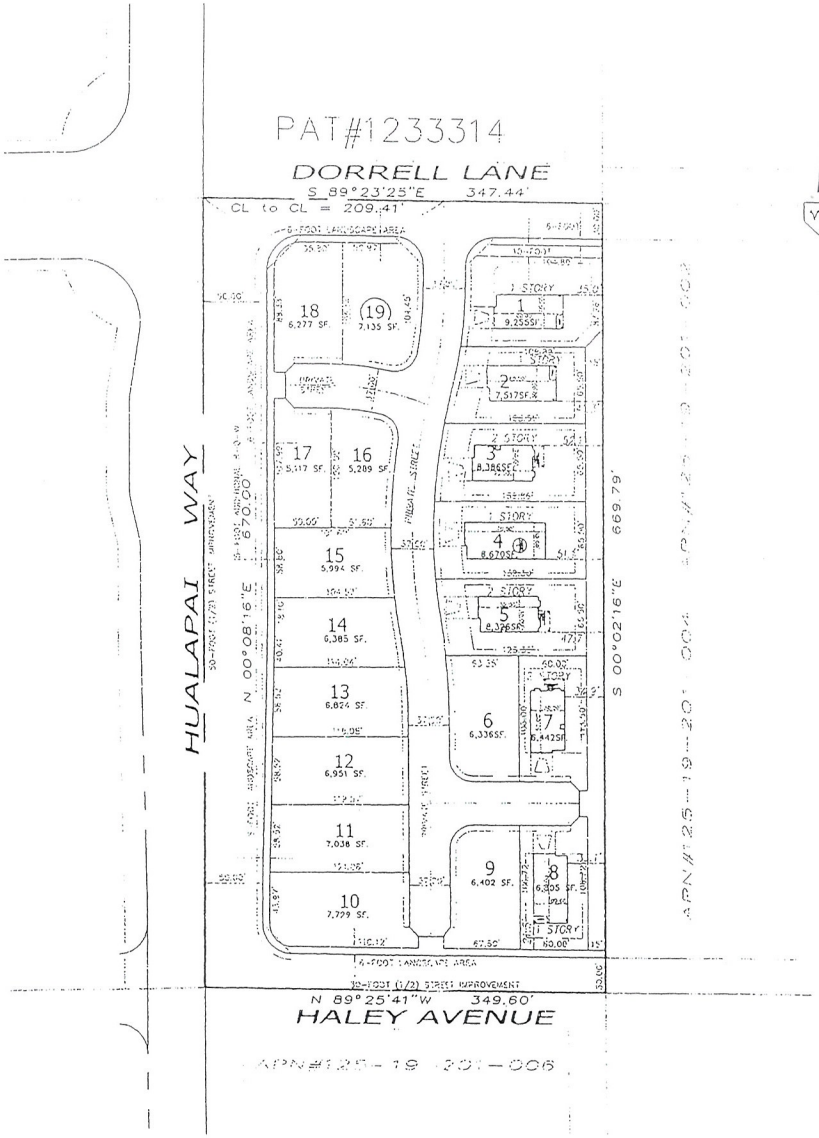
EQUAL OPPORTUNITY HOUSING

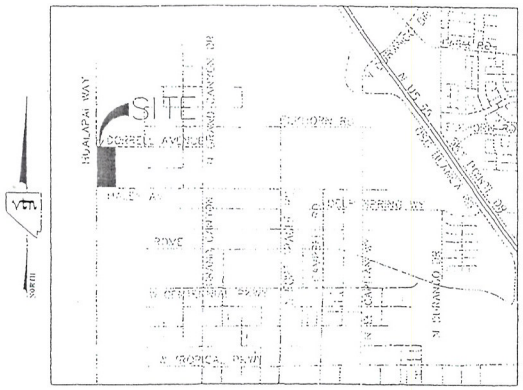
NEVADA HOMES GROUP





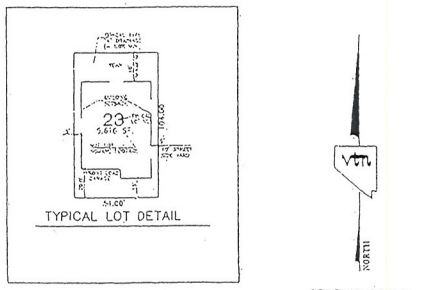






LOCATION MAP

PROJECT SUMMARY	
PROJECT INFORMATION	
ASSESSOR'S PARCEL NUMBER	125-19-201-004 & 006
GROSS AREA	3.24 ACRES
CURRENT GENERAL PLAN	M - MIXED USE
CURRENT ZONING	RC - RURAL CENTER RESIDENTIAL
PROPOSED ZONING	SUPER U PUD, RANGE DEVELOPMENT
PROPOSED LAND USE	PUBLIC/PRIVATE RESIDENTIAL
PROPOSED NUMBER OF UNITS	19 SINGLE
PROPOSED DENSITY	5.86 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	(0.67) AC
PROPOSED USABLE OPEN SPACE	1.31
OTHER OPEN SPACE	0.50
TOTAL OPEN SPACE PROVIDED	1.81
PARKING	
2 PER HOUSEHOLD UNIT	38
GUEST PARKING	7
TOTAL PARKING SPACES PROVIDED	45 SPACES



GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS	
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 200
LAS VEGAS, NEVADA 89117
(702) 220-6260
CONTACT PAUL WAGNER

REV.	DATE	BY	REVISION
9	11-18-10	JSA	MOVED ENTRANCE TO WEST, ADD 35 REAR FOR LOT # 1
8	11-16-10	JSA	MOVED STREET 15 FEET TO THE WEST
7	11-15-10	JSA	MOVED STREET 15 FEET TO THE WEST
6	10-14-10	JSA	ADJUST STREET TO ALIGN WITH DORRELL
5	10-12-10	JSA	ADJUST STREET TO ALIGN WITH DORRELL
4	10-11-10	JSA	ADJUST STREET TO ALIGN WITH DORRELL
3	7-27-10	JSA	CHANGED TO 19 LOTS FROM 20 LOTS
2	7-13-10	JSA	CHANGED TO 19 LOTS, MOVED TO PRIVATE STREET
1	6-23-10	JSA	CHANGED 20 LOTS FROM PUBLIC TO PRIVATE STREET

NEVADA HOMES GROUP
6895 WEST SAHARA AVENUE SUITE # 200
LAS VEGAS, NEVADA 89117
(702) 220-6260

CITY OF LAS VEGAS

vtn nevada

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

DRAWN BY: JSA 5/12/06
DESIGNED BY: JSA 5/12/06
CHECKED BY:
PROJECT NO. 6438
SCALE: HORIZ. 50' VERT. 50'

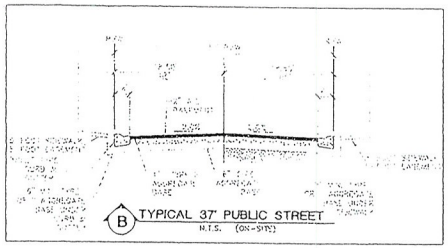
SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6438-CLV

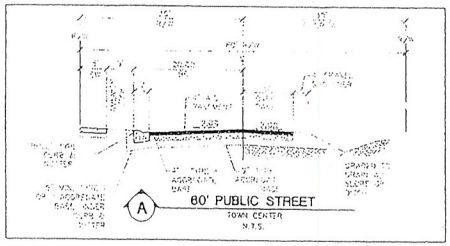
RECEIVED
JAN 19 2011

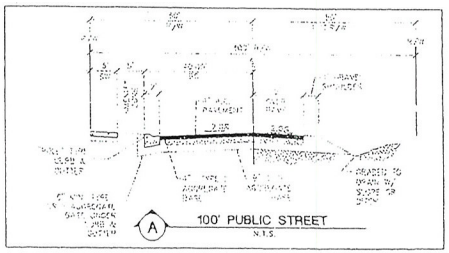
EOT-40746

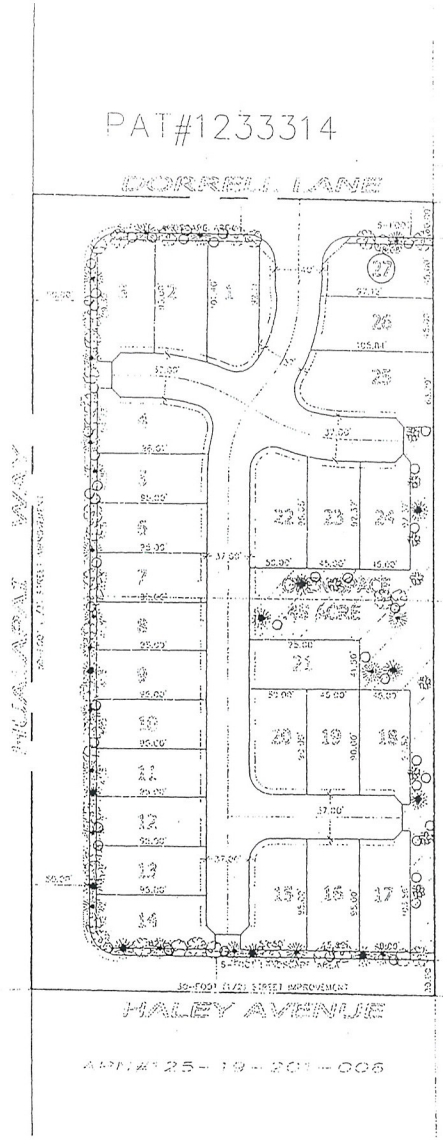
TREE/PLANT SCHEDULE

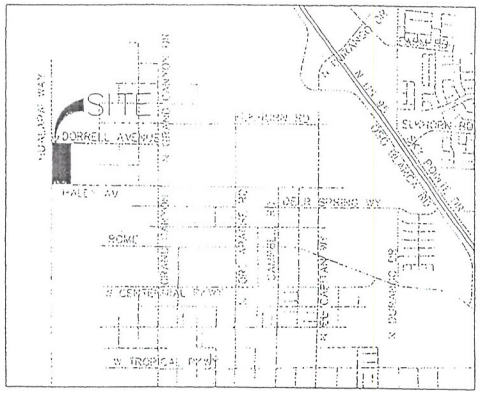
SYM.	QTY	SIZE	SPACING	NAME
	20	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	20	VARIES	N/A	DATE PALM
	11	10 GALLON	VARIES	GHOTNIA
	43	15 GALLON	VARIES	FLOWERING PLUM
	9	1 GALLON	VARIES	GROUND SHRUBS



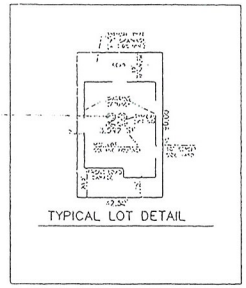








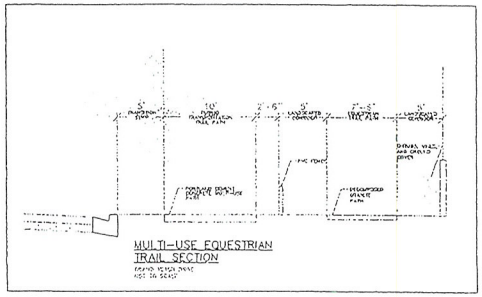
LOCATION MAP



TYPICAL LOT DETAIL

PROJECT SUMMARY

PROJECT INFORMATION	
ASSESSOR'S PARCEL NO.	125-19-201-006
GROSS ACRES	33.2665
CURRENT ZONING	R-1 Single Family Residential
PROPOSED ZONING	R-PD8 - MPD (PLANNED UNIT DEVELOPMENT)
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY PER UNIT	37.5015
PROPOSED DENSITY	5.42 DU/AC
OPEN SPACE	
OPEN SPACE REQUIRED	19,966 SF
PROVIDED HEADS UPON PARK	19,750 SF
OTHER OPEN SPACE	0 SF
TOTAL OPEN SPACE PROVIDED	19,750 SF
PARKING	
* REQ. OVERALL UNIT	2.0
GUEST PARKING	0.5
TOTAL PARKING SPACES REQUIRED	3 SPACES



MULTI-USE EQUESTRIAN TRAIL SECTION

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

GRAPHIC SCALE

1" = 50'

SETBACKS

FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
6345 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 320-6100
CONTACT: PAUL WAGNER

NEVADA HOMES GROUP
6345 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 320-6100

CITY OF LAS VEGAS

vtn nevada

CONCEPTUAL LANDSCAPE PLAN FOR

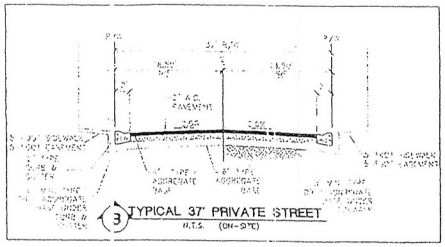
HUALAPAI/DORRELL

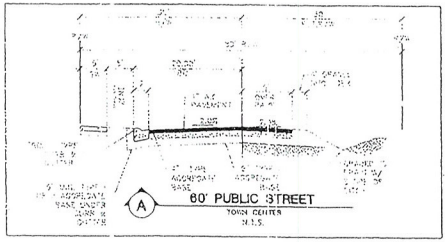
DRAWN BY: AA	3/17/04	
DESIGNED BY: AA	3/17/04	
CHECKED BY:		
PROJECT NO: 6438	SCALE: 30' 50'	HORIZ. VERT.

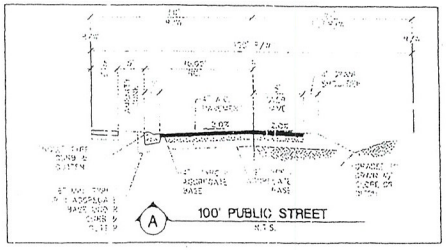
SHEET 02
2 OF 2 SHEETS
DRAWING NO. 6438-CLV

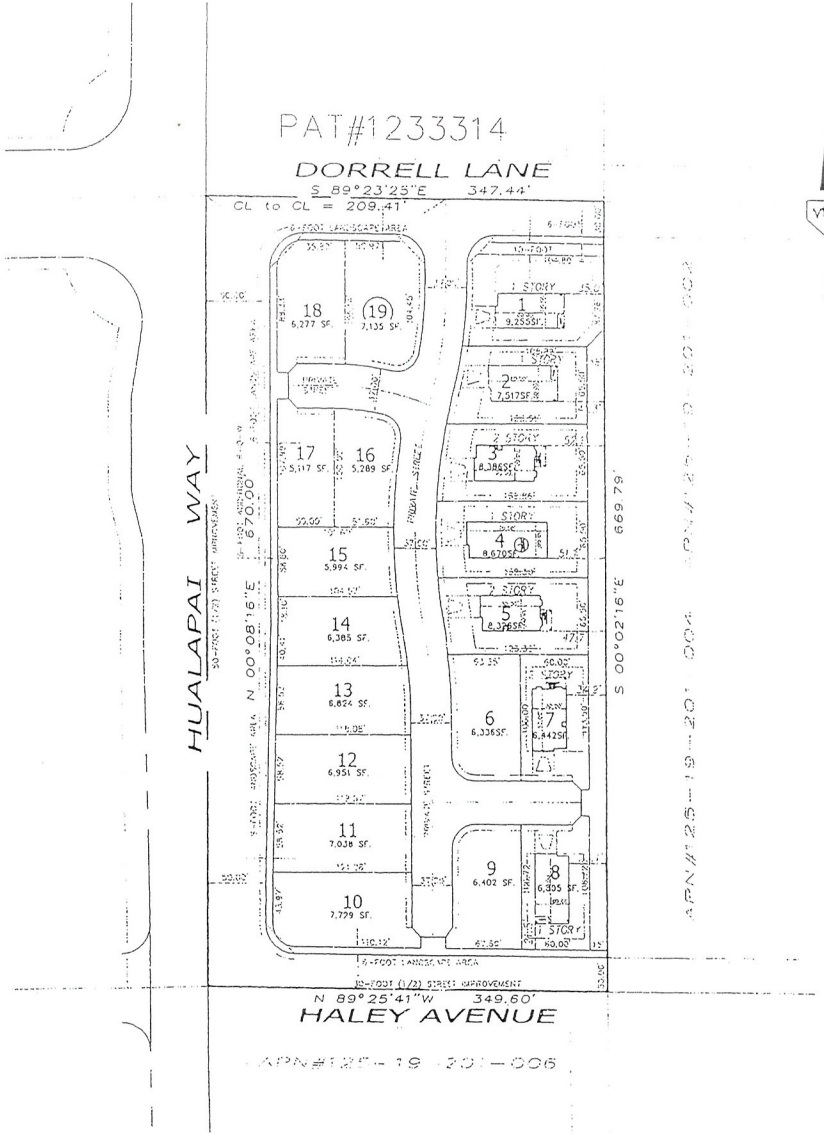
RECEIVED
JAN 19 2011

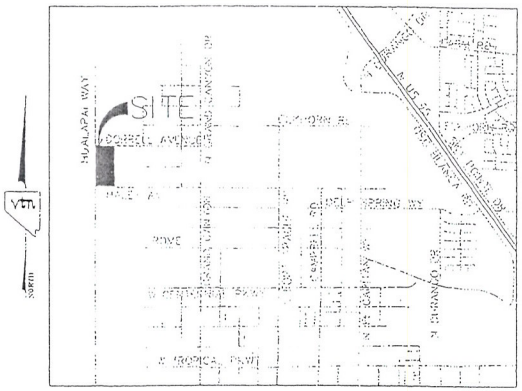
EOT-40746





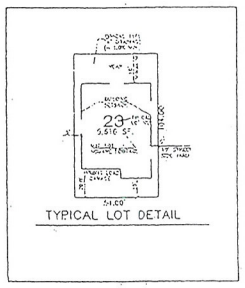


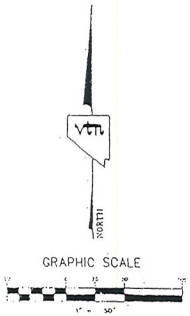




LOCATION MAP

PROJECT SUMMARY	
PROJECT DESCRIPTION	
[illegible]	[illegible]
GENERAL AREAS	
GROSS ACRES	[illegible] ACRES
GROSS NEGATIVE AREA	[illegible]
NET ACRES	[illegible]
PROPOSED ZONING	[illegible]
PROPOSED LAND USE	[illegible]
PROPOSED NUMBER OF UNITS	19 UNITS
PROPOSED DENSITY	[illegible]
OPEN SPACE	
OPEN SPACE REQUIRED	[illegible] SF.
PROPOSED USABLE OPEN SPACE	[illegible] SF.
OTHER OPEN SPACE	[illegible] SF.
TOTAL OPEN SPACE PROVIDED	[illegible] SF.
PARKING	
REQ. INDIVIDUAL UNIT	[illegible]
GUEST PARKING	[illegible]
TOTAL PARKING SPACES PROVIDED	38 SPACES





GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from 'of record information'. The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

SETBACKS	
FRONT (GARAGE) :	20'
FRONT (HOUSE) :	15'
SIDE :	5'
CORNER/SIDE :	10'
REAR :	15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
6895 W. SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-0200
CONTACT : DAVE WAGNER

REV.	DATE	BY	REVISION
6	1-19-05	JKA	MOVED GARAGE TO WEST - ADD 35 AREA FOR LOT #
5	1-18-05	JKA	MOVED STREET 10 FEET TO THE WEST.
4	12-14-04	JKA	ADDED 5 FEET OF BUILDER ON HUALAPAI WAY
3	12-06-04	JKA	ADDED BUFFER ASSEMBLY IN THE EAST
2	7/27/04	JKA	REMOVED TO 19 LOTS / CHANGED OPEN SPACE
1	4/23/04	JKA	CHANGE 37-FOOT PRIVATE TO PUBLIC TO PRIVATE STREET

NEVADA HOMES GROUP
6895 WEST SAHARA AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-0200

CITY OF LAS VEGAS

vtn nevada
7175 SOUTH JONES BOULEVARD, LAS VEGAS, NEVADA 89118-8445
PH: (702) 873-7925 FAX: (702) 362-1267 • WEB: WWW.VTN-NV.COM

SITE DEVELOPMENT PLAN
FOR
HUALAPAI/DORRELL

DRAWN BY: JKA 3/17/04
DESIGNED BY: JKA 3/17/04
CHECKED BY:
PROJECT NO: 6438
SCALE: HORZ. 20' VERT. 30'

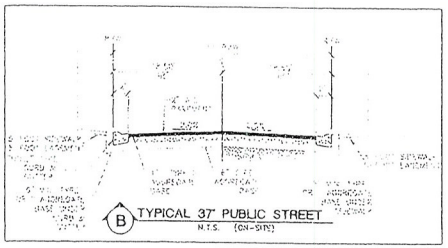
SHEET 01
1 OF 2 SHEETS
DRAWING NO. 6438-CLV

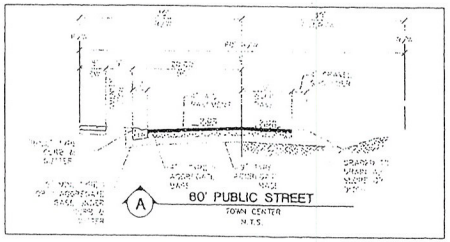
RECEIVED
JAN 19 2011

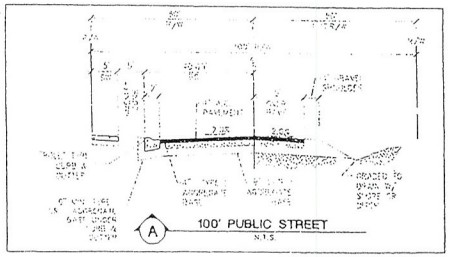
EOT-40746

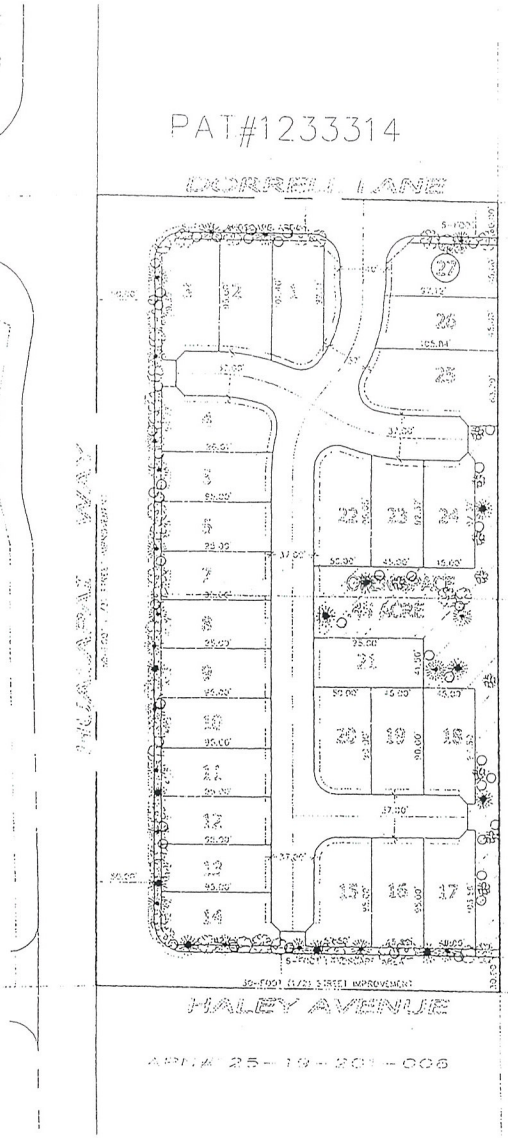
TREE/PLANT SCHEDULE

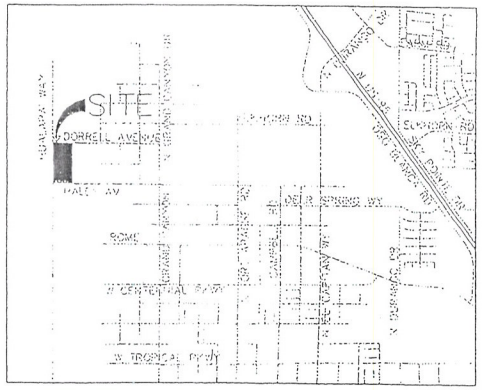
SYM.	QTY.	SIZE	SPACING	NAME
	70	24" BOX	VARIES	MODESTO ASH
	17	24" BOX	VARIES	MONDEL PINE
	20	VARIES	N/A	DATE PALM
	11	15 GALLON	VARIES	PHOTINIA
	43	15 GALLON	VARIES	FLOWERING PLUM
	9	1 GALLON	VARIES	GROUND SHRUBS



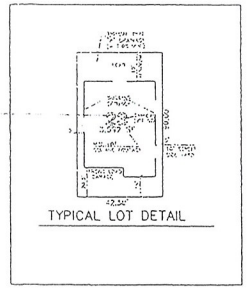








LOCATION MAP



TYPICAL LOT DETAIL

PROJECT SUMMARY

PROJECT INFORMATION	
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]