

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-39468** APN: 126-13-713-009-122, 126-13-713-127-129

Name of Property Owner: Providence 207, LLC

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanigan Group

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

X 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: [Signature]

Print Name: Joel H. Farkas, Manager

Subscribed and sworn before me

This 2nd day of September, 2010

[Signature]
Notary Public in and for said County and State
County of Arapahoe
State of Colorado
Revised 11-14-06
my commission expires!
01-27-2013



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City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) Hualapai / Farm
 Project Name Providence POD 113 - Emerson Proposed Use _____
 Assessor's Parcel #(s) 126-13-713-009-122, 126-13-713-127-244 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing PD proposed _____
 Commercial Square Footage N/A Floor Area Ratio N/A
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Providence 207, LLC Contact _____
 Address 9033 E. Easter Pl # 112 Phone: 720-362-5995 Fax: 720-362-7116
 City Centennial State CO Zip 80112-2150
 E-mail Address _____

APPLICANT Richmond American Homes Contact Christine Frazzitta
 Address 7770 S. Dean Martin Drive # 410 Phone: (702) 617-8439 Fax: _____
 City Las Vegas State Nevada Zip 89139
 E-mail Address Christine.Frazzitta@mdch.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
 Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
 City Las Vegas State Nevada Zip 89118
 E-mail Address cpeltier@shg-inc.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 Joel H. Farkas, manager

Subscribed and sworn before me

This 2ND day of September, 2010

Joel H. Farkas
County of Arapahoe
State of Colorado
 Notary Public in and for said County and State
my commission expires:
01-27-2013



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-39468</u>
Meeting Date:	<u>10-21-10</u>
Total Fee:	
Date Received:*	<u>9-7-10</u>
Received By:	<u>F.S</u>

*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.

j:\rah1005-001 providence pod 113\dwg\figures\100903 rah1005-001 site plan-product exhibit.dwg 9/3/2010 3:33 PM Matt Key



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VAR-39468

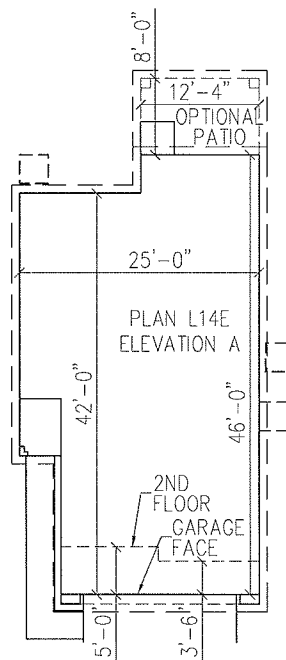
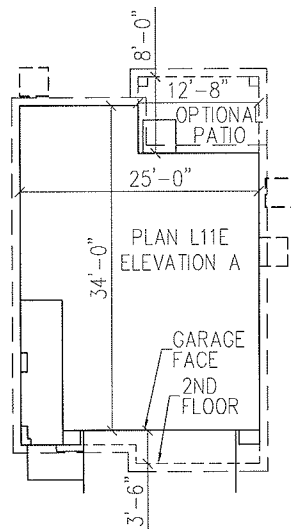
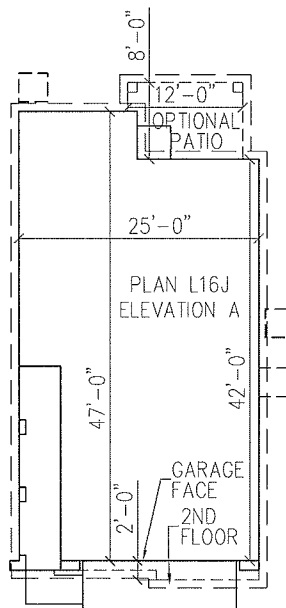
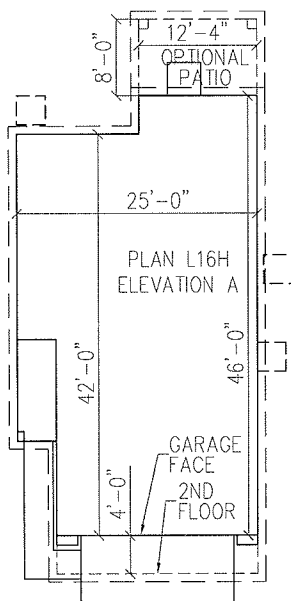
ROC-39470

S-I-G
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



PROVIDENCE POD 113 EMERSON
SITE PLAN

DATE: 8/13/10	PROJECT NO. RAH1005-001
DRAFTER:	
DESIGNER: MAK	
CHECKED: TJS	
	EX-1
	SHEET 1 OF 2



VAR-39468
ROC-39470

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399



PROVIDENCE POD 113 EMERSON
PRODUCT EXHIBIT

DATE: 8/13/10
DRAFTER:
DESIGNER: MAK
CHECKED: TJS

PROJECT NO.
RAH1005-001
EX-2
SHEET 2 OF 2



ALL INTERNAL STREETS ARE PRIVATE

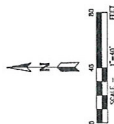
VAR-39468

ROC-39470

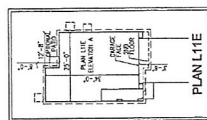
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City of Las Vegas

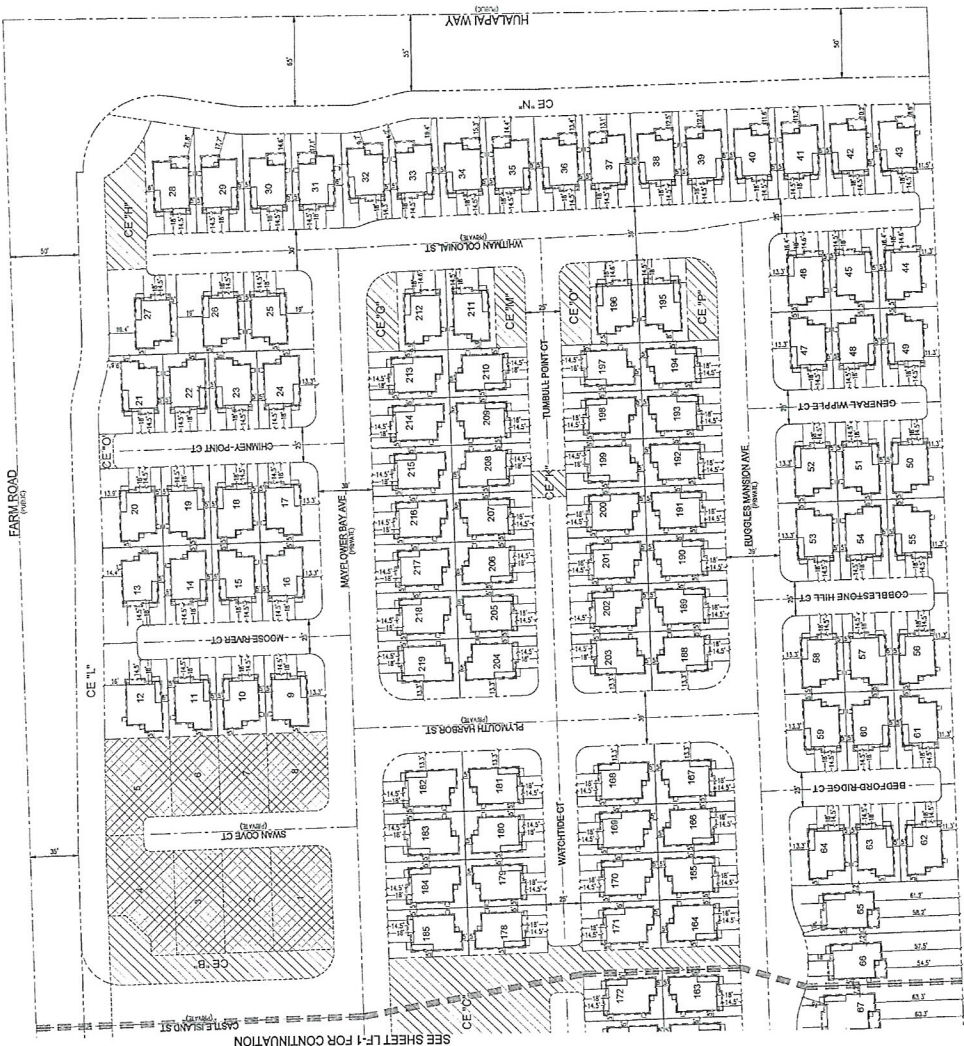
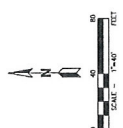
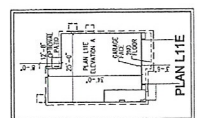
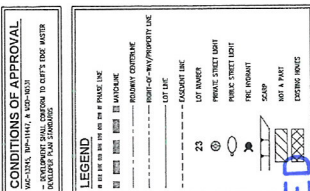
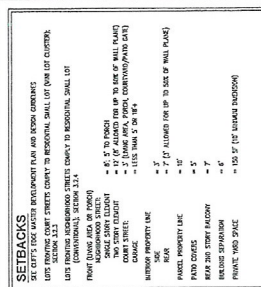
[illegible]

WE UNDERSTAND AT THE TIME OF P-105 SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.1.1 AND 3.3.3 REGARDING EROSION/SEDIMENTATION PLANS. ANY VIOLATIONS OF THESE REQUIREMENTS WILL BE REPORTED TO THE MASTER DEVELOPER. REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

[illegible]

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VAR-39468
ROC-39470



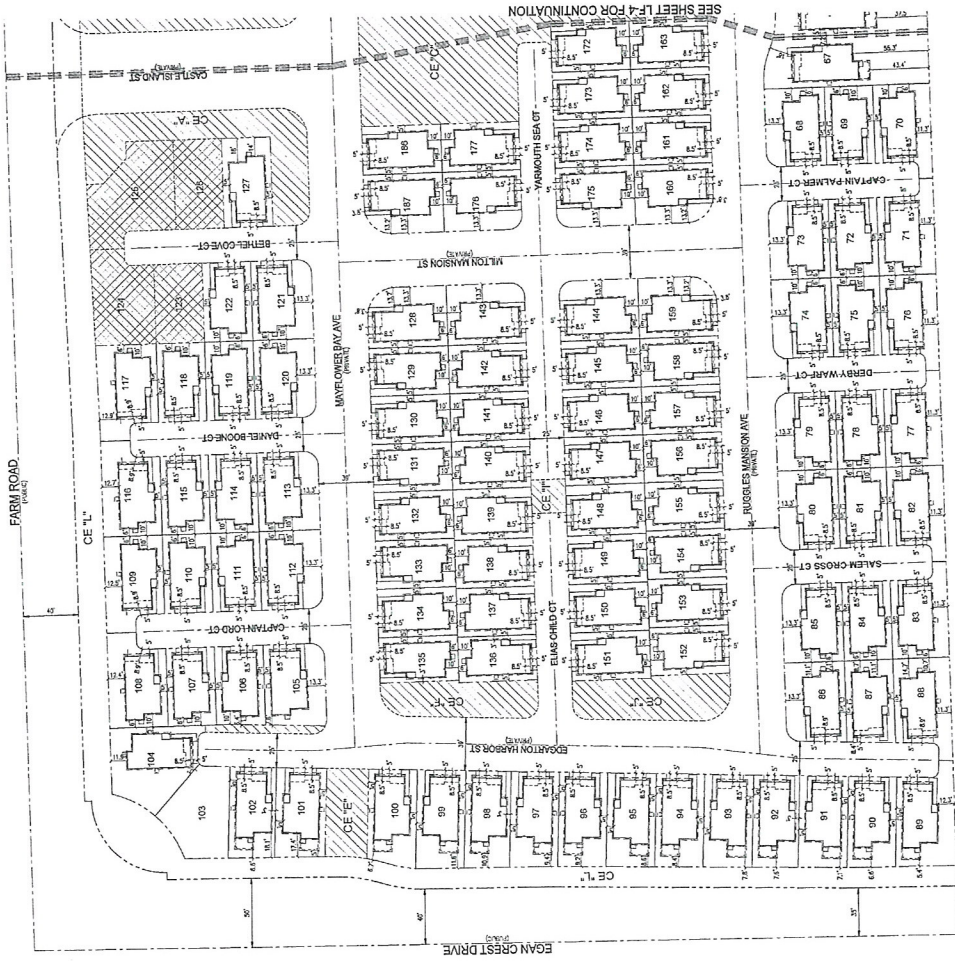
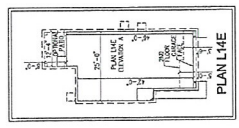
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SEP - 7 2010

SEE SHEET LF-1 FOR CONTINUATION

LEGEND	
10 20 30 40 50 60 70 80 90 100	10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
11 12 13 14 15 16 17 18 19 20	11' 12' 13' 14' 15' 16' 17' 18' 19' 20'
21 22 23 24 25 26 27 28 29 30	21' 22' 23' 24' 25' 26' 27' 28' 29' 30'
31 32 33 34 35 36 37 38 39 40	31' 32' 33' 34' 35' 36' 37' 38' 39' 40'
41 42 43 44 45 46 47 48 49 50	41' 42' 43' 44' 45' 46' 47' 48' 49' 50'
51 52 53 54 55 56 57 58 59 60	51' 52' 53' 54' 55' 56' 57' 58' 59' 60'
61 62 63 64 65 66 67 68 69 70	61' 62' 63' 64' 65' 66' 67' 68' 69' 70'
71 72 73 74 75 76 77 78 79 80	71' 72' 73' 74' 75' 76' 77' 78' 79' 80'
81 82 83 84 85 86 87 88 89 90	81' 82' 83' 84' 85' 86' 87' 88' 89' 90'
91 92 93 94 95 96 97 98 99 100	91' 92' 93' 94' 95' 96' 97' 98' 99' 100'
101 102 103 104 105 106 107 108 109 110	101' 102' 103' 104' 105' 106' 107' 108' 109' 110'
111 112 113 114 115 116 117 118 119 120	111' 112' 113' 114' 115' 116' 117' 118' 119' 120'
121 122 123 124 125 126 127 128 129 130	121' 122' 123' 124' 125' 126' 127' 128' 129' 130'
131 132 133 134 135 136 137 138 139 140	131' 132' 133' 134' 135' 136' 137' 138' 139' 140'
141 142 143 144 145 146 147 148 149 150	141' 142' 143' 144' 145' 146' 147' 148' 149' 150'
151 152 153 154 155 156 157 158 159 160	151' 152' 153' 154' 155' 156' 157' 158' 159' 160'
161 162 163 164 165 166 167 168 169 170	161' 162' 163' 164' 165' 166' 167' 168' 169' 170'
171 172 173 174 175 176 177 178 179 180	171' 172' 173' 174' 175' 176' 177' 178' 179' 180'
181 182 183 184 185 186 187 188 189 190	181' 182' 183' 184' 185' 186' 187' 188' 189' 190'
191 192 193 194 195 196 197 198 199 200	191' 192' 193' 194' 195' 196' 197' 198' 199' 200'
201 202 203 204 205 206 207 208 209 210	201' 202' 203' 204' 205' 206' 207' 208' 209' 210'
211 212 213 214 215 216 217 218 219 220	211' 212' 213' 214' 215' 216' 217' 218' 219' 220'
221 222 223 224 225 226 227 228 229 230	221' 222' 223' 224' 225' 226' 227' 228' 229' 230'
231 232 233 234 235 236 237 238 239 240	231' 232' 233' 234' 235' 236' 237' 238' 239' 240'
241 242 243 244 245 246 247 248 249 250	241' 242' 243' 244' 245' 246' 247' 248' 249' 250'
251 252 253 254 255 256 257 258 259 260	251' 252' 253' 254' 255' 256' 257' 258' 259' 260'
261 262 263 264 265 266 267 268 269 270	261' 262' 263' 264' 265' 266' 267' 268' 269' 270'
271 272 273 274 275 276 277 278 279 280	271' 272' 273' 274' 275' 276' 277' 278' 279' 280'
281 282 283 284 285 286 287 288 289 290	281' 282' 283' 284' 285' 286' 287' 288' 289' 290'
291 292 293 294 295 296 297 298 299 300	291' 292' 293' 294' 295' 296' 297' 298' 299' 300'
301 302 303 304 305 306 307 308 309 310	301' 302' 303' 304' 305' 306' 307' 308' 309' 310'
311 312 313 314 315 316 317 318 319 320	311' 312' 313' 314' 315' 316' 317' 318' 319' 320'
321 322 323 324 325 326 327 328 329 330	321' 322' 323' 324' 325' 326' 327' 328' 329' 330'
331 332 333 334 335 336 337 338 339 340	331' 332' 333' 334' 335' 336' 337' 338' 339' 340'
341 342 343 344 345 346 347 348 349 350	341' 342' 343' 344' 345' 346' 347' 348' 349' 350'
351 352 353 354 355 356 357 358 359 360	351' 352' 353' 354' 355' 356' 357' 358' 359' 360'
361 362 363 364 365 366 367 368 369 370	361' 362' 363' 364' 365' 366' 367' 368' 369' 370'
371 372 373 374 375 376 377 378 379 380	371' 372' 373' 374' 375' 376' 377' 378' 379' 380'
381 382 383 384 385 386 387 388 389 390	381' 382' 383' 384' 385' 386' 387' 388' 389' 390'
391 392 393 394 395 396 397 398 399 400	391' 392' 393' 394' 395' 396' 397' 398' 399' 400'
401 402 403 4	

VAR-39468
ROC-39470



[illegible]

RICHMOND
AMERICAN HOMES

PROVIDENCE POD 113 EMERSON
PLAN 114E (EMILIA) LOT FIT

DATE:	8/18/10
DRAFTER:	
DESIGNER: MAK	
CHECKED: TJS	
PROJECT NO.	
RAH1005-001	

LF-4

SHEET 4 OF 9

VAR-39468
ROC-39470

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[illegible]

FOR UNDERSTANDING AT THE TIME OF P-LOG SUBMITTAL, A COPY OF THE APPROVED DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 2.2 AND 3.3 SPECIFICALLY WITH REGARDS TO PRODUCT PLANNING, PLANNING, OBJECTS, AND ADJACENT STRATEGY/FLOOR PLAN REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL
 IC-12145, TWP-11447, & W00-10531
 DEVELOPMENT SHALL CONFORM TO CITY'S TRNG MASTER
 DEVELOPER PLANN STANDARDS

LEGEND

SEE THIS SIDE FOR THE MEANING OF EACH LINE

--- BOUNDARY CONTINUE ---

--- RIGHT-OF-WAY/PROPERTY LINE ---

--- LOT LINE ---

--- EASEMENT LINE ---

23

LOT NUMBER

PRIVATE STREET LIGHT

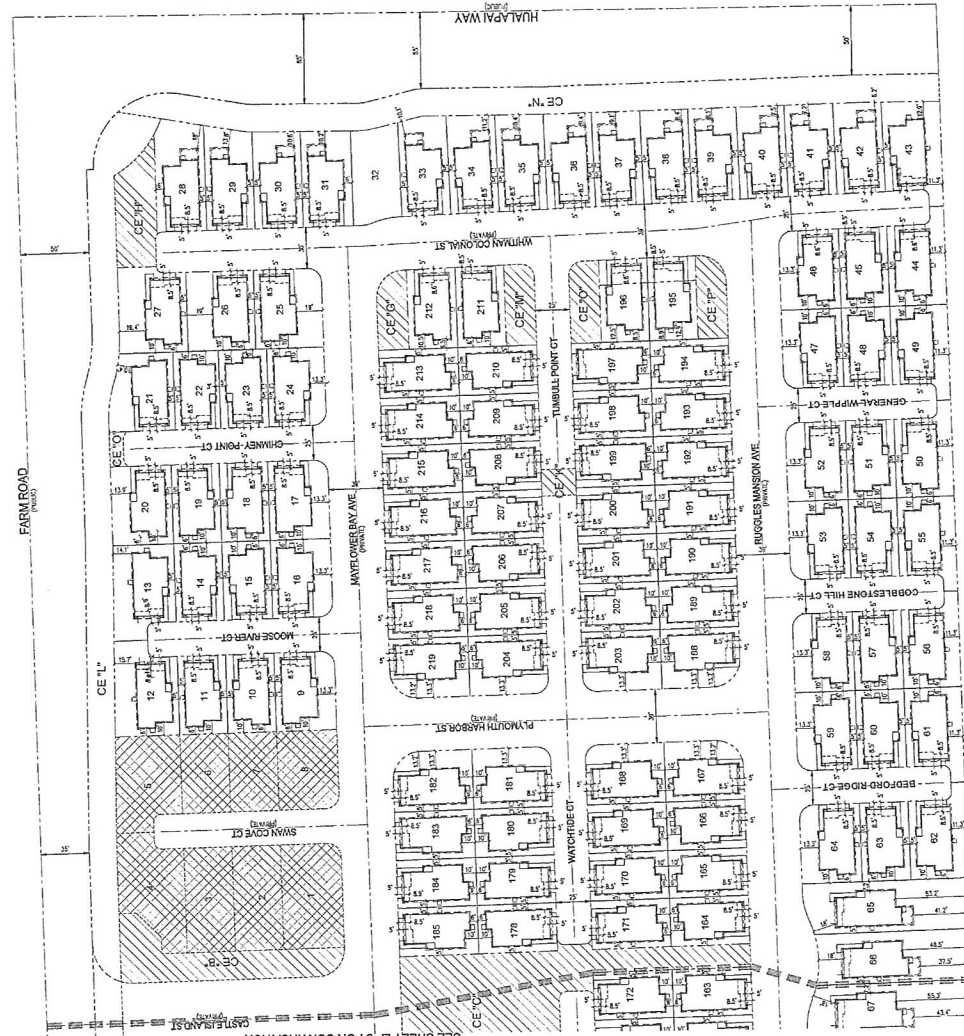
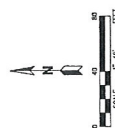
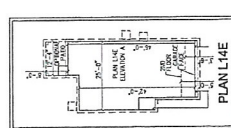
PUBLIC STREET LIGHT

FIRE HYDRANT

SCAMP

NOT A PART

EXTENDING HOUSES



CAST

SEP - 7 2010



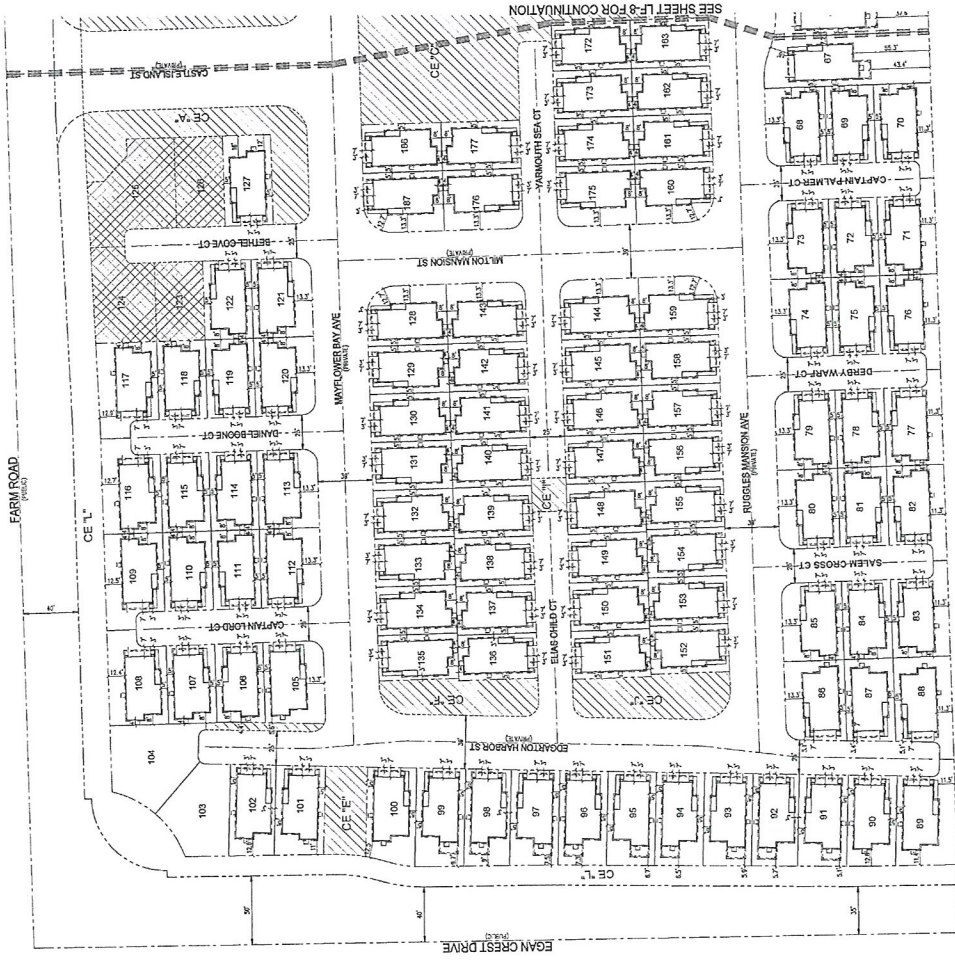
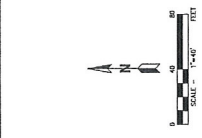
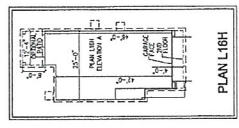
Richmond
AMERICAN HOMES

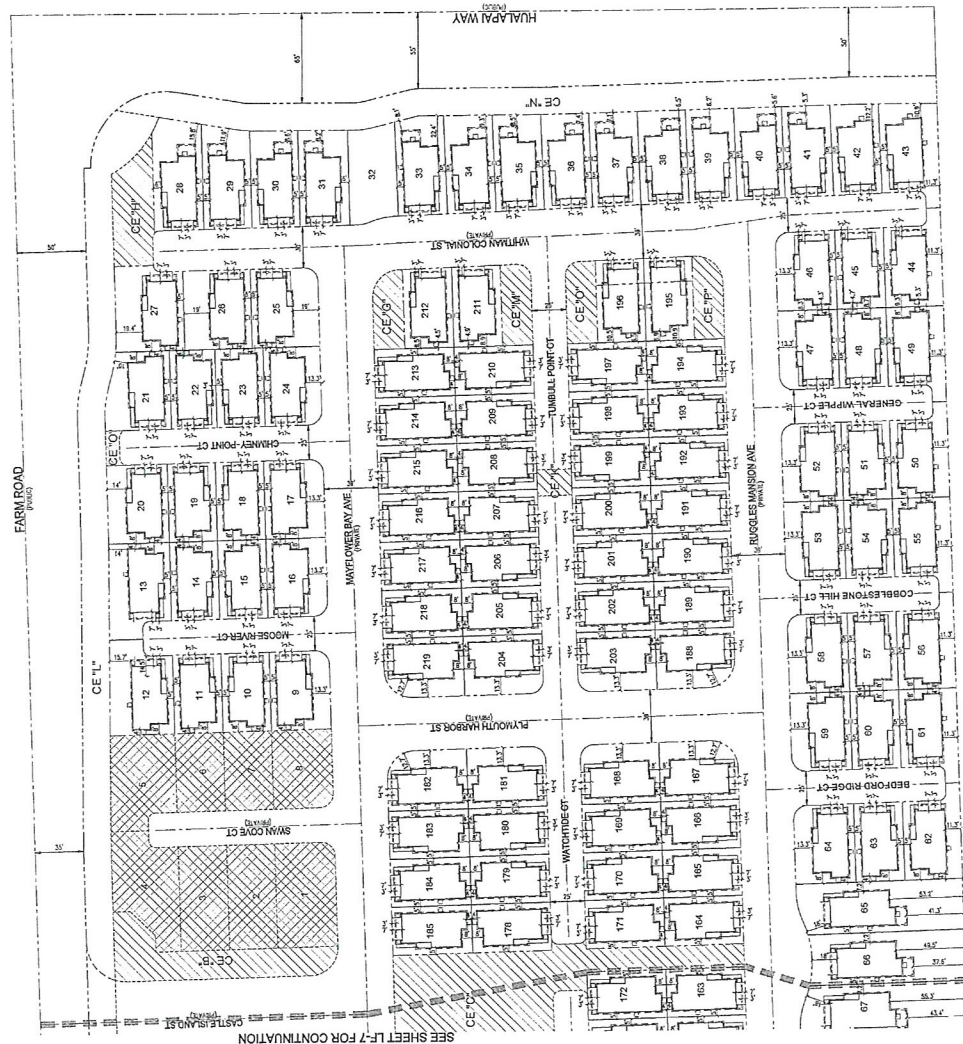
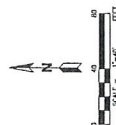
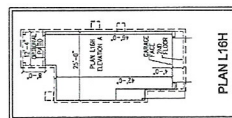
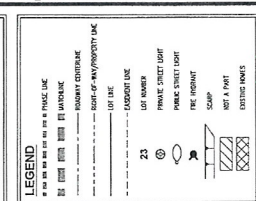
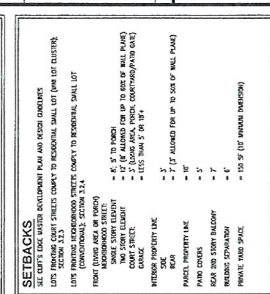
BE UNDERSTOOD AT THE OF P-100 ESSENTIAL. A COPY OF THE APPLICABLE DOCUMENTATION FROM THE MASTER DEVELOPER SHALL BE SUBMITTED TO VERIFY ALL REQUIREMENTS OF SECTIONS 3.2 AND 3.3 SPECIFICALLY WITH REGARD TO PLAN, PRODUCT, PLOTTING, NETWORKS, GRAPHS, AND ADJACENT NETWORK/PLANNING. REQUIREMENTS HAVE BEEN REVIEWED AND APPROVED BY THE MASTER DEVELOPER.

CONDITIONS OF APPROVAL
VAC-13243, TWP-11447, & WOOD-90031
- DEVELOPMENT SHALL CONFORM TO CLIFF'S EDGE MASTER

LEGEND

	120/240V 3-PHASE LINE
	208V 3-PHASE LINE
	277V 3-PHASE LINE
	480V 3-PHASE LINE
	600V 3-PHASE LINE
	800V 3-PHASE LINE
	1000V 3-PHASE LINE
	1500V 3-PHASE LINE
	2000V 3-PHASE LINE
	2500V 3-PHASE LINE
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	6000V 3-PHASE LINE
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	7000V 3-PHASE LINE
	7500V 3-PHASE LINE
	8000V 3-PHASE LINE
	8500V 3-PHASE LINE
	9000V 3-PHASE LINE
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	10000V 3-PHASE LINE
	10500V 3-PHASE LINE
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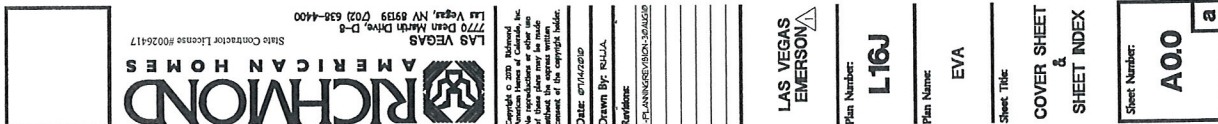


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VAR-39468

ROC-39470



SEP 07 2010

City of Las Vegas

VAR-39468
ROC-39470

SHEET	DESCRIPTION
A00P	a COVER SHEET • SHEET INDEX
A10P	a ARCHITECTURAL FOUNDATION PLAN • OPTIONS b FIRST FLOOR PLAN • OPTIONS
A21	a FIRST FLOOR PLAN • OPTIONS
A22	a SECOND FLOOR PLAN • OPTIONS
A31	a ELEVATION A
A32	a ELEVATION B
A33	a ELEVATION C
A30P	a NOT USED
A30P	a OPT. COVERED PATIO • PLANS b OPT. COVERED PATIO • ELEVATIONS
A41	a ROOF PLANS
A42	a BUILDING SECTIONS
A501	a FLOORING DETAILS • FIRST FLOOR b FLOORING DETAILS • SECOND FLOOR
A601P	a INTERIOR • CEILING DETAILS b EXTERIOR ELEVATION DETAILS c EXTERIOR ELEVATION DETAILS d EXTERIOR ELEVATION DETAILS e EXTERIOR ELEVATION DETAILS
A612	a THERMAL BARRIER DETAILS b THERMAL BARRIER DETAILS
A613	a 1-HOUR FIRE RATED DETAILS
E00P	a ELECTRICAL SPECIES NOTES, LEGEND • SHEET INDEX b FIRST FLOOR ELECTRICAL PLAN, OPTIONS • LOAD CALC.
E12	a SECOND FLOOR ELECTRICAL PLAN, OPTIONS • LOAD CALC. MEOP
M00P	a MECC REPORT • MECHANICAL PLAN, OPTIONS b MECHANICAL PLAN • ELEVATIONS A, B, C
F01	a FIRST FLOOR PLUMBING PLAN
F02	a SECOND FLOOR PLUMBING PLAN
S00P	a STRUCTURAL SPECIFICATIONS AND NOTES b STRUCTURAL SPECIFICATIONS AND NOTES
B10P	a FOUNDATION PLAN (L&I) AND OPTIONS
B12	a FLOOR FINISHES PLAN (L&I) AND OPTIONS b ROOF FINISHES PLAN (L&I) AND OPTIONS
B13	a ROOF FINISHES PLAN (L&I) AND OPTIONS b ROOF FINISHES PLAN (L&I) AND OPTIONS
P01	a POST-TENSIONED FOUNDATION DETAILS b POST-TENSIONED FOUNDATION DETAILS c GENERAL FRAMING DETAILS d GENERAL FRAMING DETAILS e GENERAL FRAMING DETAILS f ROOF FINISHES DETAILS
G01	a POST-TENSIONED FOUNDATION DETAILS b POST-TENSIONED FOUNDATION DETAILS c GENERAL FRAMING DETAILS d GENERAL FRAMING DETAILS e GENERAL FRAMING DETAILS f ROOF FINISHES DETAILS

SQUARE FOOTAGE CALC.		
	FINISHED	UNFINISHED
2 CAR GARAGE	=	432 SQ. FT.
PORCH AREA	=	42 SQ. FT.
OPT. COVERED PATIO	=	41 SQ. FT.
FIRST FLOOR	541 SQ. FT.	=
SECOND FLOOR	=	=
TOTAL	1072 SQ. FT.	=
	1643 SQ. FT.	=

[illegible][illegible]

VAR-39468
ROC-39470



RICHMOND
AMERICAN HOMES
LAS VEGAS
7770 Dean Martin Drive, D-3
Las Vegas, NV 89139 (702) 635-4400
State Contractor License #0026417

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DATE: 07/14/2019
DRAWN BY: RJLLA
REVISIONS:
1-PLANING/REVISED/30420

LAS VEGAS
EMERSON

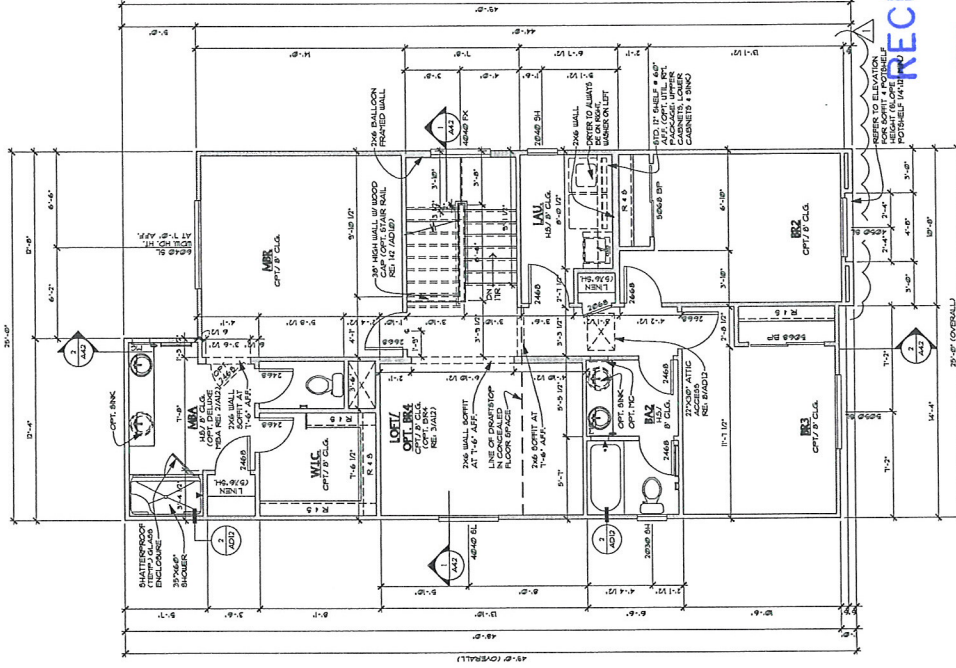
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L16J

Plan Name:
EVA

Sheet Title:

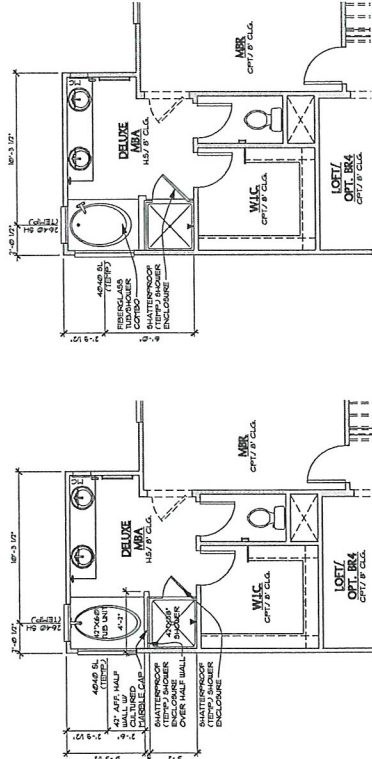
SECOND
FLOOR PLAN &
OPTIONS

Sheet Number:
A1.2
a



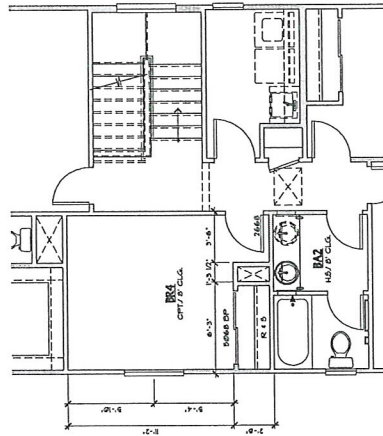
SECOND FLOOR PLAN AT
ELEVATION A (SIM. @ ELV'S. B & C)

1 SCALE: 1/4"=1'-0"



2a OPT. DELUXE MBA #1
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

2b OPT. DELUXE MBA #2
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS



3 OPT. BR4
SCALE: 1/4"=1'-0" SIMILAR AT ALL ELEVATIONS

VAR-39468
ROC-39470

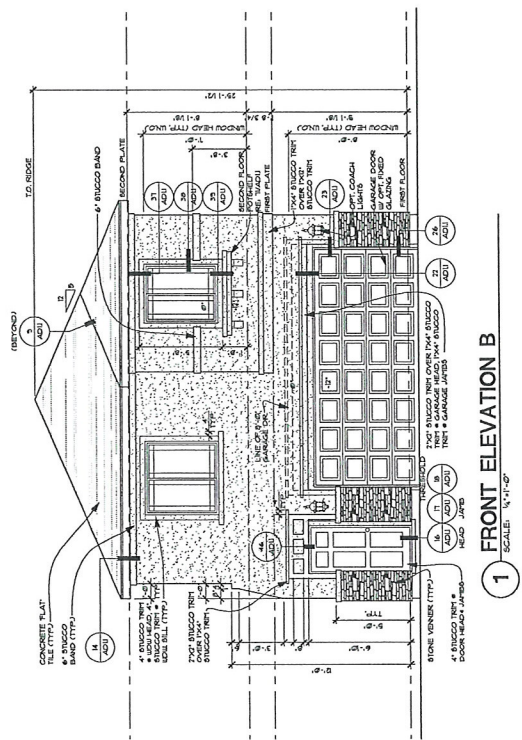


RICHMOND
AMERICAN HOMES
LAS VEGAS
7770 Dean Martin Drive, D-3
Las Vegas, NV 89139 (702) 638-4400
State Contractor License #0025417

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Drawn By: RULLA
Reviewed:
Date: 07/14/2010
PLANNING/DESIGN/STAGING

LAS VEGAS
EMERSON
Plan Number: **L16J**
Plan Name: **EVA**
Sheet Title: **ELEVATION B**

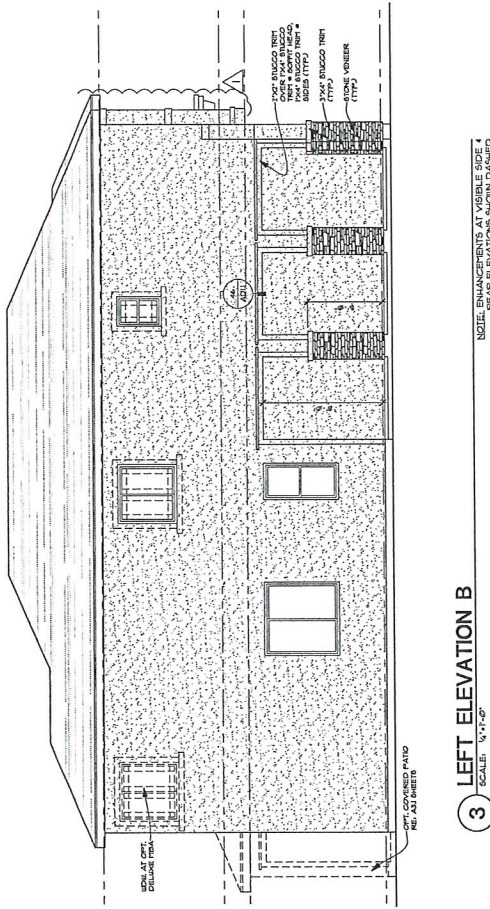
Sheet Number: **A22**
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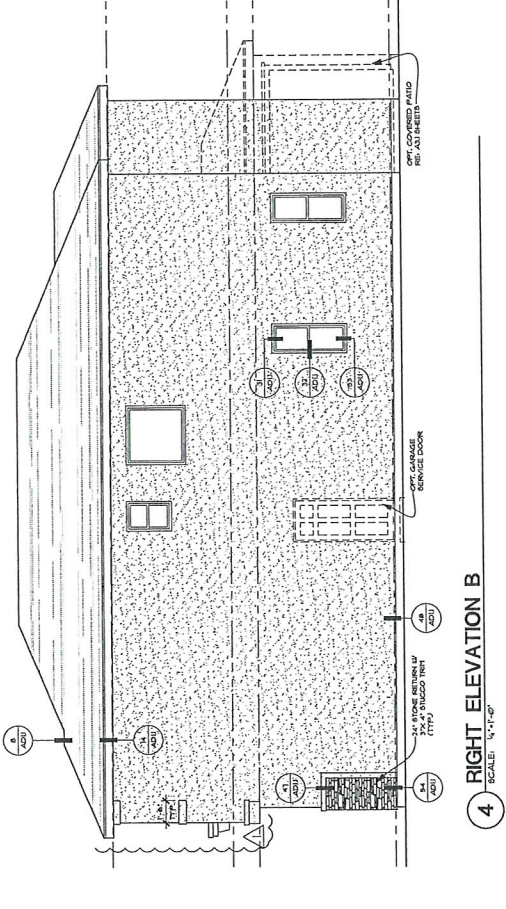
1 FRONT ELEVATION B
SCALE: 1/4\"/>



2 REAR ELEVATION B
SCALE: 1/4\"/>



3 LEFT ELEVATION B
SCALE: 1/4\"/>



4 RIGHT ELEVATION B
SCALE: 1/4\"/>

VAR-39468
ROC-39470



RICHMOND
AMERICAN HOMES

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Las Vegas, NV 89139
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Date: 07/14/2010

Drawn By: RLJA

Reviewed:

HPLANNING/DESIGN/SALES

LAS VEGAS
EMERSON

Plan Number:

L16J

Plan Name:

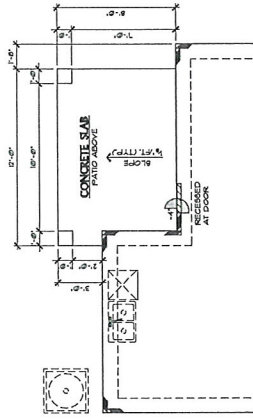
EVA

Sheet Title:

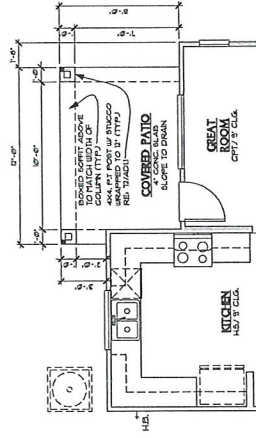
OPT. COVERED
PATIO

Sheet Number:
A3.1

a



1 OPT. COVERED PATIO PARTIAL
ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
SEE SHEET A10 FOR ADDITIONAL
NOTES & DIMENSIONS



2 OPT. COVERED PATIO
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
SEE SHEET A10 FOR ADDITIONAL
NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: RJJA
Evidence:
PLANNINGREVISION-30AUG10

**LAS VEGAS
EMERSON**

Plan Number: 1461

Plan Name: _____

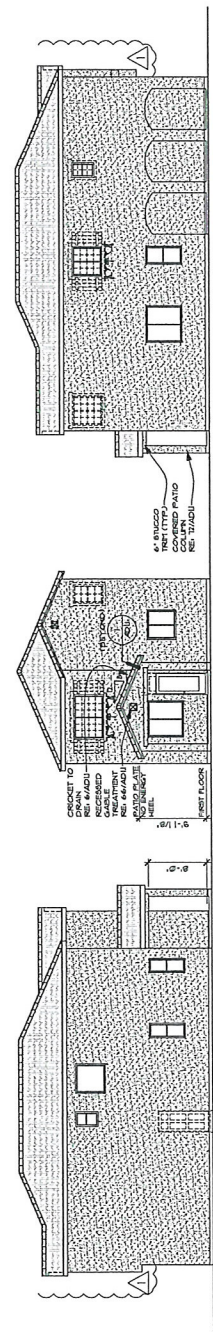
EVA

Sheet Title:

UP1. COVERED PATIO ELEVATIONS

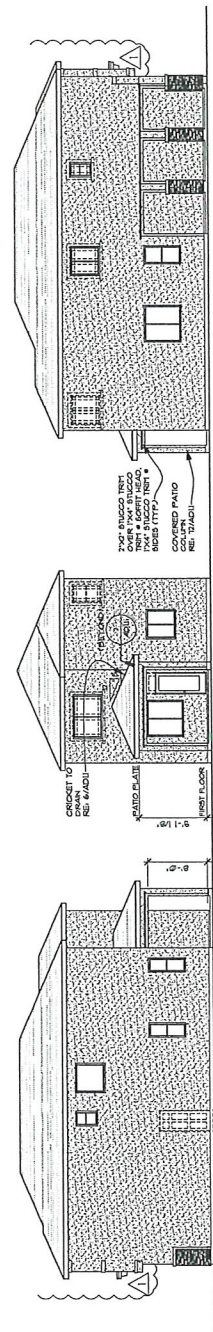
Sheet Number:
A3.1

3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A



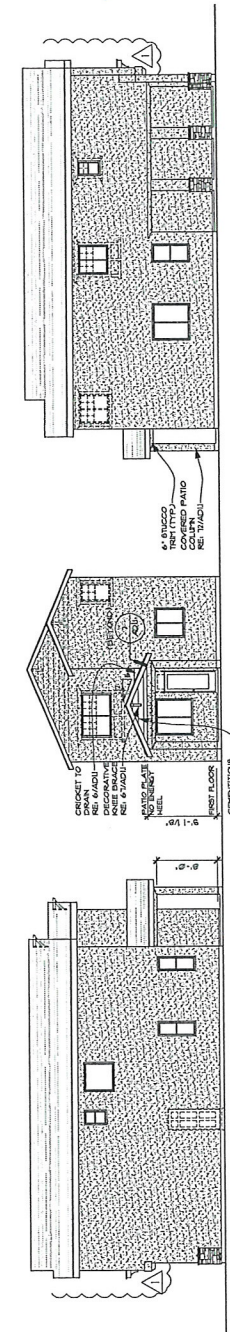
NO CHANGE AT ELEVATION A
RE: SHEET A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B



NO CHANGE AT ELEVATION A
REF. SHEET A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

○ OPT COVERED PATIO RIGHT: REAR & LEFT ELEVATION C



NO CHANGE AT ELEVATION A

VAR-39468
ROC-39470



PROJECT DATA	
PROJECT:	EMERSON at PROVIDENCE
MUNICIPALITY:	CITY OF LAS VEGAS
PLAN:	L16H - ERIN
DATE:	07/14/2010
DESIGNER:	EMERSON
CONTRACTOR:	EMERSON
LICENSE CLASSIFICATION:	STATE CONTRACTOR LICENSE #0092641
DISCLAIMER:	DISCLAIMER PREPARED BY:
REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)	
SHEETS	DESCRIPTION
REQUIREMENTS FOR ENHANCED REAR LOTS	
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.	

SQUARE FOOTAGE CALC.		
	FINISHED	UNFINISHED
2 CAR GARAGE	-	449 SQ. FT.
POUR AREA	-	46 SQ. FT.
OPT. COVERED PATIO	-	94 SQ. FT.
FIRST FLOOR	974 SQ. FT.	-
SECOND FLOOR	1093 SQ. FT.	-
TOTAL	1667 SQ. FT.	-

DATE	DATE	REVISION
-	-	-
-	-	-
-	-	-
-	-	-



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SHEET	DESCRIPTION
A000	COVER SHEET - SHEET INDEX
A010	ARCHITECTURAL FOUNDATION PLAN - OPTIONS
A011	FIRST FLOOR PLAN - OPTIONS
A012	SECOND FLOOR PLAN - OPTIONS
A013	ELEVATION A
A014	ELEVATION B
A015	ELEVATION C
A016	NOT USED
A017	OPT. COVERED PATIO - PLANS
A018	OPT. COVERED PATIO - ELEVATIONS
A019	ROOF PLANS
A020	BUILDING SECTIONS
A021	FLOORING BREAKS - FIRST FLOOR
A022	FLOORING BREAKS - SECOND FLOOR
A023	INTERIOR - OPTION DETAILS
A024	EXTERIOR ELEVATION DETAILS
A025	EXTERIOR ELEVATION DETAILS
A026	EXTERIOR ELEVATION DETAILS
A027	EXTERIOR ELEVATION DETAILS
A028	EXTERIOR ELEVATION DETAILS
A029	EXTERIOR ELEVATION DETAILS
A030	EXTERIOR ELEVATION DETAILS
A031	EXTERIOR ELEVATION DETAILS
A032	EXTERIOR ELEVATION DETAILS
A033	EXTERIOR ELEVATION DETAILS
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A042	EXTERIOR ELEVATION DETAILS
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A098	EXTERIOR ELEVATION DETAILS
A099	EXTERIOR ELEVATION DETAILS
A100	EXTERIOR ELEVATION DETAILS

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Drawn By: RJJA

Revised:

LAS VEGAS
EMERSON

Plan Number:

L16H

Plan Name:

ERIN

Sheet Title:

COVER SHEET
&
SHEET INDEX

Sheet Number:	A00
	a

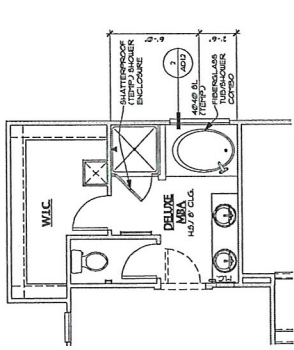
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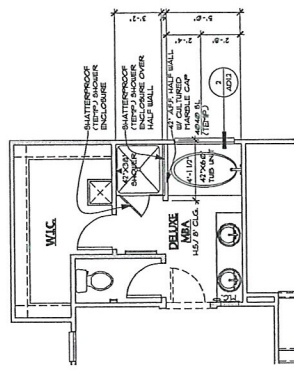
VAR-39468
City of Las Vegas

ROC-39470

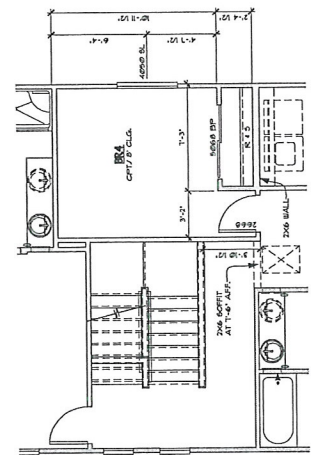
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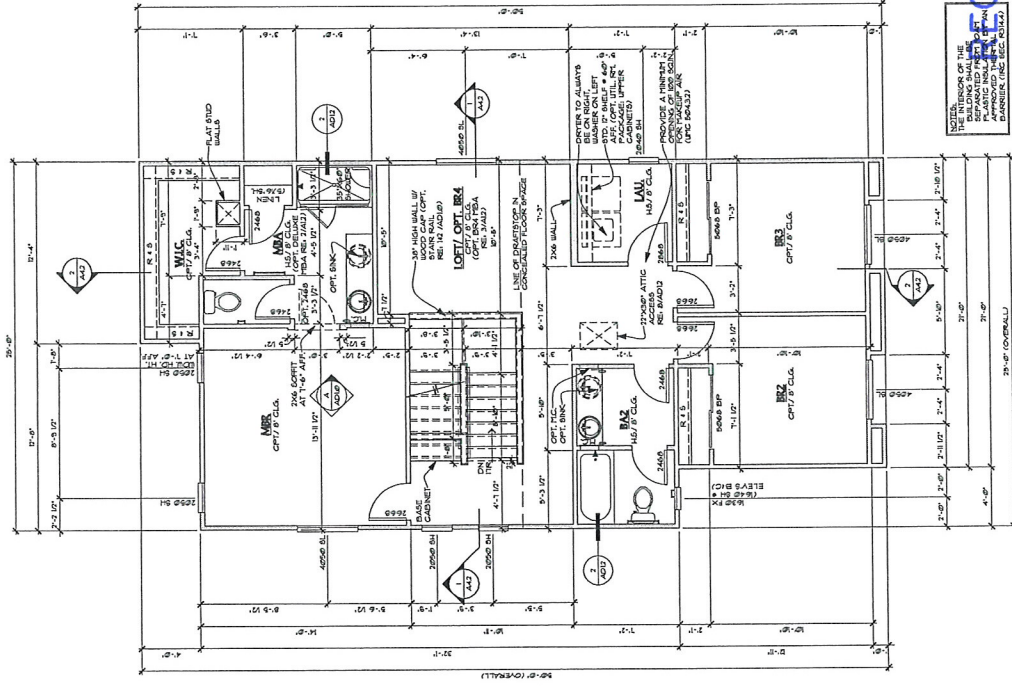
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SCALE: 1/8"=1'-0"
SIMILAR AT ALL ELEVATIONS



2b OPT. DELUXE MBA #2
SCALE: 1/8"=1'-0"
SIMILAR AT ALL ELEVATIONS



3 OPT. BEDROOM 4
SCALE: 1/8"=1'-0"
SIMILAR AT ALL ELEVATIONS



1 SECOND FLOOR
PLAN AT ELEVATION A (SIM. @ ELEV'S. B & C)
SCALE: 1/8"=1'-0"

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Date: 07/14/2010
Drawn By: RALJA
Reviewed By: [blank]
Project: [blank]

LAS VEGAS
WARMINGTON

Plan Number:
L16H

Plan Name:
ERN

Sheet Title:
SECOND FLOOR PLAN & OPTIONS

Sheet Number:
A12
a

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ROC-39470

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Las Vegas, NV 89139 (702) 638-4400
7770 Dean Martin Drive, D-3

Drawn By: RLJA
Reviewed:
Date: 07/14/2010

LAS VEGAS
WARMINGTON

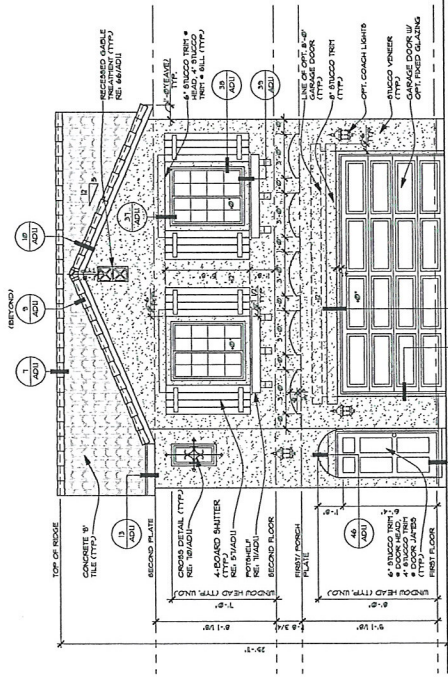
Plan Number:
L16H

Plan Name:
ERIN

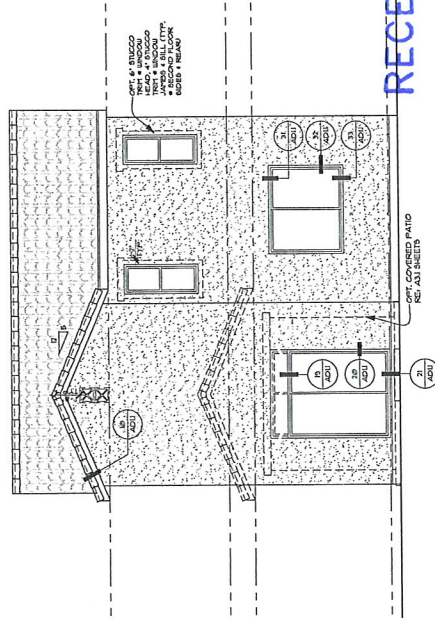
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ELEVATION A

Sheet Number:
A21

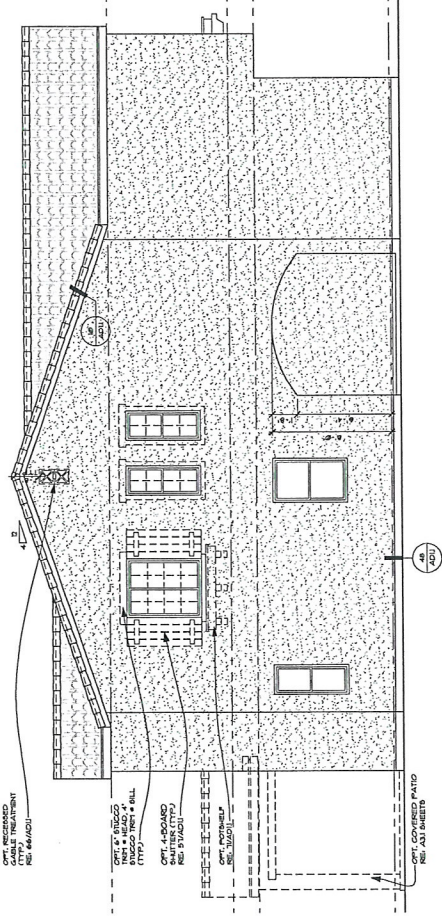
VAR-39468
ROC-39470



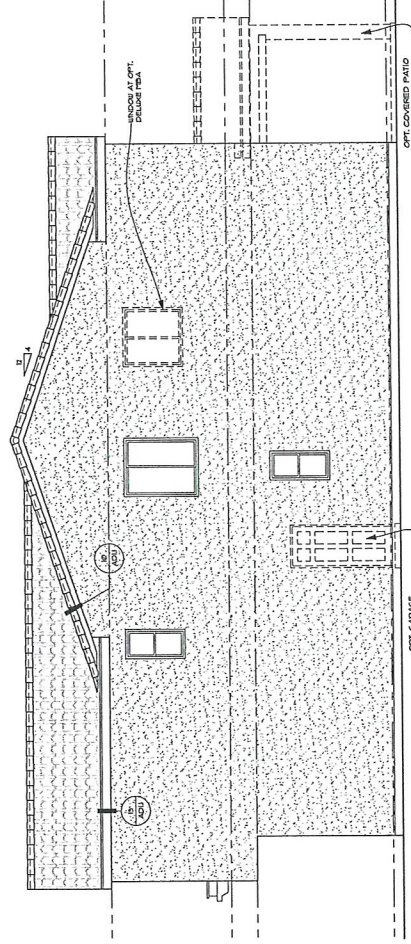
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SCALE: 1/4" = 1'-0"



2 REAR ELEVATION A
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"

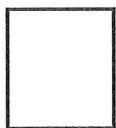


4 RIGHT ELEVATION A
SCALE: 1/4" = 1'-0"

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NOTES: ENHANCEMENTS • VISIBLE SIDE •
REAR ELEVATIONS SHOWN DASHED



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Date: 07/14/2010
Drawn By: RLJA
Revisions:

LAS VEGAS
WARMINGTON

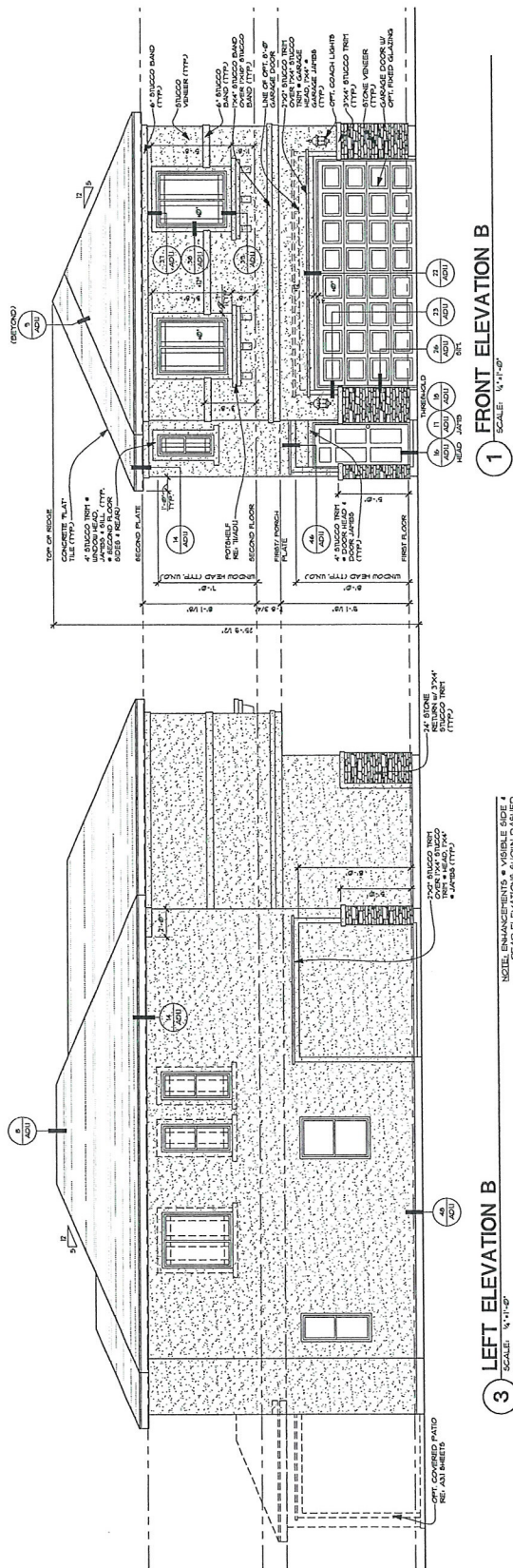
Plan Number:
L16H

Plan Name:
ERN

Sheet Title:

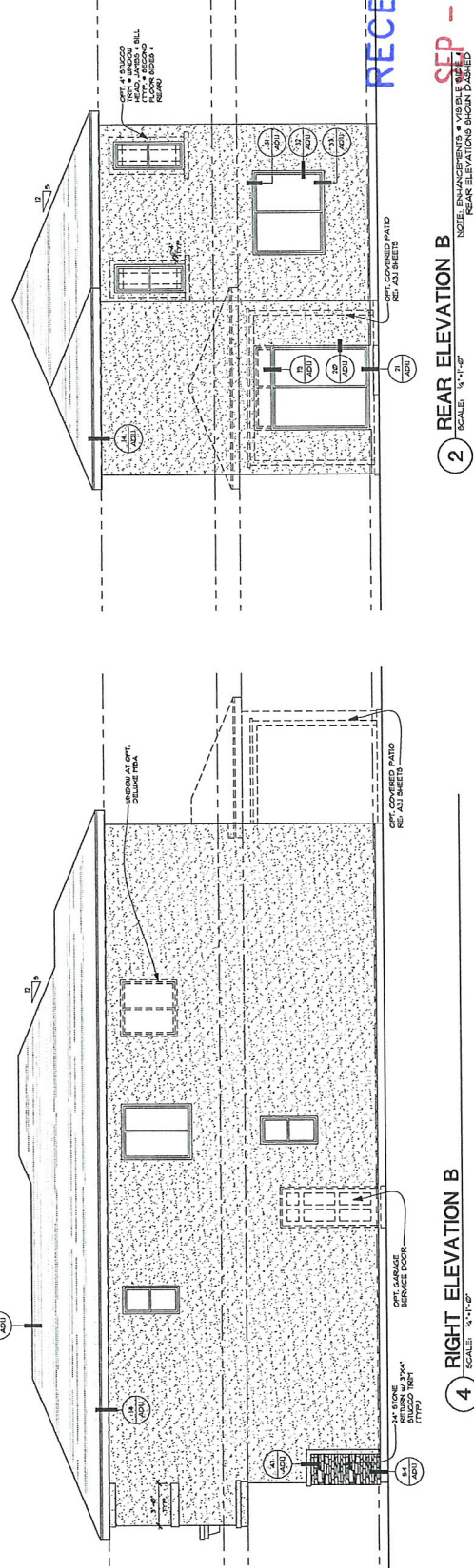
ELEVATION B

Sheet Number:
A2.2
a



3 LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NOTEL ENHANCEMENTS • VISIBLE SIZE •
REAR ELEVATIONS SHOWN DASHED



4 RIGHT ELEVATION B
SCALE: 1/4"=1'-0"

NOTEL ENHANCEMENTS • VISIBLE SIZE •
REAR ELEVATIONS SHOWN DASHED

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DATE: 07/14/2010

Drawn By: KJL/A

Revisions:

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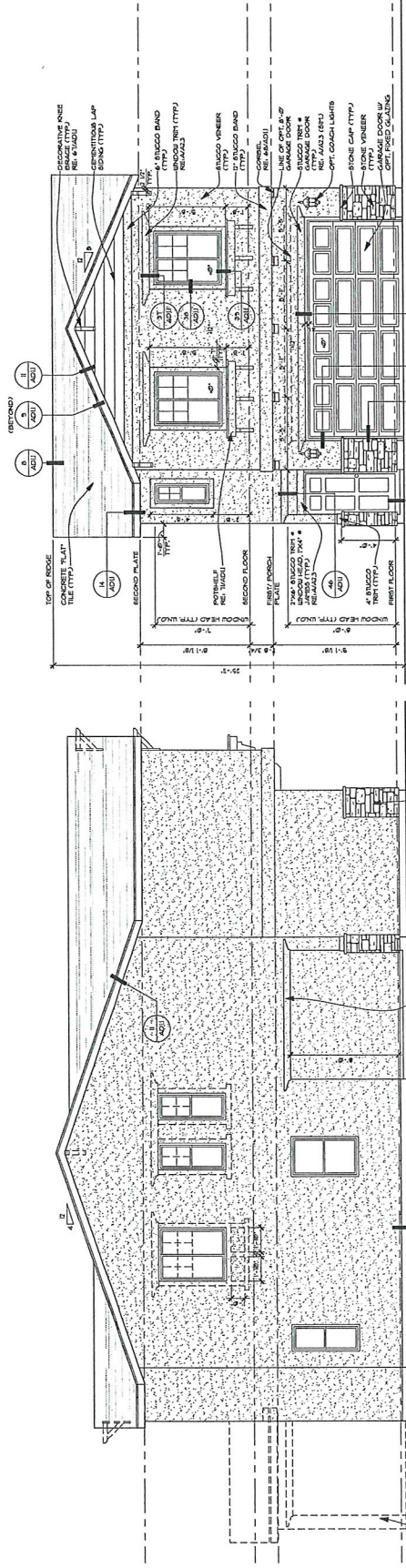
Plan Number:
L16H

Plan Name:
ERIN

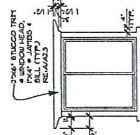
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ELEVATION C

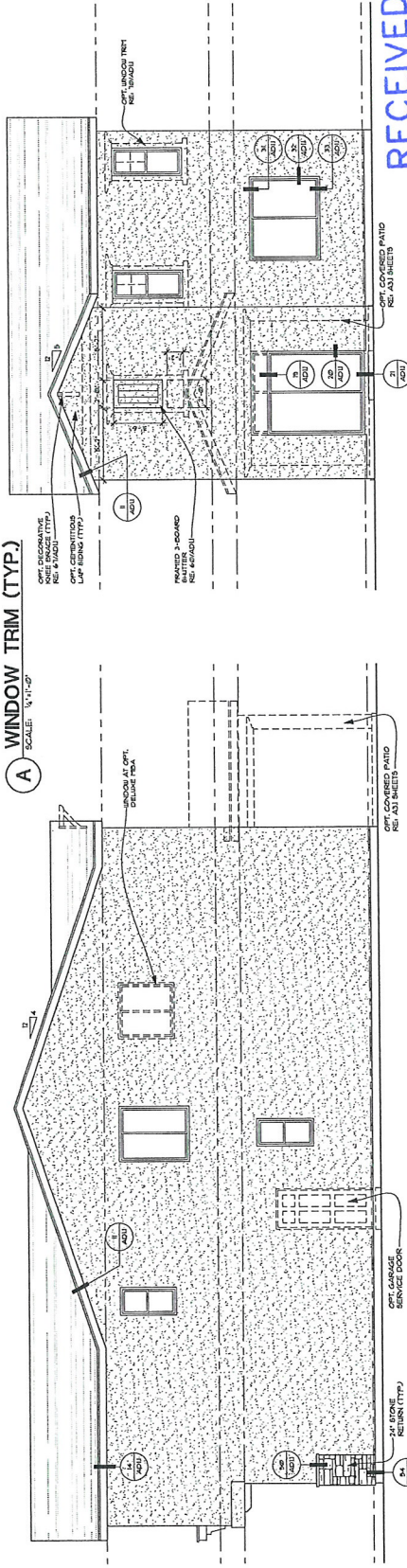
Sheet Number:
A2.3



1 FRONT ELEVATION C
SCALE: 1/4"=1'-0"



A WINDOW TRIM (TYP.)
SCALE: 1/4"=1'-0"



2 REAR ELEVATION C
SCALE: 1/4"=1'-0"

RECEIVED

NOTED: ENHANCEMENTS * VISIBLE SIDE *
REAR ELEVATIONS * SHOWN DASHED *

3 LEFT ELEVATION C
SCALE: 1/4"=1'-0"

4 RIGHT ELEVATION C
SCALE: 1/4"=1'-0"

VAR-39468
ROC-39470



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Date: 07/14/2010
Drawn By: SULA
Reviewed:

LAS VEGAS
WARMINGTON

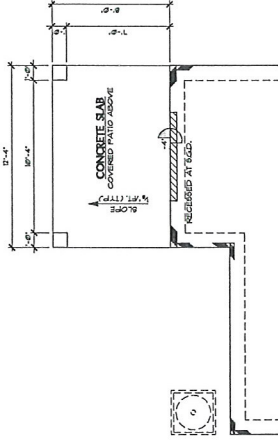
Plan Number:
L16H

Plan Name:
ERIN

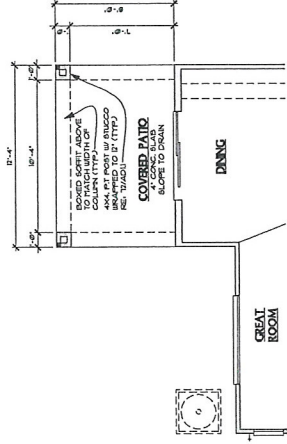
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OPT. COVERED
PATIO PLANS

Sheet Number:
A3.1
a



1 OPT. COVERED PATIO
PARTIAL ARCHITECTURAL FOUNDATION PLAN
SCALE: 1/4"=1'-0"
RE: SHEET A1P FOR ADDITIONAL NOTES 4 DIMENSIONS
SIMILAR AT ALL ELEVATIONS



2 OPT. COVERED
PATIO PARTIAL FLOOR PLAN
SCALE: 1/4"=1'-0"
RE: SHEET A1P FOR ADDITIONAL NOTES 4 DIMENSIONS
SIMILAR AT ALL ELEVATIONS

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Drawn By: KJJA
Reviewed:
Revisions:

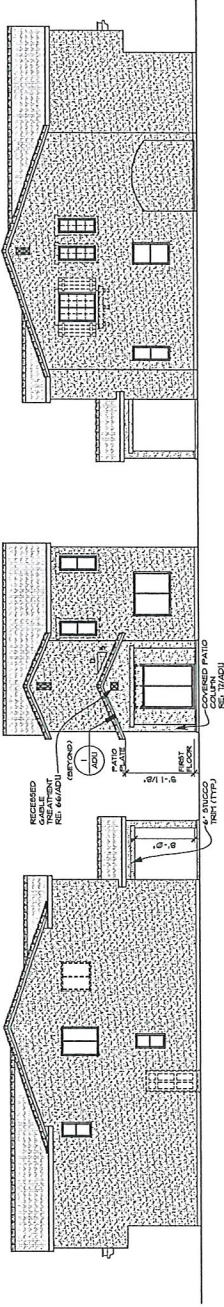
LAS VEGAS
WARMINGTON

Plan Number:
L16H

Plan Name:
ERIN

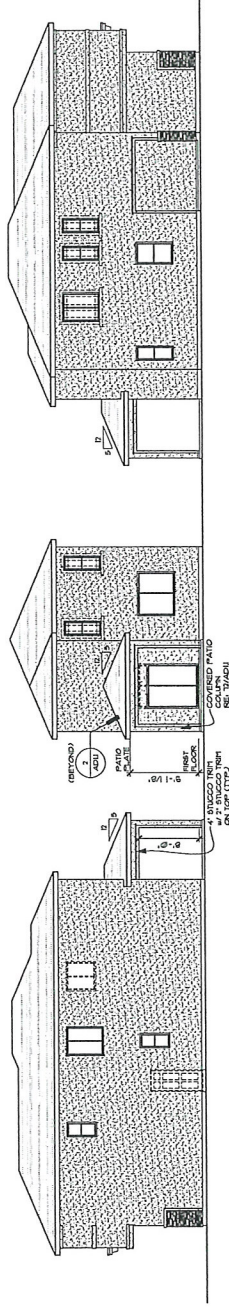
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**OPT. COVERED
PATIO
ELEVATIONS**

Sheet Number:
A3.1



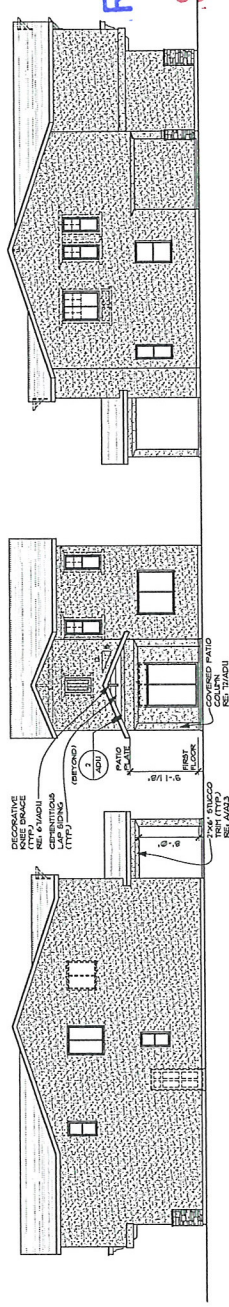
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/8"=1'-0"

NO CHANGE ATRONIT ELEVATION
REF. SHEET A21 FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/8"=1'-0"

NO CHANGE ATRONIT ELEVATION
REF. SHEET A22 FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/8"=1'-0"

NO CHANGE ATRONIT ELEVATION
REF. SHEET A23 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 07/14/2010
Drawn By: ELLA
Reviewed By:
Title:

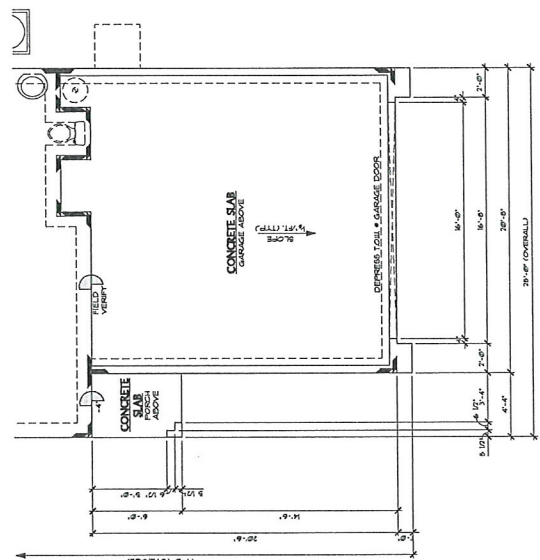
LAS VEGAS
WARMINGTON
Plan Number:
L14E
Plan Name:
EMILIA
Sheet Title:
ARCHITECTURAL
FOUNDATION
PLAN

Sheet Number:
A1.0
a

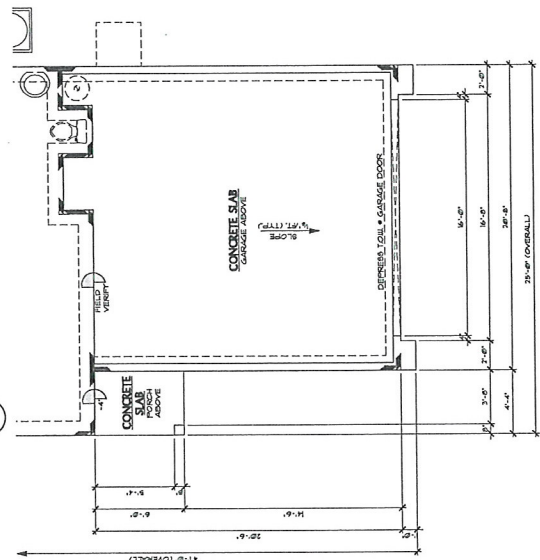
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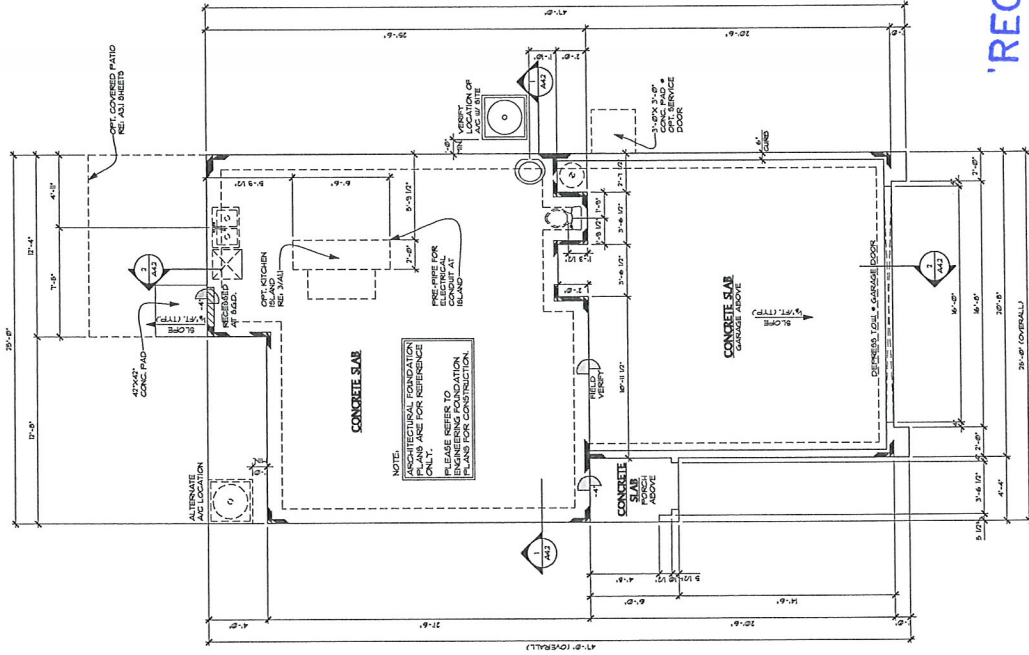
VAR-39468
ROC-39470



ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION B
1 SCALE: 1/4"=1'-0"



ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION C
1 SCALE: 1/4"=1'-0"



ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION A
1 SCALE: 1/4"=1'-0"

NOTES:
THE INTERIOR OF THE
BUILDING SHALL BE
SEPARATED FROM RAFT
PLASTIC INSULATION BY AN
APPROVED THEFTAL



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DATE: 07/14/2010
DRAWN BY: JULIA
REVISIONS:

LAS VEGAS
WARMINGTON

Plan Number:
L14E

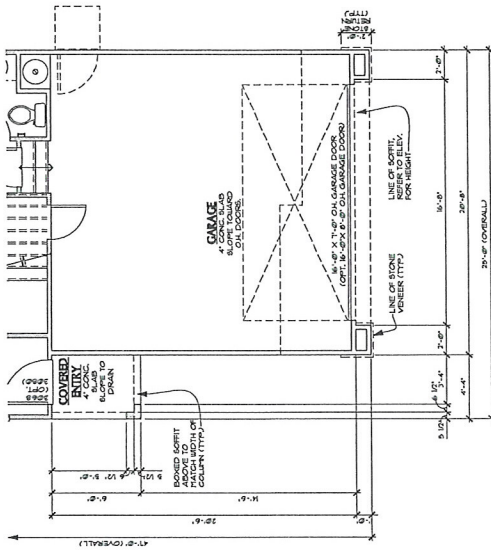
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EMILIA

Sheet Title:
**FIRST FLOOR
PLAN &
OPTIONS**

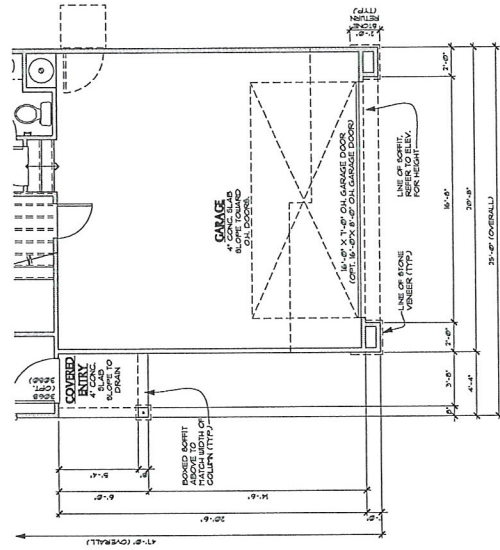
Sheet Number:
A1.1

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FIRST FLOOR PLAN AT ELEVATION B
SCALE: 1/4" = 1'-0"
NET SHEET ALL FOR ADDITIONAL NOTES & DIMENSIONS



FIRST FLOOR PLAN AT ELEVATION C
SCALE: 1/4" = 1'-0"
NET SHEET ALL FOR ADDITIONAL NOTES & DIMENSIONS



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DLR: 07/14/2010
Drawn By: RLLA
Reviewed:
ELEVATION A

LAS VEGAS
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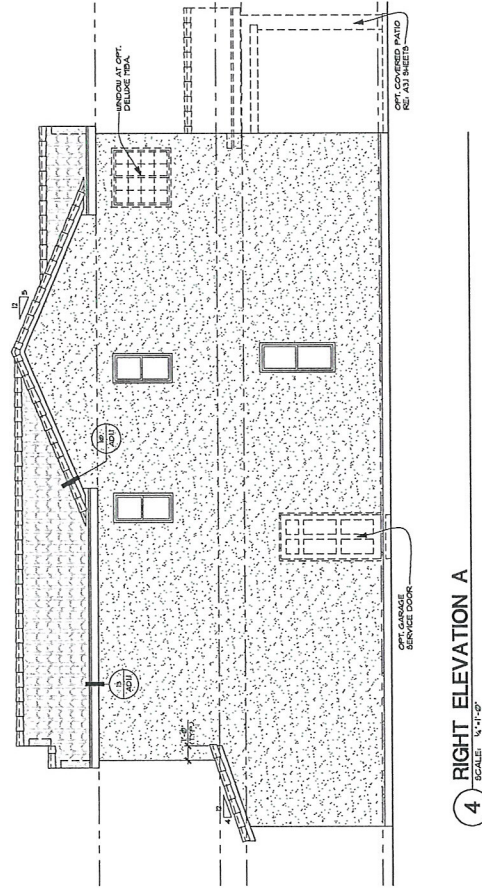
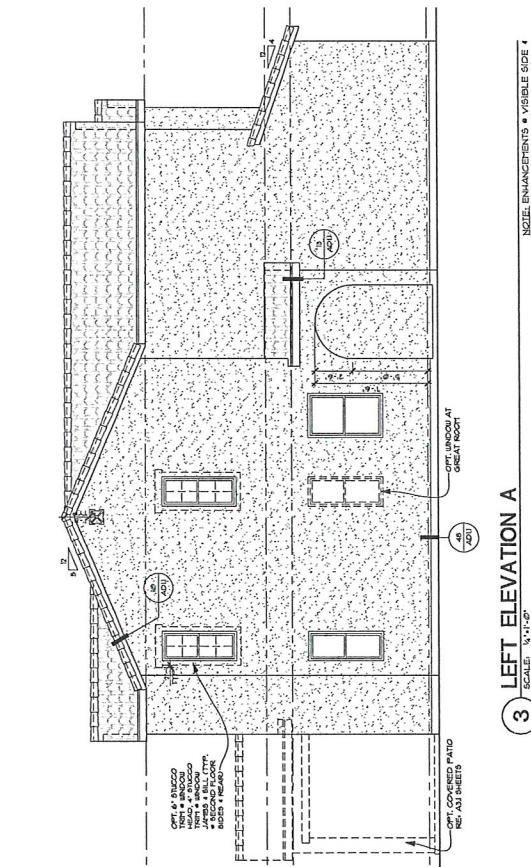
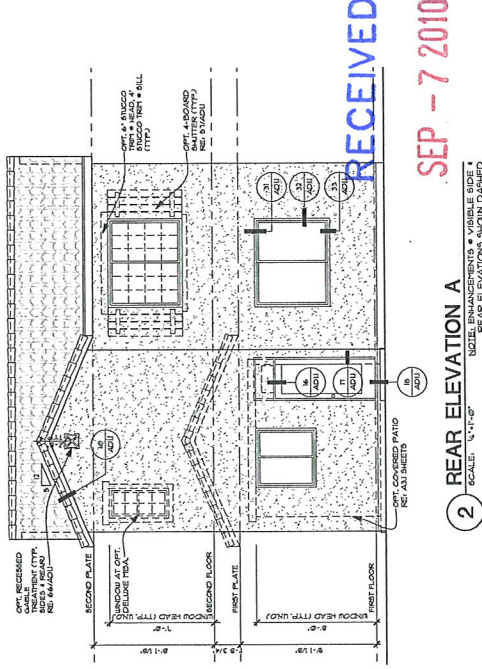
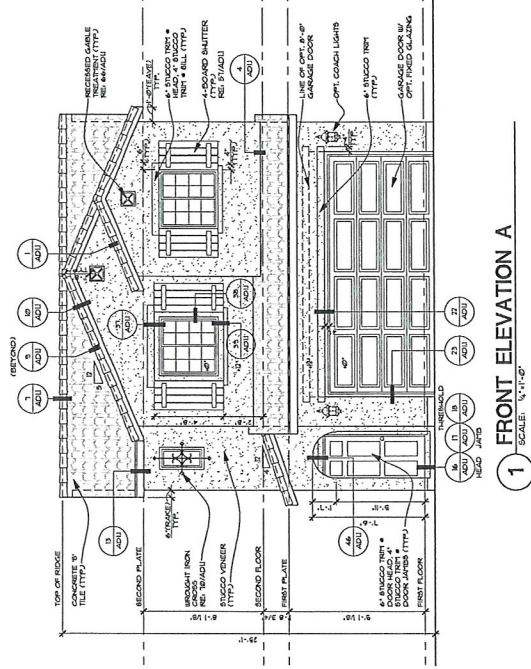
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L14E

Plan Name:
EMILIA

Sheet Title:
ELEVATION A

ELEVATION A

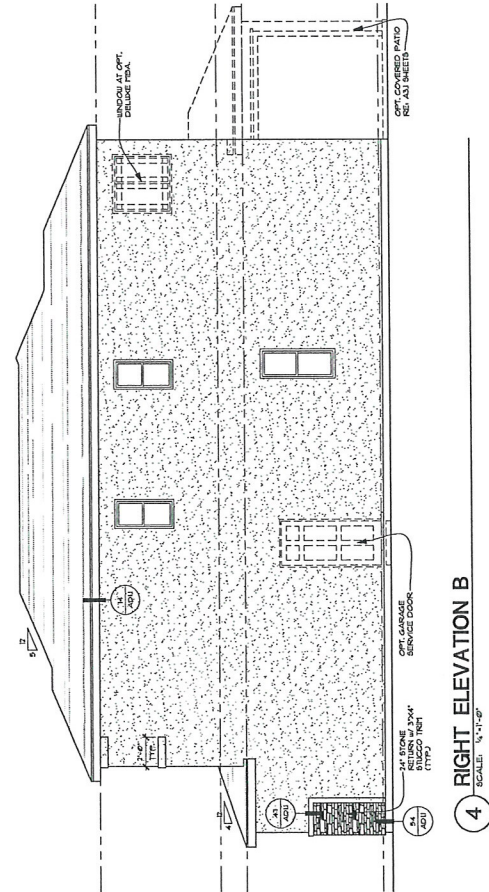
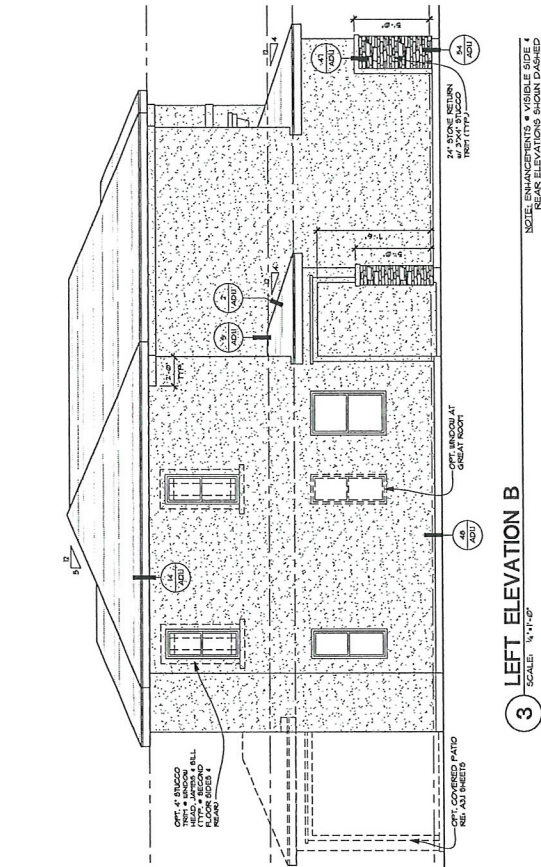
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a



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SEP - 7 2010

VAR-39468
ROC-39470



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VAR-39468
ROC-39470

VAR-39468
ROC-39470



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Drawn By: RLLA
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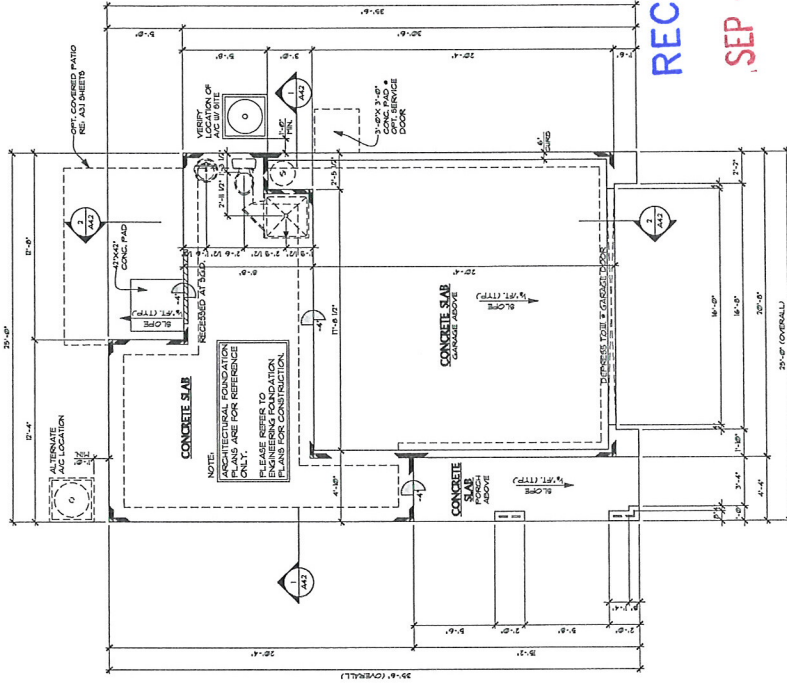
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L1E

Plan Name:
ELLIOTT

Sheet Title:

ARCHITECTURAL
FOUNDATION
PLAN

Sheet Number:
A10
a



1 ARCHITECTURAL FOUNDATION
PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4"=1'-0"

VAR-39468
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SCALE: 1/4"=1'-0"



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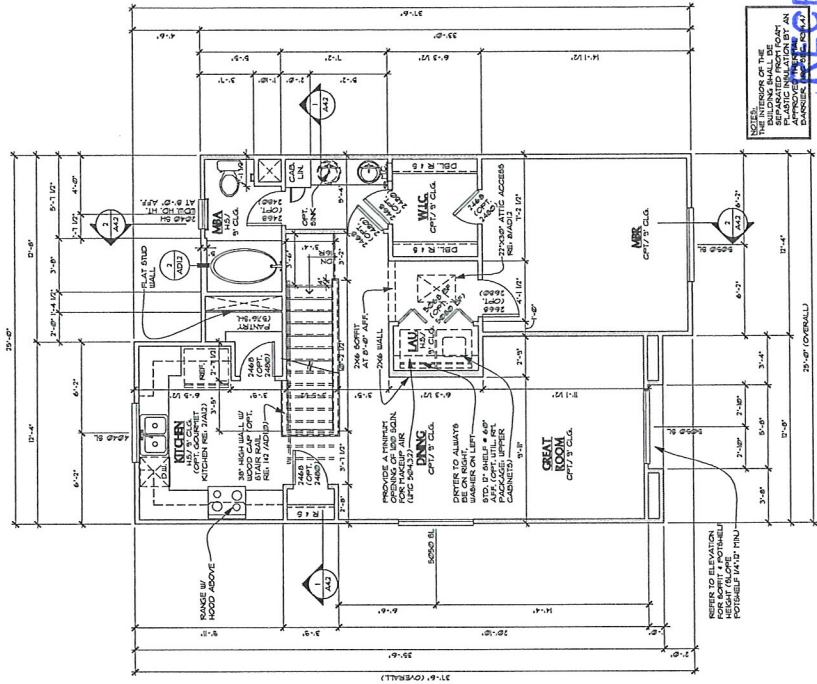
Plan Number:
L11E

Plan Name:
ELLIOTT

Sheet Title:

SECOND
FLOOR PLAN &
OPTIONS

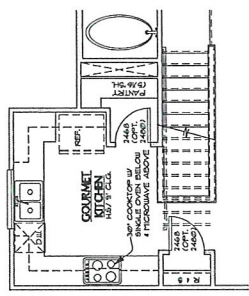
Sheet Number:
A12
a



SECOND FLOOR PLAN
AT ELEVATION A (SIM. AT ELEV'S. B & C) **SEP - 7 2010**

1

SCALE: 1/8" = 1'-0"



2 OPT. GOURMET KITCHEN
SCALE: 1/8" = 1'-0"

VAR-39468
ROC-39470

Architectural floor plan of the first floor of a house. The plan includes a front porch, a living room with a fireplace, a dining room, a kitchen, a breakfast room, a bathroom, a bedroom, and a covered patio. A circular inset shows a detail of the front porch railing. The plan is labeled with dimensions and room names.



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Drawn By: RLJA
Revisions:
DATE: 07/14/2010

LAS VEGAS
WARMINGTON

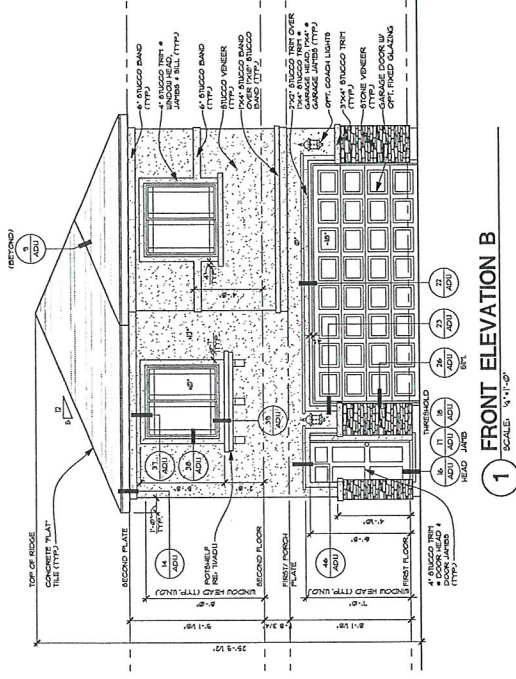
Plan Number:
L1E

Plan Name:
ELLIOTT

Sheet Title:

ELEVATION B

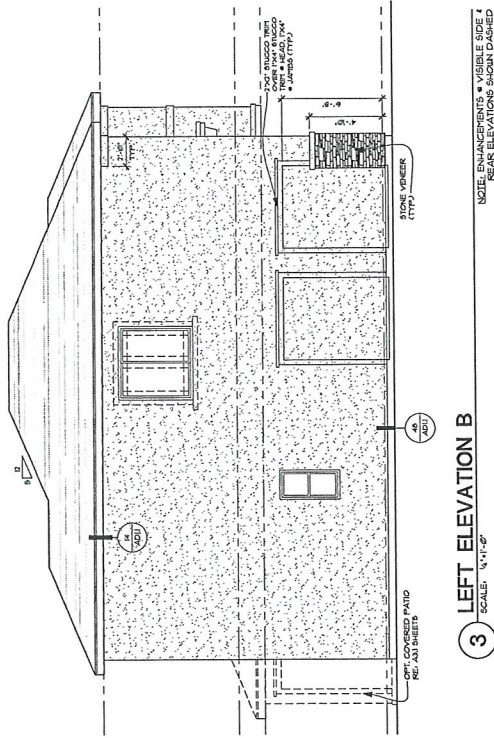
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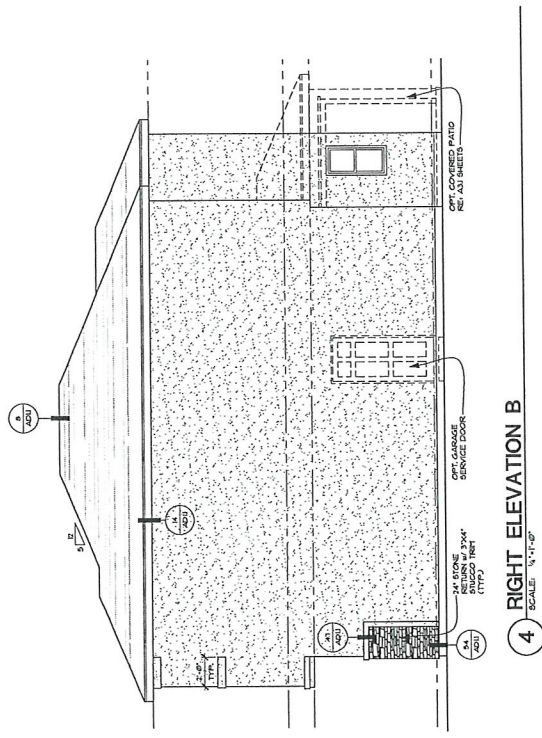
1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION B
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION B
SCALE: 1/4" = 1'-0"

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ROC-39470



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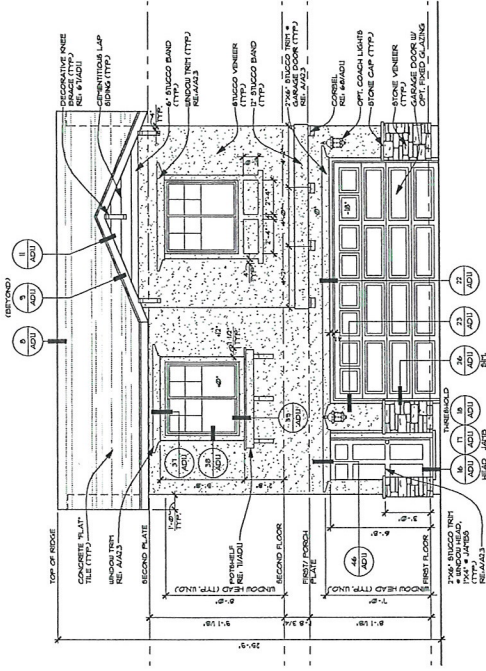
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L1E

Plan Name:
ELLIOTT

Sheet Title:

ELEVATION C

Sheet Number:
A2.3



OPT. COVERED

2 PATIO PARTIAL FLOOR PLAN PLAN

SCALE: 1/4"=1'-0"

SIMILAR AT ALL ELEVATIONS
REF. SHEET ALL FOR ADDITIONAL NOTES & DIMENSIONS



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Drawn By: RLLA
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Resident:

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Plan Number:
L1E

Plan Name:
ELLIOTT

Sheet Title:

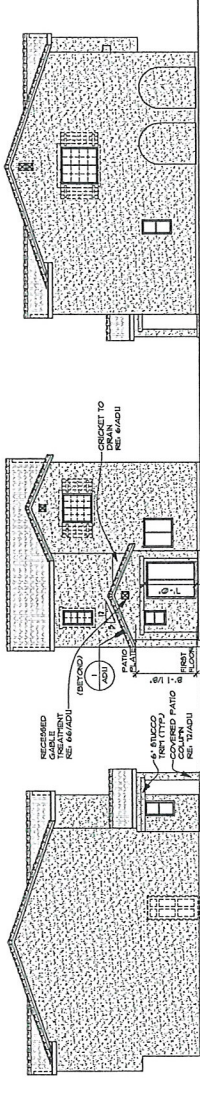
OPT. COVERED
PATIO
ELEVATIONS

Sheet Number:
A3.1
b

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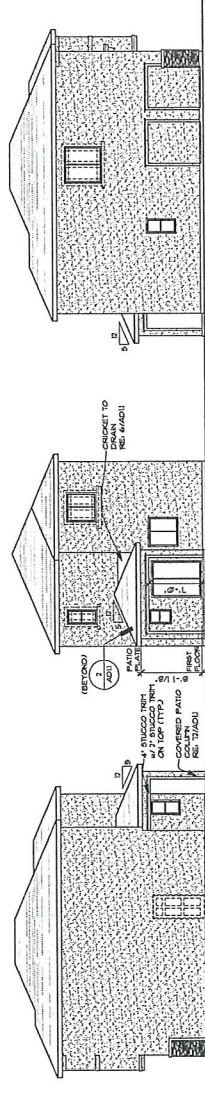
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VAR-39468
ROC-39470



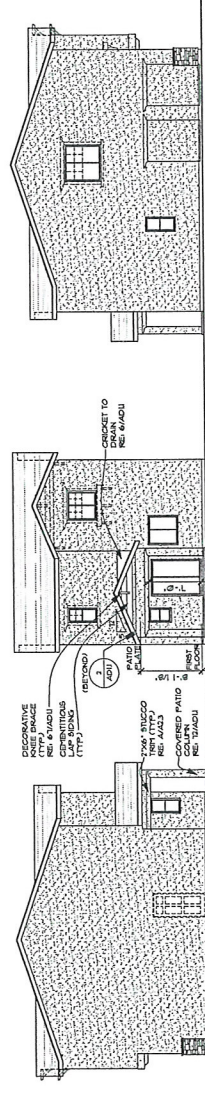
3 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION A
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2J FOR ADDITIONAL NOTES & DIMENSIONS



4 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION B
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2J FOR ADDITIONAL NOTES & DIMENSIONS



5 OPT. COVERED PATIO RIGHT, REAR & LEFT ELEVATION C
SCALE: 1/4"=1'-0"

NO CHANGE AT FRONT ELEVATION
RE: SHEET A2J FOR ADDITIONAL NOTES & DIMENSIONS

ElliottL11E-A-elev



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ElliottL11E-B-elev

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VAR-39468
ROC-39470

ElliotL11E-C-elev



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VAR-39468
ROC-39470

EmiliaL14E-A-elev



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EmiliaL14E-B-elev



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EmiliaL14E-C-elev



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VAR-39468
ROC-39470

ErinL16H-A-elev



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VAR-39468
ROC-39470

ErinL16H-B-elev



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VAR-39468
ROC-39470

ErinL16H-C-elev



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VAR-39468
ROC-39470

EvaL16J-A-elev



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ROC-39470

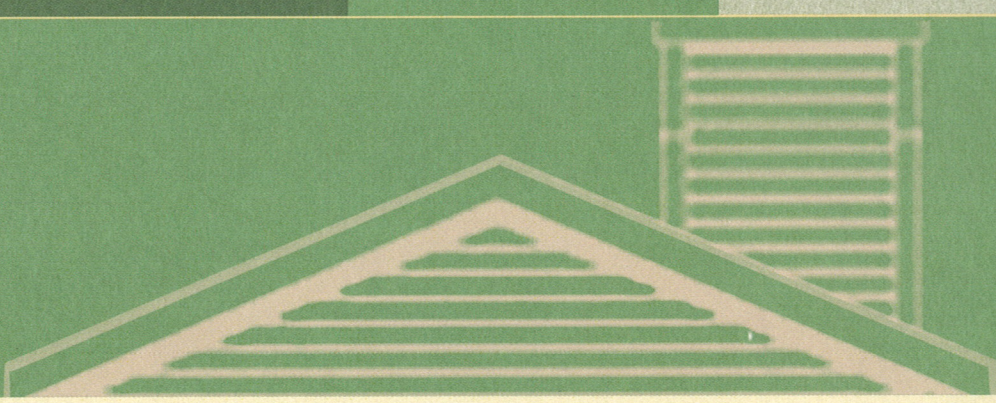
EvaL16J-B-elev



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VAR-39468
ROC-39470
10/21/10 PC



HOMESCAPES™

A Signature Collection of Color Schemes



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EMERSON @ PROVIDENCE

VAR-39468
ROC-39470
10/21/10 PC

Emerson at Providence

Las Vegas, NV

Exterior Color Selections - July 2010

Elevation C Craftsman Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (shake)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#9	6158 Sawdust	6143 Basket Beige	6158 Sawdust	6160 Best Bronze	6160 Best Bronze	N/A	1FBCF1132 Charcoal Brown Blend	Manzanita Tuscan Ledge	SW6083 Sable
#10	7539 Cork Wedge	6102 Portabello	7539 Cork Wedge	6013 Bitter Chocolate	6013 Bitter Chocolate	N/A	1FBCF3233 Brown Blend	Georgia Southern Ledge	SW6083 Sable
#11	6102 Portabello	6143 Basket Beige	6102 Portabello	7027 Well Bred Brown	7027 Well Bred Brown	N/A	1FBCF3233 Brown Blend	Iroquois Tuscan Ledge	SW6083 Sable
#12	6080 Utterly Beige	6081 Down Home	6080 Utterly Beige	6006 Black Bean	6006 Black Bean	N/A	1FBCF1132 Charcoal Brown Blend	Tudor Mountain Ledge	SW6083 Sable

PAINT MANUFACTURER: Sherwin Williams

ROOFING MATERIAL: Monier Lifetile

STONE MANUFACTURER: Environmental Stoneworks

Any Nesco Deco Features - NATURAL Color (NO PAINT)

National Merchandising, November 2009

Revised per Developer - December 2009

Revised Roof Colors - December 23, 2009

Emerson at Providence

Las Vegas, NV

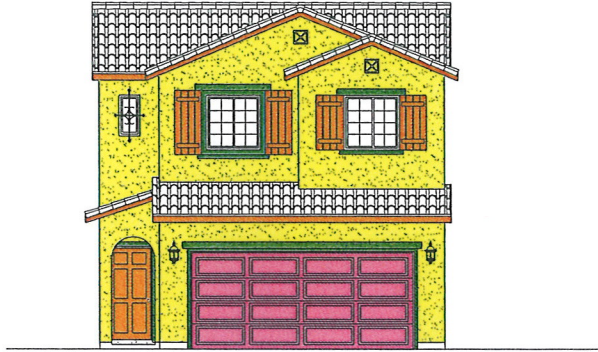
Exterior Color Selections - July 2010

Elevation A Spanish Colonial Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (s-tile)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#1	6120 Believable Buff	7011 Natural Choice	6122 Camelback	6090 Java	6090 Java	6090 Java	1BCCS0431 Apple Bark	Not Applicable on Elevation A	SW6083 Sable
#2	6133 Muslin	7008 Alabaster	6150 Universal Khaki	7705 Wheat Penny	7705 Wheat Penny	7705 Wheat Penny	1BCCS6676 Desert Sunset	Not Applicable on Elevation A	SW6083 Sable
#3	6101 Sands of Time	6105 Divine White	6102 Portabello	6083 Sable	6083 Sable	6083 Sable	1BCCS0431 Apple Bark	Not Applicable on Elevation A	SW6083 Sable
#4	7513 Sanderling	7556 Crème	7032 Warm Stone	2848 Roycroft Pewter	2848 Roycroft Pewter	2848 Roycroft Pewter	1BCCS0026 Sandstorm	Not Applicable on Elevation A	SW6083 Sable
Elevation B Prairie Ranch Color Schemes	Body	Trim	Garage Door	Fascia	Front Door	Shutters	Roof Tile (flat)	Exterior Stone (Environmental)	Rail/Decorative Ironwork if Applicable
#5	6150 Universal Khaki	6151 Quiver Tan	6126 Navajo White	7020 Black Fox	7020 Black Fox	N/A	1FACS3233 Brown Blend	Mist Tuscan Ledge	SW6083 Sable
#6	2823 Rookwood Clay	6103 Tea Chest	7526 Maison Blanche	7735 Palm Leaf	7735 Palm Leaf	N/A	1FACS3233 Brown Blend	Tudor Mountain Ledge	SW6083 Sable
#7	6121 Whole Wheat	6123 Baguette	7008 Alabaster	2803 Rookwood Terra Cotta	2803 Rookwood Terra Cotta	N/A	1FACS6464 California Mission Blend	Cascade Southern Ledge	SW6083 Sable
#8	7037 Balanced Beige	7039 Virtual Taupe	7003 Toque White	6069 French Roast	6069 French Roast	N/A	1FACS0024 Desert Sage	Taupe Mountain Ledge	SW6083 Sable

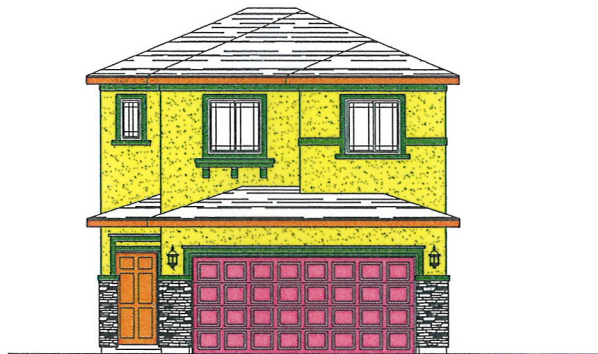
Emilia

The 25' Collection

Plan L14E



Elevation A



Elevation B



Elevation C

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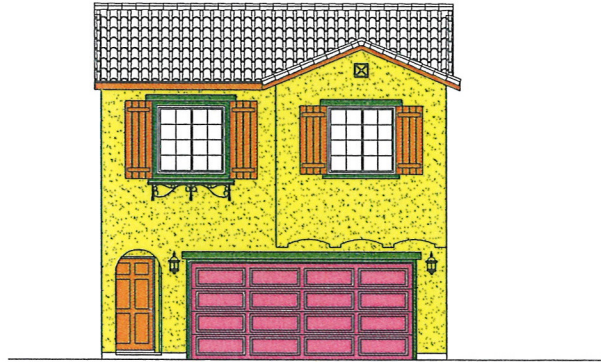
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ROC-39470
10/21/10 PC

07/30/2010

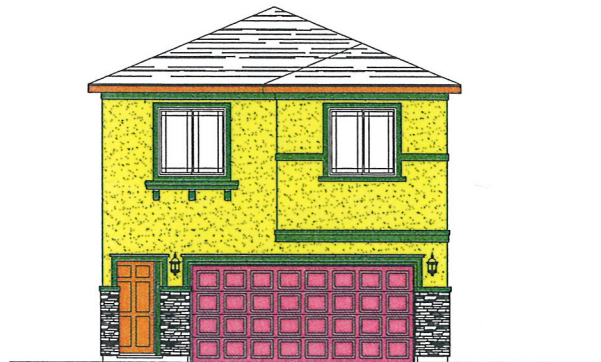
Elliott

The 25' Collection

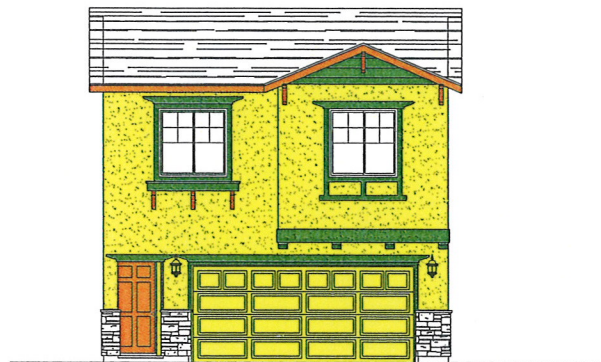
Plan L11E



Elevation A



Elevation B



Elevation C

VAR-39468
ROC-39470
10/21/10 PC

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07/30/2010

Eva

The 25' Collection

Plan L16J



Elevation A



Elevation B



Elevation C

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ROC-39470
10/21/10 PC

07/30/2010

Erin

The 25' Collection

Plan L16H



Elevation A



Elevation B



Elevation C

BODY COLOR
6120 Believable Buff

SCHEME 1

TRIM COLOR
7011 Natural Choice

**FASCIA, FRONT DOOR &
SHUTTERS**
6090 Java

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6122 Camelback

BODY COLOR
6133 Muslin

SCHEME 2

TRIM COLOR
7008 Alabaster

**FASCIA, FRONT DOOR &
SHUTTERS**
7705 Wheat Penny

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6150 Universal Khaki

BODY COLOR
6101 Sands of Time

SCHEME 3

TRIM COLOR
6105 Divine White

**FASCIA, FRONT DOOR &
SHUTTERS**
6083 Sable

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6102 Portabello

BODY COLOR
7513 Sanderling

SCHEME 4

TRIM COLOR
7556 Creme

**FASCIA, FRONT DOOR &
SHUTTERS**
2848 Roycroft Pewter

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7032 Warm Stone

BODY COLOR
6101 Sands of Time

SCHEME 3

TRIM COLOR
6105 Divine White

**FASCIA, FRONT DOOR &
SHUTTERS**
6083 Sable

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6102 Portabello

BODY COLOR
7513 Sanderling

SCHEME 4

TRIM COLOR
7556 Creme

**FASCIA, FRONT DOOR &
SHUTTERS**
2848 Roycroft Pewter

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7032 Warm Stone

BODY COLOR
6150 Universal Khaki

SCHEME 5

TRIM COLOR
6151 Quiver Tan

FASCIA & FRONT DOOR
7020 Black Fox

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6126 Navajo White

BODY COLOR
2823 Rookwood Clay

SCHEME 6

TRIM COLOR
6103 Tea Chest

FASCIA & FRONT DOOR
7735 Palm Leaf

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7526 Maison Blanche

BODY COLOR
6121 Whole Wheat

SCHEME 7

TRIM COLOR
6123 Baguette

FASCIA & FRONT DOOR
2803 Rookwood
Terra Cotta

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7008 Alabaster

BODY COLOR
7037 Balanced Beige

SCHEME 8

TRIM COLOR
7039 Virtual Taupe

FASCIA & FRONT DOOR
6069 French Roast

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7003 Toque White

BODY COLOR
6158 Sawdust

SCHEME 9

TRIM COLOR
6143 Basket Beige

FASCIA & FRONT DOOR
6160 Best Bronze

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6158 Sawdust

BODY COLOR
7539 Cork Wedge

SCHEME 10

TRIM COLOR
6102 Portabello

FASCIA & FRONT DOOR
6013 Bitter Chocolate

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
7539 Cork Wedge

BODY COLOR
6102 Portabello

SCHEME 11

TRIM COLOR
6143 Basket Beige

FASCIA & FRONT DOOR
7027 Well Bred Brown

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6102 Portabello

BODY COLOR
6080 Utterly Beige

SCHEME 12

TRIM COLOR
6081 Down Home

FASCIA & FRONT DOOR
6006 Black Bean

VAR-39468
ROC-39470
10/21/10 PC

GARAGE DOOR
6080 Utterly Beige