City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Carolyn G. Goodman, (At-Large)
Mayor Pro-Tem Stavros S. Anthony, (Ward 4)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Bob Coffin, (Ward 3)
Councilman Bob Beers, (Ward 2)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Gus W. Flangas, Chair
Todd L. Moody, Vice Chair
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Richard Truesdell
Vicki Quinn
Trinity Haven Schlottman
Richard P. Bonar

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

October 8, 2013

6:00 PM

ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON. TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM CHRYSTAL JACOBS, DEPARTMENT OF PLANNING, 333 NORTH RANCHO DRIVE, 3RD FLOOR, (702)-229-6301 OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

ACTIONS: ALL ACTIONS EXCEPT GENERAL PLAN AMENDMENTS, REZONINGS AND RELATED CASES THERETO ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN TEN DAYS AND PAYMENT OF THOSE COSTS SHALL BE MADE UPON FILING OF THE APPLICATION.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION AND AGREED TO BY THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

5. FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013

6. FOR POSSIBLE ACTION - Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

7. **ANX-50680 - ANNEXATION - APPLICANT: D R HORTON - OWNER: ALBERT A. FLANGAS, ET AL** - For possible action on a Petition to Annex 4.12 acres at the southwest corner of West Dorrell Lane and North Eula Street (APNs 125-19-201-002 and 004), Ward 6 (Ross).

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

8. **VAC-50520 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC** - For possible action on a request for a Petition to Vacate a 40-foot wide patent easement located along Grand Canyon Drive on property generally located 498 feet south of Drake Drive, Ward 6 (Ross) [PRJ-50409].

9. **MSP-50453 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL** - For possible action on a Major Amendment to an approved Master Sign Plan (MSP-6344) TO ADD APNs 139-33-511-011 AND 012 TO THE SITE AREA; TO ADD ONE 30-FOOT TALL FREESTANDING SIGN WITH FOUR RGB COLOR DISPLAYS; AND TO ALLOW LED MATERIAL ON THE 11 EXISTING SIGNS APPROVED BY MSP-40138 WHERE THEY WERE APPROVED ONLY FOR VINYL AND LAMINATE MATERIALS on 35.72 acres at 445, 455, 475, and 495 South Grand Central Parkway (APNs 139-33-511-011 and 012; and 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-49847].

10. **MSP-50712 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: D ROCK GAMING - OWNER: D ROCK GAMING, ET AL** - For possible action on a request for a Master Sign Plan FOR SUPERGRAPHIC SIGNAGE AT AN EXISTING HOTEL/CASINO on a 0.62-acre portion of a 2.42-acre development at 301 Carson Avenue (APNs 139-34-610-040 and 041, 139-34-210-063 and 064), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50293].

11. **MSP-50845 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL** - For possible action on a request for a Major Amendment of an approved Master Sign Plan [Z-0012-98(3)] FOR AN EXISTING SHOPPING CENTER on the east side of Rampart Boulevard, approximately 1,250 feet north of Charleston Boulevard (APNs 138-32-312-005 and 011; and a portion of 138-32-412-029), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-50448].

12. **MSP-50849 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOCA PARK MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL** - For possible action on a request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs 138-32-412-018, 027, and 031; 138-32-818-005; and a portion of APN 138-32-412-029), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-50443].

PUBLIC HEARING ITEMS

13. **ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL** - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends

DENIAL.

14. **ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL** - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

15. **GPA-50745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 2.91 acres approximately 230 feet north of Oakey Boulevard, on the east side of Buffalo Drive (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658].

16. **ZON-50747 - REZONING RELATED TO GPA-50745 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC** - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 2.91 acres approximately 230 feet north of Oakey Boulevard, on the east side of Buffalo Drive (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658].

17. **GPA-50785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action on a request to adopt an updated Parks and Recreation Element and revise the 2020 Master Plan, All Wards.

18. **GPA-50788- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC AND RAO COMMERCIAL** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.26 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001 and 009), Ward 6 (Ross) [PRJ-50659].

19. **ZON-50789 - REZONING RELATED TO GPA-50788 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC AND RAO COMMERCIAL** - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.26 acres at the northeast corner of corner Elkhorn Road and Hualapai Way (APNs 125-18-401-001 and 009), Ward 6 (Ross) [PRJ-50659].

20. **GPA-50791 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: OMNI FAMILY LP, ET AL** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 30.00 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004, 014 and 125-18-401-002 and 010), Ward 6 (Ross) [PRJ-50790].

21. **ZON-50792 - REZONING RELATED TO GPA-50791 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: OMNI FAMILY LP, ET AL** - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 30.00 acres at the northeast corner of corner Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004, 014 and 125-18-401-002 and 010), Ward 6 (Ross) [PRJ-50790].

22. **GPA-50828 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 08.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727].

23. **ZON-50829 - REZONING RELATED TO GPA-50828 - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC** - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: C-2 (GENERAL COMMERCIAL) on 08.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727].

24. **GPA-50835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP** - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), U (Undeveloped) Zone, Ward 1 (Tarkanian).

25. **ZON-50839 - REZONING RELATED TO GPA-50835 - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) TO: C-2 (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian).

26. **GPA-50837 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST** - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.20 acres at the southeast corner of Elkhorn Road and Hualapai Way (APNs 125-19-101-001 and 002), Ward 6 (Ross) [PRJ-50782].

27. **ZON-50838 - REZONING RELATED TO GPA-50837 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST** - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.20 acres at the southeast corner of Elkhorn Road and Hualapai Way (APNs 125-19-101-001 and 002), Ward 6 (Ross) [PRJ-50782].

28. **GPA-50843 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC** - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726].

29. **ZON-50844 - REZONING RELATED TO GPA-50843 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC** - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726].

30. **MOD-50901 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), Ward 6 (Ross) [PRJ-50797].

31. **VAR-50904 - VARIANCE RELATED TO MOD-50901 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Variance TO ALLOW 63,949 SQUARE FEET OF OPEN SPACE WHERE 237,227 SQUARE FEET IS REQUIRED on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

32. **WVR-50908 - WAIVER RELATED TO MOD-50901 AND VAR-50904 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 45-FOOT WIDE PRIVATE STREETS WITH FOUR-FOOT SIDEWALKS IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

33. **SUP-50906 - SPECIAL USE PERMIT RELATED TO MOD-50901, VAR-50904 AND WVR-50908 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

34. **SDR-50909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-50901, VAR-50904, WVR-50908 AND SUP-50906 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC** -For possible action on a request for a Site Development Plan Review FOR A PROPOSED 200-UNIT SINGLE FAMILY (MEDIUM-LOW) RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

35. **VAR-50822 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - Request for a Variance TO ALLOW A PROPOSED SEVEN-FOOT WALL on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606].

36. **SUP-50823 - SPECIAL USE PERMIT RELATED TO VAR-50822 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - Request for a Special Use Permit FOR A PROPOSED 118-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606].

37. **SUP-50824 - SPECIAL USE PERMIT RELATED TO VAR-50822 AND SUP-50823 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - Request for a Special Use Permit FOR THE PROPOSED EXPANSION OF THE EXISTING TAVERN USE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606].

38. **SDR-50826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50822, SUP-50823 AND SUP-50824 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC** - Request for a Site Development Plan Review FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO SINGLE-ROOM OCCUPANCY RESIDENCE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606.

39. **VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC** - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625].

40. **VAR-50842 - VARIANCE - PUBLIC HEARING - APPLICANT: V&V TACK AND FEED - OWNER: BARTSAS MARY 13 LLC -** Request for a Variance TO ALLOW A 17 PARKING SPACES WHERE 71 SPACES ARE REQUIRED at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50841].

41. **SDR-50840 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-508420 AND VAR-50841 - PUBLIC HEARING - APPLICANT: V&V TACK AND FEED - OWNER: 217 LVB, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625].

42. **VAR-50848 - VARIANCE - PUBLIC HEARING - APPLICANT:ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC** - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS ALONG THE EAST AND NORTH PERIMETERS WHERE SIDEWALKS ARE REQUIRED on 5.18 gross acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740].

43. **TMP-50847 - TENTATIVE MAP RELATED TO VAR-50848 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC** - Request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004),PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740].

44. **TMP-50852 - TENTATIVE MAP RELATED TO VAC-50851 - BRISTLE FALLS - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL** - For possible action on a request for a Tentative Map FOR A 62-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.97 acres adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-49909].

45. **VAC-50851 - VACATION - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL** - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located south of Deer Springs Way, approximately 1,010 feet east of Hualapai Way, Ward 6 (Ross) [PRJ-49909].

46. **SUP-50635 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC** - For possible action on a request for a Special Use Permit FOR AN EXISTING RESTAURANT (WITH DRIVE THROUGH) at 6935 North Durango Drive, Suite #150 (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50645].

47. **SUP-50774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,669 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1201 South Las Vegas Boulevard, Suite #110 (APNs 162-03-112-023 through 027), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50715].

48. **SUP-50807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBONDS - OWNER: BONNEVILLE CENTER, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 600 South 3rd Street (APN 139-34-311-072), C-2 (General Commercial) Zone, Ward 3 (Coffin).[PRJ-50750]

49. **SUP-50810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC** - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1106 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) PRJ-50646.

50. **SUP-50820 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON** - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 4720 Windy Hollow Street (APN 138-02-513-004), Ward 4 (Anthony).

51. **SUP-50850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,683 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50743].

52. **SUP-50866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CNB FKA BBN, LLC** - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,390 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 2580 Highland Drive (APN 162-09-110-021), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-50601]

53. **SDR-50831 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS** - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,932 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 4.44 acres adjacent to the west side of Martin L. King Boulevard, approximately 210 feet south of Lake Mead Boulevard (APN 139-21-313-005), Ward 5 (Barlow) [PRJ-50793].

DIRECTOR'S BUSINESS:

54. **DIR-50779 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - For possible action to approve the 2014 Planning Commission Meeting schedule.

CITIZENS PARTICIPATION:

55. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING

DIRECTOR: FLINN FAGG

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:
FOR POSSIBLE ACTION TO APPROVE THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2013

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☒ **Consent** ☐ **Discussion**

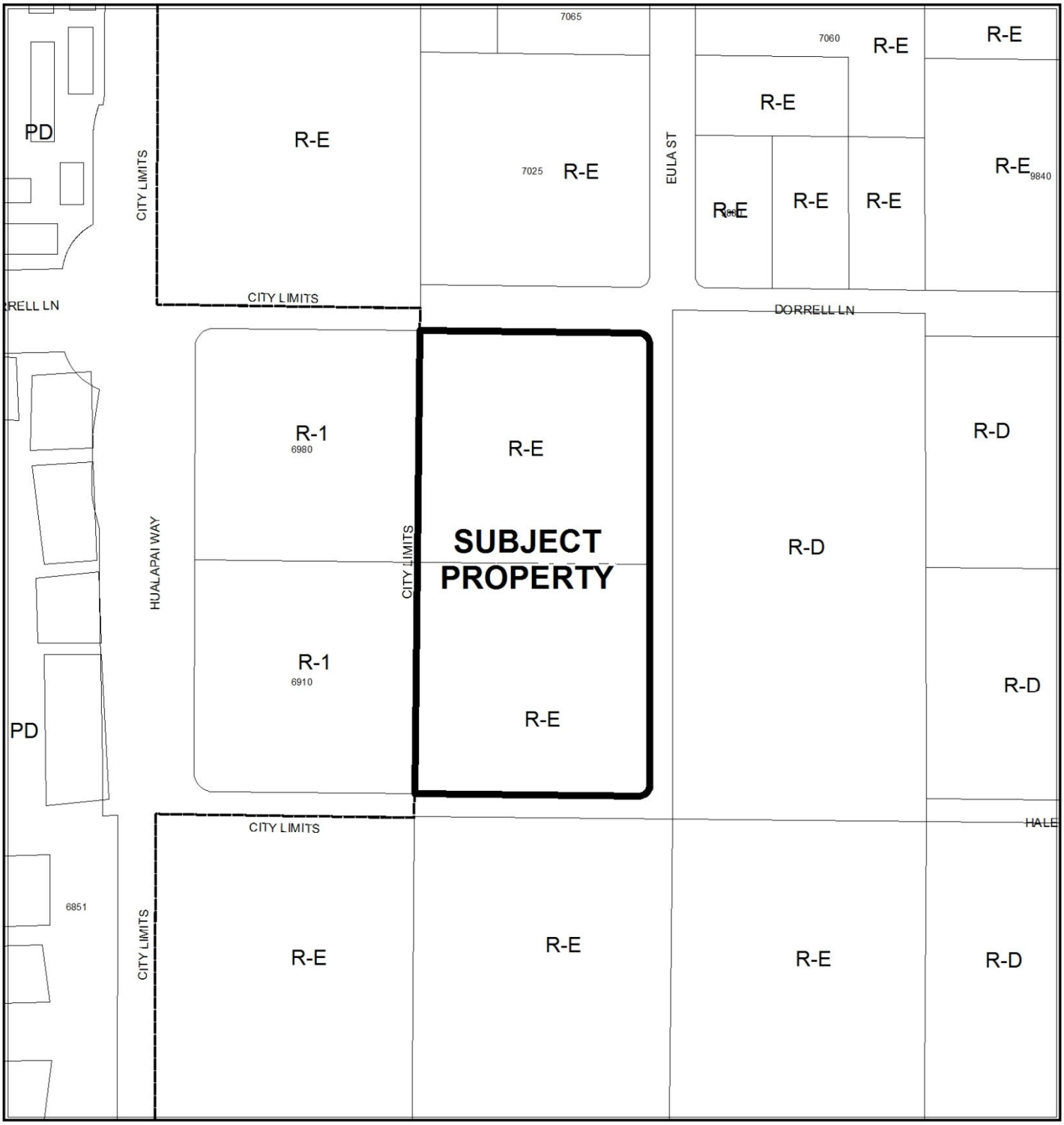
SUBJECT:
ANX-50680 - ANNEXATION - APPLICANT: D R HORTON - OWNER: ALBERT A. FLANGAS, ET AL - For possible action on a Petition to Annex 4.12 acres at the southwest corner of West Dorrell Lane and North Eula Street (APNs 125-19-201-002 and 004), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: ANX-50680

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Feet

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CASE: ANX-50680

0 100 200
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Carmine Vento and Ann M. Vento

Name of Applicant: DR Horton, In.

Name of Representative: Slater Hanifan 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** ☒ **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: Carmine Vento

Print Name: CARMINE VENTO

Subscribed and sworn before me

This 14th day of March, 2013

_____

Notary Public in and for said County and State

Yolanda Lie
Notary Public
State of Nevada
My Commission Expires: 03-26-2016
Certificate No: 12-7341-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Albert a. Flangas

Name of Applicant: DR Horton, In.

Name of Representative: Slater Hanifan 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** ☐ **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: Gus Flangas is my brother.

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Al A. Fl

Print Name: Albert A. Flangas

Subscribed and sworn before me

This 25th day of February, 2013

Candice J Morlan

Notary Public in and for said County and State

NOTARY PUBLIC
CANDICE J. MORLAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEP. 7, 2015
No: 07-4804-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Eugene J. Gorlick and Jeanne M. Gorlick

Name of Applicant: DR Horton, In.

Name of Representative: Slater Hanifan 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** ☒ **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: _____

Subscribed and sworn before me

This 7th day of March, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 28, 2016
No: 12-8827-1

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-50680** APN: 125-19-201-002 and 004

Name of Property Owner: Jon J. Jannotta

Name of Applicant: DR Horton, In.

Name of Representative: Slater Hanifan 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** ☒ **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: Jon Jannotta

Subscribed and sworn before me

This 12th day of March, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 20, 2016
No: 12-9627-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Albert A. Flangas **Contact** _____

Address 11920 Southern Highlands Parkway Suite # 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141-3272

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

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** NV **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 Albert A. Flangas

Subscribed and sworn before me

This 29th day of February, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
CANDICE J. MORLAN
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. SEP. 7, 2015
No: 07-4804-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	~~11/12/13~~ 10/8/13
Total Fee:	330.-
Date Received:*	8/8/13
Received By:	

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Carmine Vento and Ann M. Vento **Contact** _____

Address 11920 Southern Highlands Parkway # 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

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** NV **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Carmine Vento

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

Print Name CARMINE VENTO

Subscribed and sworn before me

This 14th day of March, 20 13.

Notary Public in and for said County and State

Yolanda Lia
Notary Public
State of Nevada
My Commission Expires: 03-26-2016
Certificate No: 12-7341-1

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	11/12/13 10/8/13
Total Fee:	330.-
Date Received:*	8/8/13
Received By:	

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Jon J. Jannotta **Contact** _____

Address 11920 Southern Highlands Parkway # 101 **Phone:** _____ **Fax:** _____

City Las Vegas **State** NV **Zip** 89141

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

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** NV **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 JON JANNOTTA

Subscribed and sworn before me

This 12th day of March, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJIMOTO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 29, 2016
No: 12-8627-1

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	11/12/13
Total Fee:	330.00
Date Received:*	8/8/13
Received By:	

10/8/13

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

Revised 10/27/08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Annexation

Project Address (Location) Dorrell Lane/Hualapai

Project Name Dorrell/Hualapai **Proposed Use** _____

Assessor's Parcel #(s) 125-19-201-002 and 004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 4.12 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Eugene JGorlick/Jeanne MGorlick **Contact** _____

Address 11920 Southern Highlands Parkway # 101 **Phone:** _____ **Fax:** _____

City Las Vegas, **State** NV **Zip** 89141

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

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** NV **Zip** 89118

E-mail Address cpeltier@shg-inc.com

Property Owner Signature* Eugene J. Gorlick

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

Print Name Eugene J. Gorlick

Subscribed and sworn before me

This 7th day of March, 20 13.

Lisa Fujita

Notary Public in and for said County and State

NOTARY PUBLIC
LISA FUJITO
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. AUG. 25, 2016
No: 12-8027-1

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ANX-50680
Meeting Date:	~~11/12/13~~ 10/8/13
Total Fee:	330.-
Date Received:*	8/8/13
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1230.002

August 8, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for the Annexation of APNs 125-19-201-002 and 125-19-201-004, from Clark County, to the City of Las Vegas Jurisdiction.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of an Annexation of the above subject parcels. The site is located at southwest corner of Dorrell Lane and Eula Street. It is bordered on the south by Haley Avenue, the west by undeveloped parcels, the north by Dorrell Lane, and east by Eula Street. The Assessor's Parcel Numbers are 125-19-201-002 and 125-19-201-004 and contains approximately 4.2 net acres.

Project Description

The subject property is currently located within Clark County jurisdiction. It is also located at the Clark County and City of Las Vegas jurisdictional boundary, which is located along the western boundary of the subject parcels. The undeveloped parcels at the western boundary are within the City of Las Vegas, with the remaining three sides of the site bordering Clark County jurisdiction.

Currently, the County does not have sewer facilities within the vicinity of the subject site that can provide sewer service. The City currently has two nearby facilities located in Hualapai Way and Dee Springs Way, which could be connected to, to provide sewer service to the site. Annexation of the parcels is required to utilize the City's sewer which is necessary for the development of this site. We do not expect any adverse effects to any adjacent property or to the surrounding area due to the annexation of these parcels.

Thank you for considering this application. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.

Darrin Pappa, P.E.
Project Manager

RECEIVED
AUG 13 2013
City of Las Vegas
Department of Planning

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

ANX-50680

City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

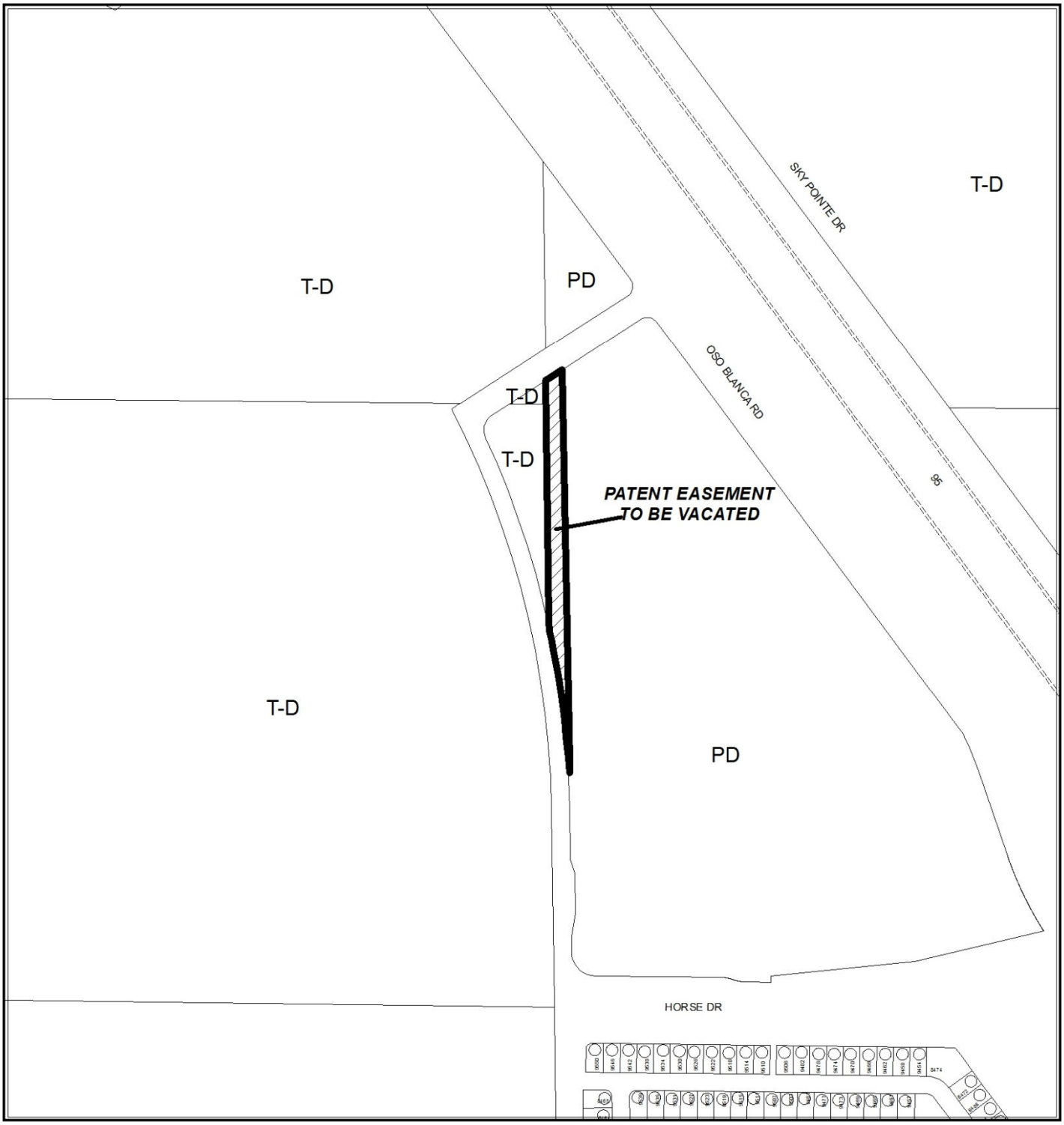
SUBJECT:
VAC-50520 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: GRAND CANYON VILLAGE SQUARE, LLC - For possible action on a request for a Petition to Vacate a 40-foot wide patent easement located along Grand Canyon Drive on property generally located 498 feet south of Drake Drive, Ward 6 (Ross) [PRJ-50409]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: VAC-50520 (PRJ-50409)

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CASE: VAC-50520 (PRJ-50409)

0 200 400
Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50520 APN: 125-07-601-006

Name of Property Owner: Grand Canyon Village Square LLC

Name of Applicant: _____

Name of Representative: _____

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: Hank Gordon

Subscribed and sworn before me

This 10 day of July, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
LAURA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

PRJ-50409
07/29/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patent easement VACATION

Project Address (Location) 9001 Oso Blanca Rd

Project Name _____ **Proposed Use** Future Dev.

Assessor's Parcel #(s) 125-07-601-006 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-E proposed _____

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

Gross Acres 23.26 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Grand Canyon Village Square LLC **Contact** Hank GORDON

Address 1770 NO. BUFFALO DR #101 **Phone:** 220450 **Fax:** 2209064

City Las Vegas **State** NV **Zip** 89128

E-mail Address HGordon@LaurichProperties.com

APPLICANT Grand Canyon Village Square LLC **Contact** Hank GORDON

Address 1770 N. Buffalo #101 **Phone:** 220450 **Fax:** _____

City LV NV 89128 **State** _____ **Zip** _____

E-mail Address hgordon@laurichproperties.com

REPRESENTATIVE Lochsa Engineering **Contact** Guy Morris

Address 6345 S. Jones Blvd **Phone:** 365-9312 **Fax:** 365-9317

City Las Vegas **State** NV **Zip** 89118

E-mail Address guy@lochsa.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Hank Gordon

Subscribed and sworn before me

This 10 day of July, 20 13.

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AIRA GROSETH
No: 98-3646-1
My Appointment Expires July 1, 2014

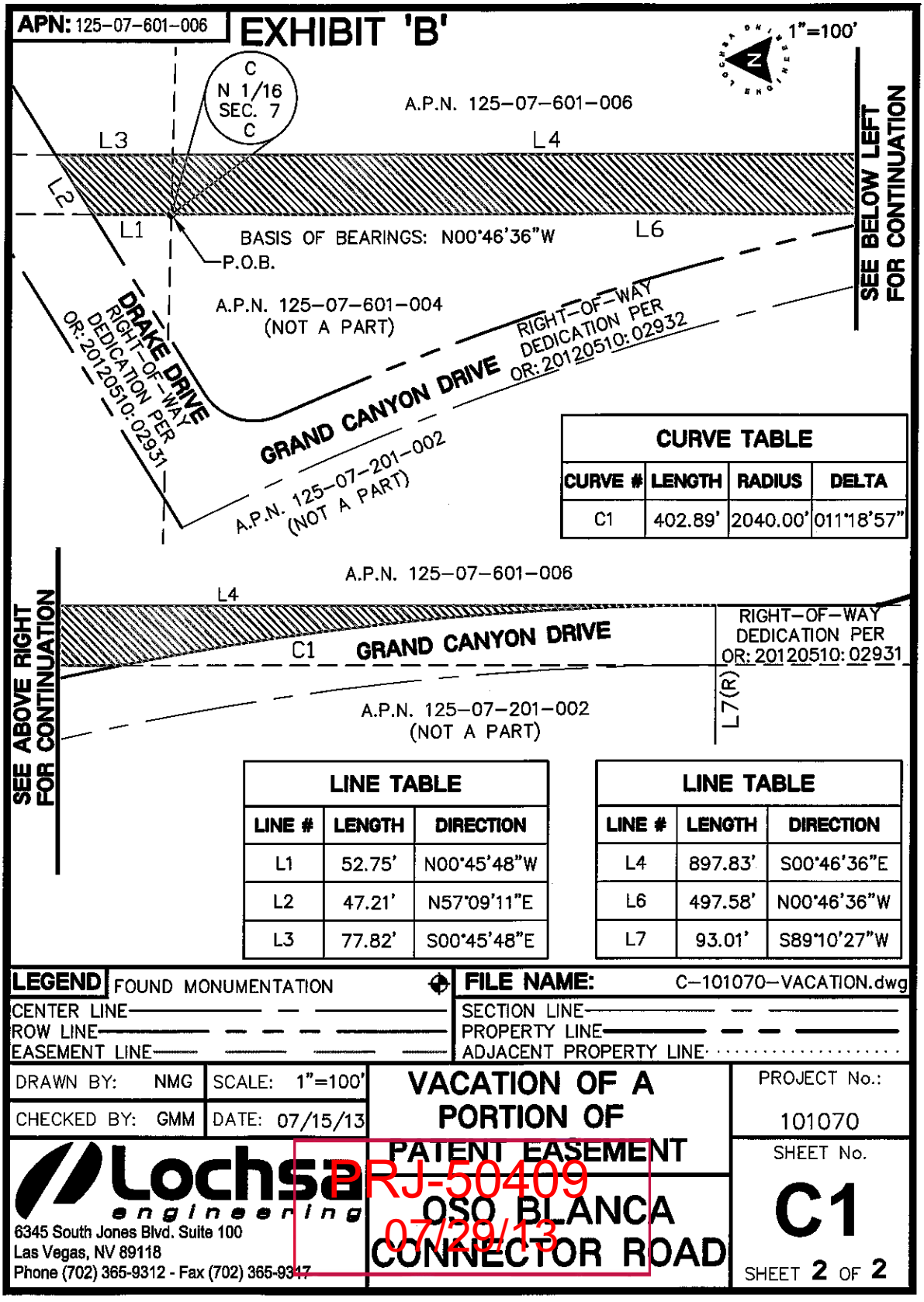
Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-50520
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50409
07/29/13



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	402.89'	2040.00'	011°18'57"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.75'	N00°45'48"W
L2	47.21'	N57°09'11"E
L3	77.82'	S00°45'48"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	897.83'	S00°46'36"E
L6	497.58'	N00°46'36"W
L7	93.01'	S89°10'27"W

LEGEND
FOUND MONUMENTATION
CENTER LINE
ROW LINE
EASEMENT LINE
SECTION LINE
PROPERTY LINE
ADJACENT PROPERTY LINE

FILE NAME: C-101070-VACATION.dwg

DRAWN BY: NMG
CHECKED BY: GMM
SCALE: 1"=100'
DATE: 07/15/13

VACATION OF A PORTION OF PATENT EASEMENT
OSO BLANCA CONNECTOR ROAD

PROJECT No.: 101070

SHEET No. C1

SHEET 2 OF 2

Lochsa engineering
6345 South Jones Blvd. Suite 100
Las Vegas, NV 89118
Phone (702) 365-9312 - Fax (702) 365-9317

BRJ-50409
07/29/13

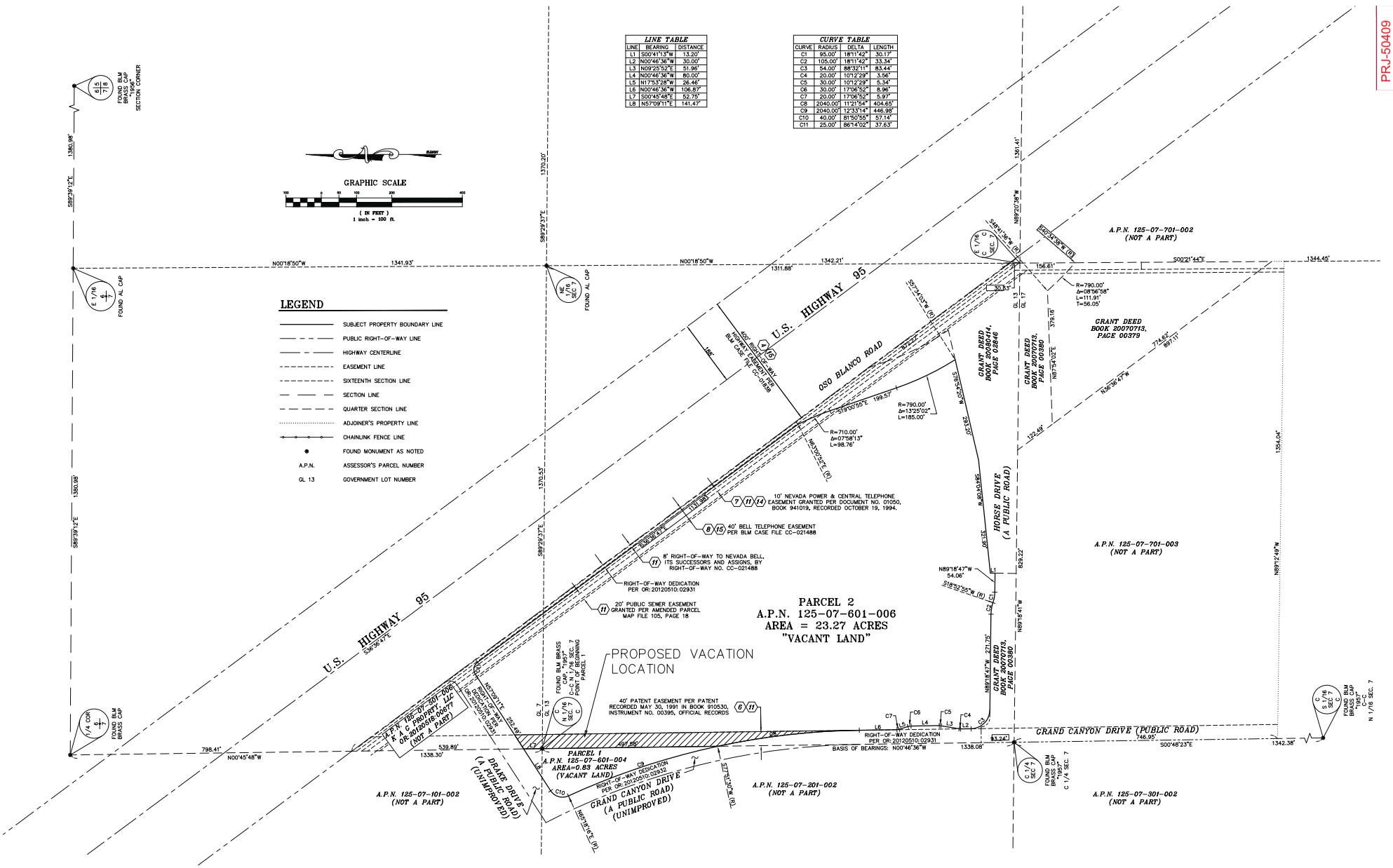
VAC-50520

PATENT EASEMENT VACATION EXHIBIT

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°41'13"W	13.20'
L2	N00°46'36"W	30.00'
L3	N09°25'52"E	51.96'
L4	N00°46'36"W	80.00'
L5	N17°53'28"W	26.46'
L6	N00°46'36"W	106.87'
L7	S00°45'48"E	52.75'
L8	N57°09'11"E	141.47'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	95.00'	18°11'42"	30.17'
C2	105.00'	18°11'42"	33.34'
C3	54.00'	88°32'11"	83.44'
C4	20.00'	10°12'29"	3.56'
C5	30.00'	10°12'29"	5.34'
C6	30.00'	17°06'52"	8.96'
C7	20.00'	17°06'52"	5.97'
C8	2040.00'	11°21'54"	404.65'
C9	2040.00'	12°33'14"	446.98'
C10	40.00'	81°50'55"	57.14'
C11	25.00'	86°14'02"	37.63'



SURVEY ANALYSIS

SCALE: 1"=100'

PRJ-50409
07/29/13

LOCHSA SURVEYING
6345 SOUTH JONES BLVD., SUITE 200
LAS VEGAS, NEVADA 89118
PHONE: (702) 365-8312 FAX: (702) 365-8317

PATENT EASEMENT VACATION EXHIBIT
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

Drawn By: GM Date: 07/29/13
Project No.: S-28008 Scale: 1" = 100'
Sheet 1 of 1

VAC-50520

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118

Lochsa engineering

July 16, 2013

City of Las Vegas
Planning Department
333 N. Rancho Blvd.
Las Vegas, NV 89106

Re: Justification letter for patent easement vacation
APN: 125-07-601-006
Lochsa job No. 101070.53

To whom it may concern:

On behalf of Grand Canyon Village Square LLC, Lochsa Engineering is applying to vacate a 40' wide patent easement that is located on the east side of the Grand Canyon Drive alignment within APN: 125-07-601-006. Grand Canyon Drive was previously realigned as part of the Grand Canyon Village master plan. The road has deviated from the historical alignment and the patent easement is no longer required. We hereby request permission to vacate the un-used portion of the patent easement.

Guy Morris
Principal
Lochsa Engineering, Inc.

PRJ-50409
07/29/13

VAC-50520

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

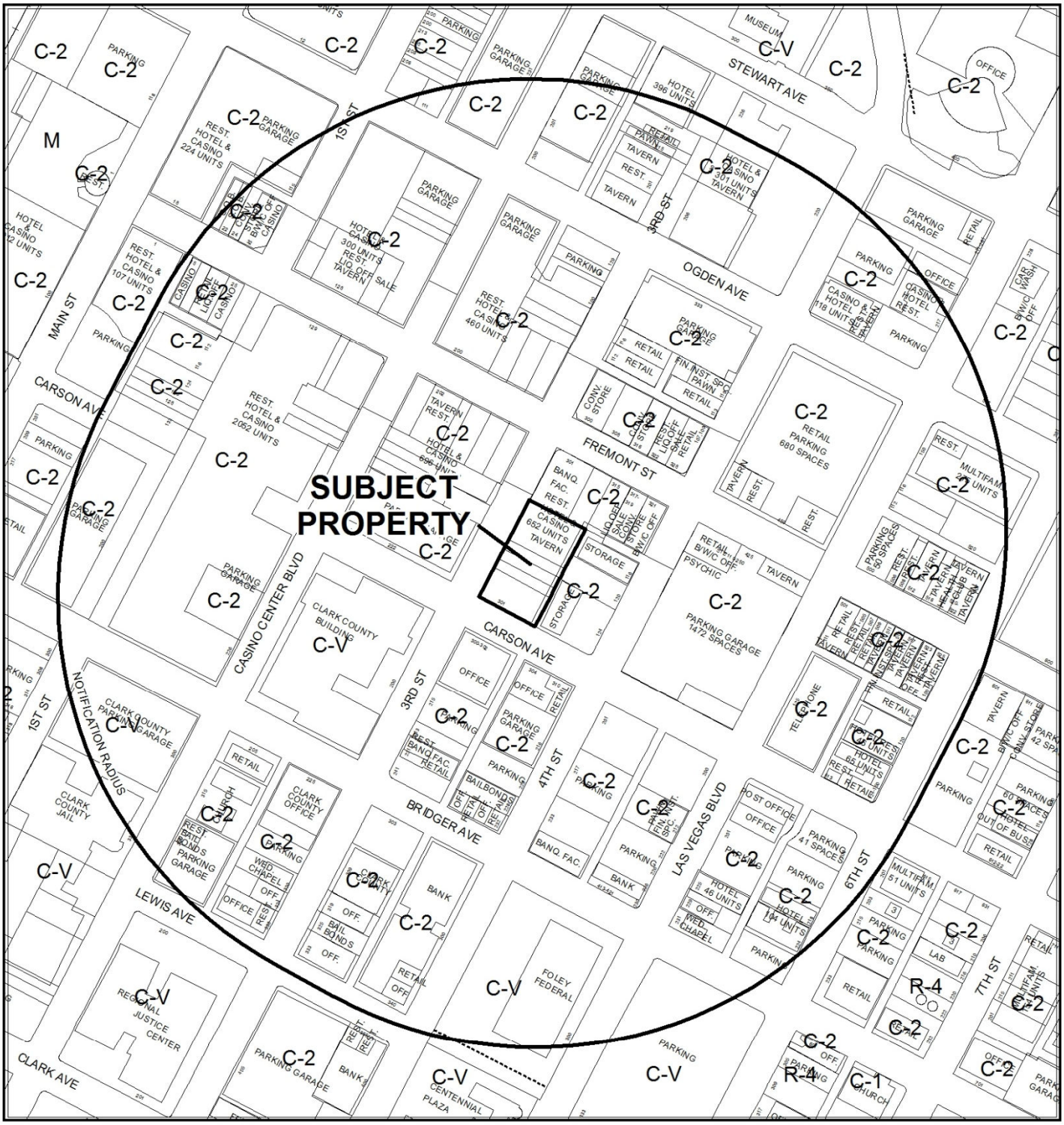
SUBJECT:
MSP-50712 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: D ROCK GAMING - OWNER: D ROCK GAMING, ET AL - For possible action on a request for a Master Sign Plan FOR SUPERGRAPHIC SIGNAGE AT AN EXISTING HOTEL/CASINO on a 0.62-acre portion of a 2.42-acre development at 301 Carson Avenue (APNs 139-34-610-040 and 041, 139-34-210-063 and 064), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50293].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



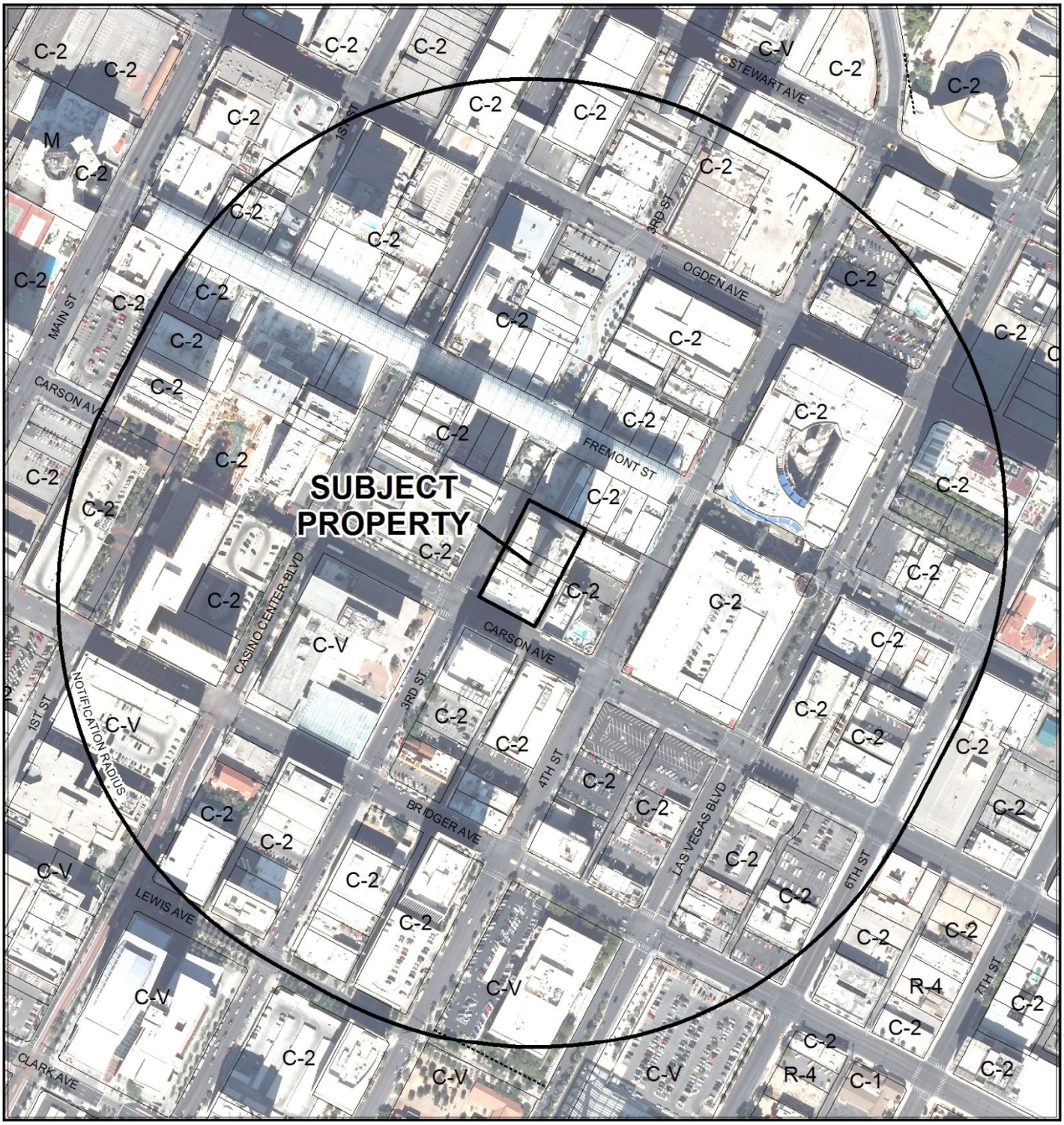
0 300 600 Feet

CASE: **MSP-50712 (PRJ-50293)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



0 300 600 Feet

CASE: **MSP-50712 (PRJ-50293)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50712 APN: 040-041-063-064 (30)

Name of Property Owner: JOHN A KRAMER SR TRUST

Name of Applicant: DROCK Gaming, LLC

Name of Representative: AD/S Companies

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: N/A

Partner(s): N/A

APN: _____

Signature of Property Owner: _____

Print Name: ROBERT A. KRAMER

Subscribed and sworn before me

This 3 day of December, 2012

Befekadu Kefelew

Notary Public in and for said County and State

BEFEKADU KEFELEW
COMM. # 1913980
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires
November 20, 2014

GSN1 GSN1

PRJ-50293
08/19/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50712 APN: 040-041-063-064 (30)

Name of Property Owner: NOLEN 1983 TRUST

Name of Applicant: DROCK Gaming, LLC

Name of Representative: AD/S Companies

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: RICHARD J. TINKLER
TRUSTEE NOLEN TRUST

Subscribed and sworn before me

This 14th day of December, 2012

_____
Notary Public in and for said County and State
Ventura County, CA

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

PRJ-50293
08/19/15

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50712 APN: 040-041-063-064 (30)

Name of Property Owner: TINKLER REVOCABLE TRUST #1

Name of Applicant: DROCK Gaming, LLC

Name of Representative: AD/S Companies

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: RICHARD J. TINKLER
TRUSTEE
TINKLER REVOCABLE TRUST

Subscribed and sworn before me

This 14th day of December, 2012

_____
Notary Public in and for said County and State
Ventura County, CA

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

PRJ-50293
08/19/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The D Master Sign Plan/ DRock Gaming

Project Address (Location) 301 Fremont St

Project Name The D Proposed Use

Assessor's Parcel #(s) 040-041-063-064 (30) Ward # 3

General Plan: existing C proposed C Zoning: existing C2 proposed C2

Commercial Square Footage Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information

PROPERTY OWNER NOLEN 1983 TRUST Contact RICHARD J. TINKLER

Address 2344 ELBURY CT Phone: 805 494-0659 Fax:

City THOUSAND OAKS State CA Zip 91361

E-mail Address RTETWLV@AOL.COM

APPLICANT DRock Gaming Contact Derek Stevens

Address 301 Fremont St Phone: (702) 388-2400 Fax:

City Las Vegas State NV Zip 89101

E-mail Address

REPRESENTATIVE AD/S Companies Contact Jeff DeBough

Address 2950 Palisades Dr Phone: (702) 880-9528 Fax:

City Corona State CA Zip 92880

E-mail Address jdebough@ad-s.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature*

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

Print Name RICHARD J. TINKLER

Subscribed and sworn before me

This 06th day of November, 20 12.

Samantha Budy

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

FOR DEPARTMENT USE ONLY

Case #	MSP-50712
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50293
08/19/13

Revised 10-27-08

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The D Master Sign Plan/ DRock Gaming

Project Address (Location) 301 Fremont St

Project Name The D Proposed Use

Assessor's Parcel #(s) 040-041-063-064 (30) Ward # 3

General Plan: existing C proposed C Zoning: existing C2 proposed C2

Commercial Square Footage Floor Area Ratio

Gross Acres Lots/Units Density

Additional Information

PROPERTY OWNER TINKLER REVOCABLE TRUST #A Contact

Address 2344 ELBURY CT. Phone: 805 494-0659 Fax:

City THOUSAND OAKS State CA Zip 91361

E-mail Address RTETWLV@AOL.COM

APPLICANT DRock Gaming Contact Derek Stevens

Address 301 Fremont St Phone: (702) 388-2400 Fax:

City Las Vegas State NV Zip 89101

E-mail Address

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Print Name RICHARD J. TINKLER

Subscribed and sworn before me

This 06th day of November, 20 12.

Notary Public in and for said County and State

SAMANTHA BUDY
COMM. #1974033
NOTARY PUBLIC – CALIFORNIA
VENTURA COUNTY
My Commission Exp. Apr. 01, 2016

FOR DEPARTMENT USE ONLY

Case #	MSP-50712
Meeting Date:	10/08/13 PC
Total Fee:	
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Received By:	

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PRJ-50293
08/19/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: The D Master Sign Plan/ DRock Gaming

Project Address (Location) 301 Fremont St

Project Name The D **Proposed Use**

Assessor's Parcel #(s) 040-041-063-064 (30) **Ward #** 3

General Plan: existing C proposed C **Zoning:** existing C2 proposed C2

Commercial Square Footage **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER JOHN A KRAMER SR TRUST **Contact** ROBERT KRAMER

Address 2276 GREEN OAK CT. **Phone:** 805/443-4477 **Fax:**

City THOUSAND OAKS **State** CA **Zip** 91362

E-mail Address Robke SCTA.USTA.COM

APPLICANT DRock Gaming **Contact** Derek Stevens

Address 301 Fremont St **Phone:** (702) 388-2400 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address

REPRESENTATIVE AD/S Companies **Contact** Jeff DeBough

Address 2950 Palisades Dr **Phone:** (702) 860-9528 **Fax:**

City Corona **State** CA **Zip** 92880

E-mail Address jdebough@ad-s.com

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Property Owner Signature* R P K

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

Print Name ROBERT P. KRAMER

Subscribed and sworn before me

This 6 day of 11, 20 12.

Notary Public in and for said County and State Chang Nim Kim Notary public

CHANG NIM KIM
COMM. #1980342
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JUNE 26, 2016

FOR DEPARTMENT USE ONLY

Case #	MSP-50712
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

FR-50293
08/19/13

Revised 10/27/08

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the D
CASINO & HOTEL





MASTER SIGN PLAN

July 22nd, 2013

This is an original unpublished Criteria created by Architectural Design & Signs Inc. It is submitted for your personal use in conjunction with a project being planned for you by Architectural Design & Signs Inc. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without written permission.

Prepared by:

ADS COMPANIES

2950 Palisades Dr.
Corona, CA 92880
Tel. 800.862.3202
www.ad-s.com

PRJ-50293
08/19/13

MSP-50712

DEVELOPER/LANDLORD

The D - Las Vegas
301 Fremont Street
Las Vegas, NV 89101
Tel. 702.388.2400

SIGN CONSULTANT

AD/S Design & Signs
2950 Palisades Drive
Corona, CA 92880
Tel. 951.278.0680 Fax. 951.270.2005

SQUARE FOOTAGE OF SIGNS

Sign Type H - Building Wrap (Overall square footage of actual graphic on premise applied to the hotel tower glass)	3,037.82 Sq. Ft. (Ea Side)

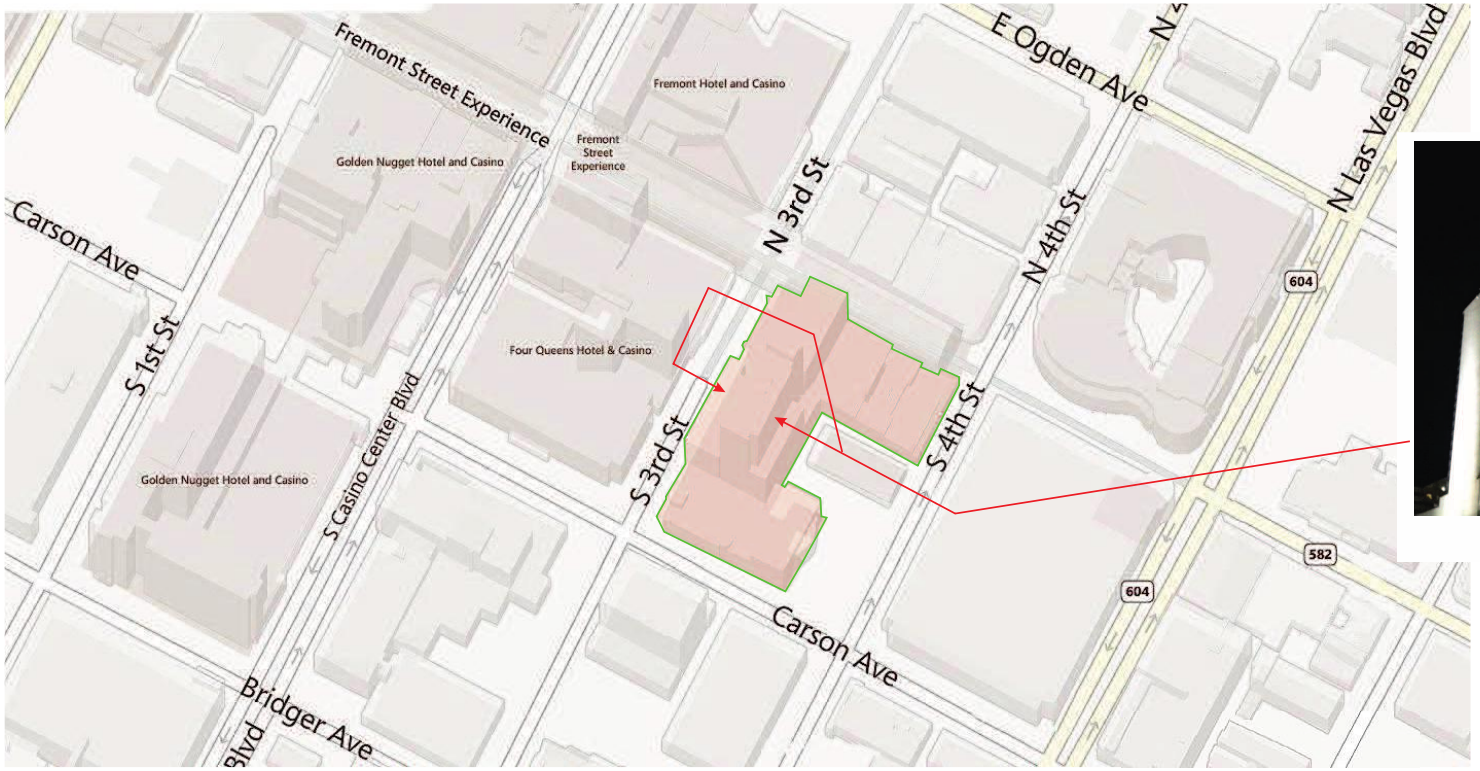
TABLE OF CONTENTS

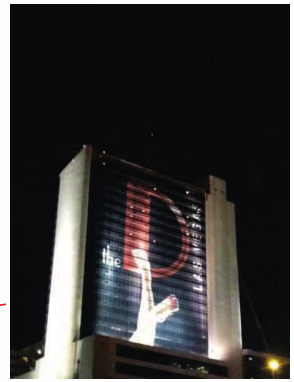
Site Plan	Page 1
Parcel Site Plan	1a
Sign Type H - Building Vinyl Wrap	2

PRJ-50293
08/19/13

MSP-50712

SITE PLAN





SIGN TYPE H

SIGN LOCATION PLAN

Scale: NTS

PRJ-50293
08/19/13

MSP-50712

the D
CASINO & HOTEL





MASTER SIGN PLAN

July 22nd, 2013

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PRJ-50293
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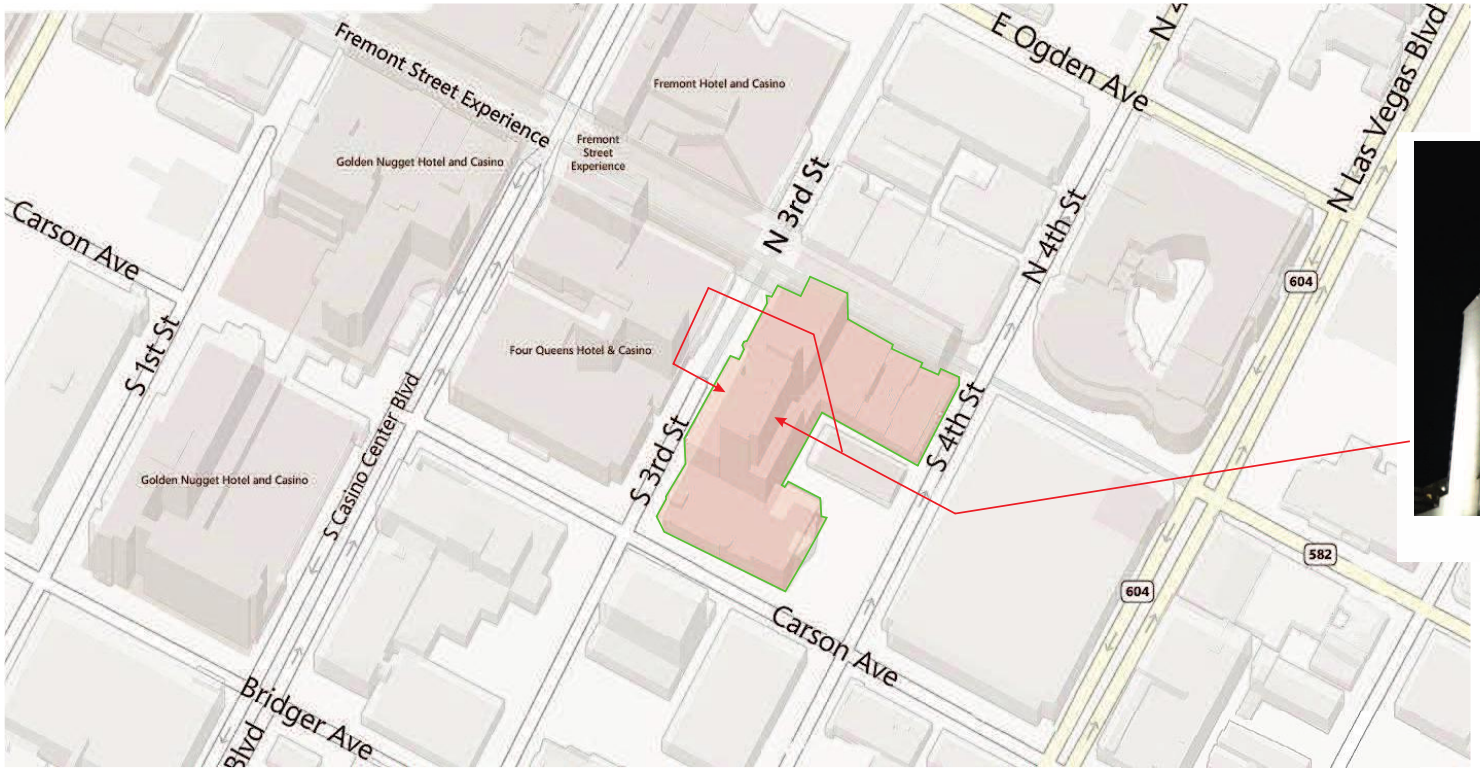
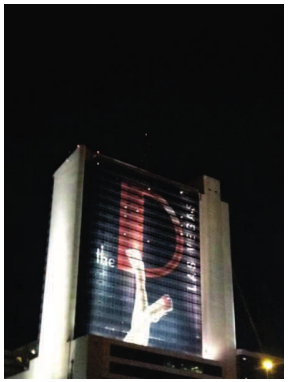
PRJ-50293
08/19/13

MSP-50712

SITE PLAN





SIGN TYPE H

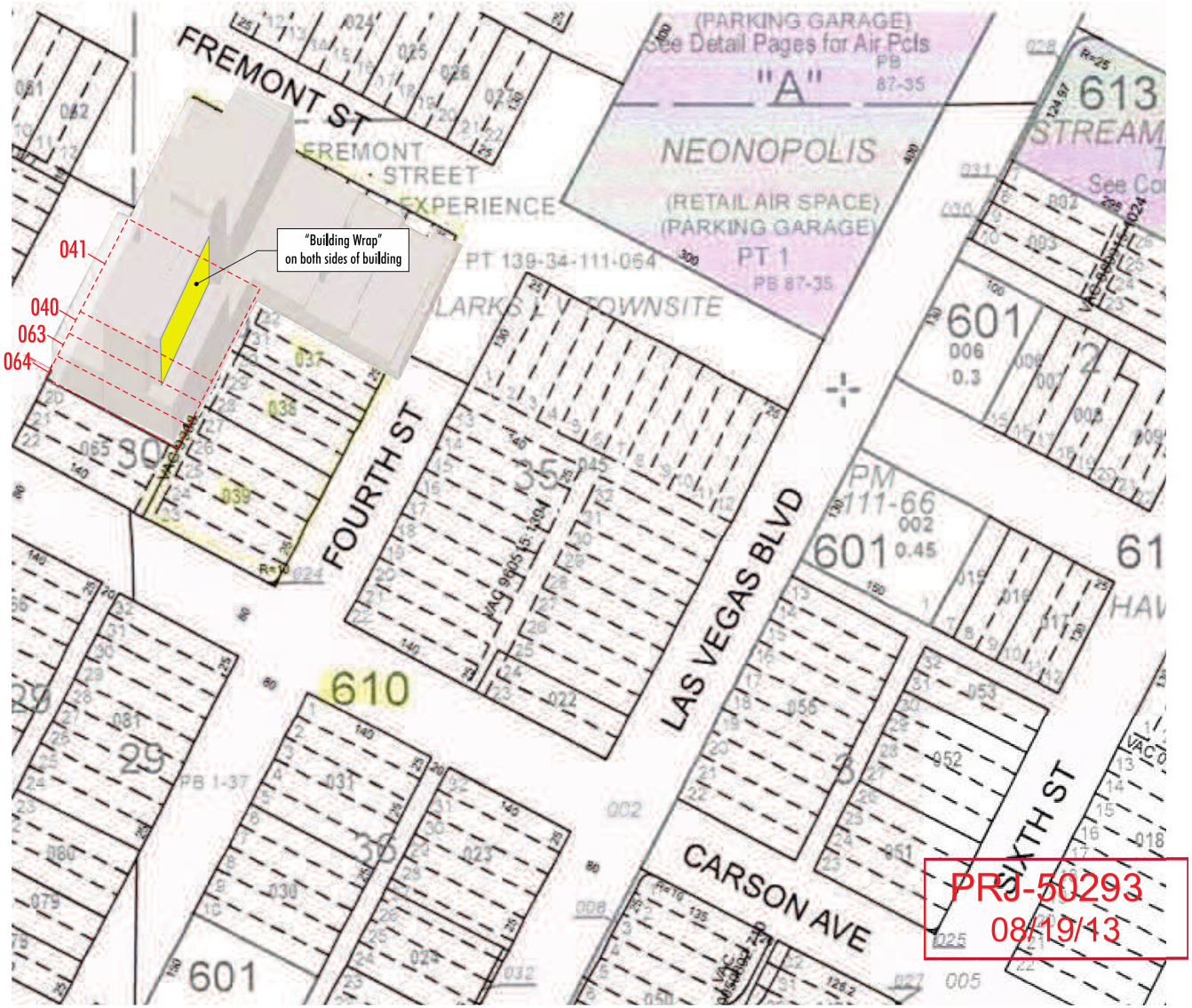
SIGN LOCATION PLAN

Scale: NTS

PRJ-50293
08/19/13

MSP-50712

PARCEL SITE PLAN



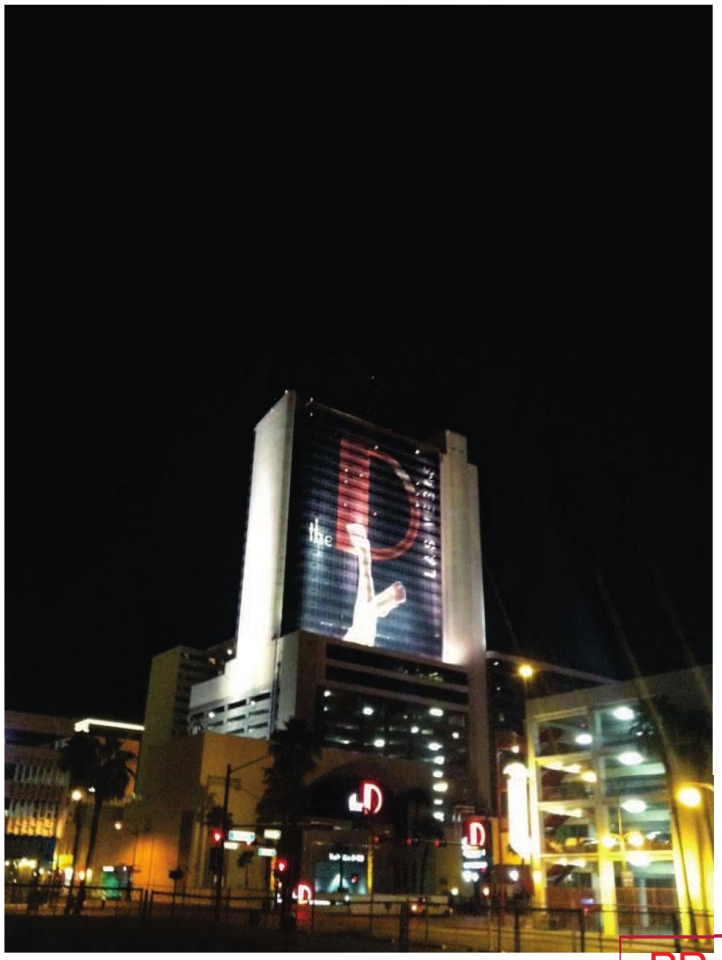
MSP-50712

BUILDING VINYL WRAP (Sign Type H)



1 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

ON PREMISE ADVERTISING WRAP APPLIED TO THE HOTEL GLASS TOWER
ON BOTH SIDES OF TOWER



2 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

SQUARE FOOTAGE OF ACTUAL GRAPHIC

"the" = 200.59 Sq. Ft.
"D" = 1,260.87 Sq. Ft.
"LAS VEGAS" = 95.26 Sq. Ft.
"Legs" = 1,481.10 Sq. Ft.

Total Square Feet (one side) = 3,037.82 Sq. Ft.
x 2 (Both Sides)

Total Square Feet = 6,075.64 Sq. Ft.
(Both Sides)

SQUARE FOOTAGE OF OVERALL WRAP

Bldg Wrap Dims = 163'-0" (H) x 136'-4" (W)
= 22,222.27 Sq. Ft.

Total Square Feet (one side) = 22,2220.27 Sq. Ft.
x 2 (Both Sides)

Total Square Feet = 44,444.55 Sq. Ft.
(Both Sides)

PRJ-50293
08/19/13

ADS COMPANIES

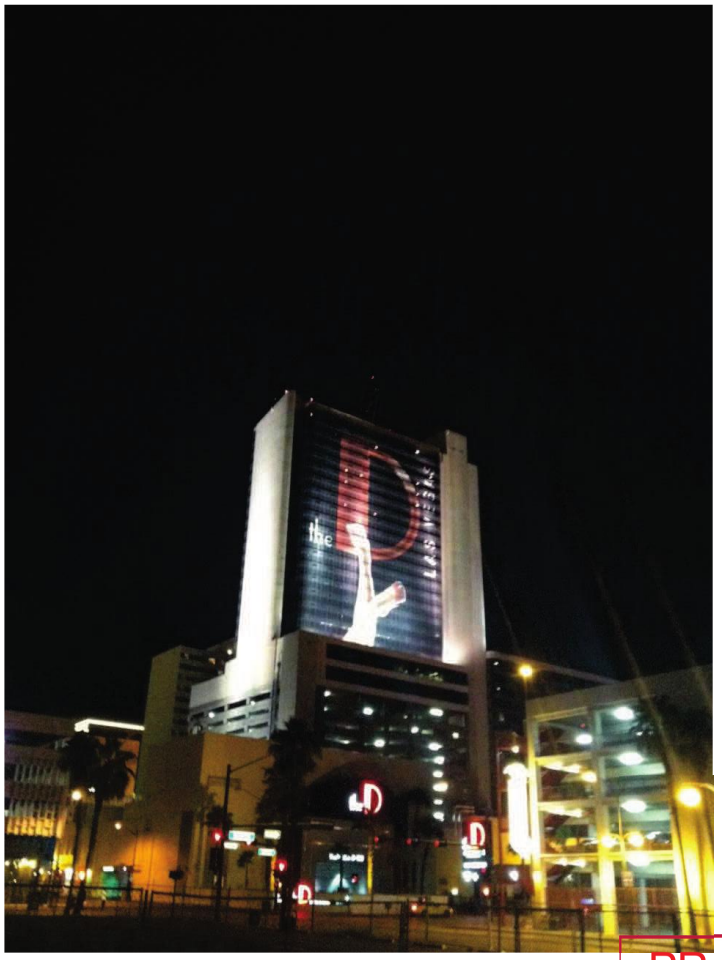
MSP-50712

BUILDING VINYL WRAP (Sign Type H)



1 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

ON PREMISE ADVERTISING WRAP APPLIED TO THE HOTEL GLASS TOWER
ON BOTH SIDES OF TOWER



2 CONTEXT ELEVATION - FRONT VIEW
SCALE: NTS

SQUARE FOOTAGE OF ACTUAL GRAPHIC

"the" = 200.59 Sq. Ft.
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"LAS VEGAS" = 95.26 Sq. Ft.
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Bldg Wrap Dims = 163'-0" (H) x 136'-4" (W)
= 22,222.27 Sq. Ft.

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x 2 (Both Sides)

Total Square Feet = 44,444.55 Sq. Ft.
(Both Sides)

PRJ-50293
08/19/13

ADS COMPANIES

MSP-50712

6/26/13

Justification Letter

Mr. Steve Swanton
Senior Planner
Department of Planning
City of Las Vegas

Dear Mr. Swanton,

I am writing on behalf of D Rock Gaming regarding the application for an approval of the existing building wrap located at The D Hotel and Casino, 301 Fremont St. Las Vegas, NV 89101.

The existing building wrap is approximately 22,222 square feet per face of the hotel tower and is on both sides. It is the casino logo along with complimentary artwork to help define and advertise the location to locals and tourists. It is done very tastefully and helps to update the façade of the older hotel tower giving it a more modern look to compliment the newly renovated property. It is evenly lit at night with high power floodlights to make it very legible. These lights are concealed on the lower rooftop as to not be visible from the ground. Please see the attached master plan with the calculated sq. footage of the actual graphics on the wrap. Appropriate permit fees will be paid when calculated.

Thank you for your consideration,

Respectfully,

Jeffrey DeBough

PRJ-50293
08/19/13

2950 Palisades Drive, Corona, CA 92880 T: 800-862-3202 F: 951-278-0680 www.ad-s.com

Signage + Fabrication Displays + Fixtures Lighting + Maintenance

MSP-50712

City of Las Vegas Agenda Item No.: **46.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

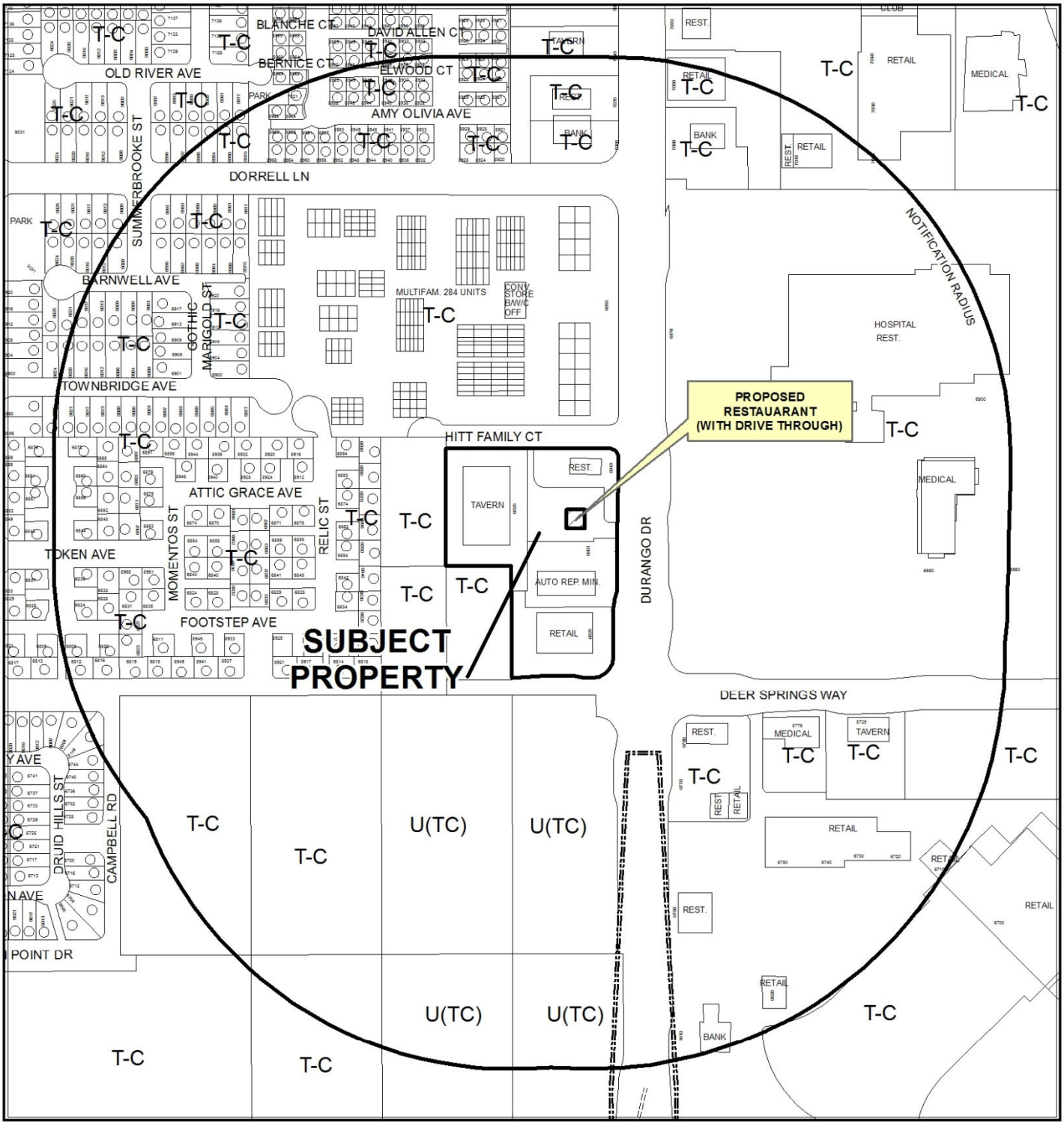
SUBJECT:
SUP-50635 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FIRST CUP LV DURANGO & DEER SPRINGS, LLC - OWNER: TEN15 CENTENNIAL, LLC - For possible action on a request for a Special Use Permit FOR AN EXISTING RESTAURANT (WITH DRIVE THROUGH) at 6935 North Durango Drive, Suite #150 (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-50645]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

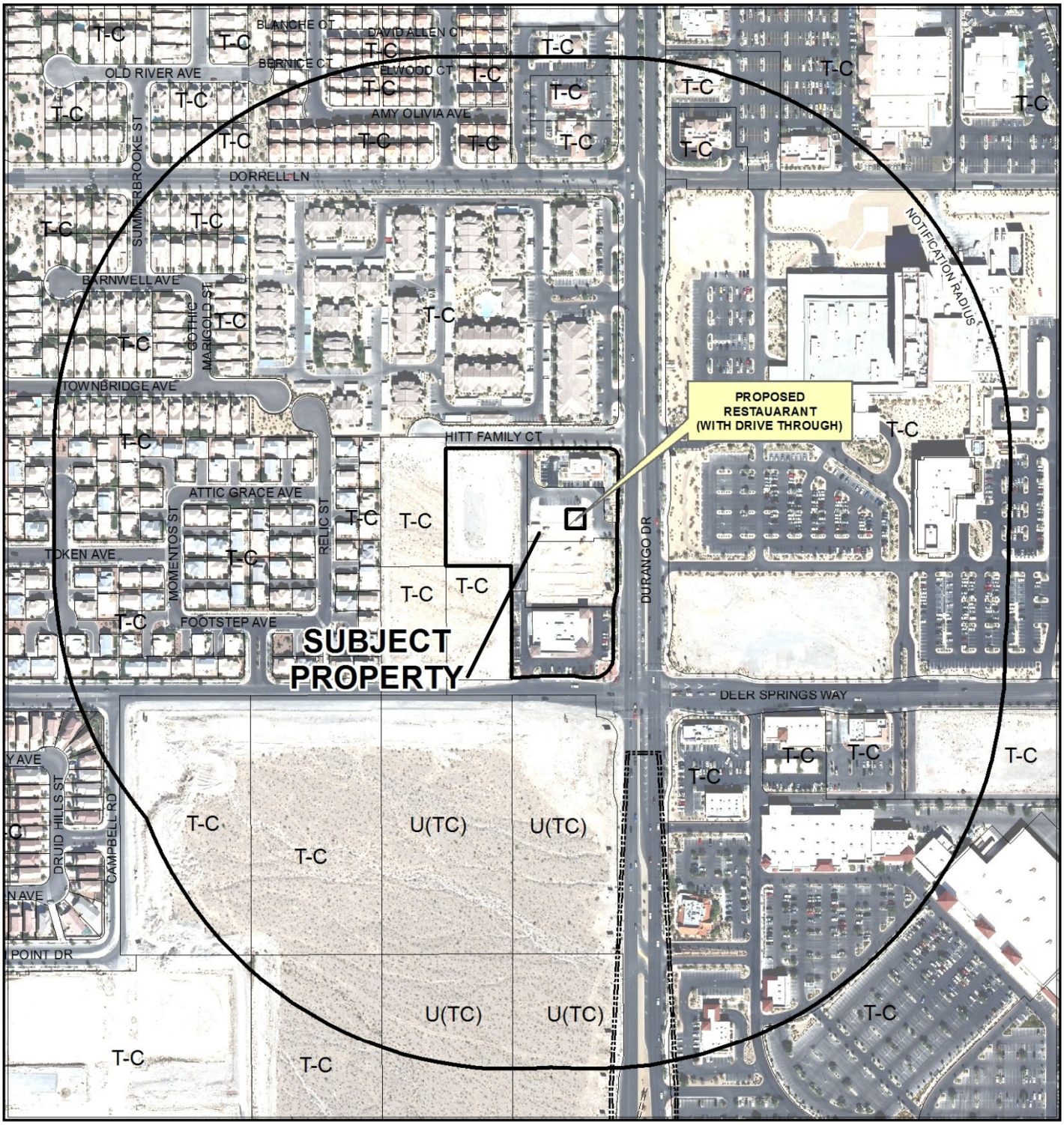
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-50635 (PRJ-50645)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[GC-TC (GENERAL COMMERCIAL - TOWN CENTER)
Special Land Use Designation]



0 300 600 Feet

CASE: **SUP-50635 (PRJ-50645)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[GC-TC (GENERAL COMMERCIAL - TOWN CENTER)
Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50635 APN: _____

Name of Property Owner: TCN 15 Centennial, LLC

Name of Applicant: First CVP LV Durango & Deer Springs, LLC

Name of Representative: Jason Duffy

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: J C Dapper

Subscribed and sworn before me

This 6th day of August, 2013

Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-16
Certificate No: 04-92987-1

PRJ-50645
08/07/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: First Cup LV Durango & Deer Springs, LLC

Project Address (Location) 6935 N Durango Drive, Las Vegas NV

Project Name Dunkin Donuts **Proposed Use** _____

Assessor's Parcel #(s) 125-20-216-011 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 2000 SFT **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Ten15 Centennial, LLC **Contact** Ginny or J Dapper

Address 985 White Drive **Phone:** 702-733-3622 **Fax:** (702) ~~210-2450~~ 733-8653

City Las Vegas **State** NV **Zip** 89119

E-mail Address ginny@dapperdevelopment.com

APPLICANT Jason Duffy **Contact** _____

Address 450 N McClitctock Dr. Suite 102 **Phone:** (602) 774-3300 **Fax:** (602) 774-3400

City Chandler **State** az **Zip** 85226

E-mail Address jason@ofacoffee.com

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name J Dapper

Subscribed and sworn before me

This 7th day of August, 2013.

Virginia G. Shelton

Notary Public in and for said County and State

VIRGINIA G. SHELTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-31-16
Certificate No: 04-92987-1

Revised 10/27/08

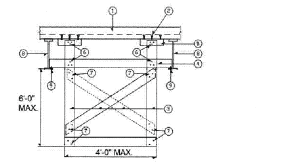
FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

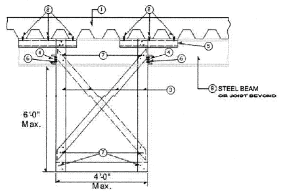
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of ~~the Zoning Ordinance~~.

f:\depot\Application Packet\Application Form.pdf

PRJ-50645
08/07/13



PARALLEL



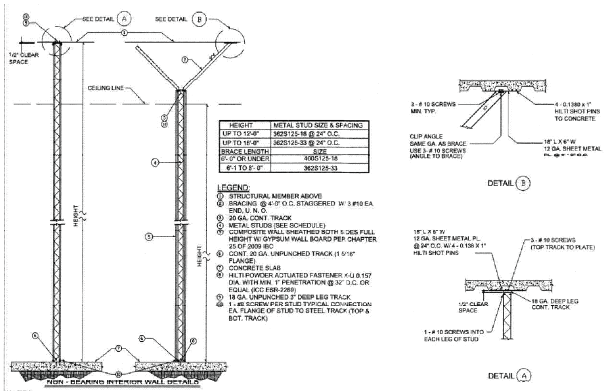
PERPENDICULAR

LEGEND:
1. CONCRETE ON METAL DECK
2. 3 - .177D X 1" HILTI SHOT PINS IN CONCRETE
3. 362S125-33 STEEL STUDS @ 24" O.C. (WITH DIAGONALS ALTERNATE OR STAGGERED)
4. 600S162-33 @ EACH STUD WITH 2 # 12 SCREWS AT EACH END
5. 600S125-33 @ EACH STUD, 18" MIN. LENGTH
6. 3 # 12 SCREWS
7. 2 # 12 SCREWS
8. STEEL BEAMS OR STEEL JOISTS
9. 2 # 12 SCREWS AT EACH END

NOTES:
1. 5 PSF LATERAL LOAD
2. Fy (MIN.) = 33 ksi
3. MATERIALS, LOADS AND INSTALLATION SHALL COMPLY WITH THE 2009 IBC.
4. GYPSUM BOARD MATERIALS, ACCESSORIES AND ATTACHMENT SHALL COMPLY WITH 2009 IBC.
5. THESE DETAILS ARE GUIDELINES ONLY. THE REGISTERED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER) MAY PROVIDE ALTERNATE DESIGN AND CALCULATIONS THAT COMPLY WITH 2009 IBC.
6. SEE ARCHITECTURAL FOR SOFFIT DIMENSIONS.
7. DOES NOT APPLY TO SOFFIT FRAMING WITH DIFFERENT CONFIGURATIONS.

LAS VEGAS STANDARD
STEEL STUD SOFFIT FRAMING TO STEEL - TYP.

1 N.T.S.



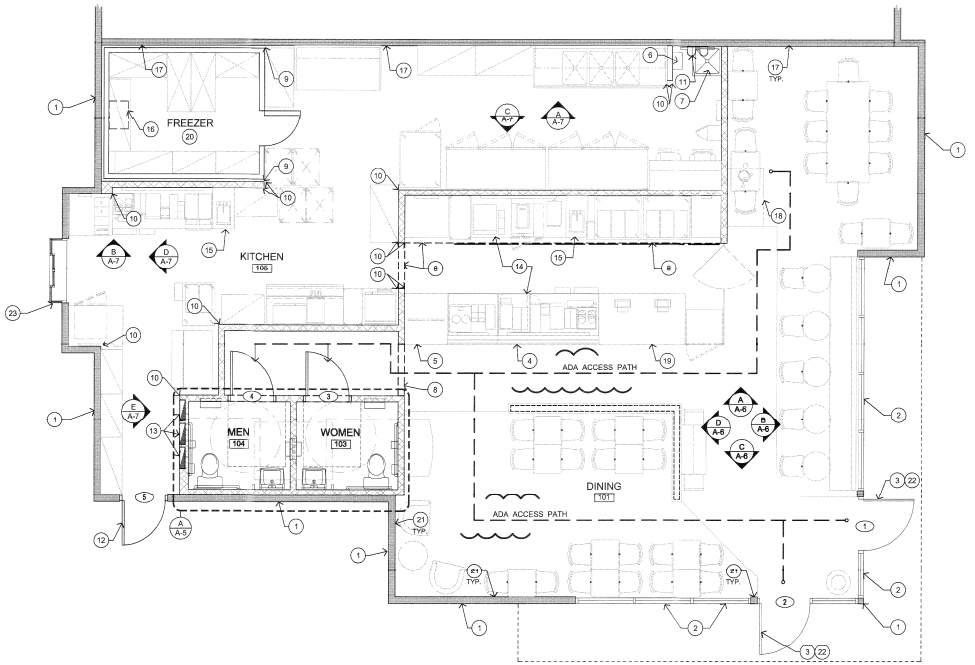
HEIGHT	METAL STUD SIZE & SPACING
UP TO 12'-9"	362S125-18 @ 24" O.C.
UP TO 16'-9"	362S125-33 @ 24" O.C.
BRACE LENGTH	SIZE
6'-0" OR UNDER	400S125-18
6'-1 TO 8'-0"	362S125-33

LEGEND:
1. STRUCTURAL MEMBER ABOVE
2. BRACING @ 4'-0" O.C. STAGGERED W/ 3 #10 EA END, U. N. O.
3. 20 GA. CONT. TRACK
4. METAL STUDS (SEE SCHEDULE)
5. COMPOSITE WALL SHEATHED BOTH SIDES FULL HEIGHT W/ GYPSUM WALL BOARD PER CHAPTER 25 OF 2009 IBC
6. CONT. 20 GA. UNPUNCHED TRACK (1 5/16" FLANGE)
7. CONCRETE SLAB
8. HILTI POWDER ACTUATED FASTENER X-U 0.157 DIA. WITH MIN. 1" PENETRATION @ 30" O.C. OR EQUAL (ICC ESR-2269)
9. 18 GA. UNPUNCHED 2" DEEP LEG TRACK
10. 1 - #8 SCREW PER STUD TYPICAL CONNECTION EA. FLANGE OF STUD TO STEEL TRACK (TOP & BOT. TRACK)

NOTES:
1) STUDS BRACED BY GYPSUM WALL BOARD EA. SIDE.
2) 5 PSF MAX. LATERAL LOAD.
3) Fy (MIN.) = 33 KSI.
4) L/120 DEFLECTION LIMIT.
5) FOR H = 15' - 0" AND SPACING = 8' - 0". SUBMIT ENGINEERING DESIGN AND DETAILS.
6) THE DETAILS SHOWN ARE INTENDED TO SERVE AS A GUIDE ONLY. THE DESIGN PROFESSIONAL MAY SUBMIT ALTERNATE DESIGN AND DETAILS THAT COMPLY WITH THE 2009 IBC.
7) NOT APPLICABLE TO SHEAR WALLS.
8) SEE ARCHITECTURAL REQUIREMENTS FOR RATED WALLS.

LAS VEGAS STANDARD
NON-BEARING STEEL STUD WALL TO DECK - TYP.

2 N.T.S.



ARCHITECTURAL FLOOR PLAN

A 1/4" = 1'-0"

KEYNOTE:

1. SHELL BUILDING - COORDINATE WITH SHELL CONSTRUCTION DRAWING PACKAGE.
2. EXISTING T.G. STOREFRONT WINDOW SYSTEM TO REMAIN - SEE SHELL DRAWINGS.
3. EXISTING A.D.A. COMPLIANT ACCESSIBLE ENTRY STOREFRONT DOOR TO REMAIN - G.C. TO COORDINATE WITH SHELL DRAWINGS - SEE DOOR/HARDWARE SCHEDULE AND NOTES ON SHEET A-8
4. CASEWORK BY OTHERS - G.C. TO COORDINATE.
5. ADA ACCESSIBLE PICK UP COUNTER +34" A.F.F.
6. JANITOR'S SINK - PROVIDE KAY CHEMICAL DISPENSER (SEE NATIONAL ACCOUNTS). MOUNT BOTTLE AND DISPENSER ABOVE SINK
7. WATER HEATER MOUNTED ABOVE MOP SINK ON SHELF.
8. LINE OF SOFFIT ABOVE.
9. CONTRACTOR TO PROVIDE CONTINUOUS S/S CLOSURE STRIP FULL HEIGHT AT COOLER, FREEZER TO WALL.
10. 16 GA. STAINLESS STEEL CORNER GUARDS, FROM FLOOR TO 6" ABOVE CEILING - SEE DETAIL 4/A-9
11. WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE)
12. EXISTING A.D.A. COMPLIANT ACCESSIBLE DOOR TO REMAIN - G.C. TO COORDINATE WITH SHELL DRAWINGS - SEE DOOR/HARDWARE SCHEDULE AND NOTES ON SHEET A-8
13. FULLY RECESSED ELECTRICAL PANELS AND EQUIPMENT. PROVIDE REQUIRED CLEARANCE PER N.E.C. 110-26.
14. PROVIDE UTILITY AND CLEANING ACCESS AT ALL CASEWORK WITH DRAINS (TYP.).
15. PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM WATER HEATER TO ALL HAND WASHING SINKS.
16. COMPRESSOR WITH BLOWER FAN MOUNTED ON LID OF WALK-IN.
17. EXISTING 1-HR RATED DEMISING WALL - 5/8" RATED GYPSUM BOARD ON EACH SIDE OF 3 5/8" METAL STUD WITH R-13 BATT INSULATION. EXTEND AND PATCH GYPSUM BOARD FULL HEIGHT AS NECESSARY - TAPE AND SAND SMOOTH - READY FOR WALL FINISHES.
18. A.D.A. ACCESSIBLE SEATING/TABLE, 30"x48" CLEAR FLOOR SPACE. SEE DETAIL 7/A-9 FOR TABLE BASE.
19. A.D.A. ACCESSIBLE CASH COUNTER +34" A.F.F.
20. WALK IN BOX
21. EXTEND AND PATCH FULL HEIGHT 5/8" GYPSUM BOARD TYPICAL AT EXTERIOR WALLS INCLUDING ABOVE WINDOWS. AS REQUIRED FOR T.I. SCOPE OF WORK - TAPE AND SAND SMOOTH - READY FOR WALL FINISHES.
22. CONTRACTOR TO PROVIDE/INSTALL DUNKIN BRANDS "D" DOOR PULLS, SEE DOOR TYPES SHEET A-8 FOR MOUNTING HEIGHT.
23. EXISTING DUNKIN DONUTS READY ACCESS DRIVE-THRU WINDOW PER SHELL DRAWINGS.

ACCESSIBILITY NOTES:

THE GENERAL CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE BARRIER FREE REQUIREMENTS FOR THE APPLICABLE LOCATION AND THE AMERICAN DISABILITIES ACT (ADA) AND SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE ACCORDING TO THE STRICTER REQUIREMENTS OF THE APPLICABLE STANDARDS. THE FOLLOWING IS A PARTIAL LIST OF REQUIREMENTS.

1. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 36" AND 42" ABOVE FLOOR AND BE LEVER TYPE.
2. TOILETS:
   A. LAVATORY TO HAVE LEVER HANDLES.
   B. TOILET PAPER DISPENSERS MOUNTED 19" MIN. TO CENTER LINE ABOVE THE FLOOR.
   C. LOCATE THE WATER CLOSET 18" FROM THE CENTER LINE OF THE FIXTURE TO THE WALL. THE SEAT WILL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF SEAT. HANDLE TO BE ON EXPOSED SIDE OF WATER CLOSET.
   D. PROVIDE ONE 42" AND ONE 36" LONG x 1 1/2" OUTSIDE DIAMETER PEENED GRAB BAR, 1 1/2" FROM THE WALL WITH ONE BEHIND AT 6" FROM THE WALL AND ONE ADJACENT TO AT 12" FROM THE WALL 33"-36" PARALLEL TO AND ABOVE THE FLOOR. PROVIDE ONE VETICAL 18" LONG x 1 1/2" OUTSIDE DIAMETER PEENED VERTICAL GRAB BAR, 1 1/2" FROM THE WALL AND 39" - 41" FROM WALL PERPENDICULAR TO THE FLOOR.
   E. LAVATORY TO BE MOUNTED 34" MAX. ABOVE THE FINISHED FLOOR TO RIM WITH KNEE SPACE OF 30" IN WIDTH AND 27" IN CLEAR HEIGHT. (29" CLEAR UNDER FRONT EDGE).
   F. INSTALL MIRROR 40" MAX. ABOVE THE FINISHED FLOOR (TO BOTTOM) AND 72" TO TOP.
   G. DISPENSERS TO BE MOUNTED A MAXIMUM OF 42" ABOVE THE FLOOR TO ALL OPERATING OR DISPENSING SLOTS.

SYMBOL LEGEND:

X	KEY NOTES
X	FINISHES - SEE SHEET A-6
X	FLOOR FINISHES - SEE SHEET A-4
X	EQUIPMENT - SEE SHEETS A-3, A-3.1, A-3.2
X	DOORS - SEE SHEET A-8
X	CEILING FINISHES - SEE SHEET A-2
X	WALL TYPE - SEE SHEET A-1

GENERAL NOTES:

1. REFER TO SHEETS A-3, A-3.1 AND A-3.2 FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.
2. SEE SHEET A-8 FOR DOOR SCHEDULE AND DOOR TYPES.
3. SEE SHEET A-1 FOR WALL TYPES AND PLYWOOD/DUROCK LOCATIONS.
4. PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP AT 5'-0" A.F.F. (BY G.C.). - NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE. SEE DETAIL 5 - A-9
5. ALL FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN ROOF. PER I.B.C. 717.2.2 THRU 717.2.7.
6. CONTRACTOR TO REPAIR/PATCH ALL WALLS TO BE PLUMBED.
7. PROVIDE MAXIMUM OCCUPANT LOAD SIGN IN DINING AREA PER 2009 I.B.C. 1004.3

APPROVED

PLANS APPROVED-CONSTRUCTION
INCLUDES A SAFETY DEPT. SET OF LAS VEGAS REVIEW

WILLIAM J. REILLY, ARCHITECT
3720 EAST ROCKWOOD DR.
PHOENIX, ARIZONA 85050
(602) 540-5508

WILLIAM JOSEPH REILLY — No. 6015 — 9/28/13 — REGISTERED ARCHITECT — STATE OF NEVADA

EXP. DATE: 12-31-2013

DUNKIN' BRANDS [eat drink think]

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COPYRIGHT LAW. STATUTORY AND OTHER RESERVED RIGHTS APPLY. THESE PLANS OR ANY PART THEREOF MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

DATE 28 MARCH 2013

DELTA 1 PLAN REVIEW

DUNKIN DONUTS
6825 N. DURANGO DRIVE
LAS VEGAS, NEVADA 89149

SHEET TITLE
ARCHITECTURAL FLOOR PLAN

JOB NO A12291

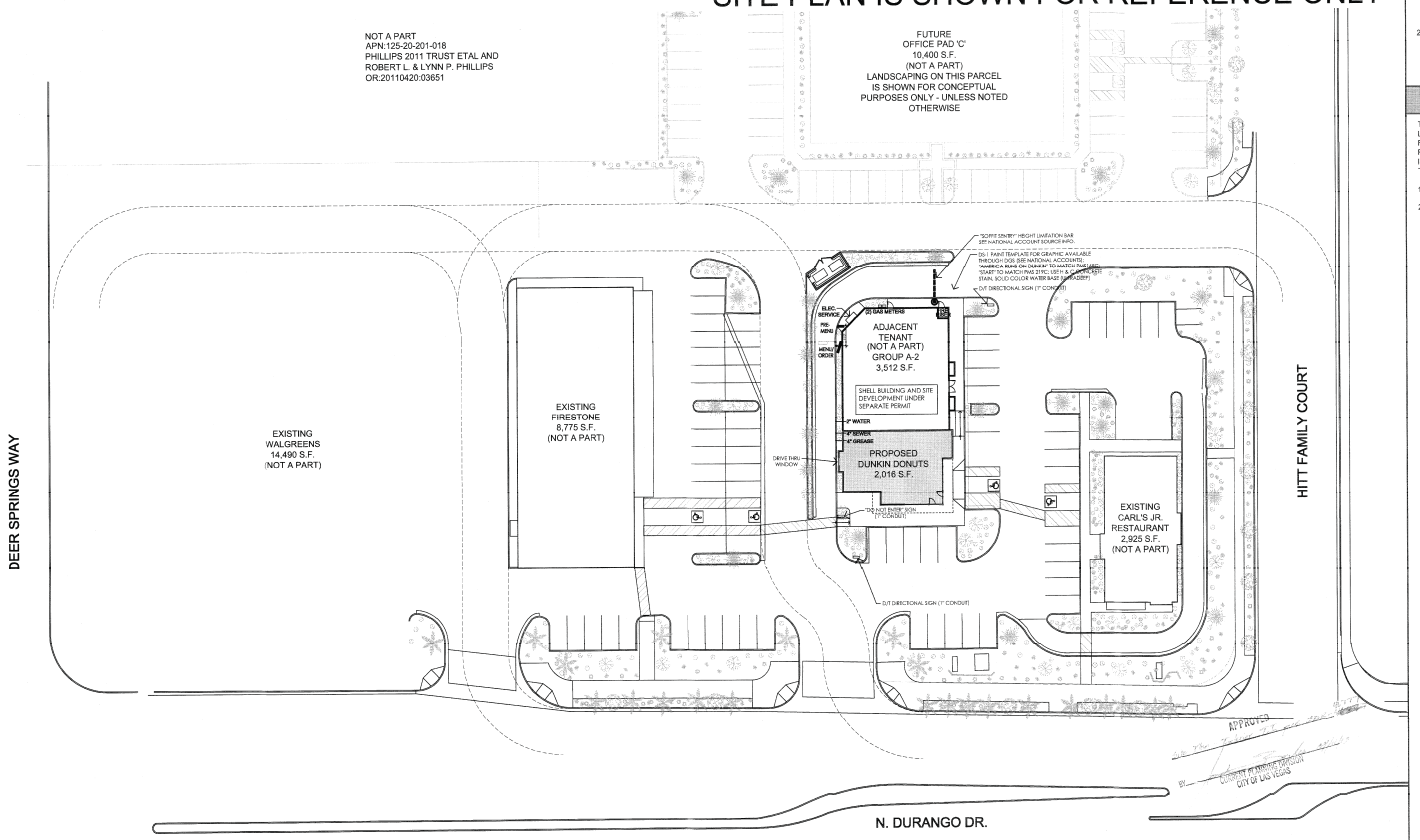
DATE	28 . MARCH . 2013
SCALE	AS NOTED
DRAWN	WR
CHECKED	WR

SHEET NO **A-1.1**

PRJ-50645
08/07/13

SUP-50635

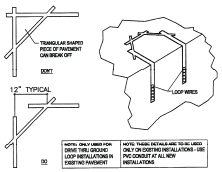
SITE PLAN IS SHOWN FOR REFERENCE ONLY



SITE PLAN

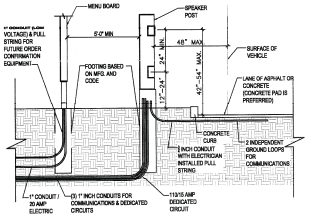
A | 1" = 30'-0"

NORTH



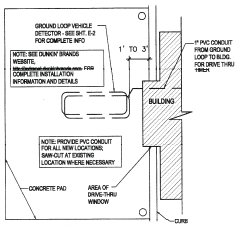
DRIVE - THRU LOOPS

4 | N.T.S.



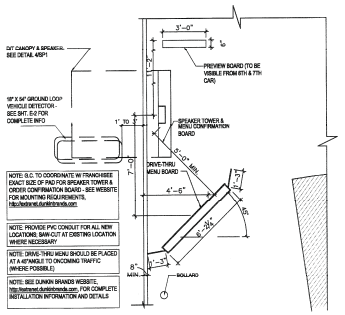
DRIVE - THRU MENU SECTION

3 | N.T.S.



DRIVE - THRU TIMER @ WINDOW

2 | N.T.S.



DRIVE - THRU TIMER @ MENU BOARD

1 | N.T.S.

GENERAL NOTES:

1. CONTRACTOR TO SAWCUT PAVEMENT AT ALL LOCATIONS WHERE PAVEMENT IS TO BE REMOVED AND FINISH NEW PAVEMENT TO MEET ELEVATIONS OF EXISTING ADJACENT.
2. ALL SIGNAGE TO BE UNDER SEPARATE REVIEW AND PERMIT.

ACCESSIBILITY NOTES:

THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE ADA AND LOCAL BARRIER FREE REQUIREMENTS AND SHALL ENSURE THAT THIS FACILITY WILL BE MEET THE STRICTEST OF THE APPLICABLE REQUIREMENTS. THE FOLLOWING IS A PARTIAL LIST OF SITE RELATED ITEMS WITHIN THE SCOPE OF WORK TO PAY PARTICULAR ATTENTION TO:

1. ACCESSIBLE PARKING STALL REQUIREMENTS.
2. ACCESSIBILITY FROM PARKING TO BUILDING INTERIOR.

PLANS APPROVED-CONSTRUCTION
BUILDING & SAFETY DEPT. CITY OF LAS VEGAS, NEVADA

RECEIVED
APR - 1 2013
CITY OF LAS VEGAS
PERMITS

WILLIAM J. REILLY,
ARCHITECT
3720 EAST ROCKWOOD DR.
PHOENIX, ARIZONA 85050
(602) 540-5508

WILLIAM JOSEPH REILLY
No. 6915
5/29/13
REGISTERED
STATE OF NEVADA

EXP. DATE: 12-31-2013

DUNKIN' BRANDS
[eatdrinkthink]

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DELTA | DATE
1 PLAN REVIEW | 28 MARCH 2013

DUNKIN DONUTS
6825 N. DURANGO DRIVE
LAS VEGAS, NEVADA 89149

SHEET TITLE
SITE PLAN

JOB NO A12291
DATE 28 . MARCH . 2013
SCALE AS NOTED
DRAWN WR
CHECKED WR

SHEET NO
SP-1

SUP-50635

PRJ-50645
08/07/13

JUSTIFICATION LETTER

Applicant wishes to obtain a Special Use Permit to allow a drive-through window at our facility located at 6935 N Durango Drive, Las Vegas, NV. The proposed window shall not adversely affect the public health, safety and general welfare of the community surrounding.

Applicant agrees to abide by all the requirements and guidelines mandated by the City of Las Vegas and guarantees that the prospective and future use complies with all pertinent Las Vegas regulations.

8/6/13

Jason Duffy, Manager
First Cup LV Durango & Deer Springs, LLC
dba Dunkin Donuts

Date

SUP-50635

PRJ-50645
08/07/13

Re: Special Use Permit for First Cup LV Durango & Deer Springs, LLC
6935 N Durango Drive
Las Vegas, NV 89149

As the owner(s) of the property located at 7125 W. Regina Ave., Las Vegas, NV 89149, we support the application of our tenant **First Cup LV Durango & Deer Springs, LLC dba Dunkin Donuts** for a Special Use Permit that would allow for a drive-through window on the property. We consent to the filing and processing of the application, and agree to be bound by the requested Special Use Permit.

J Dapper
Ten15 Centennial, LLC

08/06/13
Date

SUP-50635

PRJ-50645
08/07/13

City of Las Vegas Agenda Item No.: **48.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

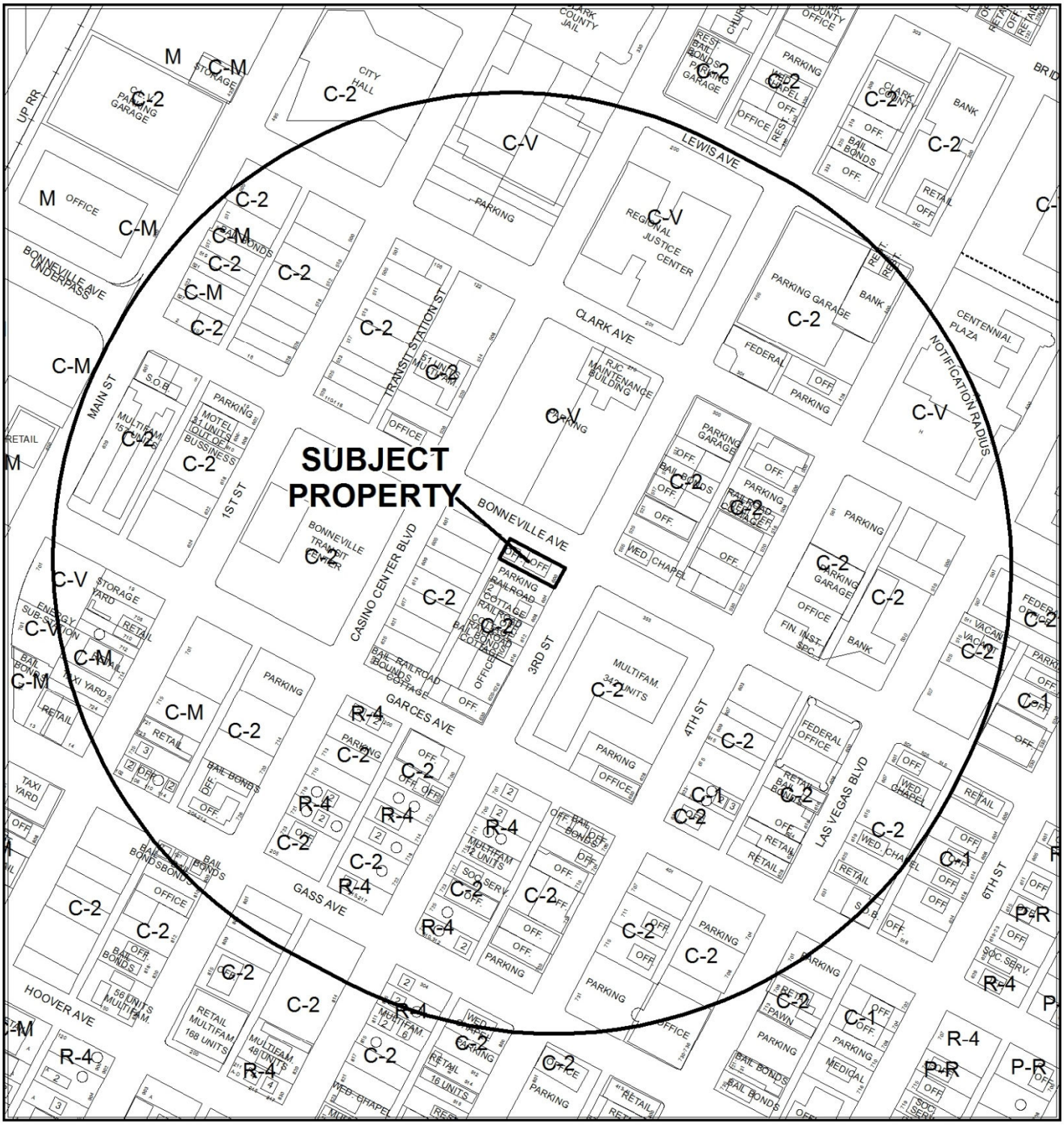
SUBJECT:
SUP-50807 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AARDVARK BAILBONDS - OWNER: BONNEVILLE CENTER, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED BAILBOND SERVICE USE at 600 South 3rd Street (APN 139-34-311-072), C-2 (General Commercial) Zone, Ward 3 (Coffin).[PRJ-50750] Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



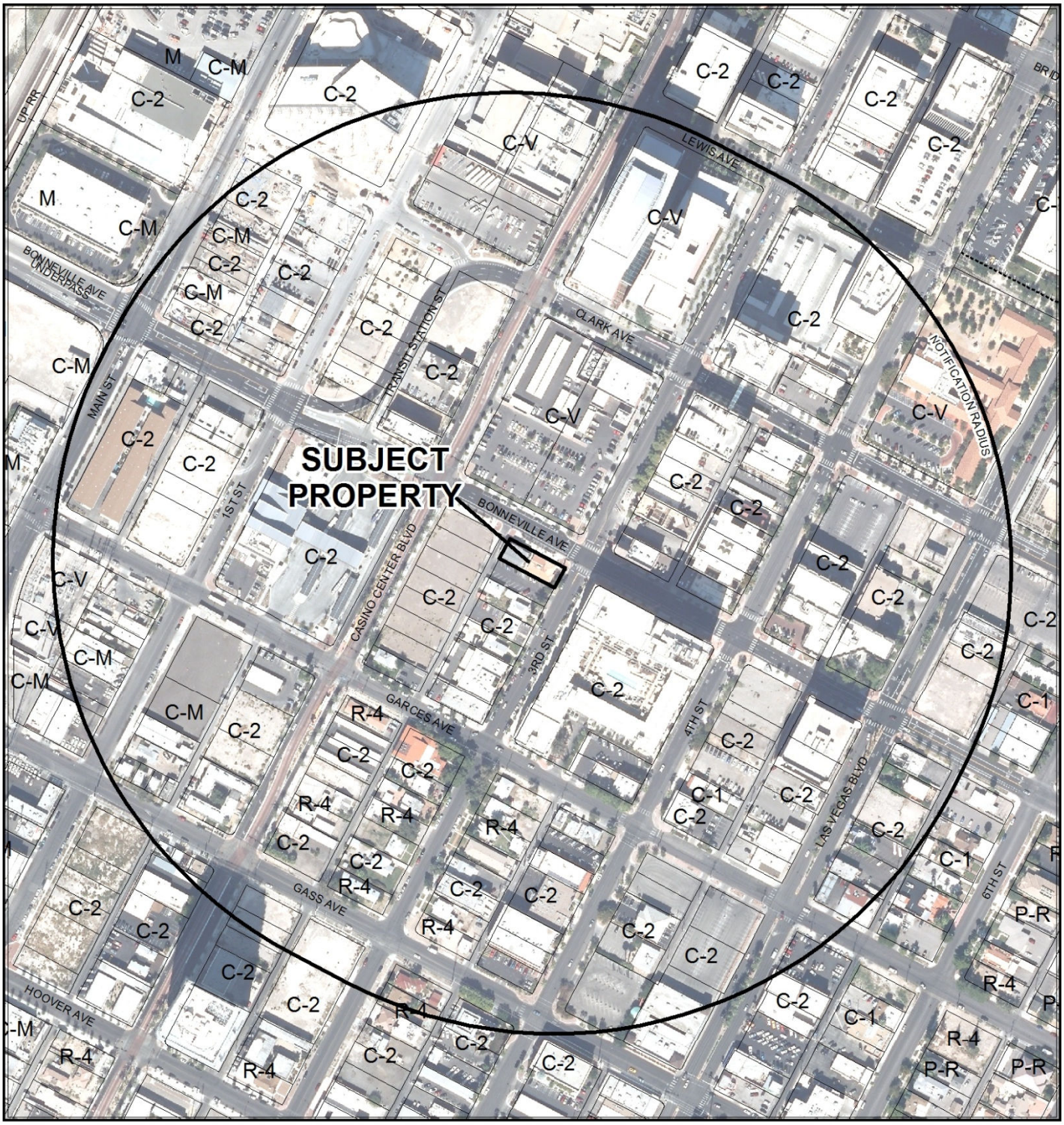
0 300 600 Feet

CASE: **SUP-50807 (PRJ-50750)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **SUP-50807 (PRJ-50750)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



SUP-50807 (PRJ-50750)

Business Licenses

Subject Property

Bailbond Service

Bail Bonds

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, August 28, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50807

Case Number: PRJ50750 SF001 APN: 139-34-311-072

Name of Property Owner: Bonneville Center, LLC

Name of Applicant: Aardvark Bail Bonds

Name of Representative: Wanda Flangas

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: Wanda Flangas

Print Name: Wanda Flangas

Subscribed and sworn before me

This 20 day of AUG, 2013

Russell West

Notary Public in and for said County and State

RUSSELL WEST
Notary Public, State of Nevada
Appointment No. 09-10630-1
My Appt. Expires Jul 20, 2017

PRJ-50750
08/21/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50807

Case Number: PRJ50750 SF001 APN: 139-34-311-072

Name of Property Owner: Bonneville Center, LLC

Name of Applicant: Aardvark Bail Bonds

Name of Representative: Wanda Flangas

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: Wanda Flangas

Print Name: Wanda Flangas

Subscribed and sworn before me

This 20 day of AUG, 2013

Russell West

Notary Public in and for said County and State

RUSSELL WEST
Notary Public, State of Nevada
Appointment No. 09-10630-1
My Appt. Expires Jul 20, 2017

PRJ-50750
08/21/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit - Bails Bond

Project Address (Location) 600 S. 3rd St., Las Vegas, Nevada 89101

Project Name Aardvark Bail Bonds **Proposed Use** Bail Bonds

Assessor's Parcel #(s) 139-34-311-072 **Ward #** 3

General Plan: existing Profess proposed Sam **Zoning:** existing 3-35 Cor proposed Same

Commercial Square Footage 2091 **Floor Area Ratio** 2091

Gross Acres .32 **Lots/Units** 2/2 **Density** Existing/No Change

Additional Information Bails Bond Business's have been in the area for years and there was previously a Bails Bond at 608 S. 3rd St., the lot to the south.

PROPERTY OWNER Bonneville Center **Contact** Wanda Flangas

Address 1068 Tam O' Shanter **Phone:** 7023841990 **Fax:** 7023841009

City Las Vegas **State** NV **Zip** 89109

E-mail Address leo@flangaslawoffice.com

APPLICANT Aardvark Bails Bond **Contact** Elton Ebar

Address 2135 Bensley **Phone:** 7023535640 **Fax:** 7024763327

City Las Vegas **State** NV **Zip** 89044

E-mail Address apacheelton@gmail.com

REPRESENTATIVE Ben Arave **Contact** Ben Arave

Address 600 S. 3rd St. **Phone:** 2086802618 **Fax:** 7023891009

City Las Vegas **State** NV **Zip** 89101

E-mail Address benarave9@gmail.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Wanda Flangas

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

Print Name Wanda Flangas

Subscribed and sworn before me

This 20 day of AUG, 2013.

Russell West

Notary Public in and for said County and State

RUSSELL WEST
Notary Public, State of Nevada
Appointment No. 09-10630-1
My Appt. Expires Jul 20, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

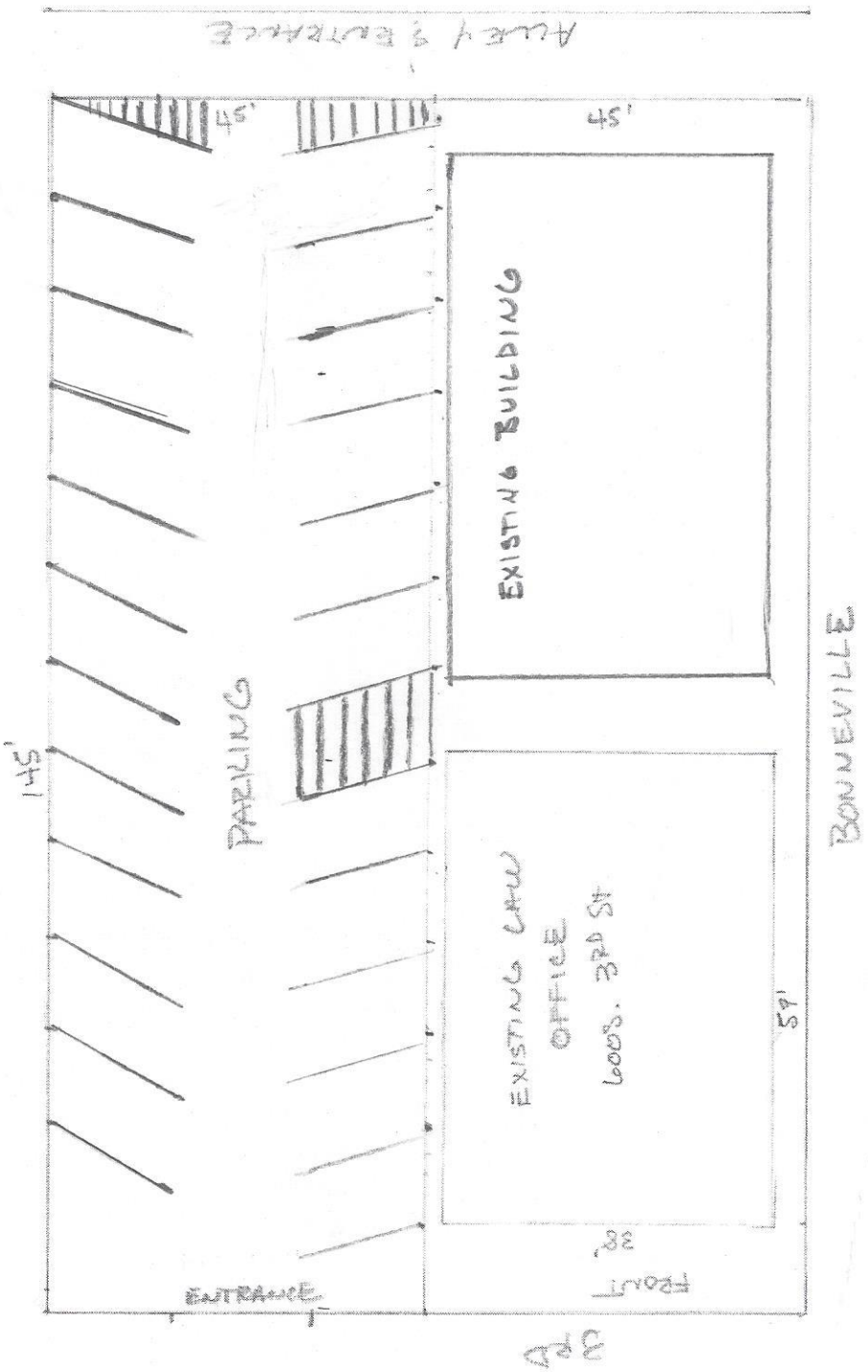
Case #	SUP-50807
Meeting Date:	10/08/013 PC
Total Fee:	
Date Received:*	
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

PRJ-50750
08/21/13

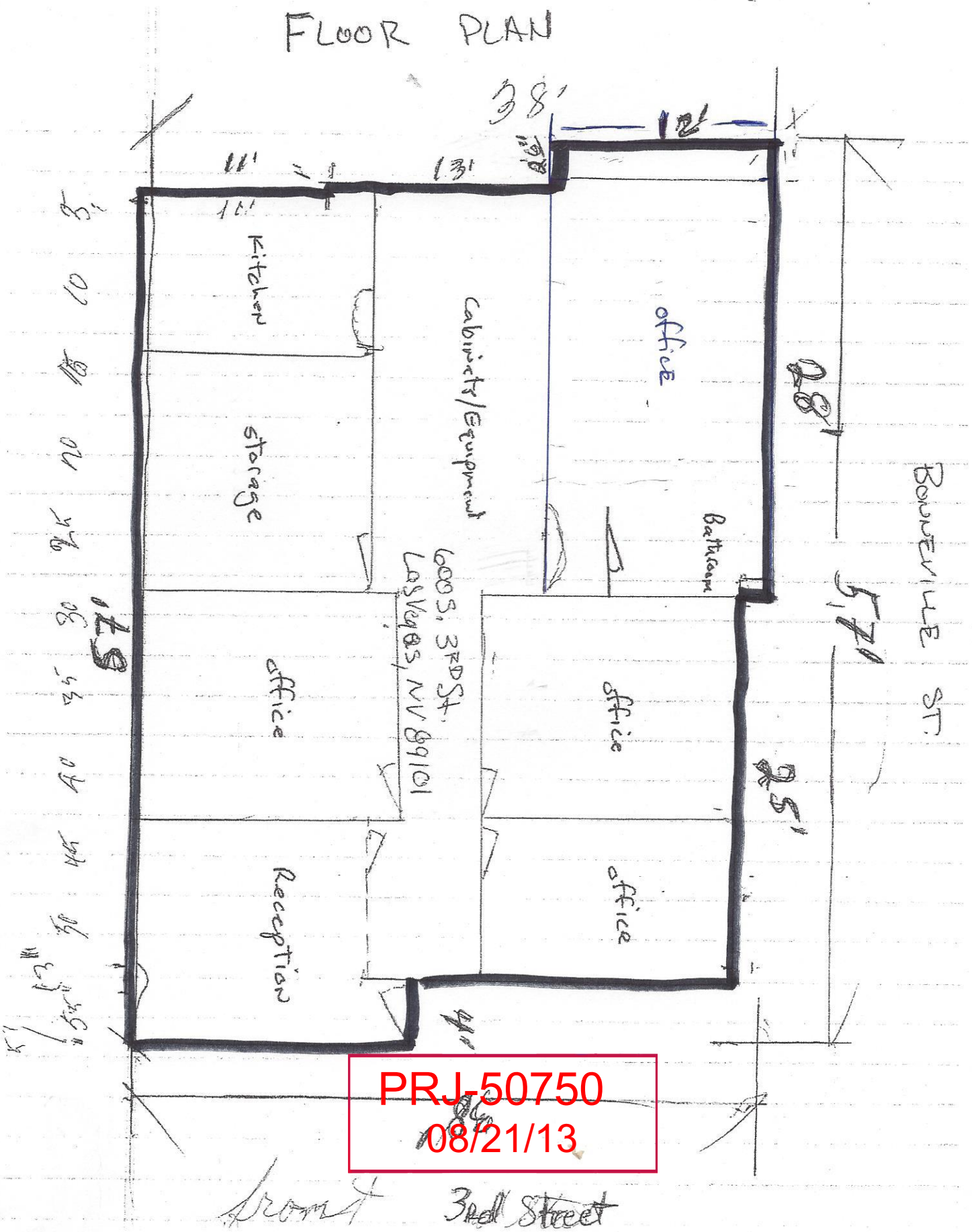
PLOT PLAN
1000 S. 3RD ST.
LAS VEGAS, NV 89101



PRJ-50750
08/21/13

SUP-50807

FLOOR PLAN



PRJ-50750
08/21/13

SUP-50807

July 31, 2013

RE: Aardvark Bail Bonds Special Use Permit – Justification Letter

To Whom It May Concern:

The following property, located at 600 S. 3rd Street in Las Vegas, Nevada is currently being used as an Attorney's Office, ie Professional Office Space. We are requesting a special use permit for a Bail Bonds Business to be added to this location that will operate 24/7. Naturally the business is designed to help people get out of jail and there are numerous other businesses in the general area of this building being used for the same purpose.

We appreciate your help and consideration in this matter.

Thanks so much.

PRJ-50750
08/21/13

SUP-50807

City of Las Vegas Agenda Item No.: **49.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

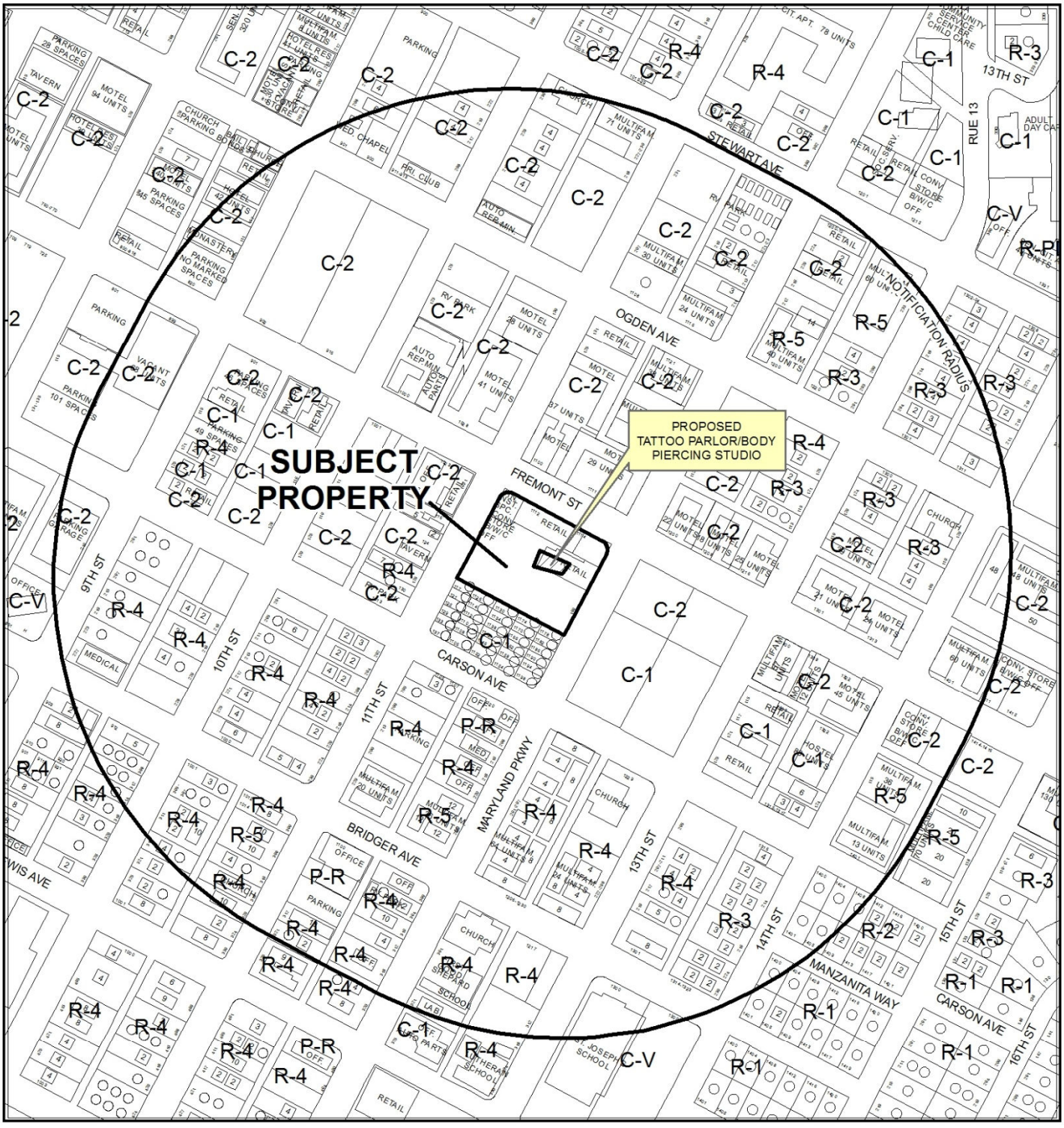
SUBJECT:
SUP-50810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DOWNTOWN TATTOO - OWNER: MISSION SPRINGS PROPERTIES, LLC - For possible action on a request for a Special Use Permit FOR A TATTOO PARLOR/BODY PIERCING STUDIO USE at 1106 Fremont Street (APN 139-35-317-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) PRJ-50646.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



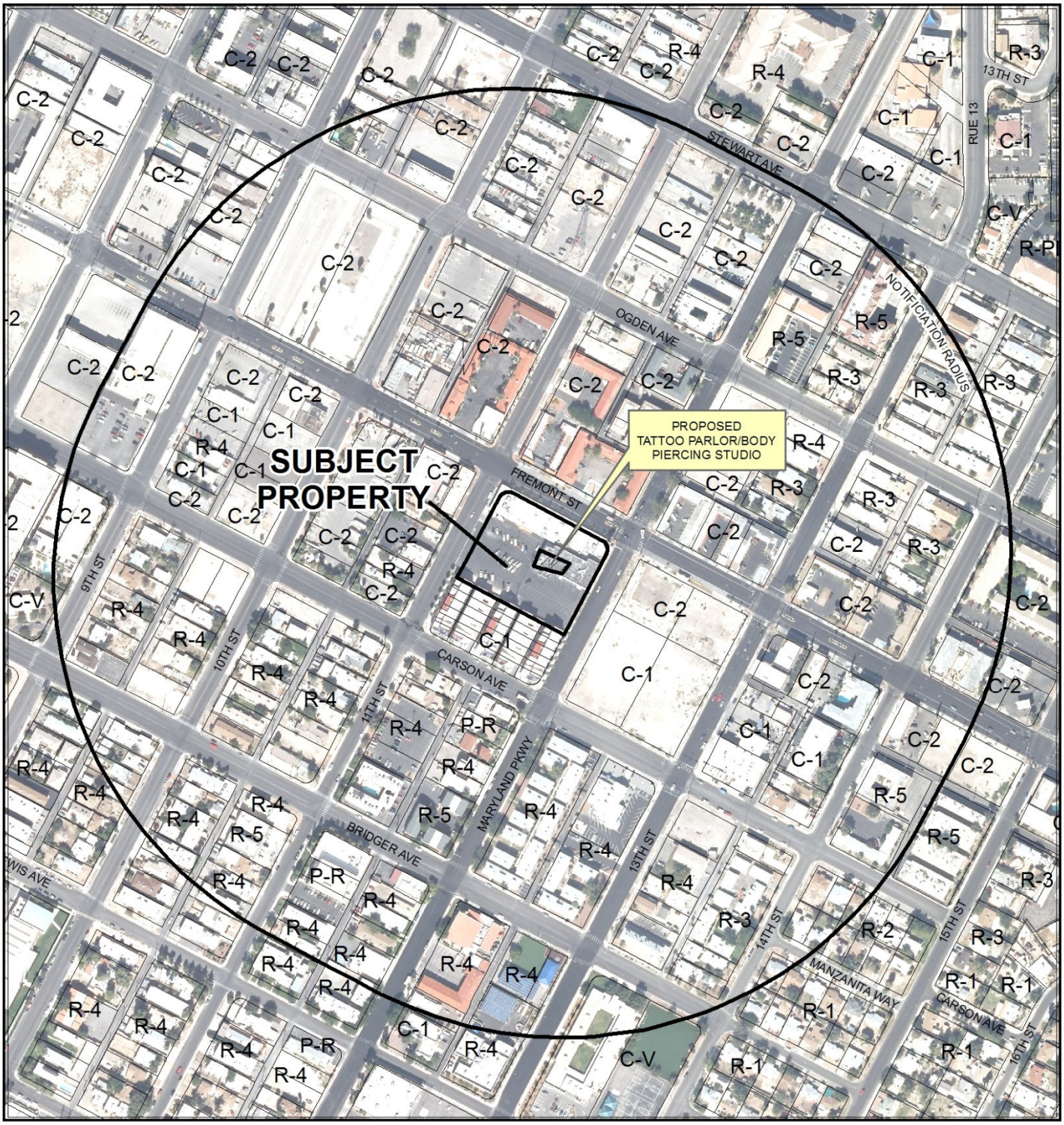
CASE: **SUP-50810 (PRJ-50646)**

0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



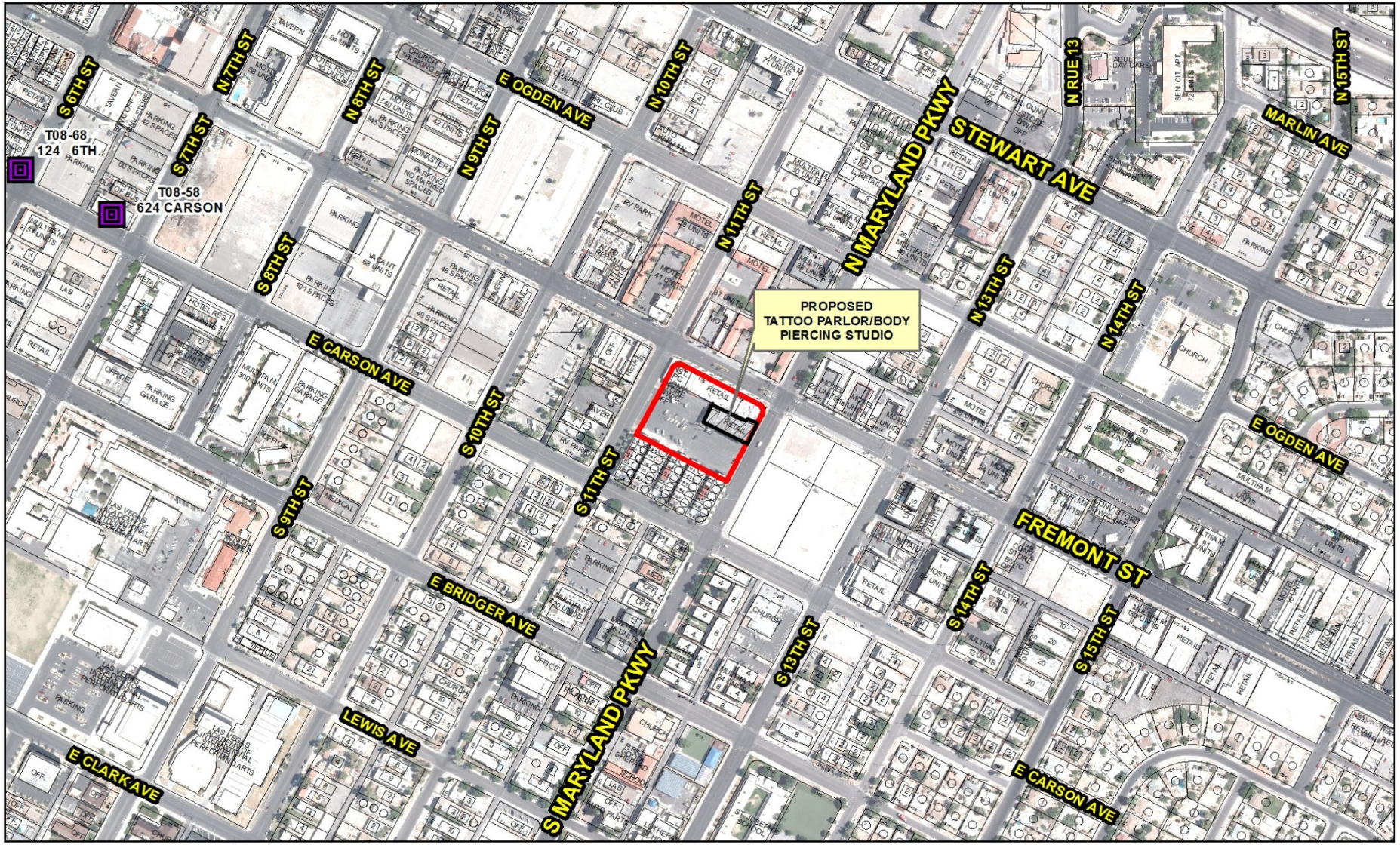
0 300 600 Feet

CASE: **SUP-50810 (PRJ-50646)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

N



SUP-50810 (PRJ-50646)

Tattoo Establishment

Business Licenses

Tattoo Establishment

Subject Property

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System

Planning & Development Dept.

702-229-6301

Date: Wednesday, August 28, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50810 APN: 139-35-317-001

Name of Property Owner: Mission Springs Properties, L.L.C.

Name of Applicant: Downtown Tattoo

Name of Representative: Brian Orr

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: David Charron

Subscribed and sworn before me

This 31st day of July, 2013

Judy Cates Clark, Nevada

Notary Public in and for said County and State

JUDY CATES
Notary Public State of Nevada
No. 02-79102-1
My appt. exp. Dec. 12, 2014

PRJ-50646

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 1106 Fremont Street Las Vegas, NV 89101

Project Name Downtown Tattoo **Proposed Use** _____

Assessor's Parcel #(s) 139-35-317-001 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

Commercial Square Footage 1,300 sf **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Mission Springs Properties, LLC **Contact** David Charron

Address 3870 E. Flamingo Rd. Ste A2-233 **Phone:** (702) 521-3198 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address dave@missionsprings.net

APPLICANT Downtown Tattoo **Contact** Brian Orr

Address 1106 Fremont Street **Phone:** (702) 806-6099 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address downtowntattoo@cox.net

REPRESENTATIVE Downtown Tattoo **Contact** Brian Orr

Address 1106 Fremont Street **Phone:** (702) 806-6099 **Fax:** _____

City Las Vegas **State** NV **Zip** 89101

E-mail Address downtowntattoo@cox.net

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name David Charron

Subscribed and sworn before me

This 31st day of July, 2013.

_____

Notary Public in and for said County and State Clark, Nevada

JUDY CATES
Notary Public State of Nevada
No. 02-79102-1
My appt. exp. Dec. 12, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

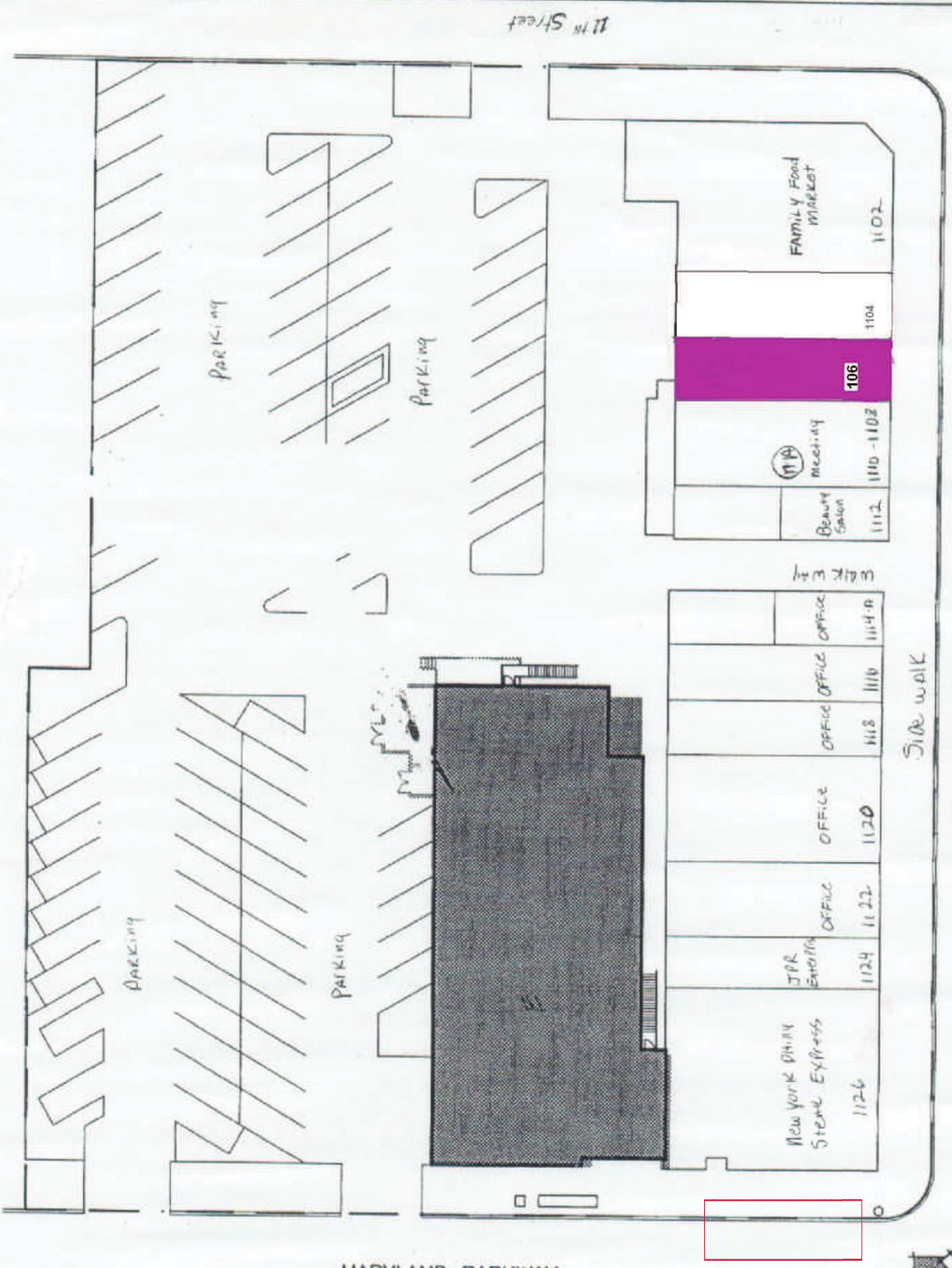
Case #	SUP-50810
Meeting Date:	
Total Fee:	10/08/13 PC
Date Received:*	
Received By:	

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

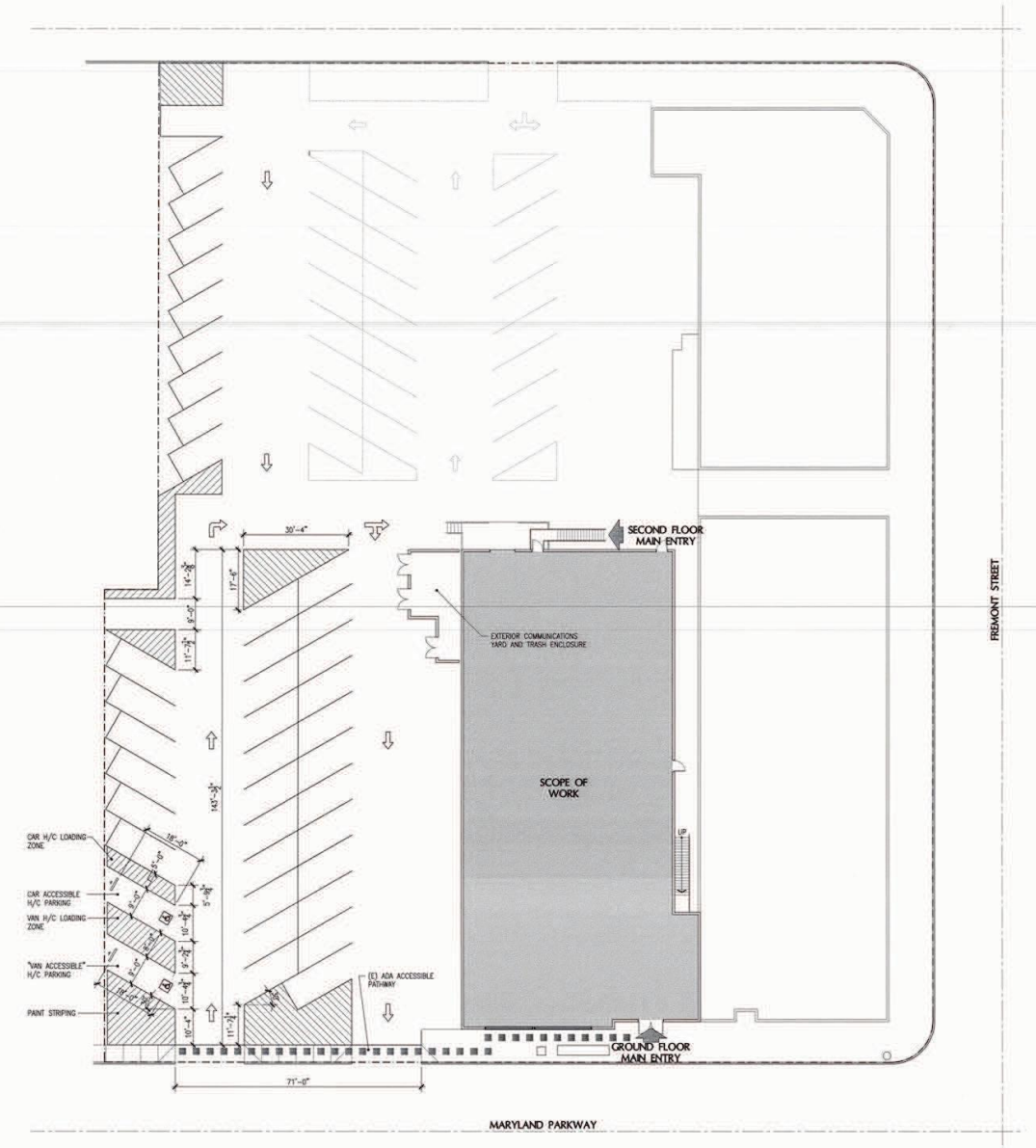
PRJ-50646
08/7/13

f:\depot\Application Packet\Application Form.pdf

VICINITY SITE MAP



SUP-50810



SITE ACCESS PLAN

SCALE: 1/16" = 1'-0"

1

NORTH

REVISIONS

Rev.	Description	Date

Consultant:

Do Not Scale This Drawing
These Drawings, as Instruments of Service, are and Shall Remain the Property of the Design Professional.

Project Title: FREMONT BUILDING IMPROVEMENTS

Sheet Title: SITE ACCESS PLAN

Seal:

Architect: KMR ARCHITECTS
1500 E. TROPICANA AVE., SUITE 201 LAS VEGAS, NEVADA 89119
(702) 731-0383 FAX (702) 731-9266
E-MAIL: KMR@KMRarchitects.com

PERMIT SET

Project No.: 2003009.00

Date: 4/17/03

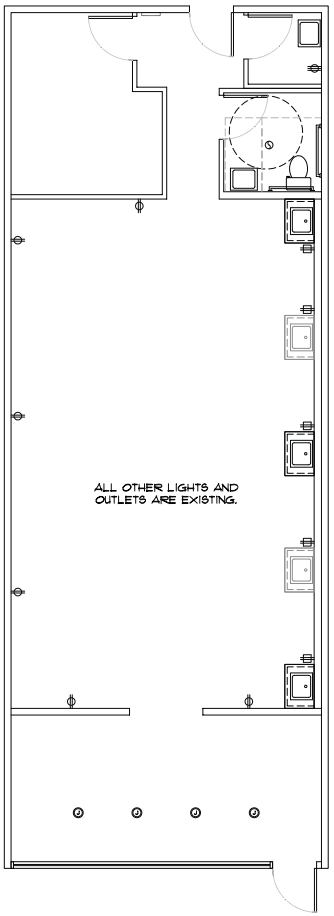
Drawn By: SY Check By: CF

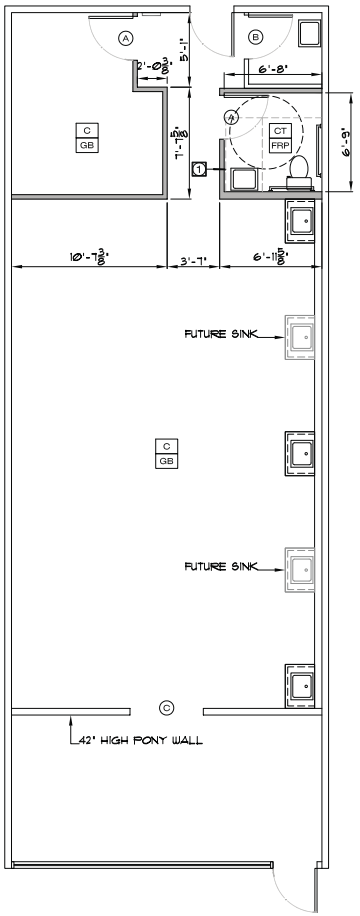
Sheet No.: A1.0.1

SUP-50810

ELECTRICAL SYMBOLS

- DUPLEX OUTLET
- GFCI OULET
- 220V OUTLET
- 'J' BOX
- SWITCH
- EXHAUST FAN





-ALL HARDWARE TO BE BRUSHED STAINLESS STEEL.

-ALL HARDWARE TO BE INSTALLED AT 34" MIN. 48" MAX. A.F.F. PER ANSI#04.2.6

FLOOR FINISHES

C= CONCRETE
CT= CERAMIC TILE

WALL FINISHES

GB= GYPSUM BOARD, FINISH PER OWNER
COLOR: BY OWNER
(2) COATS EGGSHELL FINISH
FRP= GYP. BD. w/ FIBER REINF. PANEL
(4'-0" WAINSCOT)

WALL BASE

ALL WALL BASE SHALL BE 6" VINYL ROPPE OR JOHNSONITE

ALL DRYWALL CORNER BEAD SHALL BE BULLNOSE

X = FLOOR FINISH
X = WALL FINISH

= EXISTING WALL
= NEW WALL

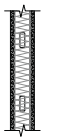
DOOR TYPES

(A) S.C. WOOD, TIMELY H.M., PAINTED (PRIVACY)

(B) EXISTING DOOR TO REMAIN

(C) 1/2 DUTCH DOOR

WALL TYPES



1

3-5/8" METAL STUDS @ 16" O.C.
(1) LAYER 5/8" GYP. BOARD EACH SIDE
INSULATION OPTIONAL
WOOD STUDS CAN BE USED IN LIEU OF METAL

MORGAN HOMES
JOHN MORGAN
PH: 702.204.4124
LIC. # 0051561

CS DESIGN GROUP
6435 WEST SAHARA AVENUE, SUITE 102
LAS VEGAS, NEVADA 89146
PHONE (702) 313.3422
FAX (702) 313.3421

DOWNTOWN TATTOO T.I.
1106 EAST FREMONT ST.
LAS VEGAS, NEVADA

DATE: 8/7/13

JOB NO.: M13-055

NOTED AND ELECTRICAL PLAN

A1.0

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

SUP-50810

Downtown Tattoo
624 Carson Ave.
Las Vegas, NV 89101

August 15, 2013

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
For a Special Use Permit Application for a tattoo shop
Re: APN **139-35-317-001**

Dear Mr. Fagg:

Please accept this as our justification letter for an SUP for a tattoo establishment. Our shop is currently located at 624 Carson Avenue.

This Application is for an **SUP** is to move our current location to 1106 Fremont Street, Las Vegas, Nevada 89101 zoned C-2 (General Commercial). This shopping center has more than adequate parking and is centrally located.

Our new proposed location will meet all Health Department requirements for a tattoo shop. Our hours of operation for the new facility will be Sunday through Thursday 12:00pm – 8:00pm and Friday and Saturday 12:00pm – 10:00pm.

We look forward to remaining a part of the Downtown Community and appreciate your consideration to allow us a special use permit.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Brian Orr

Brian Orr

PRJ-50646
08/21/13

SUP-50810

City of Las Vegas Agenda Item No.: **50.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

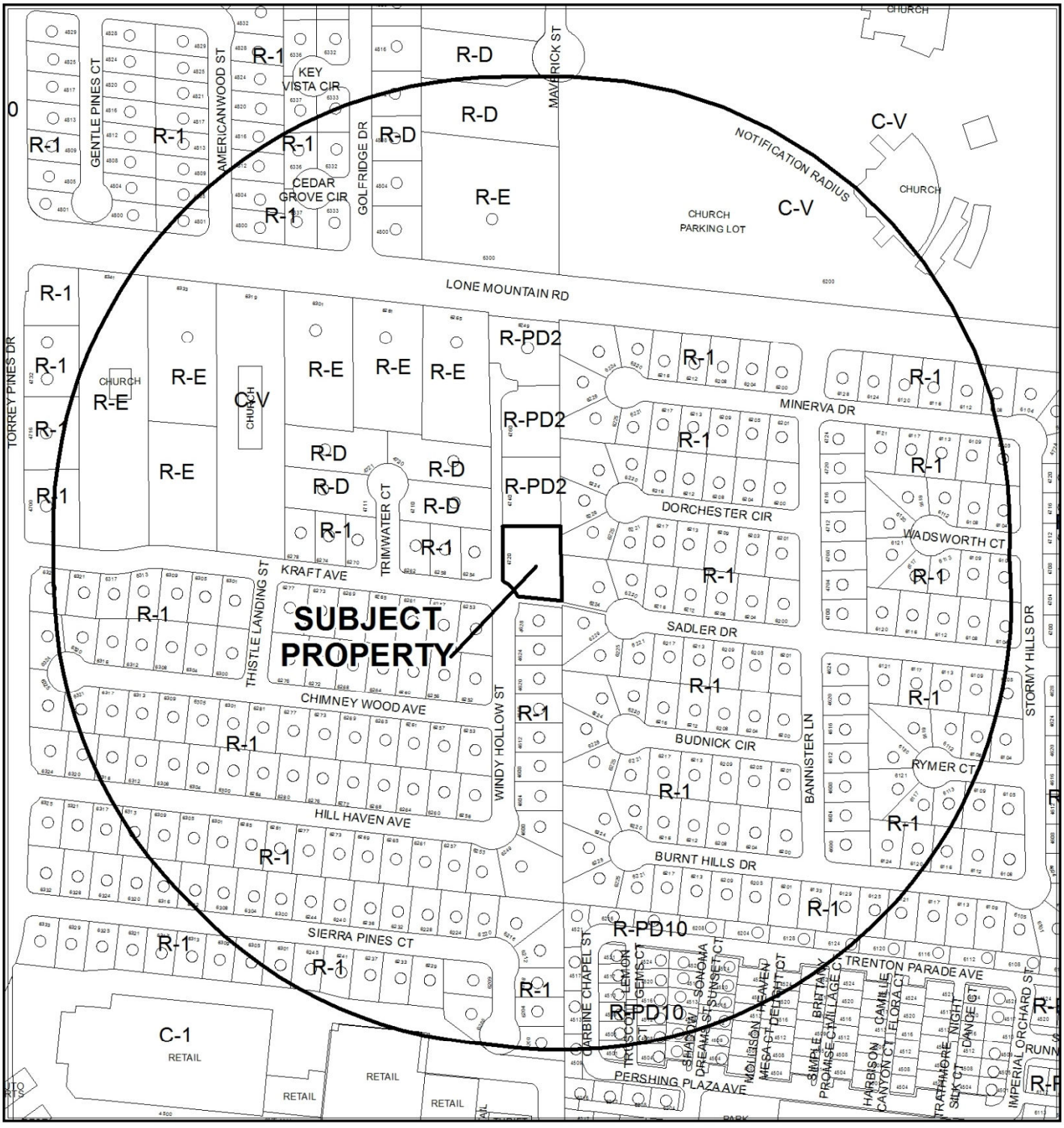
SUBJECT:
SUP-50820 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY D. PAYSON AND BONNIE G. PAYSON - For possible action on a request for a Special Use Permit FOR A PROPOSED ACCESSORY STRUCTURE (CLASS I) at 4720 Windy Hollow Street (APN 138-02-513-004), Ward 4 (Anthony). Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

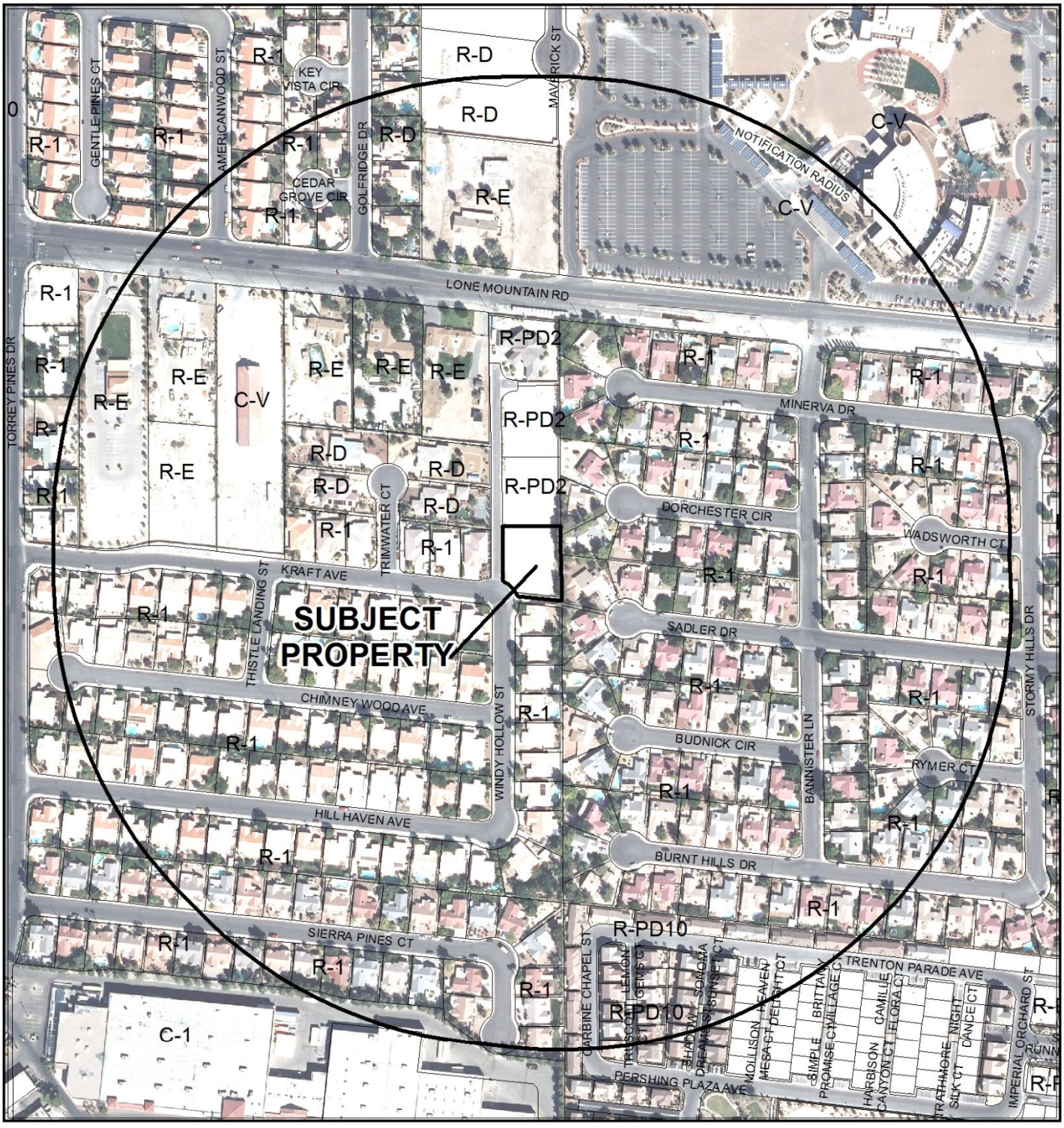
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Planning Commission Approval Letter – SDR-3999
6. Justification Letter



CASE: **SUP-50820**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



0 300 600 Feet

CASE: **SUP-50820**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-50820** APN: 138-02-513-004

Name of Property Owner: Jeffrey D. Payson

Name of Applicant: Jeffrey D. Payson

Name of Representative: Jeffrey D. Payson

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: Jeffrey D. Payson

RECEIVED
AUG 22 2013

Subscribed and sworn before me

This 22nd day of July, 2013

_____
Notary Public in and for said County and State

CAROL BURGESON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-31-15
Certificate No: 99-58821-1

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit / Accessory Structure I

Project Address (Location) 4720 Windy Hollow St. LV, NV. 89130

Project Name Payson Custom Home **Proposed Use** Residence

Assessor's Parcel #(s) 138-02-513-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing R-PD(2) proposed R-PD(2)

Commercial Square Footage N/A **Floor Area Ratio** _____

Gross Acres .46 **Lots/Units** 1 **Density** _____

Additional Information _____

PROPERTY OWNER Jeffrey D. Payson **Contact** 658-2086 / Jeff Payson

Address 7065 W. Ann Rd. Ste 130-512 **Phone:** 460-4297 **Fax:** _____

City Las Vegas **State** NV. **Zip** 89130

E-mail Address Vegasdog@hotmail.com

APPLICANT Jeffrey D. Payson **Contact** _____

Address same **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Jeffrey D. Payson **Contact** _____

Address same **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

RECEIVED AUG 22 2013

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Jeffrey D. Payson

Subscribed and sworn before me

This 22nd day of July, 2013.

Carol Burgeson

Notary Public in and for said County and State

CAROL BURGESON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-31-15
Certificate No: 99-58821-1

FOR DEPARTMENT USE ONLY

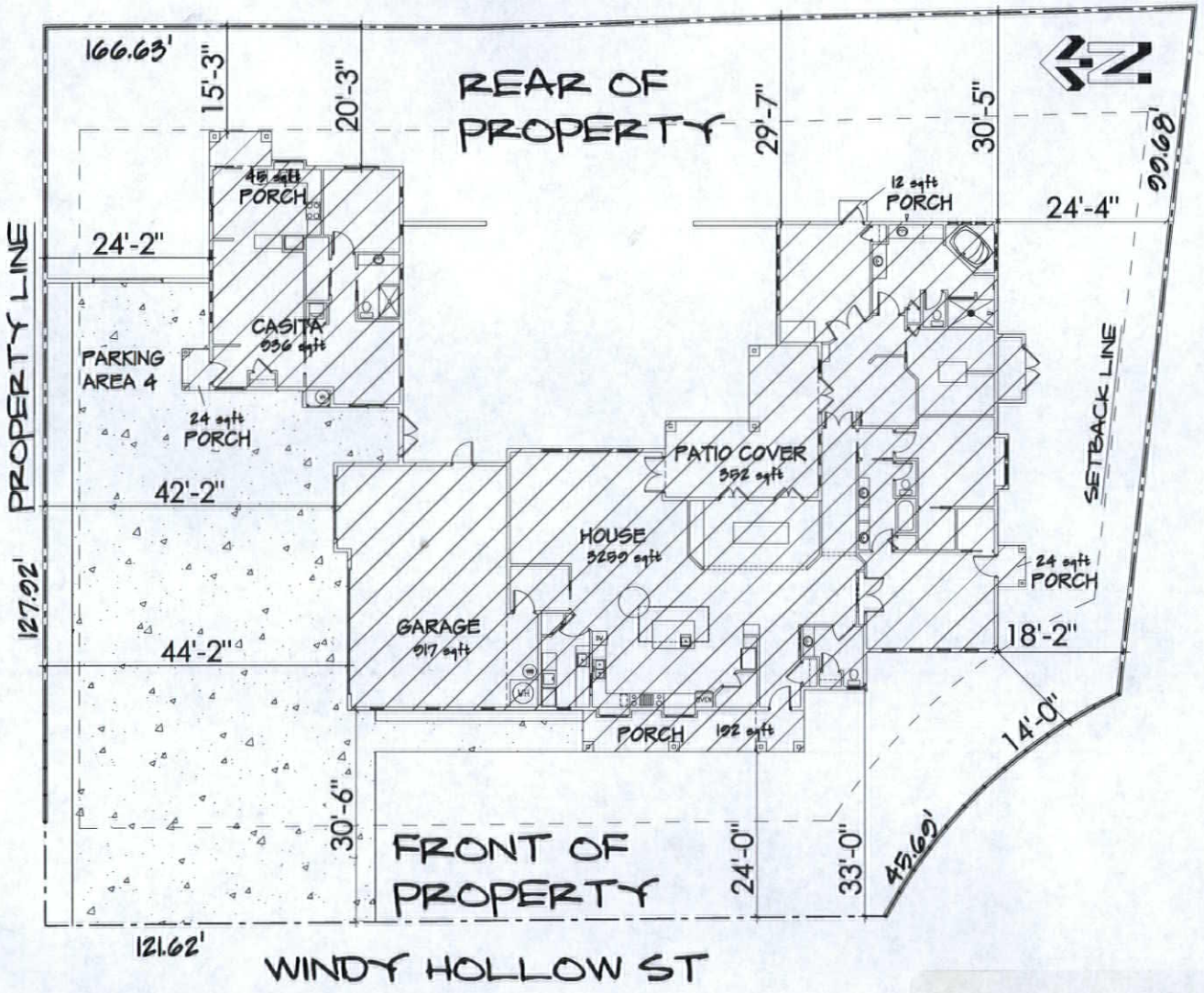
Case #	SUP-50820
Meeting Date:	10-8-13
Total Fee:	1030.00
Date Received:*	8-22-13
Received By:	

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

RECEIVED
SEP - 3 2013
City of Las Vegas
Department of Planning



1 SITE PLAN
1/8" = 1'-0"

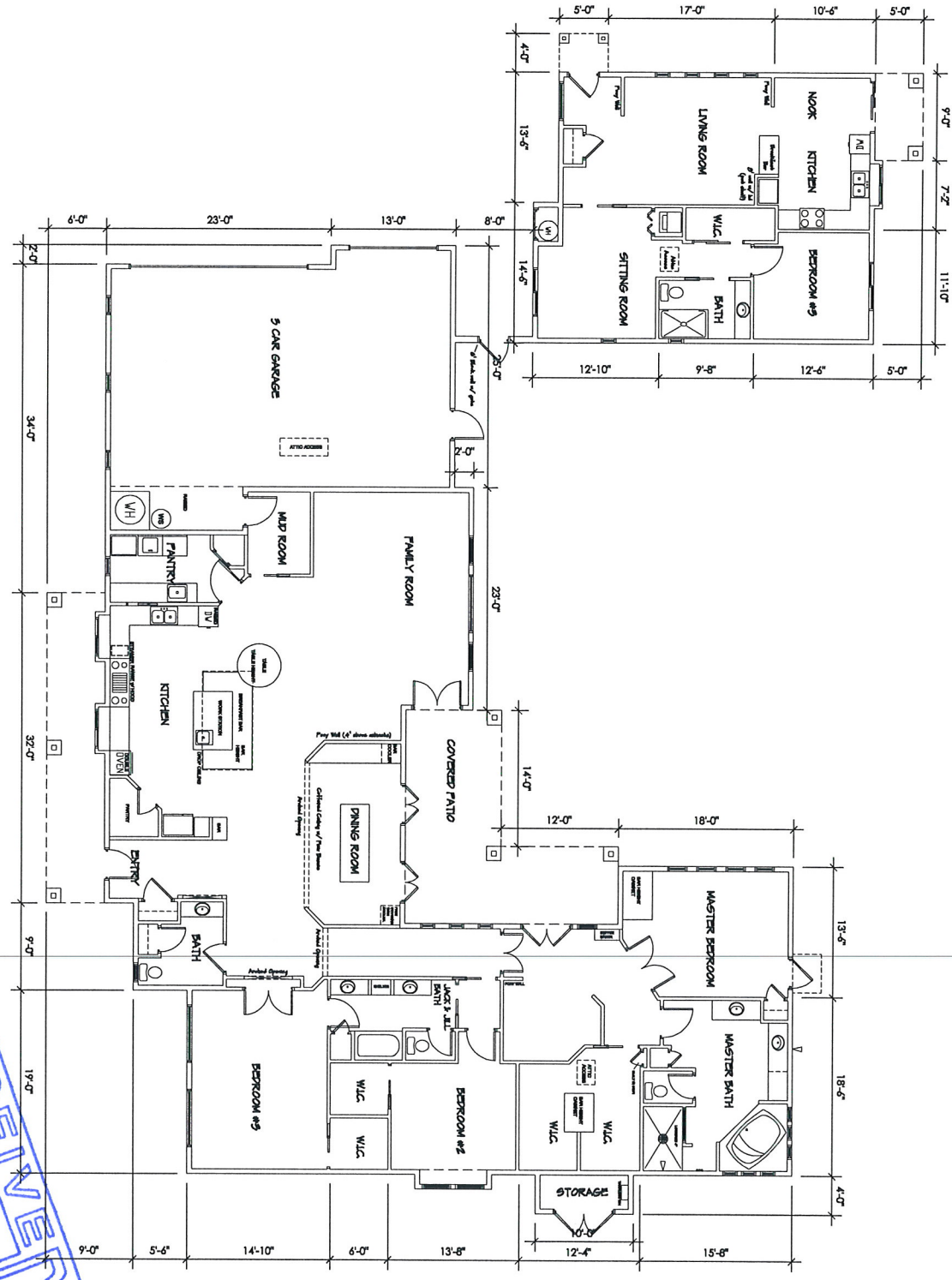
OWNER / BUILDER

SITE PLAN

PAYSON RESIDENCE
4720 WINDY HOLLOW ST. LAS VEGAS, NV
PARCEL # 138-02-513-004
LONE MOUNTAIN KRAFT - BLOCK 1 - LOT 4

DATE: 9-2-13
A-0.1

SUP-50820
REVISED



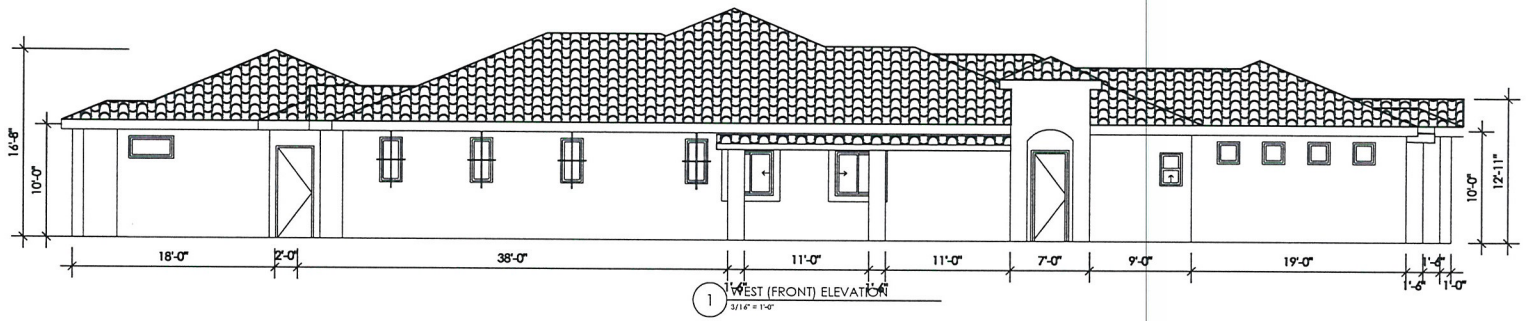
1 DIMENSIONED FLOOR PLAN
3/16" = 1'-0"

RECEIVED
AUG 22 2013

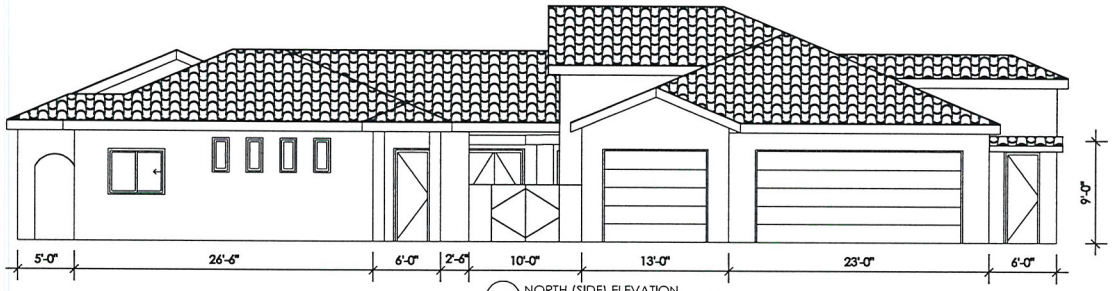
SUP-50820

DATE: 8-16-13 A-1.2	FLOOR PLAN PAYSON RESIDENCE 4720 WINDY HOLLOW ST. LAS VEGAS, NV PARCEL # 138-02-513-004 LONE MOUNTAIN KRAFT - BLOCK 1 - LOT 4	OWNER / BUILDER (Signature)

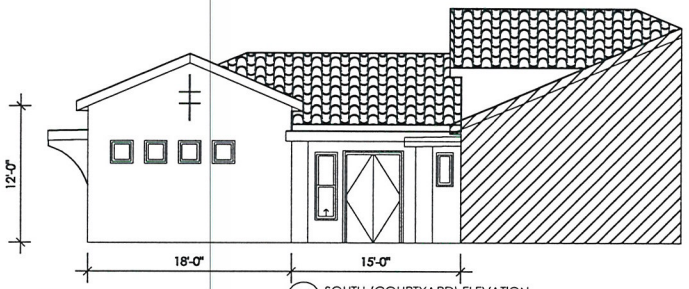
THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE, AND REMAIN THE SOLE PROPERTY OF THIS HOME OWNER FOR THE USE OF THE OWNER, AND ANY AUTHORIZED AGENTS FOR THE DESIGNATED PROPERTY ONLY. THEY CANNOT BE COPIED BY OTHERS WITHOUT BEING GRANTED THE PERMISSION FROM THIS HOME OWNER, BEFORE THEY ARE USED FOR ANY OTHER PURPOSE THAN STATED ABOVE.



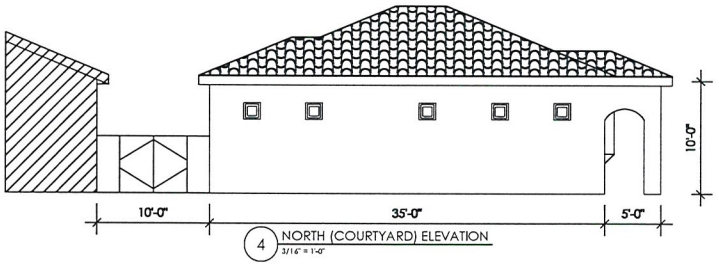
1 WEST (FRONT) ELEVATION
3/16" = 1'-0"



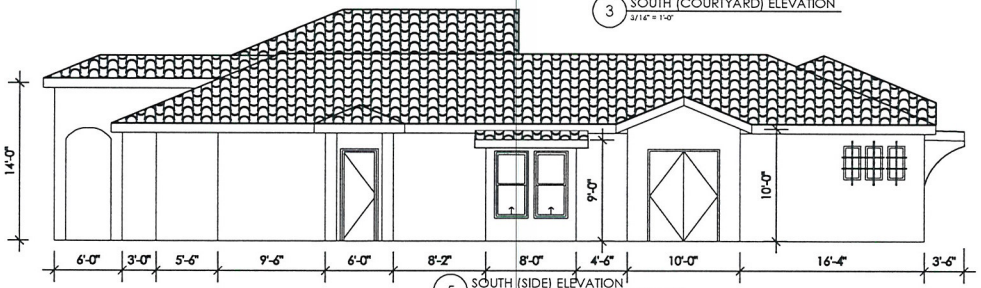
2 NORTH (SIDE) ELEVATION
3/16" = 1'-0"



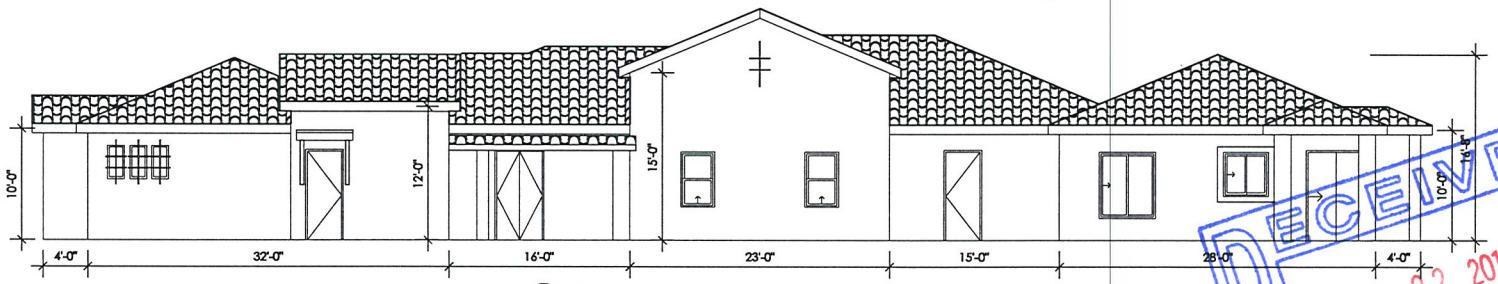
3 SOUTH (COURTYARD) ELEVATION
3/16" = 1'-0"



4 NORTH (COURTYARD) ELEVATION
3/16" = 1'-0"



5 SOUTH (SIDE) ELEVATION
3/16" = 1'-0"



6 EAST (REAR) ELEVATION
3/16" = 1'-0"

THESE DRAWINGS AND COVERS TO DESIGN ARE LEGAL INSTRUMENTS OF SERVICE AND ARE AND SHALL REMAIN THE PROPERTY OF THE NOAA OWNERS. THE REPRODUCTION OF PUBLICATION OF ANY AUTHORIZED LIABILITY FOR THE DESIGNER. THE DESIGNER ASSUMES NO DIRECT OR CONSEQUENTIAL LIABILITY WITHOUT BEING ADVISED THE OWNER BEFORE THEY ARE USED THE OWNER AGREES TO INDEMNIFY THE DESIGNER AS STATED ABOVE.

OWNER / BUILDER

Signature

ELEVATIONS

PAYSON RESIDENCE
4720 WINDY HOLLOW ST. LAS VEGAS, NV
PARCEL # 138-02-513-004
LONE MOUNTAIN KRAFT - BLOCK 1 - LOT 4

DATE: 6-16-13

A-2.1

RECEIVED
AUG 22 2013

SUP-50820



047689

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

DOUGLAS A. SELBY
CITY MANAGER

June 28, 2004

Mr. Joseph Noble
6249 West Lone Mountain Road
Las Vegas, Nevada 89130

RE: SDR-3999 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 5, 2004
Related to VAR-4001, ZON-3998 & WVR-4002

Dear Mr. Noble:

The City Council at a regular meeting held May 5, 2004 APPROVED the request for a Site Development Plan Review and a Waiver of perimeter landscaping standards FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.19 acres adjacent to the south side of Lone Mountain Road, approximately 1,020 feet east of Torrey Pines Drive (APN: 138-02-501-008), R-E (Residence Estates) Zone [Proposed: R-PD2 (Residential Planned Development - 2 Units per Acre)], Ward 6. The Notice of Final Action was filed with the Las Vegas City Clerk on May 6, 2004. This approval is subject to:

Planning and Development

1. There shall be an eight-foot wall on the east side of the property. If this is a shared wall, then the adjacent side shall be finished to match existing surface. If there are double walls, any capping backfill shall be the developer's responsibility.

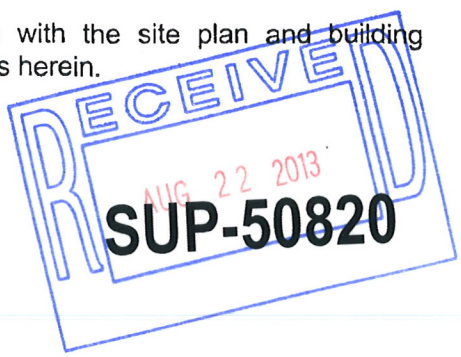
2. A Rezoning [ZON-3998] to an R-PD2 (Residential Planned Development - 2 Units per Acre) Zoning District, a Waiver (WVR-4002) to certain Title 18 standards and a Variance (VAR-4001) to minimum R-PD site area, approved by the City Council.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



5. The standards for this development shall include the following: minimum distance between buildings of 10 feet and building height shall not exceed two stories or 35 feet, whichever is less.

6. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk orfrom back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 25 in the rear. Additionally, patio covers may encroach 15 feet into the back, but no closer than 5 feet to the side or 10 feet to the rear property line, and are limited to a maximum height of 12 feet.

7. The site plan shall be revised and approved by Planning and Development Department staff prior to the time application is made for a tentative map, to reflect perimeter landscaping and buffering.

8. The landscape plan (or revised site plan showing perimeter buffering and landscaping) shall be submitted to and approved by Planning and Development Department staff prior to the time application is made for a building permit. The north landscape buffer shall consist of a perimeter block wall offset 6 feet from Lone Mountain right-of-way and contain landscaping rock material. The south perimeter shall provide a six-foot landscaping easement along the frontage of the knuckle terminating at the common element, which is the private drive. Should a block wall be constructed at the southern location adjacent to the knuckle, it shall be set back six feet from the knuckle and a planted area be landscaped to reflect 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 planters.

9. A landscaping plan of the perimeter landscape buffer must be submitted prior to or at the same time application is made for a building permit. Additionally, the Homeowners' Association shall require that the individual lot owner's rear yard landscaping be installed within one year of home occupancy.

10. Air conditioning units shall not be mounted on rooftops.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. All City Code requirements and design standards of all City departments must be satisfied.

15. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

16. All development shall be in conformance with the site plan and building elevations, date stamped 04/05/04, except as amended by conditions herein.

Public Works

17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3998 and all other subsequent site-related actions.

19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

20. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Brent Wilson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

SUP-50820

Jeffrey D. and Bonnie G. Payson
6075 W. Ann Rd. Ste 130-512
Las Vegas, NV 89130
702-658-2086

07-25-2013

RE: Justification Letter to Department of Planning, regarding 4720 Windy Hollow St, LV, NV 89130

Dear Commissioners,
In 2007 I purchased a subdivision lot located at 4720 Windy Hollow St in the City of Las Vegas with the intention of building a custom home with a mother-in-law quarters. At the time I purchased the lot in doing my due diligence I called the City to make sure that a kitchen would be allowed in the additional living quarters. In talking with the city at that time it was confirmed that some changes had been made in the code to allow this as long as the additional quarters were not rented out separately. Due to the decline in the market I was unable to sell the house I had been living in with my in-laws until this year in order to commence construction on my lot.

Evidently, the applicable building code has changed since I purchased the lot and building officials are now telling me that under the current zoning R-PD(2) the most closely aligned building requirements will fall under the RE Residential Estates District, which does allow for an Accessory Structure class 1(full kitchen), however a special use permit is required. This justification letter is my request for that permit.

In 1996 my father in law had a stroke and since that time my in-laws have not had the resources to live independently and have been living in our home. They still maintain an independent life style and have always been concerned with being a burden to us and intruding on our privacy. It is my intention to build living quarters for them adjacent to the main house on my large lot, however in order to maintain as much privacy and independence for them and us as possible we would like to include kitchen facilities for thier use. It is not our intention to rent or lease this additional unit, and it is only intended for our extended family, so that we can provide a comfortable life for them.

We appreciate your consideration of this special use permit. We believe that the proposed use will be compatible with the surrounding neighborhood and existing land uses that includes; custom homes, residential tracts, churches and other compatible uses and would not be a departure from the intentions of the current R-PD zoning *"the R-PD district has been to provide the flexibility and innovation in residential development, with the emphasis on enhanced residential amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and the homogeneity of land use patterns."*

Sincerely,

Jeffrey D. Payson

RECEIVED
AUG 22 2013
SUP-50820

City of Las Vegas Agenda Item No.: **53.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

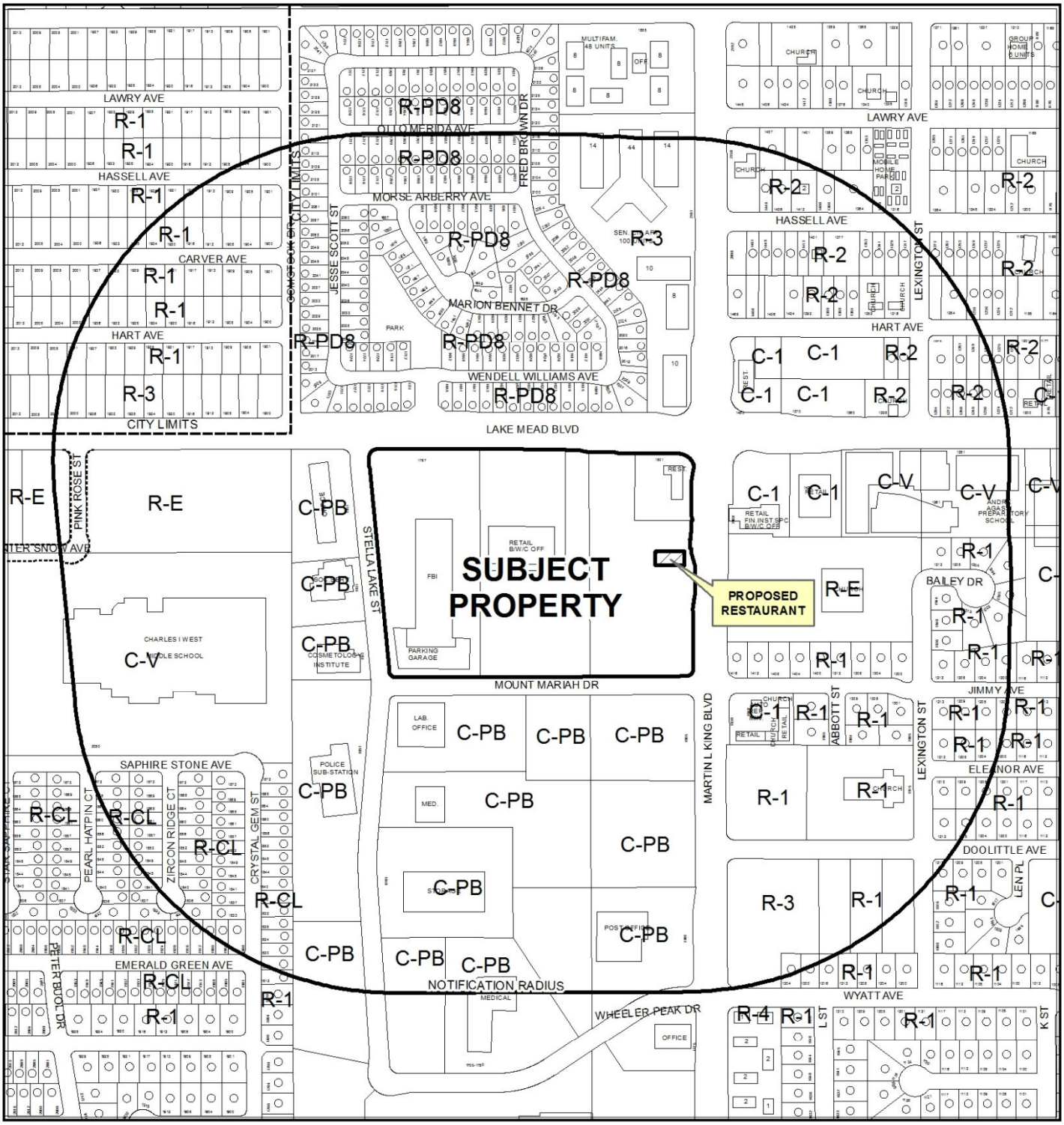
SUBJECT:
SDR-50831 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: EL POLLO LOCO - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 2,932 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 4.44 acres adjacent to the west side of Martin L. King Boulevard, approximately 210 feet south of Lake Mead Boulevard (APN 139-21-313-005), Ward 5 (Barlow) [PRJ-50793]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

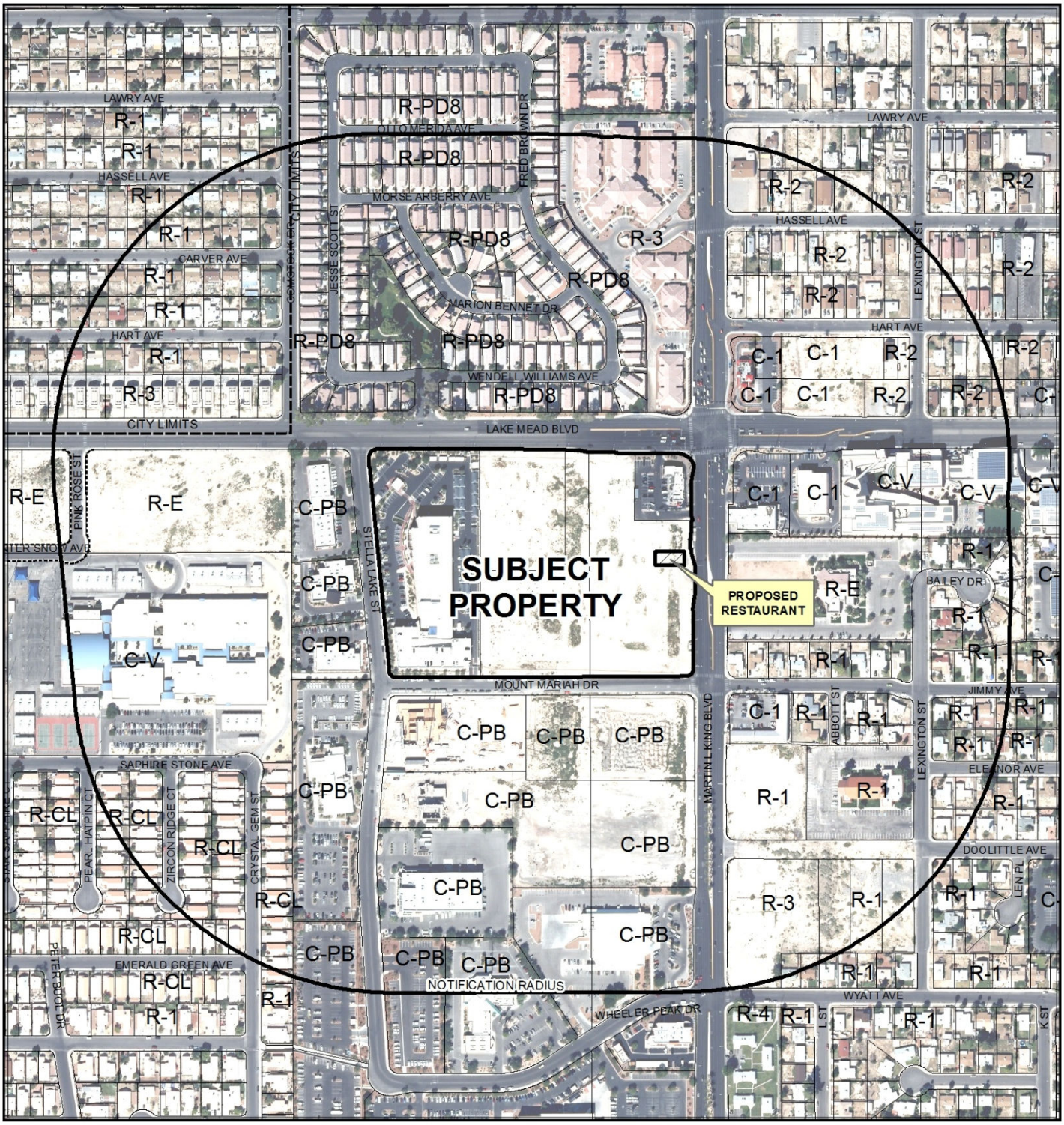
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Las Vegas Enterprise Park Architectural Review Committee Approval Letter
6. Justification Letter



CASE: **SDR-50831 (PRJ-50793)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SDR-50831 (PRJ-50793)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50831

Case Number: PRJ-50793 APN: Portion B-2 of 139-21-313-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Paul Deppe

Name of Representative: Same as Applicant

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: Elizabeth N Fretwell

Print Name: Elizabeth N. Fretwell

Subscribed and sworn before me

This 21 day of August, 2013

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

PRJ-50793
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: El Pollo Loco Restaurant with Drive Through

Project Address (Location) W. side of Martin Luther King Bl., approx.210' S. of Lake Mead Bl.

Project Name El Pollo Loco **Proposed Use** QSR restaurant

Assessor's Parcel #(s) Portion of 139-21-313-005 **Ward #** 5-Barlow

General Plan: existing LI/R proposed NA **Zoning:** existing C-1 proposed NA

Commercial Square Footage 2,932sf **Floor Area Ratio** .09

Gross Acres .72 acres **Lots/Units** Area B-2 **Density**

Additional Information

PROPERTY OWNER City of Las Vegas **Contact** Steve Swanton

Address 333 North Rancho Rd. **Phone:** (702) 229-4714 **Fax:**

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

E-mail Address sswanton@lasvegasnevada.gov

APPLICANT Victor M. Newlove AIA **Contact** Paul Deppe

Address 1330 Olympic Blvd. **Phone:** (310) 503-7778 **Fax:** (310) 450-4742

City Santa Monica **State** CA **Zip** 90404

E-mail Address deppe@adnarch.com

REPRESENTATIVE Same as Applicant **Contact**

Address **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Elizabeth N Fretwell

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

Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 21 day of August, 20 13.

Kim Barrera

Notary Public in and for said County and State

KIM A. BARRERA
Notary Public State of Nevada
No. 99-50021-1
My appt. exp. Oct. 25, 2014

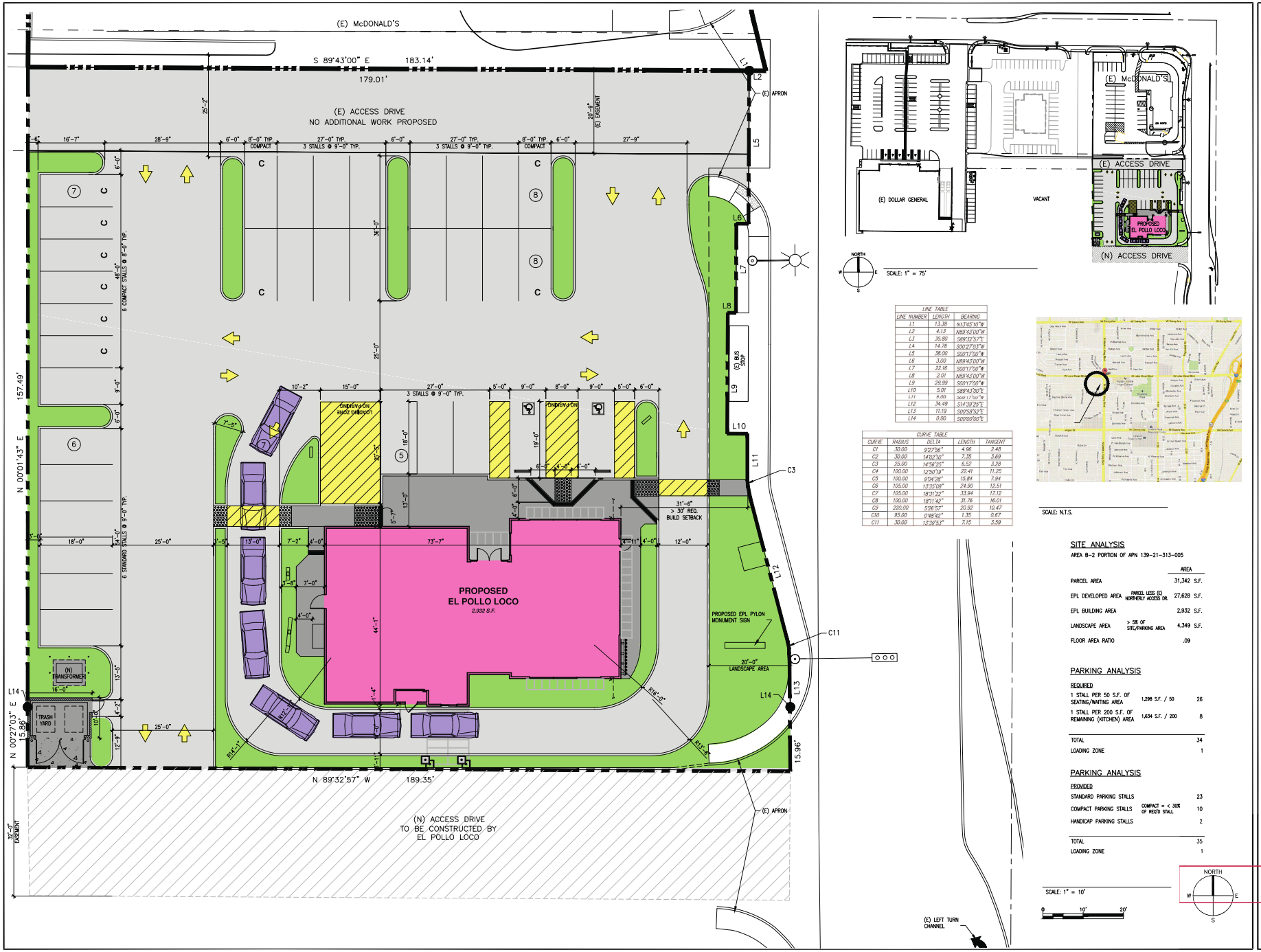
FOR DEPARTMENT USE ONLY

Case #	SDR-50831
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50793
08/22/13

Revised 10/27/08



SCALE: 1" = 75'

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	13.38	N13°45'10"W
L2	4.13	N89°43'00"W
L3	35.80	S89°32'57"E
L4	14.78	S00°27'03"W
L5	38.00	S00°17'00"W
L6	3.00	N89°43'00"W
L7	22.16	S00°17'00"W
L8	2.01	N89°43'00"W
L9	29.99	S00°17'00"W
L10	5.01	S89°43'00"E
L11	8.00	S00°17'00"W
L12	34.49	S14°59'29"E
L13	11.19	S00°58'52"E
L14	0.00	S00°00'00"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	30.00	9°27'56"	4.96	2.48
C2	30.00	14°02'10"	7.35	3.69
C3	25.00	14°56'25"	6.52	3.28
C4	100.00	12°50'19"	22.41	11.25
C5	100.00	9°04'28"	15.84	7.94
C6	105.00	13°35'08"	24.90	12.51
C7	105.00	18°31'22"	33.94	17.12
C8	100.00	18°11'42"	31.76	16.01
C9	220.00	5°26'57"	20.92	10.47
C10	95.00	0°48'42"	1.35	0.67
C11	30.00	13°39'53"	7.15	3.59

SCALE: N.T.S.

SITE ANALYSIS

AREA B-2 PORTION OF APN 139-21-313-005

		AREA
PARCEL AREA		31,342 S.F.
EPL DEVELOPED AREA	PARCEL LESS (E) NORTHERLY ACCESS DR.	27,628 S.F.
EPL BUILDING AREA		2,932 S.F.
LANDSCAPE AREA	> 5% OF SITE/PARKING AREA	4,349 S.F.
FLOOR AREA RATIO		.09

PARKING ANALYSIS

REQUIRED

1 STALL PER 50 S.F. OF SEATING/WAITING AREA	1,298 S.F. / 50	26
1 STALL PER 200 S.F. OF REMAINING (KITCHEN) AREA	1,634 S.F. / 200	8
TOTAL		34
LOADING ZONE		1

PARKING ANALYSIS

PROVIDED

STANDARD PARKING STALLS		23
COMPACT PARKING STALLS	COMPACT = < 30% OF REQ'D STALL	10
HANDICAP PARKING STALLS		2
TOTAL		35
LOADING ZONE		1

SCALE: 1" = 10'

0 10' 20'

VICTOR M. NEWLOVE, AIA

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

VICTOR M. NEWLOVE REGISTERED 1363 ARCHITECT STATE OF NEVADA

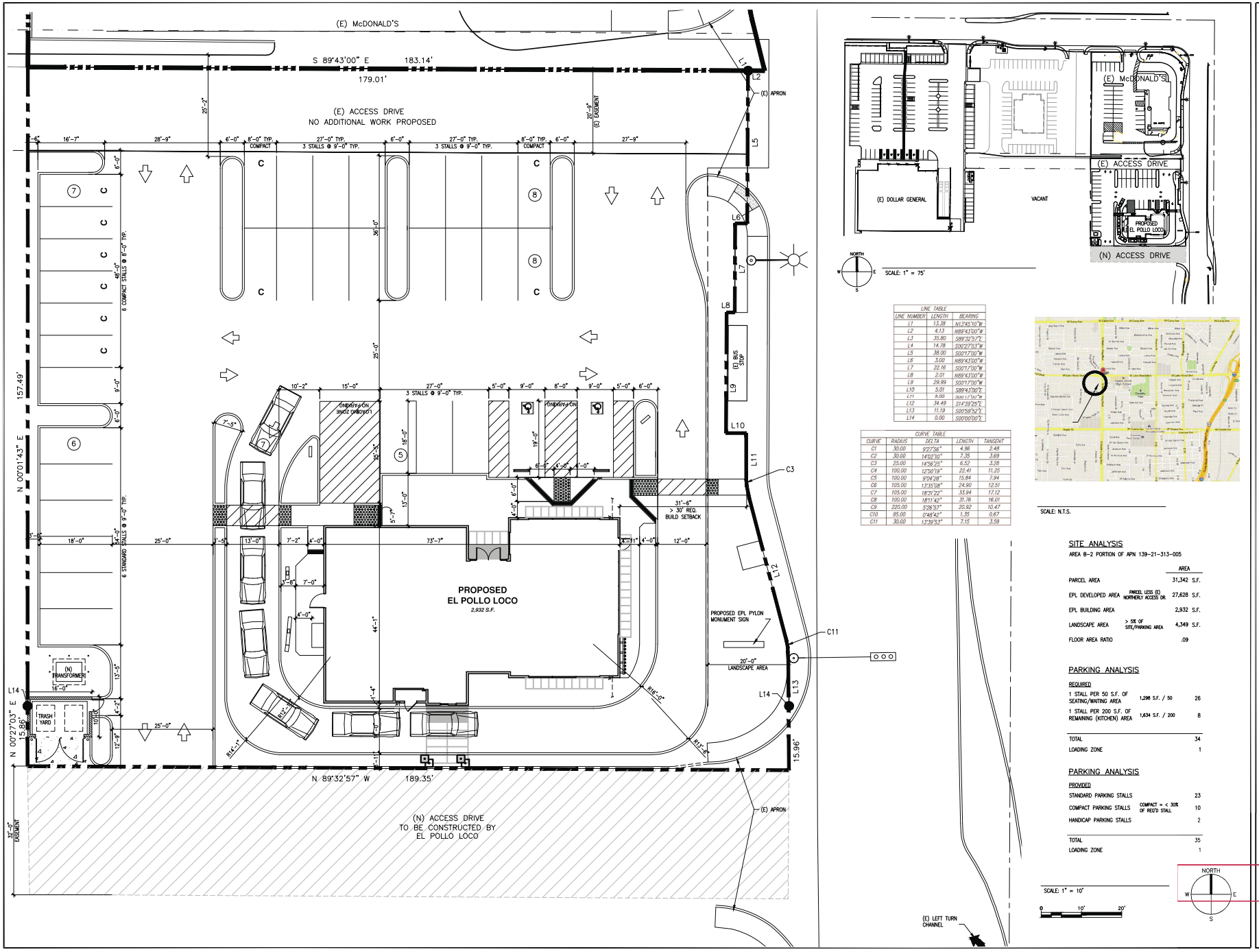
LOCATION

M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE	09/03/13
JOB NO.	12-6105
DRAWN BY	CW/KD
CHECKED BY	PD/TF
FILE NAME	C1.DWG

SITE PLAN

SDR-50831 REVISED



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L6	3.00	N89°43'00"W
L7	22.16	S00°17'00"W
L8	2.01	N89°43'00"W
L9	29.99	S00°17'00"W
L10	5.01	S89°43'00"E
L11	6.00	S00°17'00"W
L12	34.49	S14°59'29"E
L13	11.19	S00°58'52"E
L14	0.00	S00°00'00"E

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C3	25.00	14°56'25"	6.52	3.28
C4	100.00	12°50'19"	22.41	11.25
C5	100.00	9°04'28"	15.84	7.94
C6	105.00	13°35'08"	24.90	12.51
C7	105.00	18°31'22"	33.94	17.12
C8	100.00	18°11'42"	31.76	16.01
C9	220.00	5°26'57"	20.92	10.47
C10	95.00	0°48'42"	1.35	0.67
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SCALE: N.T.S.

SITE ANALYSIS

AREA B-2 PORTION OF APN 139-21-313-005

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FLOOR AREA RATIO		.09

PARKING ANALYSIS

REQUIRED

1 STALL PER 50 S.F. OF SEATING/WAITING AREA	1,298 S.F. / 50	26
1 STALL PER 200 S.F. OF REMAINING (KITCHEN) AREA	1,634 S.F. / 200	8
TOTAL		34
LOADING ZONE		1

PARKING ANALYSIS

PROVIDED

STANDARD PARKING STALLS		23
COMPACT PARKING STALLS	COMPACT = < 30% OF REQ'D STALL	10
HANDICAP PARKING STALLS		2
TOTAL		35
LOADING ZONE		1

SCALE: 1" = 10'

0 10' 20'

VICTOR M. NEWLOVE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

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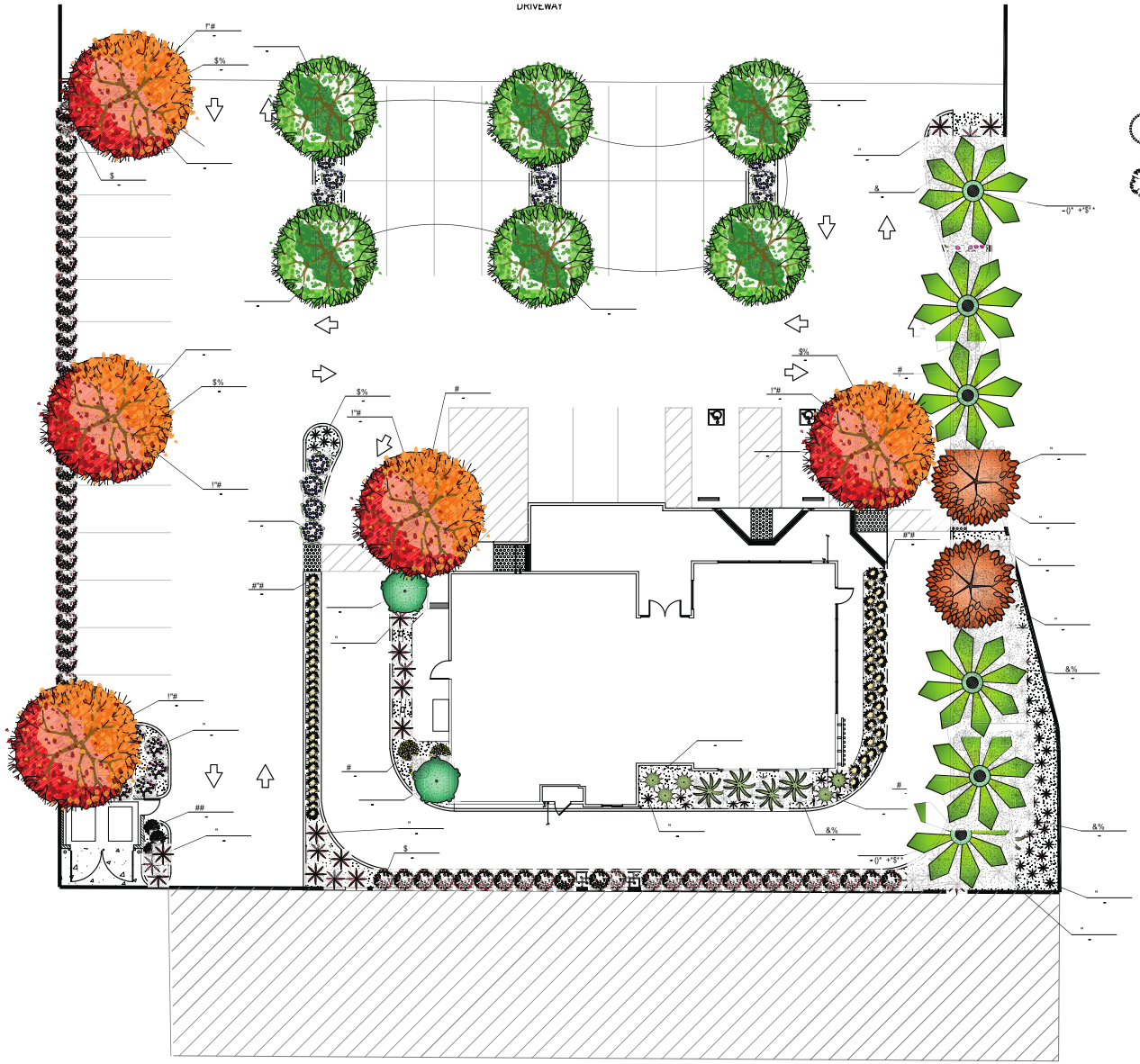
VICTOR M. NEWLOVE REGISTERED ARCHITECT 1363 STATE OF NEVADA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE	09/03/13
JOB NO.	12-6105
DRAWN BY	CW/KD
CHECKED BY	PD/TF
FILE NAME	C1.DWG

SITE PLAN

SDR-50831 REVISED



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REVISIONS

Contractor shall verify and be responsible for all dimensions and conditions on the job, and shall notify the office of Eric E. Gripp, Landscape Architecture of any errors, discrepancies or variations from the information shown by these drawings. Written dimensions shall have precedence over scaled dimensions. Shop drawings shall be submitted to this office for approval before proceeding with any fabrication.

All designs, ideas and information shown on these drawings and specifications specifications are and shall remain the property of Eric E. Gripp, Landscape Architecture. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which the have been prepared and developed without the written consent of Eric E. Gripp, Landscape Architecture. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

REGISTERED LANDSCAPE ARCHITECT
ERIC E GRIPP
455
STATE OF NEVADA

CLIENT AND PROJECT
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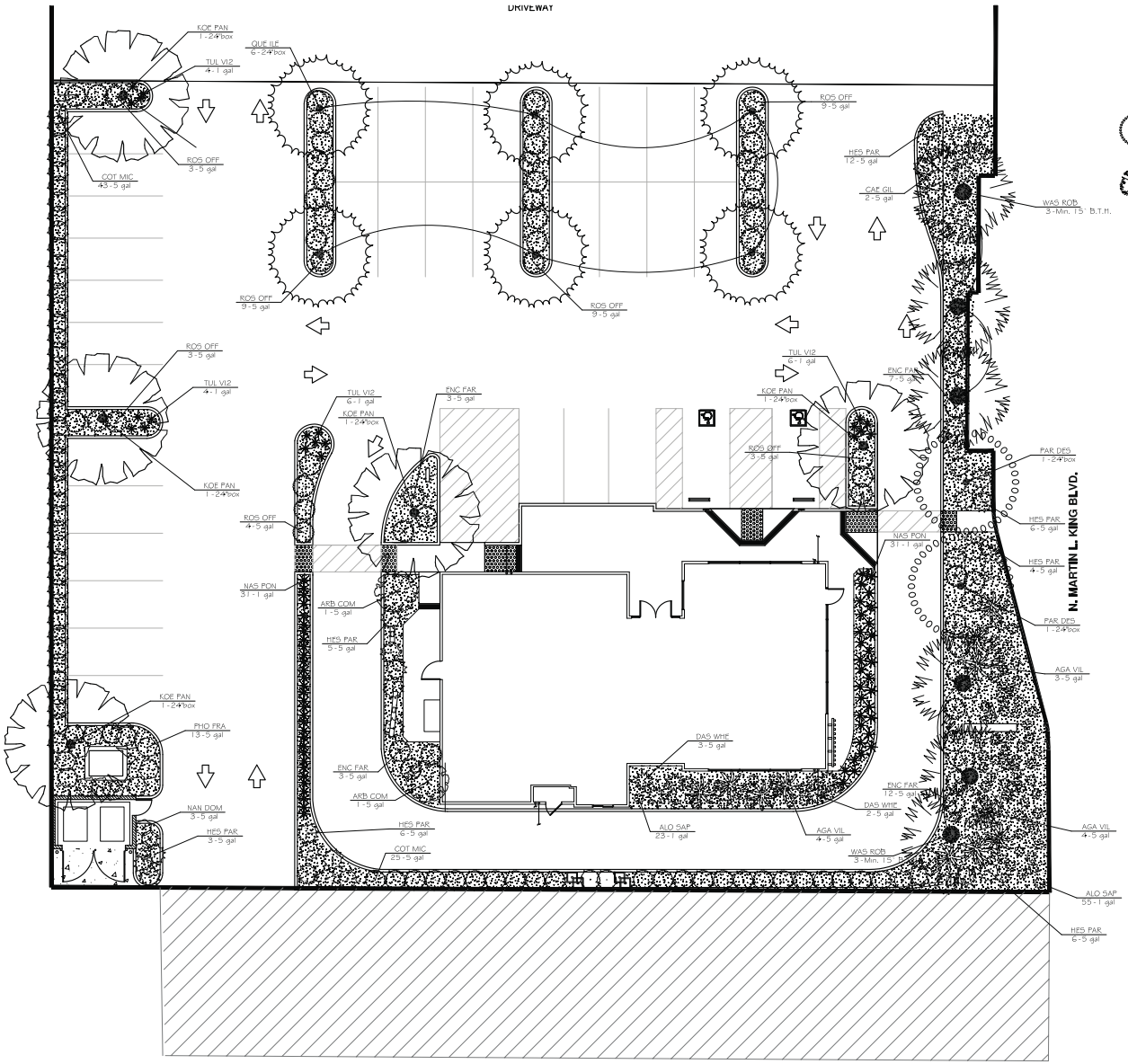
SHEET DESCRIPTION
Conceptual
Landscape Plan

DATE: 09/03/13
SCALE: 1" = 10'
DRAWN BY: Eric Gripp
SHEET NUMBER

PRL-1
of 1

SDR-50831 REVISED



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	24"box
	PAR DES	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24"box
	QUE ILE	Quercus ilex / Holly Oak	24"box
	WAS ROB	Washingtonia robusta / Mexican Fan Palm	Min. 15' B.T.H.

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT
	AGA VIL	Agave vilmoriana / Octopus Agave	5 gal
	ALO SAP	Aloe saponaria / Soap Aloe	1 gal
	ARB COM	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree	5 gal
	CAE GIL	Caesalpinia gilliesii / Yellow Bird of Paradise	5 gal
	COT MIC	Cotoneaster microphyllus / Rockspray Cotoneaster	5 gal
	DAS WHI	Dasylirion wheeleri / Grey Desert Spoon	5 gal
	ENC FAR	Encelia farinosa / Brittle Bush	5 gal
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal
	NAN DOM	Nandina domestica / Heavenly Bamboo	5 gal
	NAS PON	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 gal
	PHO FRA	Photinia x fraseri / Photinia	5 gal
	ROS OFF	Rosmarinus officinalis / Rosemary	5 gal
	TUL VI2	Tulbaghia violacea / Society Garlic	1 gal

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING
		Decomposed Granite Rock Install on 4 oz. Weed Fabric - Dewitt or Approved Eq.	6" Minus	

LANDSCAPE REQUIREMENTS DATA

SITE AREA = @31,889 S.F. (.73 ACRES)
TOTAL SHRUB AREA PROVIDED = @4,625 S.F. (.10 ACRES)
TOTAL TURF AREA PROVIDED = 0 S.F.

IRRIGATION REGIME

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR FOR THE ENTIRE PROJECT

THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:
WEATHER BASED SELF ADJUSTING BASED ON ETo
MULTIPLE REPEAT CYCLE CAPABILITIES
FLEXIBLE CALENDAR PROGRAM
FLEXIBLE CALENDAR PROGRAM

0 20 40 60 feet
1" = 10'

E.G.L.A.
Edward Gripp Eric Gripp
LANDSCAPE ARCHITECTURE
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT # 4000, #3239
NEVADA REGISTERED LANDSCAPE ARCHITECT #455

1449 Doral Circle
Thousand Oaks, CA 91362
P: 805-379-1775
F: 805-778-1793
E: egapp@roadrunner.com

340 La Puissana Way
Oceanside, CA 92057
P: 760-529-0241
F: 760-529-0241
E: egal10@sbcglobal.net

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REGISTERED LANDSCAPE ARCHITECT ERIC E GRIPP 455 STATE OF NEVADA

PRELIMINARY
NOT FOR CONSTRUCTION

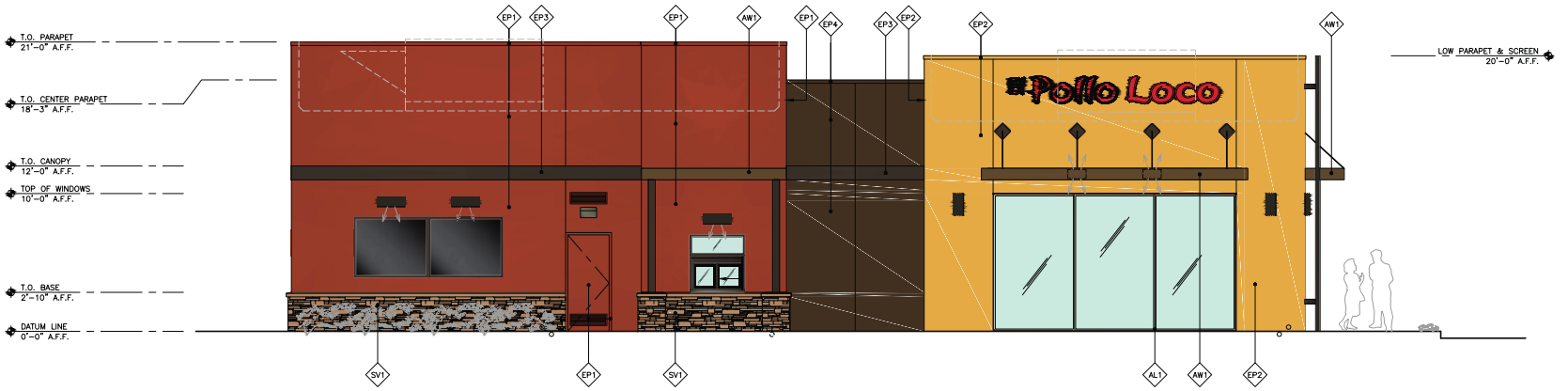
CLIENT AND PROJECT
El Pollo Loco
SWC Lake Mead Blvd. and Martin Luther King Blvd.
Las Vegas, NV 89106

For:
Arnet Davis Newlove and Associates
1330 Olympic Blvd.
Santa Monica, CA 90404
(310)453-4747

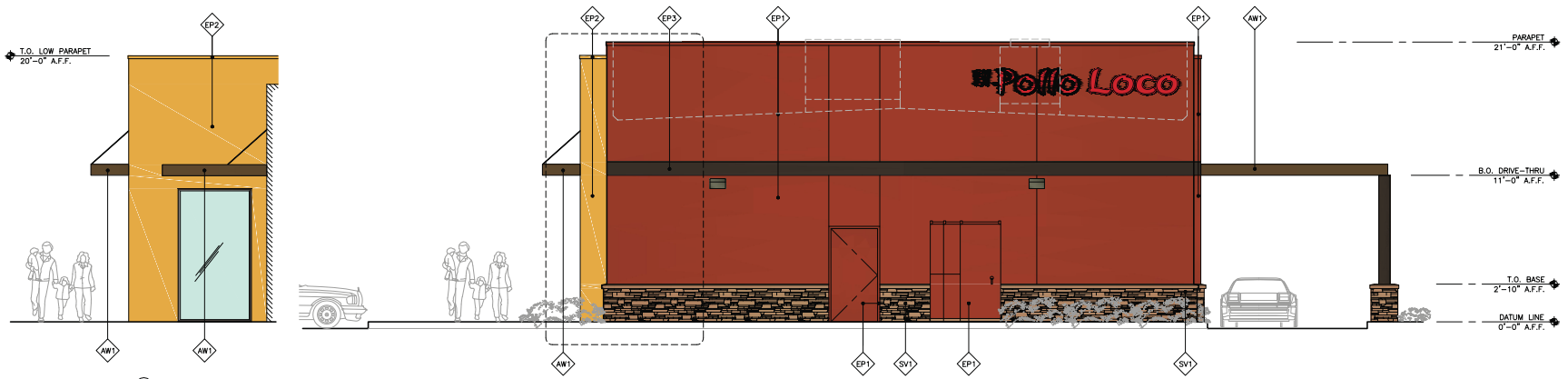
SHEET DESCRIPTION
Conceptual
Landscape Plan

DATE: 09/03/13
SCALE: 1" = 10'
DRAWN BY: Eric Gripp
SHEET NUMBER
PRL-1
of 1

SDR-50831 REVISED



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



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

EP1 GLIDDEN PROFESSIONAL – A0469 SICILIAN SUMMER SMOOTH FINE SAND STUCCO

EP2 GLIDDEN PROFESSIONAL – A0650 WOOD THRUSH SMOOTH FINE SAND STUCCO

EP3 BENJAMIN MOORE – HC-72 BRANCHPORT BROWN SMOOTH FINE SAND STUCCO

EP4 GLIDDEN PROFESSIONAL – A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO

AW1 AWNINGS BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

SV1 STONE VENEER – CORONADO: HONEY LEDGE – CARMEL MTN. WITH MATCHING CHISELED STONE SILL, SET WITHOUT GROUT JOINTS. ICC: ESR-2598

AL1 DARK BRONZE ALUMINUM STOREFRONT

AL2 ARCH. GRILL BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: CARDINAL – T027-BR330 BRONZE

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1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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LICENSED ARCHITECT PAUL W. DEPPE C-28602 RE 1-31-13 STATE OF CALIFORNIA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE 07/31/12
JOB NO. 12-6105
DRAWN BY CW
CHECKED BY PD
FILE NAME –A5 ELEV.DWG

ELEVATIONS

SDR-50831



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



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

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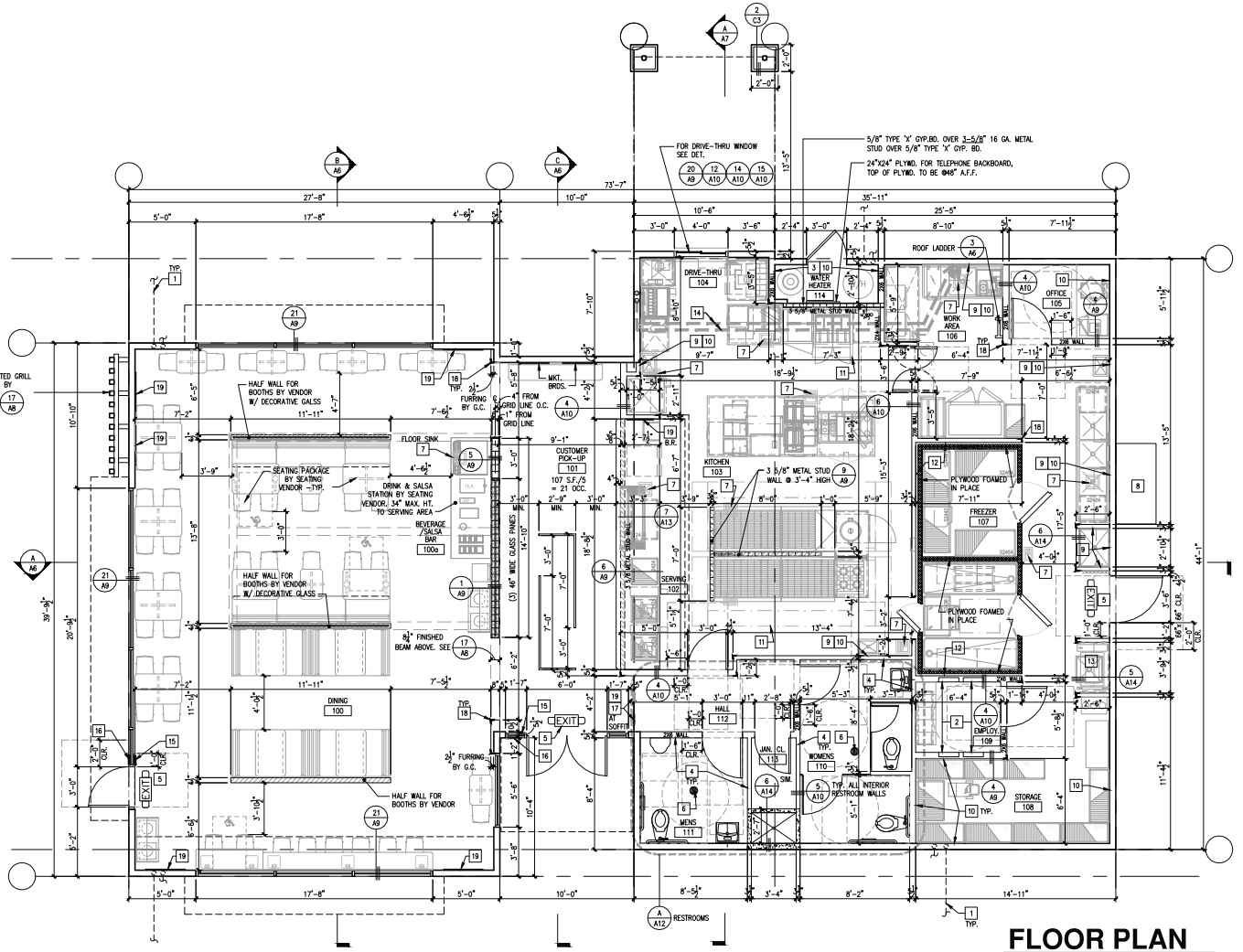
FILE NAME –A4 ELEV.DWG

ELEVATIONS

SDR-50831



FLOOR PLAN

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

0 4' 8'

WALK-IN COOLER WALL (PRE-FAB. BY FSEC)

NEW 2x4 WD. STUDS AT 16" O/C WHERE INDICATED

NEW 2x6 WD. STUDS AT 16" O/C WHERE INDICATED

NEW LOW WALL. COVER WITH 5/8" TYPE "X" GYP. BD. EACH SIDE.

NEW MTL STUDS AT 16" O.C. WHERE INDICATED COVER WITH 5/8" TYPE "X" W.R. GYP. BD. EACH SIDE.

EXIT ILLUMINATED EXIT SIGN w/ STROBE

1. ROOF DRAIN UNDER SIDEWALK DAYLIGHTING AT FACE OF CURB SEE DET. OVERFLOW DRAIN DAYLIGHTING AT FACE OF WALL TYP. (4) LOCS. SEE DET. 1/A6, 2/A6
2. FLUSH MOUNTED ELECTRICAL PANELS PROVIDE FURRING AT PERIMETER AND ABOVE/BELOW AS REQUIRED FOR FLUSH PANEL AND CONDUIT IN WALL. SEE INTERIOR ELEVATIONS SHEET A14 FOR SUB-PANEL LAYOUT
3. PROVIDE R-13 INSULATION AT INTERIOR WALLS OF WATER HEATER.
4. PROVIDE R-11 INSULATION AT INTERIOR WALLS OF TOILET ROOMS.
5. PROVIDE EXIT SIGNS WHERE NOTED PER ELECTRICAL PLAN.
6. PROVIDE FLOOR DRAINS FLUSH WITH FINISH FLOOR – SEE PLUMBING PLAN SEE DETAIL 7/A10
7. PROVIDE AND VERIFY EXACT LOCATIONS OF FLOOR SINK WITH EQUIPMENT SPECIFICATIONS AND MANUFACTURER. SEE DETAIL AND "K" SHEETS. 2/A10
8. ELECT. MAIN SWITCH GEAR AND METER G.C. TO VERIFY DIMENSIONS AND LOCATIONS W/ SITE CONSTRAINTS
9. PROVIDE WATER RESISTANT GYPSUM BOARD & 12" DUROCK THROUGHOUT KITCHEN, WATER HEATER CLOSET AND ALL OTHER WET AREAS. PER DET. 4/A10
10. PROVIDE PLYWOOD BACKING AT ALL WALL MOUNTED SHELVES AND EQUIPMENT. SEE SHEET – PER DETAIL 9/A10
11. EXHAUST HOOD. VERIFY WITH EQUIPMENT SPECIFICATION AND MANUFACTURER FOR EXACT LOCATION.
12. 2" MIN. AIR SPACE
13. CUSTOM EPL TUMBLER SS SINK. SEE PLUMB. DWG'S. VERIFY EXACT LOCATION ON KITCHEN EQUIPMENT DWGS. RECESS SLAB SO THAT TOP OF SINK IS NO GREATER THAN 1/2" A.F.F. SEE DETAIL 3/A15
14. 4" PVC CONDUIT FOR SODA LINES FROM 6" ABOVE CEILING TO SWEEP AT BOTTOM OF WALL (BOTTOM EDGE OF SWEEP TO EXIT WALL @ 12" A.F.F.). RUN SODA LINES OVERHEAD TO BAG 'N' BOX LOCATION. 10/A10
15. TACTILE EXIT SIGN 1/A1
16. TACTILE ACCESSIBLE SIGN 2/A1
17. POST OCCUPANCY SIGN "MAXIMUM OCCUPANCY 70 PERSONS" AND RESTROOM SIGN. SEE INTERIOR ELEV.
18. CORNER GUARDS AT ALL EXPOSED CORNERS. TYP. SEE 3/A9
19. JOURNEY ARTWORK PER VENDOR. SEE INTERIOR ELEVATIONS

1. ALL CONSTRUCTION SHALL COMPLY WITH 2010 CBC (IN CALIFORNIA) OR 2009 IBC, ADDITIONS, ALL AMENDMENTS, AND LOCAL CODES.
2. ALL EXPOSED WALLS IN RESTROOMS AND ALL PLUMBING WALLS TO BE COVERED IN CERAMIC TILE OR FRP. PER DRAWINGS, FLOOR TO CEILING AS INDICATED IN SPECS, UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE HOT WATER HEATER (SEE PLUMBING PLANS FOR SIZE).
4. PROVIDE HOT & COLD WATER UNDER PRESSURE TO ALL LAVATORIES & SINKS.
5. ALL CONDENSATE LINES (INDIRECT WASTE WATER) SHALL BE ACCESSED TO FLOOR SINKS, INSTALLED FLUSH WITH FLOOR, 1/2 EXPOSED, WITH GRATE.
6. ALL DOORS, WINDOWS, AND OTHER JOINTS IN THE EXTERIOR WALLS SHALL BE FULLY INSULATED.
7. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS.
8. ALL CONDUIT, PLUMBING, ETC. NOT CONCEALED WITHIN WALLS, MUST BE INSTALLED AT LEAST 6 INCHES OFF THE FLOOR AND 1" AWAY FROM WALLS. ALL EXPOSED FLEX CONDUIT IS TO BE SEAL-TIGHT OR EQUIVALENT.
9. ALL EQUIPMENT, INCLUDING (BOTTOM) SHELVING, MUST BE SUPPORTED BY (6)INCH HIGH, ROUND, STAINLESS STEEL LEGS OR BE ON 6" CASTORS.
10. G.C. TO PROVIDE ALL NECESSARY BLOCKING AT ALL ATTACHMENTS TO WALLS INCLUDING BUT NOT LIMITED TO BLOCKING FOR SHELVING, SINKS, SOAP DISPENSERS, AND GRAB BARS.
11. GENERAL CONTRACTOR SHALL PROVIDE STRUCT. SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL & FOOD SERVICE EQUIPMT. AS REQ'D.
12. COORDINATE LOCATION OF SUPPORTS WITH STRUCTURE AND MECHANICAL CONTRACTOR. REFER TO SHEET M1 GENERAL NOTES AND MECHANICAL FLOOR PLAN.
13. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER THE EXACT EXTENT OF WORK TO BE COMPLETED PRIOR TO CONSTRUCT.
14. FLASHING AND COUNTERFLASHING EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
15. ALL CONVENIENCE OUTLETS TO BE 15" A.F.F. ALL SWITCHES TO BE 48" MAX. A.F.F. PER SECTIONS 4-2-5 & 4-27-3 OF ADA. (SEE ELECTRICAL SHEETS FOR SPECIFICS.)
16. LAVATORY FAUCETS SHALL HAVE FLOW CONTROL DEVICES TO LIMIT FLOW TO A MAXIMUM OF 2.2 G.P.M.
17. LAVATORY FAUCETS TO BE SELF CLOSING.
18. ALL INTERIOR WALLS WHICH HAVE RECESSED OR SURFACE MOUNTED EQUIPMENT TO BE PROVIDED WITH PROPER BLOCKING OR REINFORCING.
19. FOR VARIOUS INTERIOR PARTITION WALL ASSEMBLIES, SEE DETAILS 4/A9, 2/A10, 3/A10
20. PROVIDE LOW CONSUMPTION WATER CLOSETS.
21. PROVIDE R-19 FIBERGLASS INSULATION IN EXTERIOR WALL AND R-30 FIBERGLASS INSULATION IN ROOF. USE R-13 AT WATER HEATER ROOM WALL.
22. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 116 ENERGY EFFICIENT STANDARDS (E.E.S.)
23. THE GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR MUST VERIFY A FULL 3'-0" CLEAR SPACE IN FRONT OF ELECTRICAL EQUIPMENT PRIOR TO POURING FOUNDATION SLAB. NOTIFY THE ARCHITECT IMMEDIATELY IF THIS DIMENSION IS IN QUESTION.
24. PROVIDE DEEPENED FOOTINGS (GRADE BEAMS) AS REQUIRED WHERE ADJACENT FINISH GRADE IS SUBSTANTIALLY BELOW (OR SLOPING AWAY FROM) THE F.F. SEE GRADING PLANS.
25. PROVIDE HIGHER CURBS AS REQUIRED (W/ WATERPROOFING MEMBRANE) AT BUILDING PERIMETER WHERE ADJACENT FINISH GRADE IS HIGHER THAN THE F.F. SEE GRADING PLANS.
26. ALL BRAILLE SIGNS SHALL BE APPROVED BY BUILDING PLAN CHECK PRIOR TO INSTALLATION
27. ALL ACCESSIBLE SIGNS SHALL BE VERIFIED AND APPROVED BY THE ARCHITECT OF RECORD BEFORE PERMIT CAN BE FINALIZED FOR ALL PROJECTS THAT REQUIRE ACCESSIBLE SIGNAGE.
28. RESTROOMS DOORS SHALL NOT OPEN DIRECTLY INTO A ROOM USED FOR THE PREPARATION OF FOOD FOR THE SERVICE TO THE PUBLIC.

VICTOR M. NEWLOVE, AIA
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

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LICENSED ARCHITECT PAUL W. DEPPE C-28602 RE 1-31-15 STATE OF CALIFORNIA

El Pollo Loco

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE 07/31/13
JOB NO. 12-6105
DRAWN BY CW
CHECKED BY PD
FILE NAME –A1 FL PL.DWG

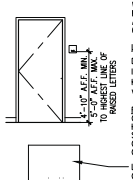
FLOOR PLAN

DISPLAY CONDITIONS

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED ON:

- PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES
- ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE)
- ACCESSIBLE TOILET AND BATHING FACILITIES

2/A1 SCALE: 1/4" = 1'-0"



PLACEMENT/LOCATION:
PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.

LITERARY BRAILLE STANDARD DIMENSIONS:

DOT DIAMETER	.059 IN.
INTER-DOT SPACING	.090 IN.
HORIZONTAL SEPARATION BETWEEN CELLS	.241 IN.
VERTICAL SEPARATION BETWEEN CELLS	.395 IN.

FINISH & CONTRAST:
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGOUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

LETTERS AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

CORRESPONDING GRADE II BRAILLE

1/A1 SCALE: N.T.S.

DINING AREA – 70 SEATS		=	70 OCC.
KITCHEN AREA	827 / 200	=	4 OCC.
STORAGE AREA	171 / 300	=	1 OCC.
OFFICE	43 / 100	=	1 OCC.
EMPLOYEE ROOM	35 / 100	=	1 OCC.
ACCESSORY USE (RESTRMS., ETC.)	0		0 OCC.
TOTAL OCCUPANTS		=	77 OCC.
			0

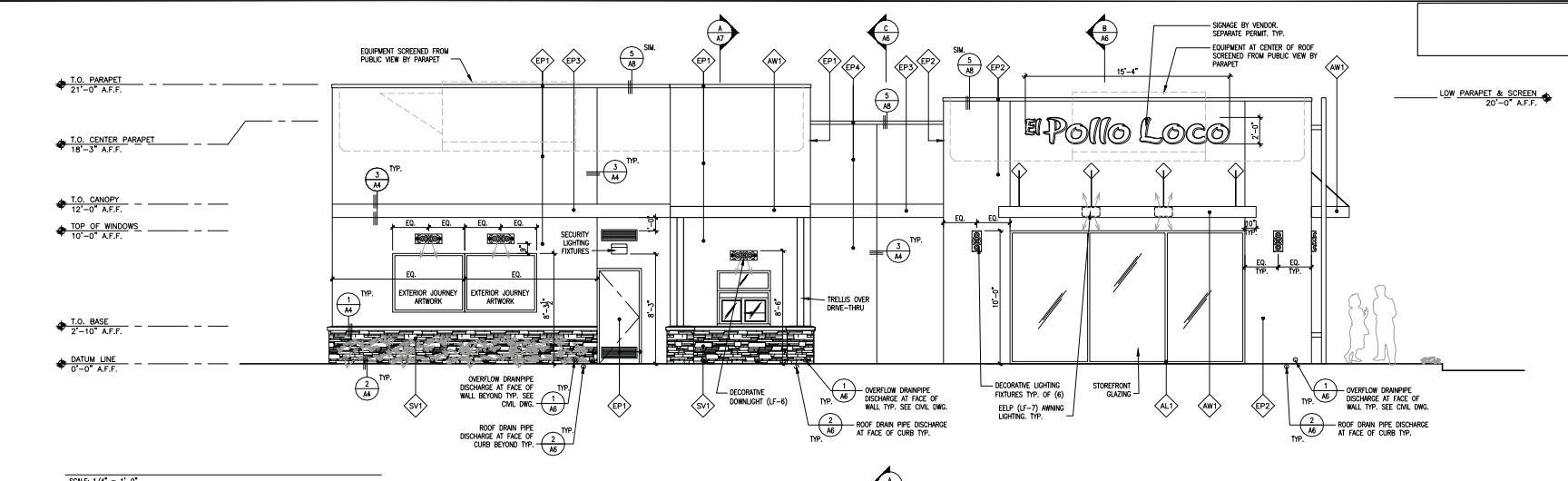
> 50 OCCUPANTS 2 EXITS REQ'D / 4 PROVIDED

PER 2010 CBC (IN CALIFORNIA) OR 2009 IBC

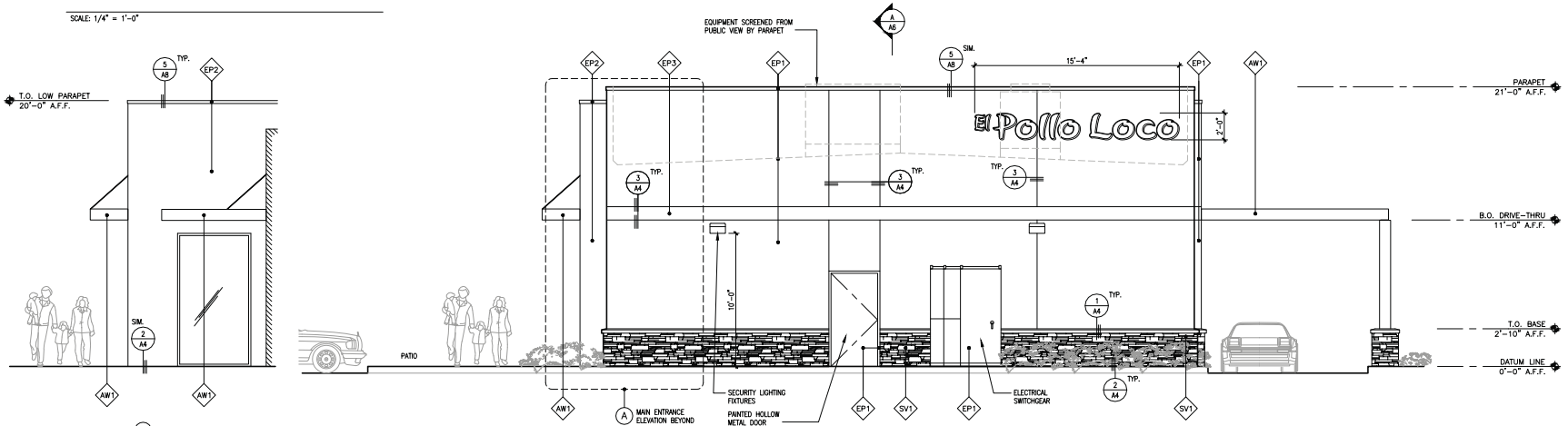
OCCUPANT LOAD SHALL BE POSTED IN THE ASSEMBLY ROOM

1. PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS AND THE FULL EXTENT OF ALL REQUIRED DEMOLITION. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES THEREFORE IN PREPARING HIS BID.
2. GENERAL CONTRACTOR TO CONFIRM LAYOUT W/APPROVED SEATING PLAN BY OWNER.
3. SHEET ENTIRE BUILDING WITH PLYWOOD. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AS REQUIRED.
4. ALL EXTERIOR DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
5. FOR INTERIOR ELEVATIONS, SEE SHEETS A12, A13, A14
6. ALL DIMENSIONS TO FACE OF STUDS
7. PVC PIPE SHALL NOT BE USED IN COOK-LINE WALLS.
8. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

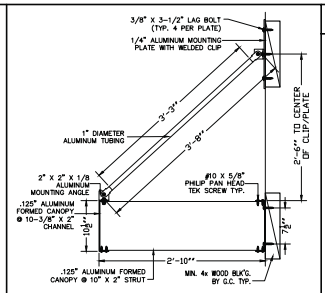
SDR-50831



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



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



1 A5 SCALE: N.T.S.

1. SEE A4.

- EP1 GLIDDEN PROFESSIONAL – A0469 SICILIAN SUMMER SMOOTH FINE SAND STUCCO
- EP2 GLIDDEN PROFESSIONAL – A0650 WOOD THRUSH SMOOTH FINE SAND STUCCO
- EP3 BENJAMIN MOORE – HC-72 BRANCHPORT BROWN SMOOTH FINE SAND STUCCO
- EP4 GLIDDEN PROFESSIONAL – A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO
- AW AWNINGS BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE
- SV1 STONE VENEER – CORONADO: HONEY LEDGE – CARMEL MTN. WITH MATCHING CHISELED STONE SILL SET WITHOUT GROUT JOINTS. ICC: ESR-2598
- AL1 DARK BRONZE ALUMINUM STOREFRONT
- AL2 ARCH. GRILL BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: CARDINAL – TO27-BR330 BRONZE

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.

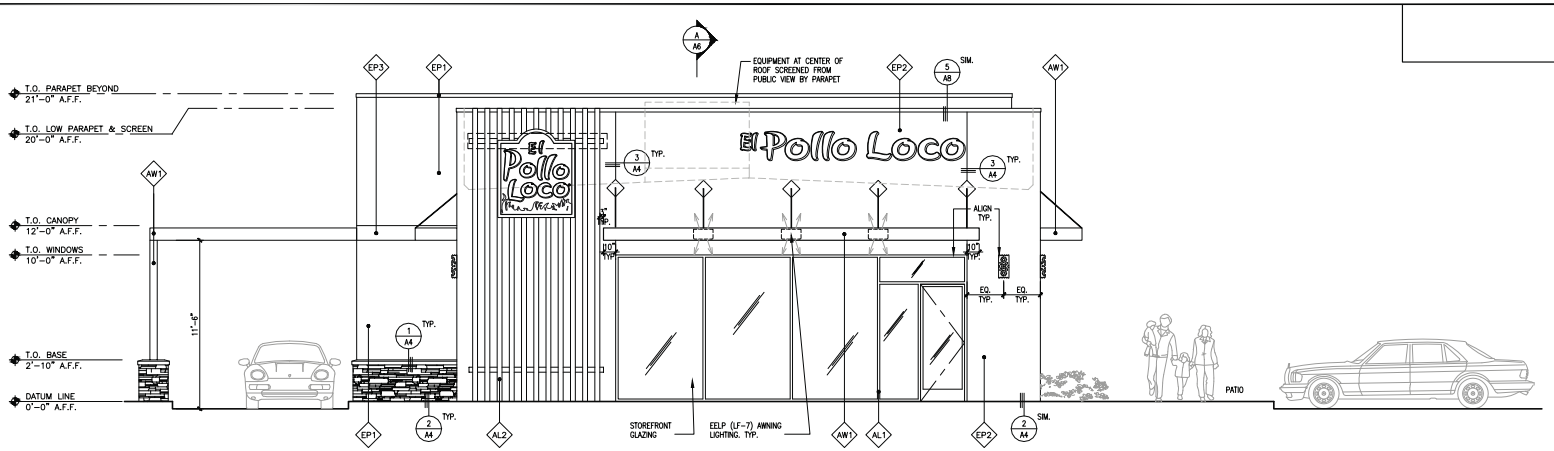
LICENSED ARCHITECT PAUL W. DE PEE C-28602 RE 1-31-15 STATE OF CALIFORNIA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

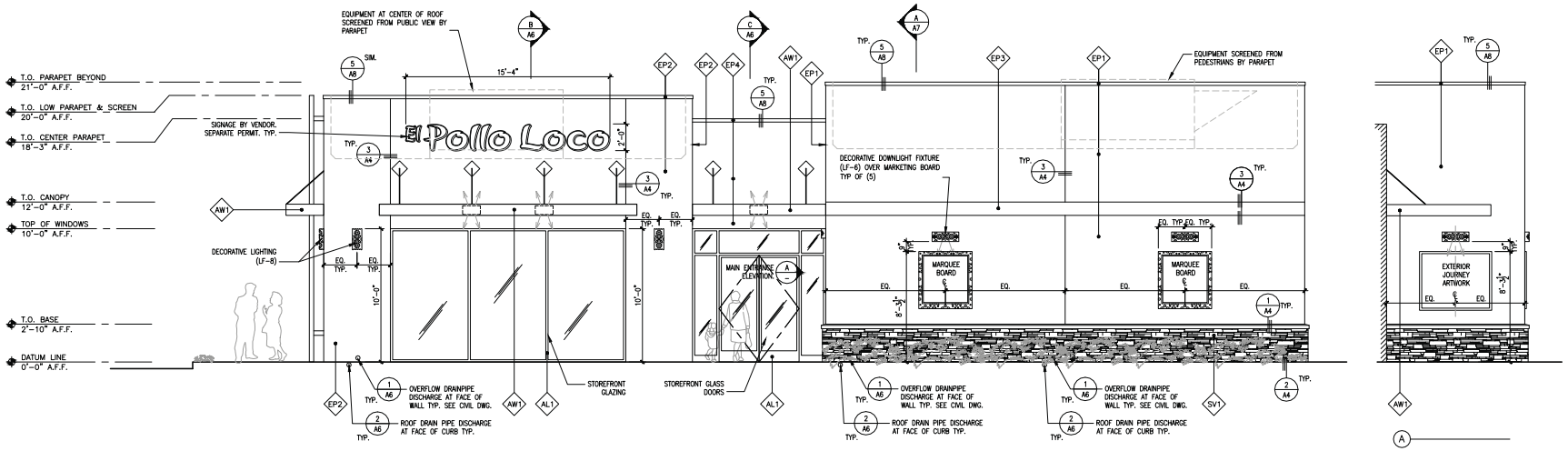
DATE 07/31/13
JOB NO. 12-6105
DRAWN BY CW
CHECKED BY PD
FILE NAME –A5 ELEV.DWG

ELEVATIONS

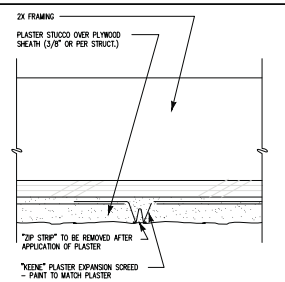
SDR-50831



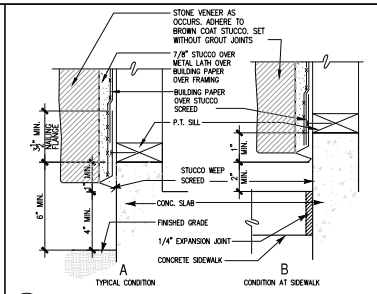
SCALE: 1/4" = 1'-0"



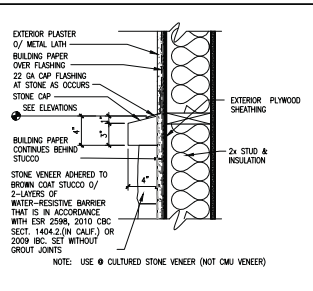
SCALE: 1/4" = 1'-0"



3/A4 SCALE: 6" = 1'-0"



2/A4 SCALE: 3" = 1'-0"



1/A4 SCALE: 1 1/2" = 1'-0"

1. CAULK ALL WALL AND ROOF PENETRATIONS.
2. SEE SHEAR WALL SCHEDULE PER STRUCTURAL FOR NAILING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLYWOOD.
3. CAULK ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
4. ALL BUILDING SIGNAGE ARE UNDER SEPARATE PERMIT. LOCATION AND SIZE OF SIGNAGE TO BE FIELD COORDINATED WITH THE SIGN CONTRACTOR.
5. ADDRESS NUMBERS AT 6" HT TO BE ILLUMINATED BY ADJACENT SITE LIGHT (MINIMUM 5 FOOT CANDLES).
6. ALL SIGNAGE N.I.C. TO THIS PERMIT VERIFY ALL LOCATION WITH APPROVED SIGN VENDOR PLANS
7. PER CONDITION 9 OF SDR-29382 REFLECTIVE GLAZING AT THE PEDESTRIAN LEVEL IS PROHIBITED , (GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL LIMITED TO MAXIMUM REFLECTANCE RATING OF 22%) (PER NIST).
8. STUCCO: STANDARD THREE (3) COAT 7/8" EXTERIOR CEMENT PLASTER OVER MESH LATH OVER TWO (2) LAYERS OF 15 LB BUILDING PAPER. FINISH PER SCHEDULE ABOVE. G.C. TO PROVIDE ALL CORNER BEADS, CONTROL JOINTS, SCREEDS & FLASHING AS REQUIRED.
9. COPING NOTE: COPING FLASHING TO BE PAINTED TO MATCH COLOR OF MATERIAL BELOW. TYP. U.N.O.
10. DOOR NOTE: EXTERIOR DOORS & SWITCH GEAR TO BE PAINTED TO MATCH COLOR OF ADJ. WALL TYP.
11. ANTIGRAFFITI: ALL EXTERIOR WALLS & DOORS, MEASURED 9'-0" FROM GRADE, AND ANY WALLS ENCLOSING THE PROPERTY SHALL BE COATED W/A RENEWABLE COATING OF AN ANTI GRAFFITI MATERIAL.
12. ALL WINDOWS SHALL BE PROVIDED WITH ANTIGRAFFITI FILM.
13. ALL MARKETING BOARDS ARE TO BE CHANGED EVERY 6 – 8 WEEKS. THEY WILL BE USED TO GET MARKETING ITEMS TYPICALLY ON WINDOWS TO A DEDICATED SPACE.

EP1 GLIDDEN PROFESSIONAL – A0469 SICILIAN SUMMER SMOOTH FINE SAND STUCCO

EP2 GLIDDEN PROFESSIONAL – A0650 WOOD THRUSH SMOOTH FINE SAND STUCCO

EP3 BENJAMIN MOORE – HC-72 BRANCHPORT BROWN SMOOTH FINE SAND STUCCO

EP4 GLIDDEN PROFESSIONAL – A1722 COTTAGE CHOCOLATE SMOOTH FINE SAND STUCCO

AW1 AWNINGS BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

SV1 STONE VENEER – CORONADO: HONEY LEDGE – CARMEL MTN. WITH MATCHING CHISELED STONE SILL SET WITHOUT GROUT JOINTS. ICC: ESR-2598

AL1 DARK BRONZE ALUMINUM STOREFRONT

AL2 ARCH. GRILL BY VENDOR: DuPONT ALESTA – PFJ407A5 STATUARY BRONZE

NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME BOLTS, METAL DECORATIVE FIXTURES, ETC. USE: CARDINAL – T027-BR330 BRONZE

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

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LICENSED ARCHITECT PAUL W. DEPPE C-28602 RE 1-31-15 STATE OF CALIFORNIA

LOCATION
M – PROTOTYPE
STORE #6105
SWC LAKE MEAD & MLK
LAS VEGAS, CA

DATE	07/31/13
JOB NO.	12-6105
DRAWN BY	CW
CHECKED BY	PD
FILE NAME	--A4 ELEV.DWG

ELEVATIONS

SDR-50831



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SDR-50831

FRONT ENTRY/SECOND ENTRY



DRIVE-THRU/FRONT ENTRY



PRJ-50793
08/22/13

FRONT ENTRY



SECOND ENTRY





DRIVE-THRU

Las Vegas Enterprise Park
Architectural Review Committee

August 12, 2013

Mr. Paul Deppe, Partner
ADN Architects
1330 Olympic Blvd.
Santa Monica, CA 90404

Re: El Pollo Loco Restaurant - SWC of Martin L. King & Lake Mead Blvds. (Project)
Las Vegas Enterprise Park Architectural Review Committee (ARC) Site Plan Review - Approval for Meetings 1 & 2

Dear Mr. Deppe:

Please be advised that the ARC has reviewed and approved the items submitted for the Project pursuant to Meetings 1 and 2 of the ARC Site Plan Review process with the exception of the items noted below.

The additional items which must be provided with the items normally submitted to the ARC for Meeting 3 are:

- Number of potential employees - Full-time and part-time.
- Expected use of any hazardous materials during operation.
- Proposed construction timeline.

The ARC looks forward to your submittal of the items for Meeting 3.

Please let me know if you have any questions.

Sincerely,

ARCHITECTURAL REVIEW COMMITTEE
LAS VEGAS ENTERPRISE PARK

Scott Auyong
ACTING CHAIRMAN

PRJ-50793
08/22/13

SDR-50831

Paul Deppe, Partner
ADN Architects
Armet Davis Newlove & Associates

August 22, 2013

Steve Swanton
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, NV 89106

Re: **Project # PRJ-50793**
Justification Letter for the Proposed El Pollo Loco Restaurant
SWC of Martin Luther King Blvd. and Lake Mead Blvd.
Las Vegas, NV 89106

Dear Steve and Planning Staff,

Please accept this description as the justification letter to accompany the submittal of the remainder of the required documents for our Site Development submittal.

This application is for the proposed development of a new 2932sf El Pollo Loco, fast casual drive through restaurant constructed on the 31,243sf parcel south of the existing McDonald's. The parcel is a commercial subdivision of a larger property. The parcel is zoned C1 General Commercial and is also within the Enterprise Park HOA. The northern portion of the parcel has already been constructed with an asphalt drive aisle that is within an existing access easement. The remaining 27,628sf of the parcel is to be improved by the El Pollo Loco development. The plans show a future access drive to the south of the El Pollo Loco development (which is not part of the El Pollo loco parcel) which is also to be installed. This access drive would allow northbound traffic to turn left into the site prior to reaching Lake Mead Blvd. Also as part of this application El Pollo Loco is requesting a waiver of the Title 19, 20' landscape buffer along MLK Blvd. as it has been altered by the city's offsite improvements/dedications (along MLK Blvd.).

The drive through has been designed to hold a seven car stack and its layout does not encumber traffic on the public streets or adjacent access drive aisles. The layout of site has been designed with respect to the required development standards of both the City of Las Vegas and the Enterprise Park HOA.

A typical El Pollo Loco facility usually operates between 10am and midnight, but for the purposes of this application we would like to seek the same hours of operation as the McDonalds is under, which is 5am to midnight, with the drive through able to stay open as a 24 hour operation if so desired.

We appreciate the opportunity to submit this proposed development for your review. Please do not hesitate to contact me if you have any questions.

Sincerely,

Paul Deppe AIA, NCARB, CASp
Date: August 22, 2013

PRJ-50793
08/22/13

SDR-50831

1330 Olympic Blvd, Santa Monica, CA 90404
Phone: 310-452-5533 x203 Fax: 310-450-4742 Email: Deppe@ADNarchitects.com www.ADNarchitects.com

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

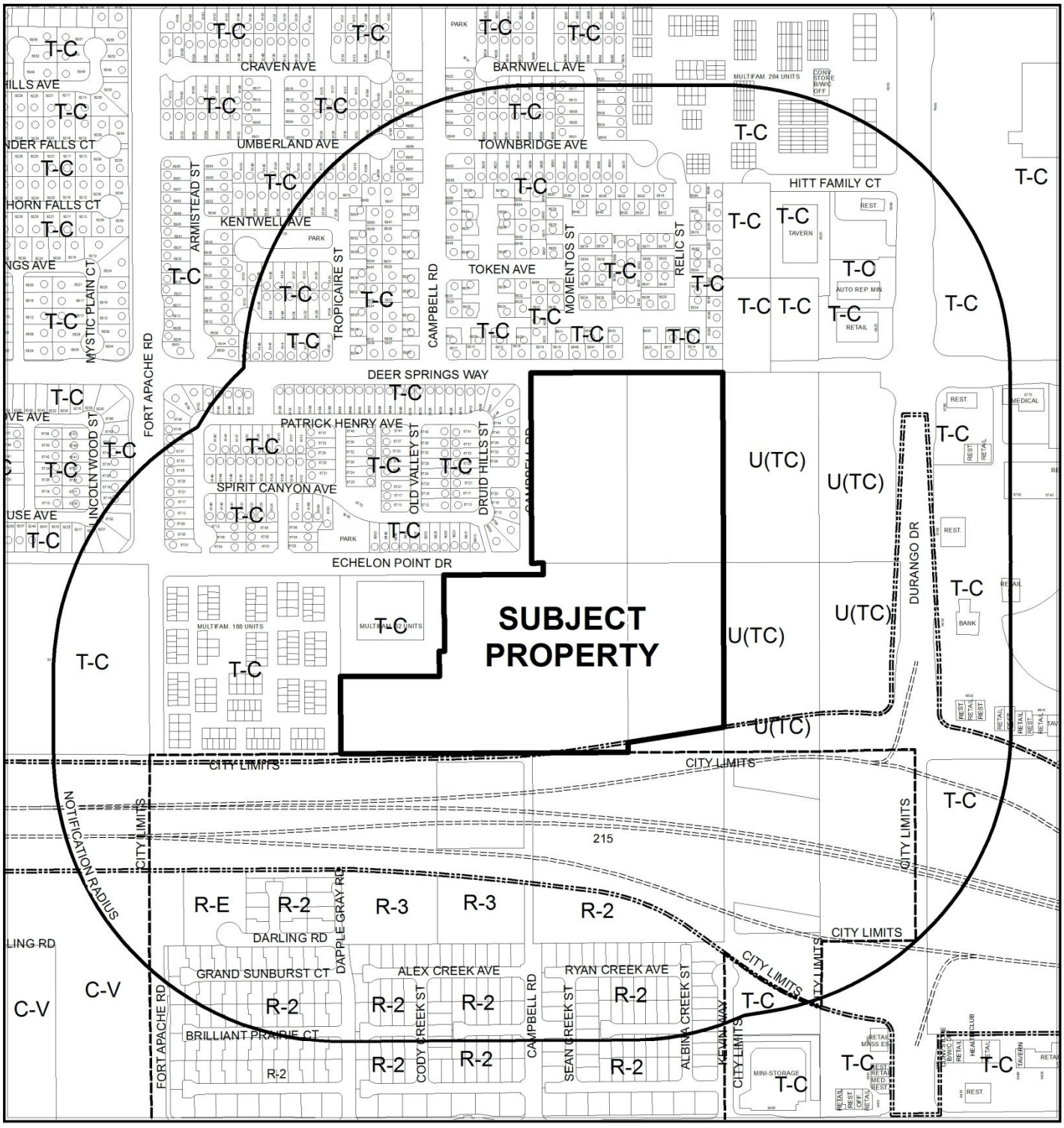
SUBJECT:
ABEYANCE - TMP-49542 - TENTATIVE MAP - PUBLIC HEARING - DEER SPRINGS - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Tentative Map FOR A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A WAIVER OF THE TOWN CENTER STREETSCAPE DESIGN STANDARDS on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

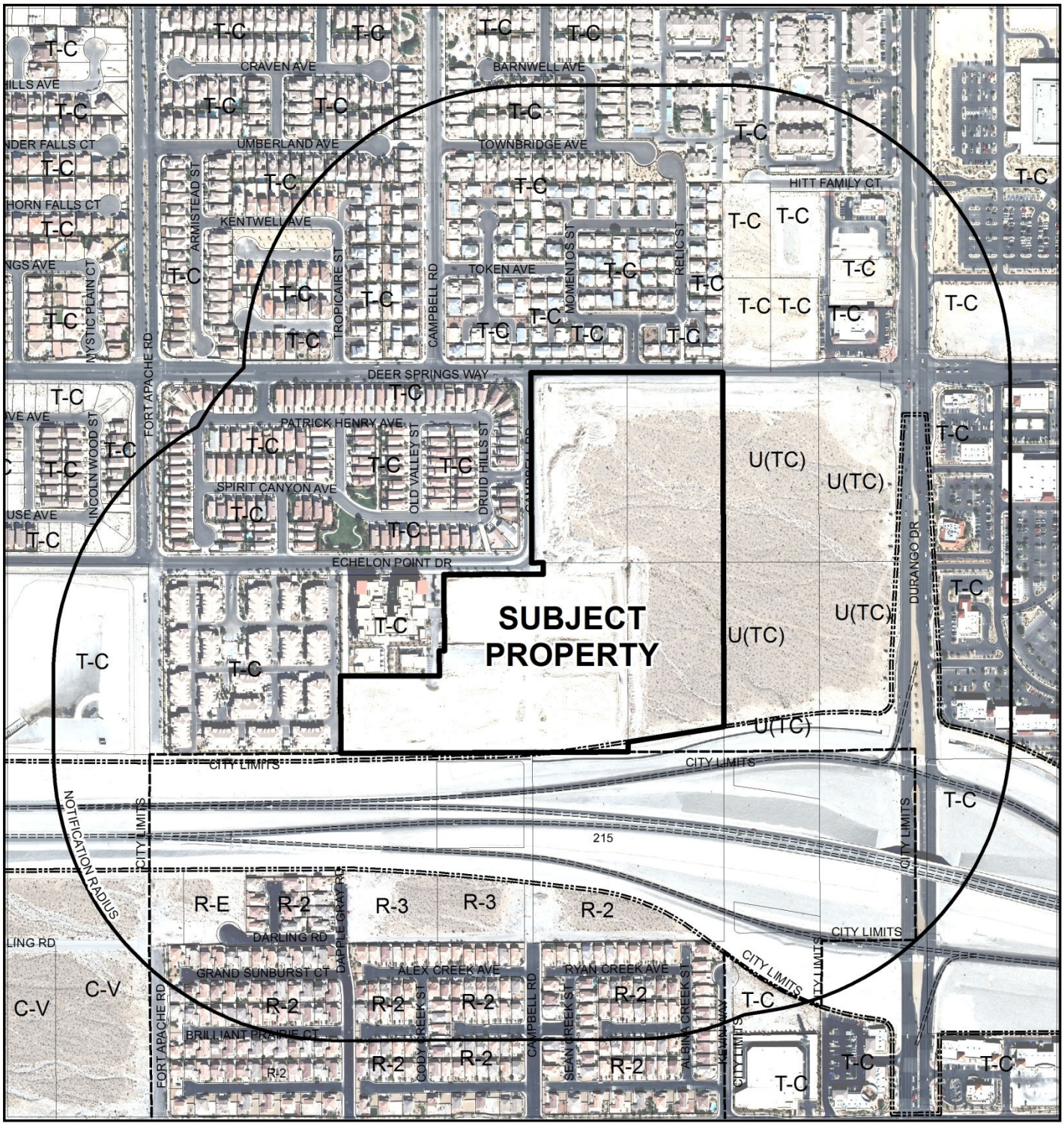
BACKUP DOCUMENTATION:
1. Location and Aerial Maps – TMP-49542 and WVR-49873
2. Conditions and Staff Report - TMP-49542 and WVR-49873
3. Supporting Documentation
4. Photos - TMP-49542 and WVR-49873
5. Justification Letter - TMP-49542 and WVR-49873
6. Protest/Support Postcards - TMP-49542 and WVR-49873



CASE: **TMP-49542 AND WVR-49873 (PRJ-49374)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[ML-TC (MEDIUM LOW DENSITY RESIDENTIAL -TOWN CENTER)
Special Land Use Designation]



0 400 800 Feet

CASE: **TMP-49542 AND WVR-49873 (PRJ-49374)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: T-C (TOWN CENTER)
[ML-TC (MEDIUM LOW DENSITY RESIDENTIAL -TOWN CENTER)
Special Land Use Designation]

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49542 APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan 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** ☒ **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: Anthony Sejas

Subscribed and sworn before me

This 8th day of March, 2013

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-49542 APN: 125-20-301-006, 007, 015

Name of Property Owner: DR Horton, Inc.

Name of Applicant: _____

Name of Representative: Slater Hanifan 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 ☒ 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: Bradley F. Burns

Subscribed and sworn before me

This 3rd day of March, 2013

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-313-000 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER RES NV TVL, LLC **Contact** PAUL KENNER

Address 2490 PASEO VERDE PKWY #120 **Phone:** 821-4881 **Fax:** 736-9200

City HENDERSON **State** NV **Zip** 89074

E-mail Address paul.kenner@rialtocapital.com

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** (702) 635-3650

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

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 Anthony Sejas

Subscribed and sworn before me

This 5th day of March, 2013.

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt Exp. Jan. 13, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-49542
Meeting Date:	07/09/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use** _____

Assessor's Parcel #(s) 125-20-301-006, 007, 015 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** (702) 635-3650

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

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 Bradley E Buens

Subscribed and sworn before me

This 3rd day of March, 20 13.

Barbara A. Bross

Notary Public in and for said County and State

BARBARA A. BROSS
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 98-2673-1
My Appt. Expires Mar 23, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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D·R·HORTON

TENTATIVE MAP

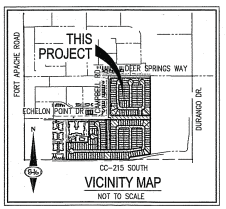
DEER SPRINGS

A SINGLE FAMILY RESIDENTIAL COMMUNITY
LOCATED IN THE CITY OF LAS VEGAS, NEVADA.

APN 125-20-301-006, 007, 015 & A PORTION OF 125-20-314-000







GENERAL NOTES

1. THERE ARE NO FAULTS OR NO KNOWN FISSURES LOCATED ADJACENT TO OR WITHIN THE BOUNDARIES OF THIS PROJECT SITE.

2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.

3. THERE WILL BE A LANDSCAPE MAINTENANCE ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION BY THE DEVELOPER.

4. LANDSCAPE EASEMENTS WILL BE MAINTAINED BY A LANDSCAPE MAINTENANCE ASSOCIATION.

5. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" WATER LINE IN CAMPBELL.

6. SEWER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY AN EXISTING 10" SEWER LINE RUNNING ALONG CC-215 SOUTH DRAINING TO BURNHOO DRIVE.

7. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.

8. THE SITE SLOPES ARE LESS THAN 12%, STREET GRADES WILL TYPICALLY BE LESS THAN 6%.

9. ALL EXISTING STRUCTURES ON THE PROPERTY SHALL BE REMOVED BY THE DEVELOPER.

10. THE PROJECT SITE IS NOT LOCATED WITHIN A 100–YEAR FLOOD PLAIN.

LEGAL DESCRIPTION

PARCEL I – APN: 125–20–301–006

THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL II – APN: 125–20–301–007

THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

PARCEL III – APN: 125–20–301–015

THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M. EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MARCH 30, 1998 IN BOOK 980330 AS DOCUMENT NO. 01904, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ECHELON – A PORTION OF APN: 125–20–314–000

A PORTION OF COMMON AREA "A" OF AMENDED FINAL MAP OF THE ECHELON, PHASE 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 137, PAGE 19 OF PLATS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT, THENCE ALONG THE EASTERLY LINE OF SAID PLAT, SOUTH 03°05'21" EAST, 681.07 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT THE FOLLOWING TWO (2) COURSES:
1) SOUTH 89°47'38" WEST, 333.14 FEET;
2) THENCE SOUTH 89°47'34" WEST, 666.24 FEET TO THE SOUTHWEST CORNER OF SAID PLAT;
THENCE ALONG THE WESTERLY LINE OF SAID PLAT, NORTH 00°10'30" WEST, 272.13 FEET;
THENCE DEPARTING SAID WESTERLY LINE, SOUTH 89°54'50" EAST, 343.54 FEET;
THENCE NORTH 00°06'35" WEST, 86.46 FEET;
THENCE SOUTH 89°54'50 EAST, 18.73 FEET;
THENCE NORTH 00°05'10" EAST, 109.07 FEET;
THENCE NORTH 05°45'57" WEST, 26.61 FEET;
THENCE NORTH 00°06'35" WEST, 129.84 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF ECHELON POINT DRIVE;
THENCE ALONG SAID SOUTHERLY RIGHT–OF–WAY, NORTH 89°53'25" EAST, 346.49 FEET;
THENCE NORTH 00°06'42" WEST, 40.00 FEET;
THENCE NORTH 89°53'07" EAST, 293.42 FEET TO THE POINT OF BEGINNING.

LEGEND

- BOUNDARY LINE
- ROADWAY CENTERLINE
- RIGHT–OF–WAY
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONTOUR (5–FT)
- EXISTING CONTOUR (1–FT)

OWNER

AURORA CORPORATE PLAZA LLC
BROOMFIELD DRUGSTORE LLC
371 CENTENNIAL PKWY #200
LOUISVILLE, CO 80027

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 435–3800
FX (702) 435–8008

DEVELOPER

DR HORTON INC
330 CAROUSEL PKWY #140
HENDERSON, NV 89014
PH (702) 435–3800
FX (702) 435–8008

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST #216
LAS VEGAS, NV 89118
PH (702) 284–5300
FX (702) 284–5399

PROJECT SUMMARY

GROSS RESIDENTIAL ACREAGE:	= 35.4
DENSITY (LOTS/GROSS ACRE):	= 7.99
EXISTING ZONING:	= MEDIUM RESIDENTIAL (M–TC)
PROPOSED ZONING:	= MEDIUM–LOW RESIDENTIAL (ML–TC)
PROPOSED USE:	= SINGLE FAMILY RESIDENTIAL
TOTAL NO. OF RESIDENTIAL LOTS	= 211
TOTAL NO. OF COMMON LOTS	= 25
MINIMUM LOT SIZE	= 2940 SF
MAXIMUM LOT SIZE	= 7,941 SF
% OF LOT COVERAGE	= 50%
REQUIRED OPEN SPACE	= 1.85 AC
PROVIDED OPEN SPACE	= 2.44 AC
MAXIMUM BUILDING HEIGHT	= 35–FT
CONNECTIVITY RATIO	= 1.3

PARKING ANALYSIS

NO OF UNITS	= 211
PARKING PARAMETER	= 2 SPACES/LOT
REQUIRED PARKING	= 422 SPACES*

*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE AND/OR DRIVEWAY PARKING

ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS

211 UNITS X 250 GPD/UNITS = 52,750 GPD
TOTAL AVERAGE CONTRIBUTION = 52,750 GPD = 0.053 MGD
TOTAL PEAK FLOW = 0.053 MGD X 3.52 (PEAK FACTOR) = 0.187 MGD

UTILITY SERVICE BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

DEVELOPMENT STANDARDS

SETBACKS

FRONT (GARAGE)	22–FT
FRONT (LIVING)	14–FT
REAR (LIVING)	10–FT
REAR (2nd STORY LIVING)	7–FT
REAR (PATIO)	5–FT**
SIDE (INTERIOR)	5–FT
SIDE (CORNER)	10–FT

* ARCHITECTURAL FEATURES TO ENCROACH NO MORE THAN TWO FEET INTO ANY REQUIRED SETBACK AREA, PROVIDED THAT THE ENCROACHMENTS:

A. REMAIN AT LEAST THREE FEET FROM THE PROPERTY LINE; AND

B. DO NOT INCREASE THE LIVING SPACE OF THE STRUCTURE AT THE FLOOR LEVEL.

** SETBACK TO PATIO POST, COVER OVERHANG MAY COME TO WITHIN 3–FT OF REAR AND SIDE PROPERTY LINES

BUILDING HEIGHT	35' MEASURED FROM THE MIDPOINT OF BETWEEN THE EAVES AND RIDGE LINE
STORIES	2 MAX

ACCESSORY STRUCTURE SETBACKS

FROM MAIN BUILDING	6–FT
SIDE (CORNER)	5–FT
SIDE (INTERIOR)	3–FT
REAR	3–FT
SIZE and COVERAGE	NOT TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING UNIT. THE AGGREGATE TOTAL OF THE GROUND FLOOR AREAS OF ALL ACCESSORY BUILDINGS SHALL NOT COVER MORE THAN 50% OF THE REAR YARD AREA
BUILDING HEIGHT	NOT TO EXCEED 2 STORIES, 35 FEET IN HEIGHT OR THE HEIGHT OF THE PRINCIPAL DWELLING UNIT, WHICHEVER IS LESS

PARKING

REQUIRED: 2 UNIMPEDED SPACES PER DWELLING UNIT
PROVIDED: 2 UNIMPEDED SPACES PER DWELLING UNIT

FENCES AND WALLS

PER TOWN CENTER DEVELOPMENT STANDARDS

I. PERIMETER WALLS MAX. RETAINING PLUS SCREEN – 12–FT

II. INTERNAL WALLS MAX. RETAINING PLUS SCREEN – 14–FT

CONNECTIVITY

(N) NODES = 16
(L) LINKS = 20
(U2) LINKS PEDESTRIAN ACCESS (.5 LINK) 7 X 0.5 = 3.5

MINIMUM CONNECTIVITY RATIO = 1.3
CONNECTIVITY RATIO = LINKS/NODES
CONNECTIVITY RATIO = 23.5/18
CONNECTIVITY RATIO = 1.3

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

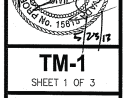
CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

S 20
T 19
R 60

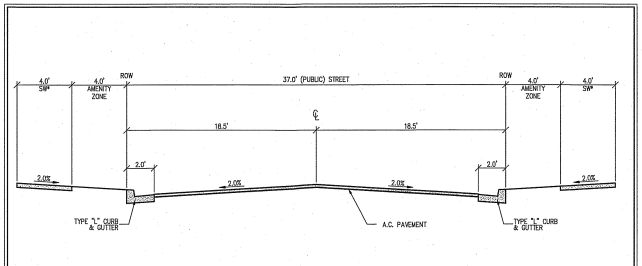
DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000



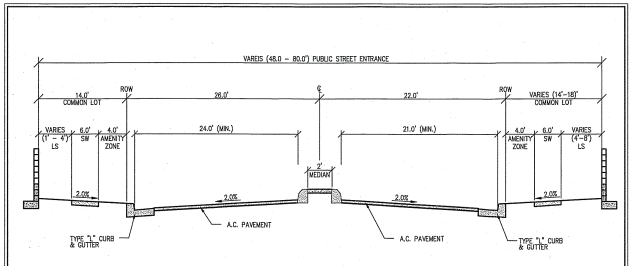
TM-1
SHEET 1 OF 3

TMP-49542
WVR-49873

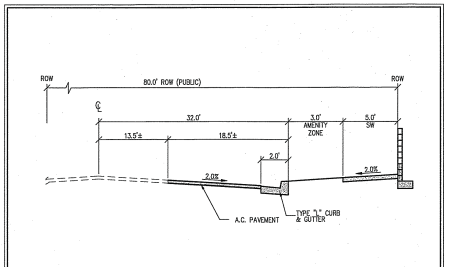
J:\dsh1231-003 deer springs\Land\entitlements\dsh1231-003 tmap.dwg 5/23/2013 3:25 PM Joshua Covert



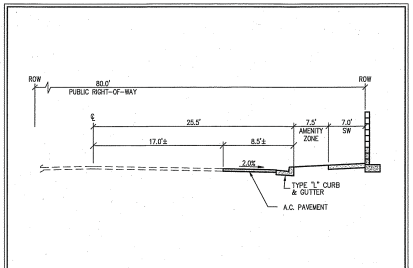
A. 37' (PUBLIC) STREET SECTION
NOT TO SCALE
INTERIOR STREET
* ATTACHED SIDEWALK AT DRIVEWAYS



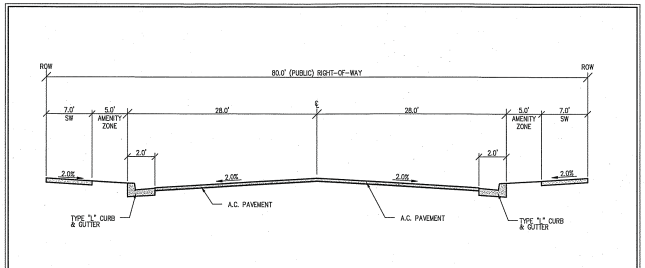
B. 80' (PUBLIC) ENTRY STREET SECTION
NOT TO SCALE
ENTRANCES
PER TOWN CENTER SUBDIVISION ENTRY



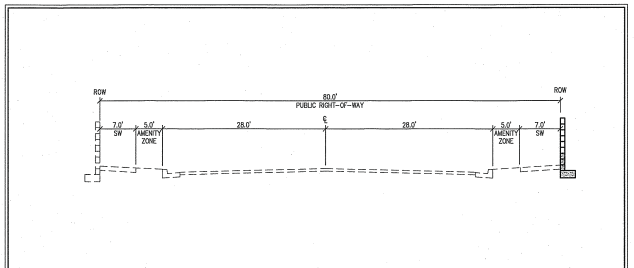
C. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
DEER SPRINGS WAY



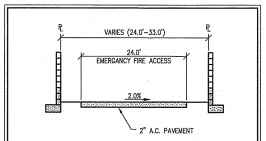
D. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
CAMPBELL ROAD



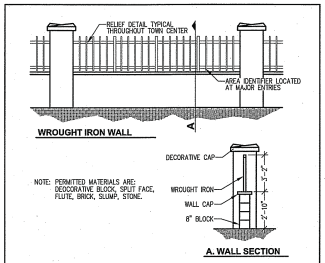
E. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
PROPOSED ECHELON POINT DRIVE



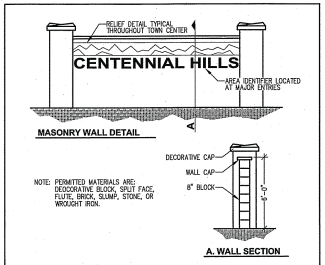
F. 80' (PUBLIC) STREET SECTION
NOT TO SCALE
EXISTING ECHELON POINT DRIVE



G. 24' MIN. EMERGANCY FIRE ACCESS
NOT TO SCALE



RESIDENTIAL AREA WROUGHT IRON WALLS
NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS
NOT TO SCALE

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS
TENTATIVE MAP

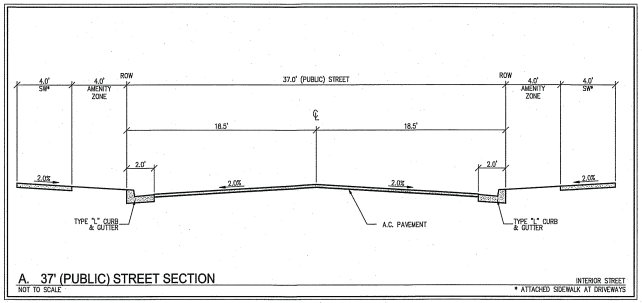
S 20
T 19
R 60

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO.
DRH1213-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
DARRIN L. PARPA
Exp: 12/31/13
CIVIL
No. 15815
5/23/13

TM-2
SHEET 2 OF 3

TMP-49542
WVR-49873

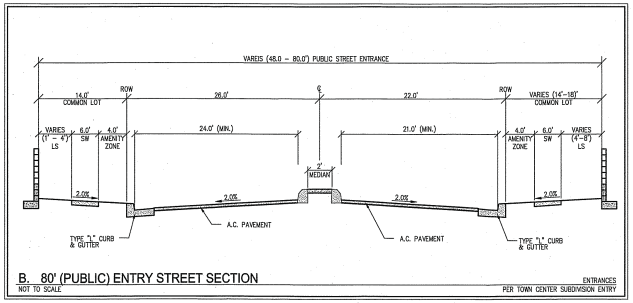


A. 37' (PUBLIC) STREET SECTION

NOT TO SCALE

INTERIOR STREET

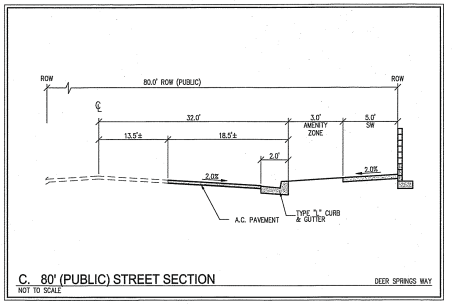
* ATTACHED SIDEWALK AT DRIVEWAYS



B. 80' (PUBLIC) ENTRY STREET SECTION

NOT TO SCALE

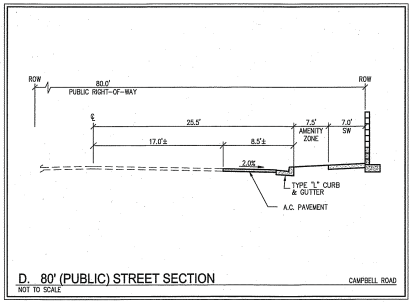
ENTRANCES PER TOWN CENTER SUBDIVISION ENTRY



C. 80' (PUBLIC) STREET SECTION

NOT TO SCALE

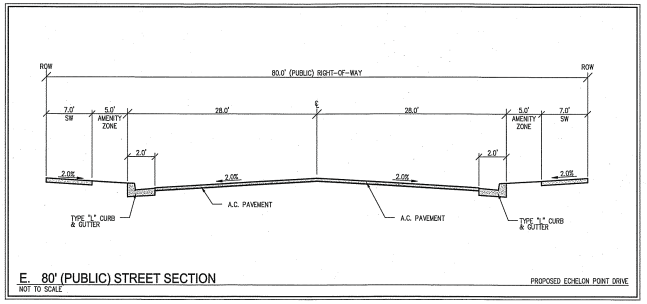
DEER SPRINGS WAY



D. 80' (PUBLIC) STREET SECTION

NOT TO SCALE

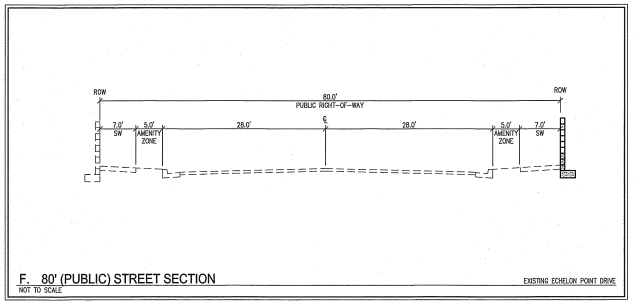
CAMPBELL ROAD



E. 80' (PUBLIC) STREET SECTION

NOT TO SCALE

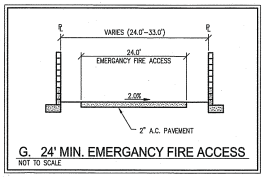
PROPOSED ECHELON POINT DRIVE



F. 80' (PUBLIC) STREET SECTION

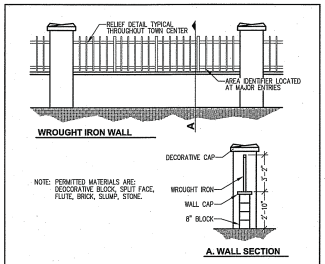
NOT TO SCALE

EXISTING ECHELON POINT DRIVE



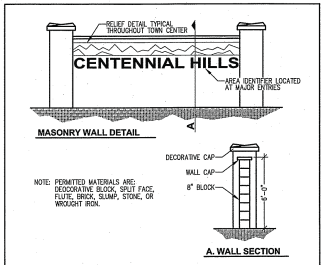
G. 24' MIN. EMERGANCY FIRE ACCESS

NOT TO SCALE



RESIDENTIAL AREA WROUGHT IRON WALLS

NOT TO SCALE



RESIDENTIAL AREA MASONRY WALLS

NOT TO SCALE

SLATER HANIFAN GROUP

CONSULTING ENGINEERS & PLANNERS

5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS

TENTATIVE MAP

S20 T19 R60

DATE: 05/02/2013

DRAFTER: JTC

DESIGNER: BRM

CHECKED: BRM

PROJECT NO.

DRH1213-000

PROFESSIONAL ENGINEER STATE OF NEVADA DARRIN M. PAPA Exp: 12/31/13 CIVIL 15815 5/2/13

TM-2

SHEET 2 OF 3

TMP-49542

WVR-49873

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TMP-49542
WVR-49873

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

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

D·R·HORTON

DEER SPRINGS

TENTATIVE MAP

DR-150
626

DATE: 05/02/2013
DRAFTER: JTC
DESIGNER: BRM
CHECKED: BRM
PROJECT NO. DRH1213-000

PRELIMINARY NOT FOR CONSTRUCTION

TM-3
SHEET 3 OF 3

DURANGO DR.
THIS PROJECT
VICINITY MAP
NOT TO SCALE
GRAND CANYON DR.
GRAND CANYON DR.
GRAND CANYON DR.



TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

06/03/13



TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

06/03/13



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06/03/13



TMP-49542 & WVR-49873 - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL
SOUTHEAST CORNER OF DEER SPRINGS WAY AND CAMPBELL ROAD

06/03/13

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

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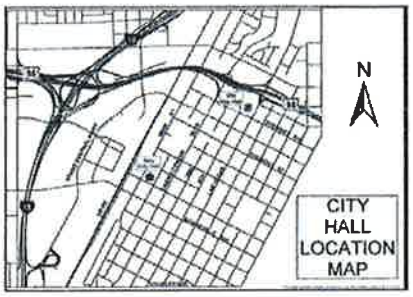
TMP-49542
WVR-49873

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43[3]
0004279218 JUN 27 2013
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-49542 & WVR-49873
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 0 8 2013
City of Las Vegas
Department of Planning

Case: TMP-49542
12520215235
LEE TRUST
2259 MOON VIEW DR
HACIENDA HEIGHTS CA 91745-5740

89 DRDFNMP 91745

56-57
P

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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TMP-49542 & WVR-49873
Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 9 2013
City of Las Vegas
Dept. of Planning

Case: TMP-49542
12520310018
COHN MATTHEW C & CAROLYN A
8211 KAPLAN DR
SAN DIEGO CA 92123-3823

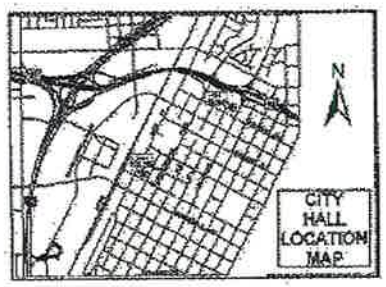
92 DRDCMP 92123

Jul 05 13 08:36a

A-09-57

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

TMP-49542 & WVR-49873

Planning Commission Meeting of 7/9/2013

RECEIVED
JUL 08 2013
City of Las Vegas
Department of Planning

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIPCODE 89101

Case: TMP-49542

12520410169
KISS STEVEN & OZRA
9111 BRILLIANT PRAIRIE CT
LAS VEGAS NV 89149-3261

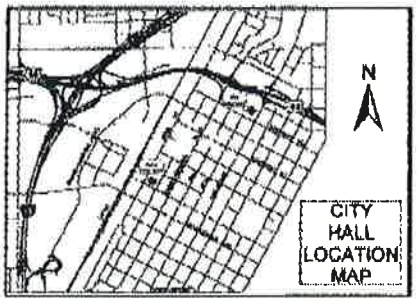
DRDGNHP 89149

ity of Las Vegas
epartment of Planning
evelopment Services Center
33 North Rancho Drive, 3rd Floor
as Vegas, Nevada 89106

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.43³
0004279218 JUN 27 2013
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

lease use available blank space on card for your comments.

MP-49542 & WVR-49873
lanning Commission Meeting of 7/9/2013

RECEIVED
JUL 1 2013
City of Las Vegas
Dept. of Planning

Case: TMP-49542
12520215184
PETERSEIL GARY & MARO REV LIV TR
PETERSEIL GARY & MARO TRS
27432 VIA AMISTOSO
MISSION VIEJO CA 92692-2412

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A

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ABEYANCE - WVR-49873 - WAIVER RELATED TO TMP-49542 - PUBLIC HEARING - APPLICANT: D R HORTON, INC. - OWNER: D R HORTON, INC., ET AL - For possible action on a request for a Waiver TO ALLOW A NONSTANDARD STREET DESIGN RELATED TO A 211-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.40 acres at the southeast corner of Deer Springs Way and Campbell Road (APNs 125-20-301-006, 007 and 015, and a portion of 125-20-313-063), T-C (Town Center) Zone [ML-TC (Medium Low Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-49374]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/16/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-49873 APN: 125-20-313-000

Name of Property Owner: RES NV TVL, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan 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** ☒ **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: Anthony Sejas

Subscribed and sworn before me

This 8th day of March, 2013

_____

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt. Exp. Jan. 13, 2016

PRJ-49374
06/13/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Waiver

Project Address (Location) Deer Springs Way/Durango Drive

Project Name Deer Springs 15 **Proposed Use**

Assessor's Parcel #(s) 125-20-313-000 **Ward #**

General Plan: existing proposed **Zoning:** existing proposed

Commercial Square Footage **Floor Area Ratio**

Gross Acres **Lots/Units** **Density**

Additional Information

PROPERTY OWNER RES NV TVL, LLC **Contact** Paul Kenner

Address 2490 Paseo Verde Pkwy #120 **Phone:** 821-4488 **Fax:** 736-9200

City Henderson **State** NV **Zip** 89074

E-mail Address paul.kenner@rialtocapital.com

APPLICANT DR Horton, Inc. **Contact**

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** (702) 635-3650

City Henderson **State** Nevada **Zip** 89014

E-mail Address

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* [signature]

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

Print Name Anthony Segas

Subscribed and sworn before me

This 5th day of March, 2013.

[signature]

Notary Public in and for said County and State

STEPHANIE D. MAZZA
Notary Public State of Nevada
No. 08-5373-1
My Appt Exp. Jan. 13, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	WVR-49873
Meeting Date:	
Total Fee:	
Date Received:*	
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

PRJ-49374
06/13/13

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

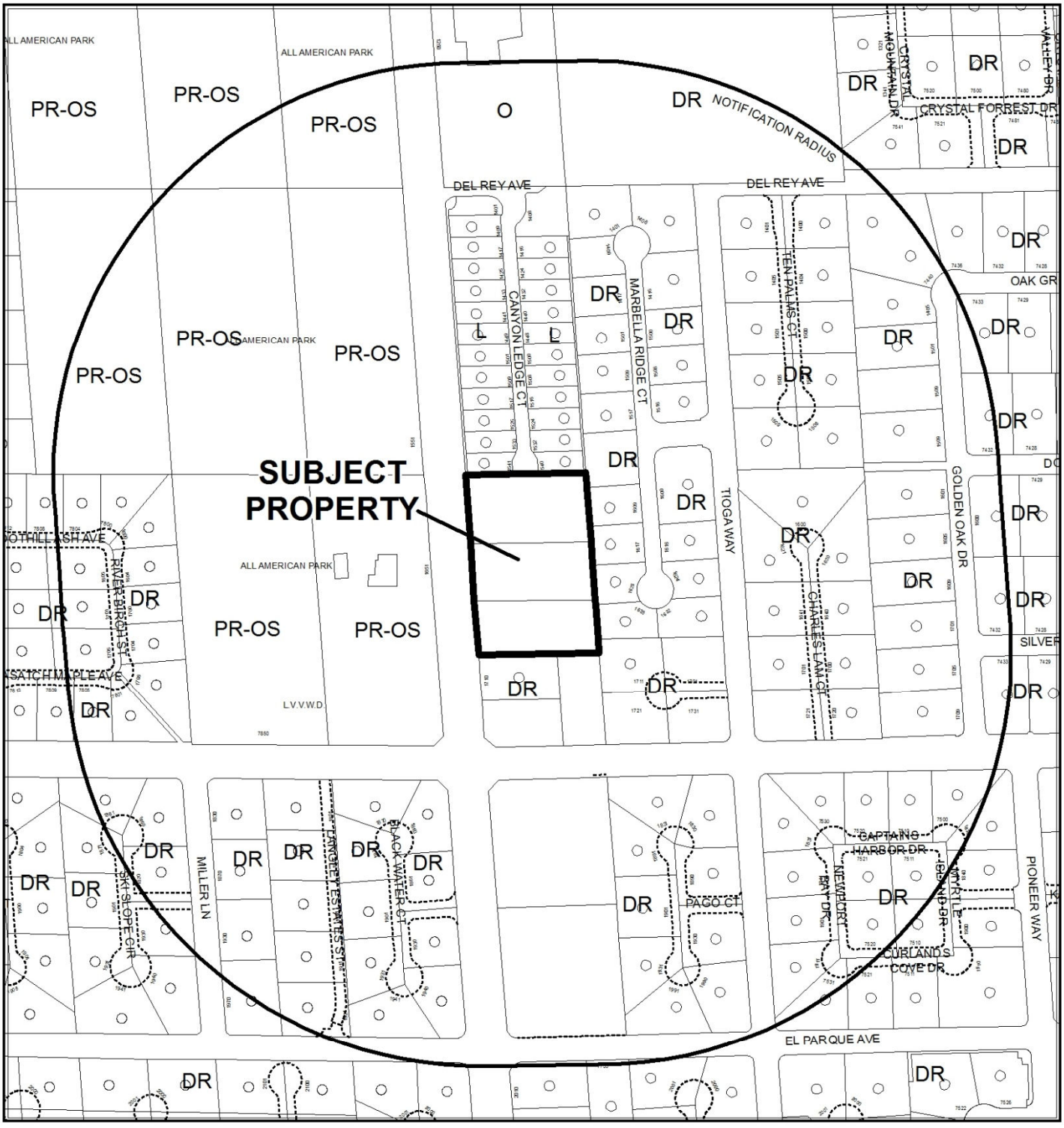
SUBJECT:
GPA-50745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a General Plan Amendment FROM: L (LOW DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 2.91 acres approximately 230 feet north of Oakey Boulevard, on the east side of Buffalo Drive (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50745 and ZON-50747
3. Supporting Documentation
4. Photos - GPA-50745 and ZON-50747
5. Justification Letter - GPA-50745 and ZON-50747



0 300 600 Feet

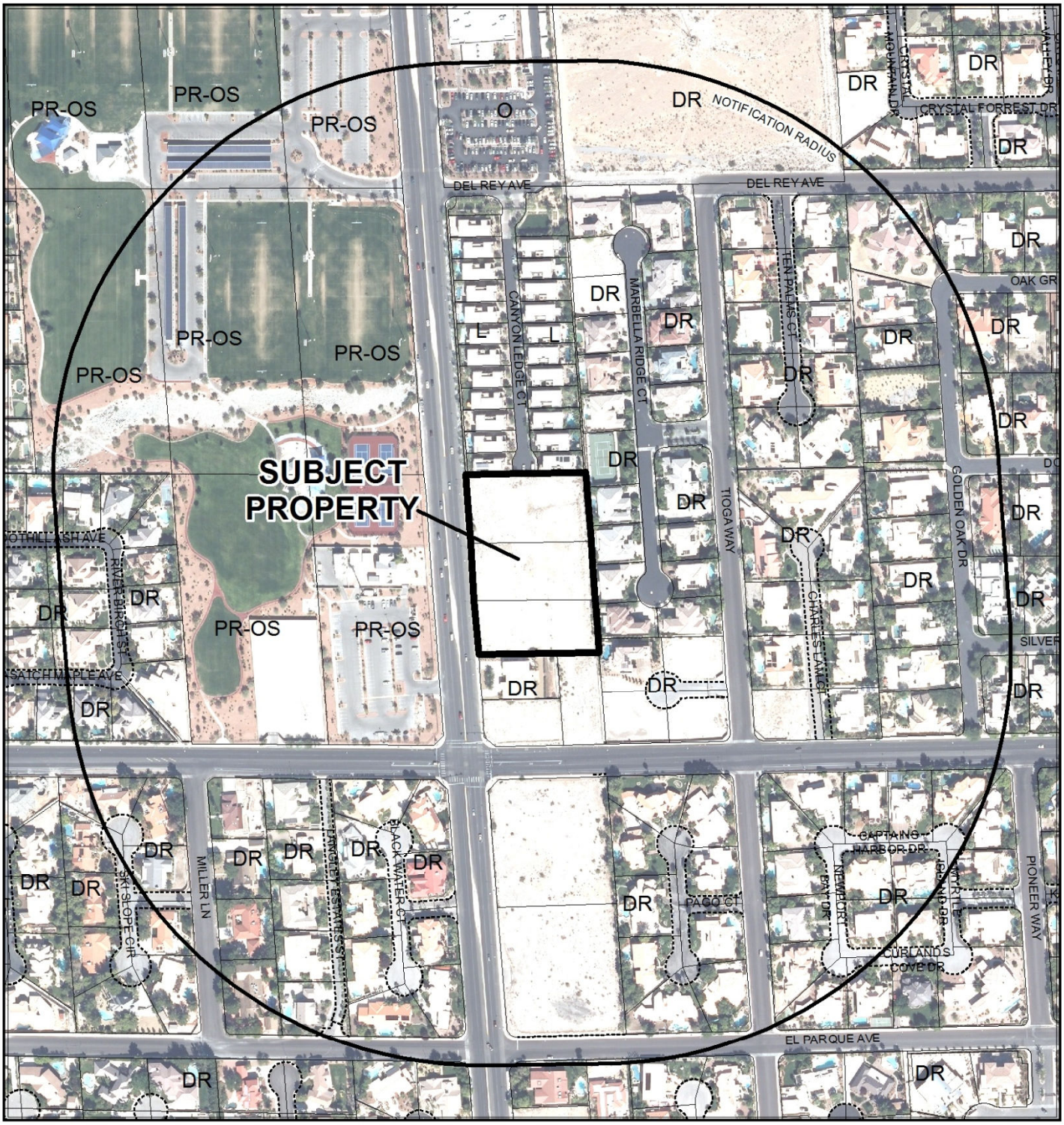
CASE: **GPA-50745 (PRJ-50658)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



CASE: **GPA-50745 (PRJ-50658)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* x Robert J. Smeath, Manager

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

Print Name x Robert J. Smeath

Subscribed and sworn before me

This 12 day of August, 20 13.

Shirley A. Mitchell

Notary Public in and for said County and State

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-50745
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

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Property Owner Signature* x John D. Harker

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

Print Name x John D Harker

Subscribed and sworn before me

This 5TH day of AUGUST, 20 13.

May L. Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

FOR DEPARTMENT USE ONLY

Case #	GPA-50745
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing L proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Valencia A13004 Investors LLC x Carolyn M. Usher/Mgr.

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

Print Name x Carolyn Usher

Subscribed and sworn before me

This 5th day of August 20 13

Amber Ghali

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

FOR DEPARTMENT USE ONLY

Case #	GPA-50745
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50745 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: x John D Harker

Print Name: x JOHN D HARKER

Subscribed and sworn before me

This 5th day of AUGUST, 2013

May L Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50745 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: Valencia A13004 Investors LLC
Carolyn M. Usher, Mgr.

Print Name: Carolyn Usher

Subscribed and sworn before me

This 5th day of August, 2013

Amber Ghali
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6479-1
My Appt. Expires Nov 29, 2015

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50745 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: X Robert J. Smeath, Trustee - Manager

Print Name: X Robert J. Smeath, Trustee for Kaufman, Armstrong & Co. Profit Sharing Plan & Trust

Subscribed and sworn before me

This 12 day of August, 2013

Shirley A. Mitchell

Notary Public in and for said County and State

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

PRJ-50658
08/15/13

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 27, 2013

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Revised Justification Letter – D.R. Horton
General Plan Amendment and Zone Change
APN: 163-03-201-003-005

To Whom It May Concern:

Please be advised this office represents D.R. Horton (the "Applicant"), in the above referenced matter. The Applicant is requesting a general plan amendment and zone change for property located on the east side of Buffalo Drive and just north of Oakey Boulevard, more particularly known as APNs 163-03-201-003-005 (the "Site"). The Site is approximately 2.91 net acres.

General Plan Amendment

The Site is zoned R-E with a general plan of Low Density. Low Density allows for density up to 5.49 units per acre. Although the Applicant intends on developing 15 lots on the Site at a density of 5.15 units per acre, some of the Site's parcels will not meet the minimum lot size requirement of 6,500 square feet. The Applicant cannot request a conforming zone change to R-1, because of the minimum lot size requirement. Because an R-1 zoning district is outside of the current general plan of Low Density, the Applicant is requesting a change to the general plan to Medium-Low Density.

Zone Change

The zone change to R-CL for the Site is appropriate. The Site is located within 330' of a parcel within the Rural Preservation Overlay District ("Overlay District"). Because the Site is located within 330' of the Overlay District, pursuant to Title 19.10.180(c), the Applicant is required to show "good cause" when requesting "a greater density…that which exists within the Overlay District."

Good cause exists for the following reasons:

PRJ-50658
08/28/13

GPA-50745 ZON-50747 REVISED

KAEMPFER
CROWELL

- The overall density of 5.15 units per acre conforms to the area;
- Just north of the Site is a developed R-PD5 zoned single family homes, compatible to the same density the Applicant desires to build;
- The Site is the ideal transition piece between Buffalo, a 100' right-of-way, and the R-PD2 zoned properties just east of the Site.

Therefore, "good cause" exists for the Applicant's request for a zone change to R-CL as it will conform to the surrounding area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

PRJ-50658
08/28/13

GPA-50745 ZON-50747 REVISED

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50747 - REZONING RELATED TO GPA-50745 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: VALENCIA A13004 INVESTORS, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 2.91 acres approximately 230 feet north of Oakey Boulevard, on the east side of Buffalo Drive (APNs 163-03-201-003, 004 and 005), Ward 1 (Tarkanian) [PRJ-50658].

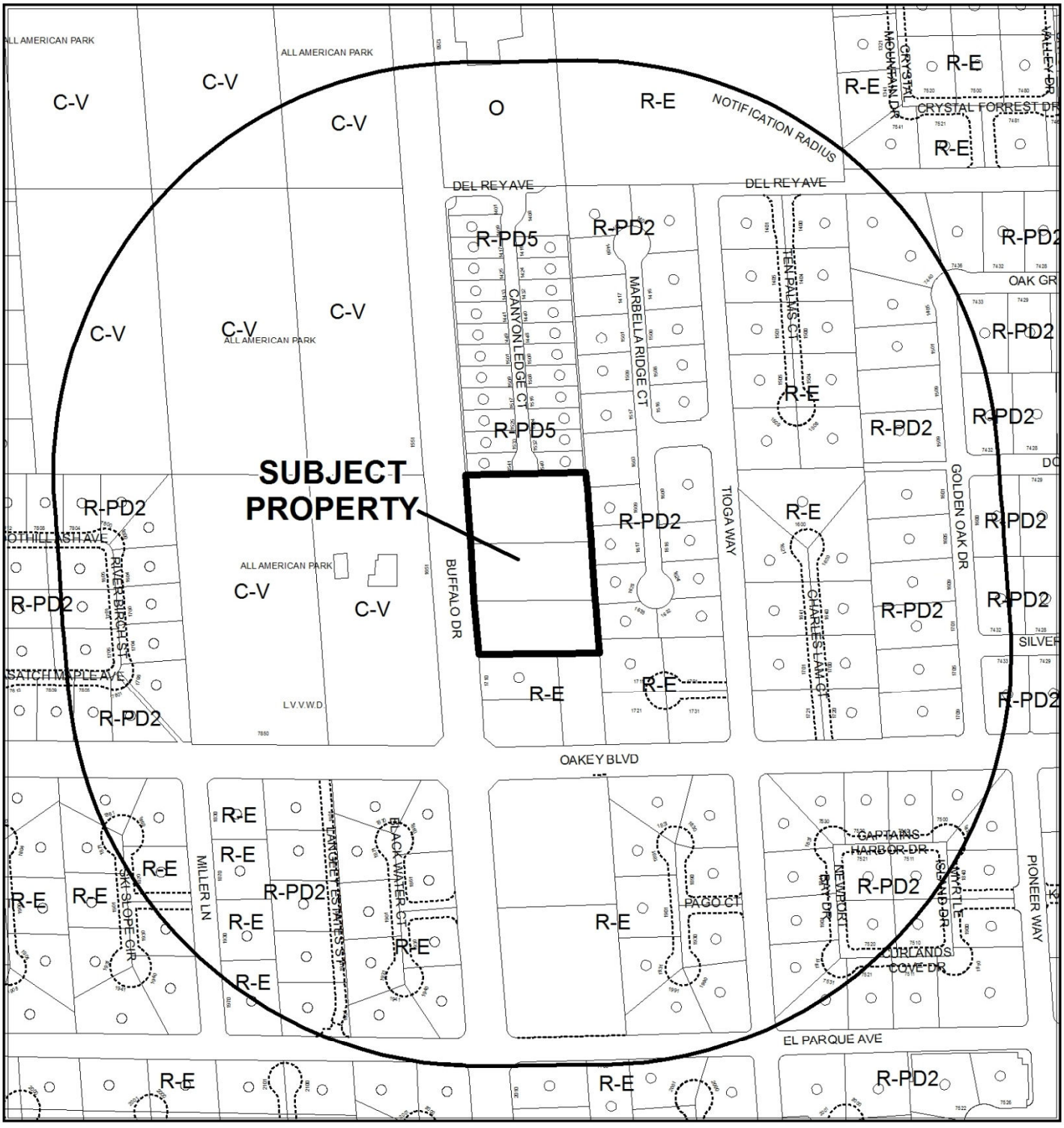
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

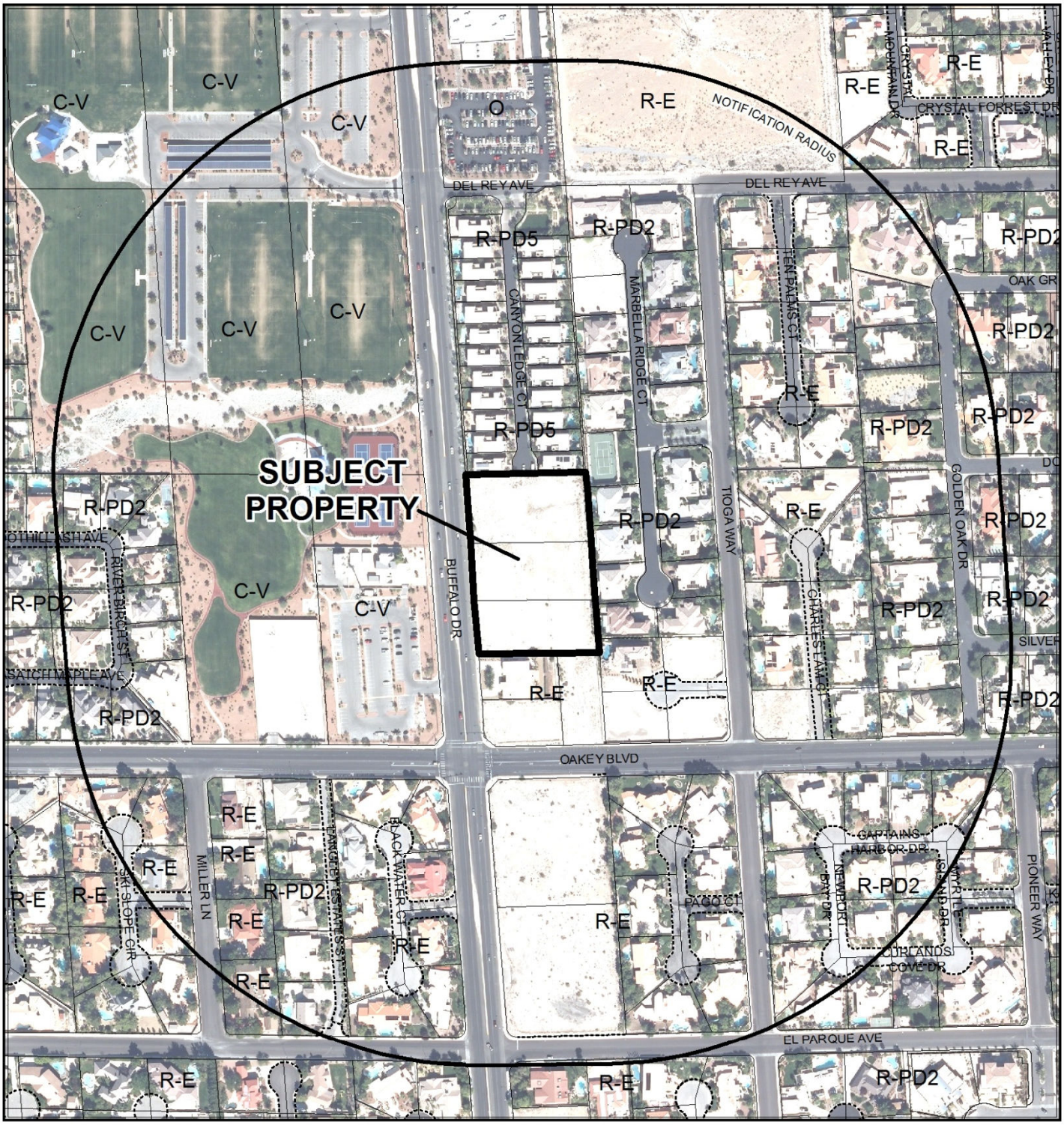


CASE: **ZON-50747 (PRJ-50658)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)



CASE: **ZON-50747 (PRJ-50658)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50747 APN: 163-03-201-003 - 005

Name of Property Owner: Valencia A13004 Investors LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: x John D Harker

Print Name: x JOHN D HARKER

Subscribed and sworn before me

This 5th day of AUGUST, 2013

May L Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50747 APN: 163-03-201-003 - 005

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Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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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: Valencia A13004 Investors LLC
Carolyn M. Usher, Mgr.

Print Name: Carolyn Usher

Subscribed and sworn before me

This 5th day of August, 2013

Amber Ghali
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6479-1
My Appt. Expires Nov 29, 2015

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50747 APN: 163-03-201-003 - 005

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Name of Representative: Triton Engineering

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☐ **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: X Robert J. Smeath, Trustee - Manager

Print Name: X Robert J. Smeath, Trustee for Kaufman, Armstrong & Co. Profit Sharing Plan & Trust

Subscribed and sworn before me

This 12 day of August, 2013

Shirley A. Mitchell

Notary Public in and for said County and State

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) S. Buffalo Rd. & W. Oakey Blvd

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 163-03-201-003 - 005 **Ward #** 1

General Plan: existing I proposed M-L **Zoning:** existing RE proposed RCL

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

Gross Acres 2.91 **Lots/Units** 15 **Density** _____

Additional Information _____

PROPERTY OWNER Valencia A13004 Investors LLC **Contact** _____

Address 6468 Fosco Ct **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89131

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

City Hebderson **State** NEVADA **Zip** 89014

E-mail Address MEJones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* x Robert J Smeath manager.

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

Print Name x Robert J. Smeath

Subscribed and sworn before me

This 12 day of August, 2013.

Shirley A. Mitchell

Notary Public in and for said County

SHIRLEY A. MITCHELL
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-103983-2 - Expires March 20, 2014

FOR DEPARTMENT USE ONLY

Case #	ZON-50747
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

PRJ-50658
08/15/13

DEPARTMENT OF PLANNING

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Application/Petition For: Zone Change

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Print Name x John D HARKER

Subscribed and sworn before me

This 5TH day of AUGUST, 20 13.

May L Fong

Notary Public in and for said County and State

MAY L. FONG
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-20-2014
Certificate No: 94-0092-2

FOR DEPARTMENT USE ONLY

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PRJ-50658
08/15/13

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E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Parkway **Phone:** (702) 672-1939 **Fax:** _____

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E-mail Address MEJones3@drhorton.com

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E-mail Address aignatowicz@tritoneng.com

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Property Owner Signature* Valencia A13004 Investors LLC Carolyn Usher, Mgr.

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

Print Name x Carolyn Usher

Subscribed and sworn before me

This 5th day of August, 20 13.

Amber Ghali

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
AMBER GHALI
Appt. No 12-6470-1
My Appt. Expires Nov 29, 2015

FOR DEPARTMENT USE ONLY

Case #	ZON-50747
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Revised 10/27/08

PRJ-50658
08/15/13



City of Las Vegas

Southwest Sector Zoning

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Professional Offices And Parking
- P-O - Professional Office
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- TC - Town Center
- ROI Zoning

SOURCE: City of Las Vegas, Planning and Development Department

Revised: May 16, 2012 Z-2012-1

PRJ-50658
08/15/13

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: June 04, 2012

NORTH
SCALE: NTS

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/13/13
PM : KJW
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.025
SCALE : NTS

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-2480
Fax: (702) 254-3062
www.tritonengr.com

DR HORTON
BUFFALO/OAKEY
ZONING MAP

SHEET 1 OF TOTAL 1

ZON-50747

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
GPA-50785 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action on a request to adopt an updated Parks and Recreation Element and revise the 2020 Master Plan, All Wards. Staff recommends APPROVAL.

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Staff Report
2. Supporting Documentation
3. Park and Recreation Element
4. Justification Letter

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50785 APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

Name of Representative: _____

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: _____

RECEIVED
AUG 2 8 2013
City of Las Vegas
Department of Planning

Signature of Property Owner: _____

Print Name: Fred Sahs

Subscribed and sworn before me

This 27th day of August, 2013

Nora Lares

Notary Public in and for said County and State

Nora Lares
Notary Public, State of Nevada
Appointment No.06-103908-1
My Appt. Expires November 9,2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) _____

Project Name 2013 Parks Element Update **Proposed Use** _____

Assessor's Parcel #(s) _____ **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER City of Las Vegas **Contact** Fred Solis

Address 333 N. Rancho **Phone:** (702) 229-5409 **Fax:** _____

City Las Vegas **State** NV **Zip** 89106

E-mail Address fsolis@lasvegasnevada.gov

APPLICANT Same **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Fred Solis

Subscribed and sworn before me

This 27th day of August, 2013.

_____

Notary Public in and for said County and State

Nora Lares
Notary Public, State of Nevada
Appointment No.06-103908-1
My Appt. Expires November 9,2013

FOR DEPARTMENT USE ONLY

Case #	GPA-50785
Meeting Date:	10-8-13
Total Fee:	—
Date Received:*	8-20-13
Received By:	F.S.

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Revised 10/27/08

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City of Las Vegas
Department of Planning

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INTRODUCTION

This element of the Las Vegas 2020 Master Plan ("Master Plan") establishes standards, guidelines, objectives, policies and priorities for the location, development and maintenance of parks in Las Vegas. The city of Las Vegas ("City") initiated this effort to establish a parks system which offers opportunities for leisure and fitness enjoyed in natural settings and contributes to an overall healthy community. This Parks Element satisfies various requirements outlined in the Recreation Plan of NRS 278.160. It analyzes the existing park system and delineates opportunities to extend the system in the future.

POLICY FRAMEWORK

State law requires that governing entities in counties with a population of over 700,000 people adopt a master plan to address a list of subjects set forth in section 278.160 of the Nevada Revised Statutes. The creation of a parks element satisfies a portion of the recreation plan, which is a required subject of NRS 278.160.

- Recreation Plan - Showing a comprehensive system of recreation areas, including without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds, and other recreation areas, including, when practicable, the locations and proposed development thereof.

The requirements delineated by NRS to adopt a recreation plan are the basis by which the parks element was established. This parks element addresses all but one of the requirements outlined by the recreation plan from NRS 278.160. The subject of trails was identified by the city of Las Vegas to receive greater attention, therefore, the City created a trails element dedicated solely to the establishment of a multi-modal trails system to encourage non-vehicular travel. The inventory, analysis and recommendations in this updated Parks Element will serve as the city of Las Vegas' recreation plan, and in combination with the Trails Element, will satisfy the statutory requirements.

1992 GENERAL PLAN

Prior to the Las Vegas 2020 Master Plan, the 1992 General Plan satisfied NRS requirements regarding parks. The 1992 General Plan was adopted April 1, 1992 and later updated December 7, 1994. At that time the plan included a chapter on Leisure and Cultural Services. This chapter incorporated parks, open spaces, trails, cultural art centers and senior citizen centers. One of the areas of interest specifically referenced was "parks and open space" stating:

> Parks and open space are an important part of improving the quality of life for Las Vegas citizens. Parks and open space give people an opportunity to exercise, relax, and congregate for group activities. In addition, parks add an aesthetic value to the City, which improves public perception and interest in the area.

The City restructured the method by which parks are planned, constructed and maintained in the mid-1990s. Currently, four City departments, Leisure Services, Field Operations, Detention & Enforcement and Planning and Development, are involved in managing, maintaining and providing security of the park system. Collaboration amongst staffs in these departments is essential to the successful provision of park and leisure services to the community.

THE LAS VEGAS 2020 MASTER PLAN

The Las Vegas 2020 Master Plan was adopted by City Council on September 6, 2000, forming the framework for a series of elements to replace the 1992 General Plan. One of these elements was the Parks and Recreation Plan. The element was adopted on March 15, 2000, and updated on April 2, 2008.

The Master Plan contains numerous goals, objectives and policies pertaining directly and indirectly to parks. The Parks Element is intended to not only satisfy NRS requirements, but also provide a document that will assist with future needs of the City as it continues to grow. The City of Las Vegas has considered how policies stipulated in the Las Vegas 2020 Master Plan direct decisions affecting park issues. This element provides information that will aid the City's priorities and initiatives. The goals, objectives and policies that are related to the Parks Element are as follows:

GOAL 1: The Downtown area will emerge as the preeminent hub of business, residential, government, tourism and gaming activities in the City of Las Vegas and as a major hub of such activities in the Las Vegas Valley.

> OBJECTIVE 1.2: To improve the livability of the Downtown through the creation of a series of safe, attractive and interesting public open spaces and non-vehicular routes to connect these open spaces and other major Downtown activities.
>
> > POLICY 1.2.1: That each District be focused around a central open space, park, public facility or landmark which lends identity and character to that District.
> >
> > POLICY 1.2.2: That a major civic square, open space or park be developed in the central business/government district core, to serve as a focal point for the City and contribute to the identity, functionality and amenity of the Downtown.
> >
> > POLICY 1.2.3: That all Downtown parks and open spaces be linked with non-vehicular corridors or routes. These routes may incorporate a theme, and should be readily identifiable through sidewalk treatments, signage, lighting, landscaping and other techniques. Enhanced streetscapes should be developed along selected corridors. The intent is to foster a safe, pleasant and convenient pedestrian environment. The City will promote the use of public/private partnerships to develop Downtown open space.

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

OBJECTIVE 2.4: To ensure that the quality of existing residential neighborhoods within the City of Las Vegas is maintained and enhanced.

POLICY 2.4.1: That the City aggressively promote, on an opportunity basis, the acquisition and development of land for parks in central city locations.

POLICY 2.4.2: That the City continue to improve the level of maintenance of existing park areas within the City.

GOAL 3: Newly developing areas of the City will contain adequate educational facilities, and recreational and open space and be linked to major employment centers by mass transit, including buses, and by trails.

OBJECTIVE 3.1: To ensure that new residential subdivisions, with the exception of areas currently designated as rural preservation neighborhoods by Nevada statute, are developed into walkable communities, where reliance on auto trips for convenience shopping and access to education and recreation is minimized, and where development densities support transit.

POLICY 3.1.3: That residential areas be within walking distance of a neighborhood park.

OBJECTIVE 3.4: To ensure that adequate portions of the lands released for urban development by the Bureau of Land Management (BLM) are developed for recreational and educational public facilities, transit facilities and fire stations, that will benefit the City.

POLICY 3.4.1: That a minimum of 30 percent of available BLM lands be planned for recreational and parks uses within the Centennial Hills sector of the City, in the general vicinity of the intersection of Kyle Canyon Road and US 95.

POLICY 3.4.2: That detailed plans for recreation, parks and other uses be set forth in a special area plan for the Kyle Canyon area. Any future Kyle Canyon special area plan shall include policies to ensure that an acceptable percentage of the residential and commercial portions of Town Center are developed before residential, commercial and industrial development is allowed in Kyle Canyon. The growth planned for the Kyle Canyon area should not be in direct competition with any undeveloped portions of Town Center, and direct competition with Downtown growth should also be considered.

OBJECTIVE 3.6: To ensure that adequate amounts of park space and trail systems are designated and developed to meet or exceed national standards and standards established in the Master Plan Parks & Recreation Element.

POLICY 3.6.1: That the City establish a parks system based on systematic parks classifications, park size requirements and service area standards.

POLICY 3.6.2: That new developments pay their fair share of park land acquisition and development costs to ensure that national and local standards are met for such new development.

POLICY 3.6.3: That the City obtain lands for parks in developed portions of the City where established park standards are not being met.

POLICY 3.6.4: That lands acquired for parks purposes be obtained in proactive ways, including land purchase through bond issues and land exchanges.

POLICY 3.6.5: That the City maintain high standards with respect to the maintenance and operation of existing parks.

POLICY 3.6.6: That the City encourage the joint development of park space in conjunction with school sites, under the Open Schools/Open Doors agreement.

Policy 3.6.7: That the City encourage the development of parks that link with and take advantage of trail and pedestrian/bike traffic plans.

GOAL 7: Issues of regional significance, requiring the city of Las Vegas to coordinate with other government entities and agencies within the Valley, will be addressed in a timely fashion.

Objective 7.4: To identify, protect and preserve archeological resources and areas with unique or sensitive geologic features that exist within the city boundaries, and to integrate them with new urban development that extends into archeologically sensitive areas.

Policy 7.4.2: That efforts be made to preserve any significant archeological resources that may be discovered. If possible, that such protection or preservation integrates the resource into the context of the community, such as in a park or open space.

OBJECTIVE 7.6: To ensure that joint use of public facilities is pursued to provide efficient and cost effective services and facilities.

POLICY 7.6.1: That the City coordinate with other public agencies in the Las Vegas Valley to pursue the design and construction of public facilities to have multiple uses.

The benefits of parks are traditionally described in qualitative terms. Parks consistently appear in quality of life surveys as important factors for residents. Historically, parks have been touted as peaceful retreats from the bustling, often crowded city and, in the absence of yards, as places for urban dwellers to get exercise and recreation.

The National Parks Service and the City Parks Alliance are two national organizations dedicated to creating vibrant and healthy parks. The National Park Service offers advice, technical assistance, and money to help local communities create recreation opportunities. The National Park Service awards millions of dollars annually in the form of outdoor recreation grants.

The City Parks Alliance works to integrate parks into the national dialogue on urban renewal, public land investment, economic development and healthy communities. The organization serves in Washington D.C. to advocate legislation in support for local level parks. The City Parks Alliance vision is "that everyone in urban America lives within walking distance of a park that is clean and safe." The organization has been supporting park development since its development in 2000. Studies by these organizations have found that parks benefit the community in the following ways:

- Improves economic health
- Reduces crime
- Contributes to the conservation of natural resources
- Creates a strong sense of community
- Potentially increases the value of property
- Promotes an increase in fitness and a reduction in obesity
- Contributes to the preservation of aesthetic values
- Supports overall quality of life

A 2010 study by the National Parks Conservation Association (NPCA) quantified the economic impact outdoor recreation has on the United States economy. The study found that every dollar invested in parks generates at least four dollars in economic value to the public. The study concluded that the United States Park system generates approximately $13 billion annually of private sector economic activity. Equally important, the study also concluded that this activity generated nearly 270,000 private sector jobs across the nation.

FEDERAL EFFORTS

Beyond the efforts of the National Parks Service and City Parks Alliance, other federal efforts have contributed to conserving, creating, and maintaining local area parks. In 1990, Congress passed the Red Rock Canyon National Conservation Area Establishment Act. The Act designated Red Rock Canyon as a National Conservation Area. The legislation required the development of a management plan. The primary purpose of the management plan is to conserve and protect the natural resources in Red Rock National Conservation Area, while giving the

public opportunities to recreate and enjoy and appreciate nature. The 2011 edition of the Red Rock Canyon National Conservation Area Resource Plan addresses and updates management policy for the present and future needs of Red Rock Canyon. By virtue of its proximity to Las Vegas, this natural reservation area provides unique recreational opportunities to residents and visitors and greatly enhances the portfolio of parks and leisure facilities provided by the city.

Congress also enacted the Southern Nevada Public Lands Management Act (SNPLMA) in 1998. The Act authorized the Bureau of Land Management (BLM) to dispose of public land. A portion of land sales proceeds may be used for conservation and the development of parks, trails and natural areas by local and federal agencies. The City accesses these funds through a competitive application process.

STATE EFFORTS

The state of Nevada also plays an important role in the development and maintenance of local parks. The Nevada Division of State Parks serves as a liaison to the National Parks Service in administering the funding program here in Nevada. The NDSP is responsible for creating a Statewide Comprehensive Outdoor Recreation Plan (SCORP). The plan identifies critical outdoor recreation issues facing the State of Nevada and recommends actions to address each. The actions serve as the mechanism for evaluating the disbursement of federal funds from the National Parks Service. Any state seeking federal funding must have an updated SCORP document. The top three issues identified in the 2010 SCORP, regarding outdoor recreation in Nevada are:

- Ensure proper maintenance of existing outdoor recreation facilities and manage impacts from increased usage.
- Provide an appropriate level of service at recreation sites.
- Ensure of sufficient funding for existing and future recreation sites.

The Assessment and Policy Plan found that there is a high rate of outdoor activity participation among Nevadans. In addition, the 2010 plan observed an increase in usage since the last SCORP was completed in 2003. It is to be expected that facilities are under pressure to expand their services and properly maintain existing services. There is also strong support in Nevada for conservation of natural and wilderness areas, historic sites and cultural resources. The SCORP plan can assist in identifying areas for open space, parks and trails planning in the Las Vegas area.

LOCAL EFFORTS

In 1999, Nevada Legislature adopted Assembly Bill 493. The bill required communities in the Las Vegas Valley to come together to produce a regional policy plan to discuss coordinated planning policy guidelines. As a result, the Las Vegas Valley governing bodies created the

Southern Nevada Regional Planning Coalition in 1999 by way of interlocal agreement. The coalition is comprised of elected officials from the city of Las Vegas, city of North Las Vegas, city of Henderson, Boulder City and Clark County. This group formulated the required Southern Nevada Regional Policy Plan in 2001 and updated the plan in 2005 and 2012. The plan consists of regional planning policy guidelines that are recognized by the local governments. It specifies eight topics to be addressed through cooperative regional planning, listed as follows:

- Conservation, open space and natural resources;
- Air quality;
- Infill development;
- Population forecasts;
- Land use;
- Sustainability;
- Public Schools/K-12 Education; and
- Transportation

The coalition adopted plans addressing each of these topics. The Regional Open Space Plan, adopted by the Coalition in 2006, was created to detail planning policy guidelines regarding conservation, open space, and natural resources. It focused on strategies for conserving open space in Southern Nevada. The plan encourages open space in the City that consists of passive neighborhood spaces, not active parks, where people can find solace, quiet and perhaps a view of the mountain backdrop. The plan contains a Recommended Open Space System, which includes five open space elements that create guidelines for conservation in Southern Nevada.

In addition to the partnership with the Southern Nevada Regional Planning Coalition, the city of Las Vegas has also partnered with Clark County. In 2002, the city of Las Vegas entered into an Interlocal Agreement with Clark County that established joint policies including but not limited to park and trail planning. The partnership was created to develop a seamless network of parks and trails dedicated to residents living in or close to unincorporated areas with gaps in service. The agreement created a new set of plans for parks and recreational trails and for the creation of a joint recreational trails map. The agreement also states specific coordinated roadway designs that provide ample shoulder space for future non-motorized uses.

In an attempt to develop the infrastructure necessary to balance open space and development, the City of Las Vegas adopted the Northwest Open Space Plan in 2005. The plan provides a policy framework for creating an open space system in the northwest area of the City, comprised of the following four components:

- Protection of natural systems
- Active recreational landscapes
- Historic and cultural landscapes
- Contiguous open space corridors

Implementation of the Northwest Open Space Plan includes conservation of land for parks, open space and trails. The location of land to be set aside should create a "hub and spoke" system that uses trails and open space corridors to connect parks and open areas. Parks should be located in concert with trails and open space to create a system that is easily accessible by pedestrians and cyclists throughout the City. The Parks & Recreation Element provides a regulatory framework for implementing the active recreational landscapes component of the open space system.

The Northwest Open Space Plan recommended an equestrian park be located in the Centennial Hills sector of the City. As such, in 2005 the city of Las Vegas created the Equestrian Park Master Plan to explore the feasibility of building a high quality equestrian park. The plan outlines data to determine the need for a park, evaluates other equestrian parks, provides a master plan for the site, recommends a funding and phasing plan for construction, and defines operations and management programs Due to the number of flexible and multi-use facilities being proposed, the Equestrian Park will be able to host a wide variety of equine events.

The city of Las Vegas has also created a master plan for Floyd Lamb Park. Previously owned and managed by the State of Nevada the park was transferred to the City of Las Vegas on July 1, 2007. The park currently supports passive recreational activities such as fishing, hiking, picnicking, and equestrian facilities. The City of Las Vegas plan for Floyd Lamb Park includes two additional lakes, a loop road, visitors center, archeological museum, mountain bike trails, memorial garden, pedestrian and equestrian trails, picnic areas, historic buildings area, and two environmental enhancement areas.

When ample space is available, large parks like the aforementioned Floyd Lamb Park and Northwest Equestrian Park are ideal. However, the luxury of space isn't always available. The City addresses the integration of parks within the built urban environment. In highly urbanized areas, particularly downtown, small open spaces are the only option with limited available land. As such, the city included a park component when adopting the Downtown Centennial Plan in 2000. An integral part of the Master Plan, the Downtown Centennial Plan contains provisions for a network of cultural and recreational pocket parks that, together, are known as Urban Pathways. The vision for these parks include small, fenced areas for doggy aerobics, tot lots, human chess, handball courts, small areas with walls for practicing tennis, perhaps even putting areas. Furthermore, goals of the plan include the provision of open space as an active and passive element of the pedestrian streetscape experience downtown.

Trails serve as an important greenway in connecting the Las Vegas park system. The Trails Elements of the Las Vegas 2020 Master Plan, originally adopted in 2002 and most recently updated in 2013, establishes standards, guidelines, objectives, policies and priorities for the location, development and maintenance of the trail systems. The intent of the plan is to link open spaces, parks and natural areas, as well as delineate opportunities to extend trail systems during the next 20 years. Please refer to the Trails Element for further details.

LOCAL PRIVATE/PUBLIC PARTNERSHIPS

Cities across the country are experimenting with private public partnerships, also known as "concessions" and "outsourcing," for some of their park and recreation operations. These arrangements are most successful with specialized, revenue generating facilities, such as golf courses, stadiums and restaurants. In those instances, it is often more economical for a local government to contract with an outside operator than to run the facility itself. While this concept is in its infancy, it has been embraced at varying levels by city governments around the country.

In addition to partnerships with the private sector, there are also opportunities for mutually beneficial relationships between a local government and a non-profit organization. The Trust for Public Land has identified four factors that must be in place for these partnerships to succeed:

- There must be an open process and contracts must be bid properly;
- To compete with private interest, facilities must be as good as or better than competitors;
- Fee structure must be appropriate for the location, service and competition; and
- Agency oversight is essential.

The city has some experience with private/public partnerships. The Angel Park Golf Course is operated by a for-profit company although the land is owned by the city of Las Vegas. While not appropriate in all situations, private/public partnerships are an important alternative for the provision of parks and leisure services. The city may choose to enter into an agreement for various reasons, including the generation of revenue by charging a fee for the use of a city-owned facility.

Increasing budgets and decreasing revenues were some of the factors identified when the City Council made the decision to partner with a private, non-profit corporation for the management of the Durango Hills and Centennial Hills Community Centers. The city utilized a Request for Proposal (RFP) process to advertise to eligible organizations and implemented panels consisting of subject matter experts to ensure the most appropriate organization was chosen.

The Young Men's Christian Association (YMCA) applied and was chosen to manage the Durango Hills Community Center and has been successful in operating this facility for nearly a decade. Recently, with the construction of the Centennial Hills Community Center, the city once again published an RFP for qualified, eligible organizations. The YMCA successfully bid for the management opportunity and is now managing both the Durango Hills and Centennial Hills Community Centers.

The successful partnership allows the city to commit resources to other essential government services while the YMCA is able to enhance the community by providing health, recreational, arts and cultural activities ranging from swimming lessons and summer camps to organized sports and arts and crafts. Contracts with the YMCA ensure the city has an active role in

managing the success of both community centers and the partnership is beneficial for the city, the YMCA, and the residents in the Las Vegas valley.

DEPARTMENT OF PARKS, RECREATION & NEIGHBORHOOD SERVICES

Parks and recreation service has been provided by the city of Las Vegas for over 60 years, beginning in 1949 with the administration of leisure services by the Department of Parks and Leisure Activities. Over time, the administration of the park system has changed as the City has grown and the local government has expanded to meet the needs of residents.

The Department is responsible for programming and staffing of leisure service centers and programming parks. Parks, Recreation & Neighborhood Services also oversees the Parks and Recreation Advisory Commission. Eleven commission members are appointed by the City Council and serve for a three-year term. The Commission's duties are:

- To make recommendations, in cooperation with the Director of the Department of Parks, Recreation & Neighborhood Services, to the City Council on matters pertaining to public parks and public recreation and to cooperate with other governmental agencies and civic groups to facilitate sound park and recreation planning;
- To aid in coordinating the parks and recreation services with other governmental agencies and other voluntary organizations;
- To assist in the functions of the Department of Parks, Recreation & Neighborhood Services which involve or affect the public; and
- To make recommendations to the City Council on matters pertaining to municipal golf courses, including, but not limited to capital improvements and green fees or any other charges to the public for use of the facilities.

DEPARTMENT OF OPERATIONS AND MAINTENANCE

The City's Department of Operations and Maintenance is responsible for coordinating land resources with the Bureau of Land Management (BLM) and maintenance of park facilities. One critical component of the park system under the purview of the Department of Operations and Maintenance is management of Recreation and Public Purpose (R&PP) leases between the BLM and the City of Las Vegas. Many city parks are located on land the City leases from the BLM..

Finding land that can be developed as park space is critical in addressing the recreational needs of the City. To accomplish this task, the City examines where growth is expected and, with approval from City Council, the Real Estate division of the Department of Operations and Maintenance applies for Recreation and Public Purpose Act (R&PP) leases. The Recreation and Public Purposes Act (68 Statute 173; 43 United States Code 869 et. seq.), was enacted by Congress in 1954 and the law is administered by the BLM.

The Act authorizes the sale or lease of public lands for recreational or public purposes to state and local governments and to qualified non-profit organizations. Examples of typical uses under

the Act are historic monument sites, campgrounds, schools, fire houses, law enforcement facilities, municipal facilities, landfills, hospitals, parks, and fairgrounds. The Act applies to all public lands, except lands within national forests, national parks and monuments, national wildlife refuges, Indian lands, and acquired lands. The amount of land an applicant can purchase is set by law. Whether the land is to be purchased or leased, the BLM will classify, for purposes of the Act, only the amount of land required for efficient operation of the projects described in an applicant's development plan. Applicants must limit the land requested to a reasonable amount. Applicants are required to first accept a lease, or lease with option to purchase, to assure approved development takes place before a sale is made and a patent (government deed) is issued. Projects that may include the disposal, placement, or release of hazardous materials (i.e., sanitary landfills) may go directly to patent.

Counties, cities, or other political subdivisions of a State and non-profit organizations may purchase up to 640 acres a year for recreation purposes, and an additional 640 acres for other public purposes. These lands must be within the political boundaries of the agency or within the area of jurisdiction of the organization or, in the case of cities, they must lie within convenient access to the municipality and within the same state. The Act sets no limitation on the amount of land that may be leased. Some lease applications have been in place for 20 years and still have not processed because the need to develop in those areas has not presented itself.

DEPARTMENT OF DETENTION & ENFORCEMENT

The Department of Detention & Enforcement provides law enforcement services to Las Vegas residents, businesses and visitors so they can enjoy a safe community. The deputy city marshals are responsible for patrolling property owned, leased, or otherwise under the control of the city of Las Vegas, including city parks, recreation facilities and government buildings. Deputy Marshals work closely with Parks, Recreation & Neighborhood Services to manage programs and special events on city property. Animal Control also plays a key role by monitoring activities within the various dog parks throughout the city to ensure the safety of those utilizing these special facilities.

DEPARTMENT OF PLANNING

The Department of Planning prepares plans for future park needs through the Parks & Recreation Element of the Master Plan. Master plans were prepared in 1960, 1975, 1985, 1992 and 2000. The plans documented existing conditions and set park policy for the City. Maps included in the plans are particularly useful for gauging the growth of the city's park system through the decades. Past policies are also significant as they indicate the City's priorities and perspective on park issues, and shed light on how those have changed/evolved over time.

With over 60 percent of the adult population overweight and rising rates of diabetes and heart disease, urban planning professionals are exploring the link between community design and health. Most believe that even moderate physical activity can improve overall health. Studies are

now examining the environmental reasons why an increasing number of people are not getting the recommended amount of activity.

A growing body of research has produced preliminary findings that the design of our cities creates barriers to physical activity. A study by the Saint Louis University School of Public Health published in the American Journal of Preventative Medicine has identified the top factors that influence individual's activity levels. They are as follows:

- Land use – a mix of uses increase a person's desire to be active. Hiking and biking trails and crosswalks promote walking and bike use.
- Transportation – mass transit encourages healthy lifestyles because people are forced to walk to and from stops.
- Aesthetics – people are more inclined to walk when there is a well-maintained environment with interesting things to see (historic monuments, attractions, etc.)
- Institutional and organizational policies – encouraging physical activity in parks, recreational systems, schools and the workplace promote an active lifestyle.
- Promotions – media campaigns build awareness of the importance of physical activity and can increase movement.
- Public policies – policies, such as appropriating funds for construction of bike lanes, walking trails, parks and recreational amenities, promote activity-friendly infrastructure.
- Travel patterns – people are more likely to walk or bike to work if they see others doing the same thing.

PARK & NEIGHBORHOOD SERVICES FACILITY CLASSIFICATION SYSTEM

Policy 3.6.1 of the Las Vegas 2020 Master Plan requires the city to establish a parks system based on parks classifications, park size requirements and service area standards. A park classification system is a way to organize and provide a standard terminology for the park and open space system. The classification system utilized by the city of Las Vegas is based on the guidelines established by the National Recreation and Park Association (NRPA) and local factors.

The city's park classification system is based on the following considerations:

- Size;
- Service area and characteristics of service population;
- Type and variety of developed recreational amenities;
- Programming needs of service populations; and
- Usage patterns.

PARK TYPES

Mini Park/Urban Plaza: A small park or plaza facility, with no more than one acre of land, and serving residents within one-quarter mile. Due to the limited service area of the mini park, they are only recommended in developed areas that have limited land available for neighborhood parks.

Neighborhood Park: A park that serves as the recreational and social focus of a neighborhood, with up to ten acres of land area, and serves those residents within one-half mile. This category has been expanded beyond the NRPA classification system to include smaller existing city parks that have between one and five acres of land.

Community Park: A park that serves a broader purpose than neighborhood parks, has from 30 to 50 acres of land area, and serves those residents within three miles. This category has been expended beyond the NRPA classification system to include smaller existing city parks that contain between ten and 30 acres of land.

Regional Park: A large park that meets the broad needs of the community, has over 50 acres of land area, and serves those residents within approximately eight miles.

School Park: A school playground and sports field that may be open for public use during times that the school is closed. For purposes of this plan, the service area for School Parks will be the same as that for Neighborhood Parks, or one-half mile.

Special Use Park/Facility: A park or facility with a very specific use which is generally oriented for a specific purpose. Examples include, but are not limited to: equestrian parks, extreme sports parks, dog parks, motocross tracks, and competitive tennis facilities. The standard amenities vary depending upon the specific type of park/facility. Recreation trends identified by ongoing public needs assessments may also indicate demand for new special use parks/facilities. These facilities serve the entire community and do not have size or service area requirements of their own. For tracking purposes, their acreage and/or square footage is categorized in the appropriate park/facility classification.

Park Facilities			
Park Classification	**Acreage**	**Service Area**	**Amenities**
Mini Park	Less than one acre	Less than ¼ Mile	N/A
Neighborhood Park • Local designation • NRPA	1-5 acres 5-10 acres	¼ to ½ Mile	• On-site parking • Restrooms • Half-street improvements along one side of the property.

designation			• Shade structures • Standard site furniture, drinking fountain, signage, parking and pathway lighting, trash enclosure,
			vehicle gates, and irrigation controls. • One or two amenities such as bocce, horseshoes or basketball. • Optional amenities such as community gardens, memorials, art sculptures, splash pads, etc.
			• A tot lot with fabric shade.
Community Park • Local designation • NRPA designation	10-30 acres 30-50 acres	½ mile to 3 miles	*Amenities found in a Neighborhood Park plus*: • Sports fields • Sports Courts • Optional amenities such as amphitheatres or skateboarding areas
Regional Park	>50 acres	Entire Community	• Same amenities found in a Community Park • Optional amenities such as amphitheatres or skateboarding areas
School Park	Variable	½ Mile	• Playground • Sports fields • Sports Courts
Special Use Park	Variable	N/A	Depends on Park Use

LEISURE SERVICE FACILITY TYPES

The city's Leisure Services facilities classification system is based on the following considerations:

- Facility square footage;
- Characteristics of service population;
- Type and variety of developed recreational amenities;
- Programming needs of service populations; and
- Usage patterns.

Neighborhood Center: A Leisure Service Facility designed with multiple types of programming space that can be used for a variety of general recreational, social, performing and visual arts and educational activities. Neighborhood Centers should be between 20,000 and 30,000 square feet and service approximately 10,000 residents.

Community Center: A Leisure Service facility designed to serve the citizens' recreational, social, performing and visual arts and educational needs beyond the immediate neighborhood and to a wider community audience. These centers are generally located adjacent to a community park, are about 30,000 to 55,000 square feet in size, and service approximately 25,000 residents.

Regional Center: A Leisure Service facility designed to offer a wider range of leisure services than the smaller Neighborhood and Community Centers. A regional center would typically serve several communities and be centrally located for regional use. Ideally, it should be located in conjunction with a larger park and/or swimming pool facility. These centers are at least 55,000 square feet in area and serve approximately 75,000 residents.

Community School: A Community School offers a range of recreational, social performing and visual arts and educational activities, provides opportunities that strengthen and support schools, communities, families and students. The City generally owns and operates a modular office on the school site for before and after school programming that utilizes the school site's gymnasium, classrooms, and other district-owned amenities.

Aquatic Center: An aquatic center typically offers both recreational swimming (lap swimming and swim lessons), competitive swimming and training rooms, and cardiovascular strength rooms. Associated amenities will include locker rooms, showers, and office space. An aquatic center may be located in conjunction with another park or facility, but can also be located independently as a stand-alone facility.

Recreational Facilities			
Facility Type	**Size**	**Service Area**	**Amenities**
Neighborhood Center	20,000-30,000+ SF	10,000 residents	• Lounge and lobby • Offices • Multipurpose rooms • Game room • Kitchen • Restrooms • Gymnasium, showers and locker rooms (unless provided at an adjacent facility) • Conference room
Community Center	20,000-55,000+ SF	25,000 residents	Amenities found in a Neighborhood Center plus: • Dance studio • Gymnastics room

			• Cardio/strength training room • Instructor center
Regional Center	>55,000+ SF	75,000 residents	Amenities found in a Community Center plus: • Indoor or outdoor pool
			• Indoor walk/jog track • Auxiliary gymnasium • Computer lab
Community School	Varies	Varies	• Modular office • Multi-purpose classrooms • Playground • Playing fields • Gymnasium • Track
			• Cafeteria space/lunchroom
Aquatic Center	Varies	Varies	• Locker rooms • Restrooms • Lobby • Showers • Office space • Classrooms • Cardiovascular strength space
Special Use Facility	Varies	Varies	• Specialty use area based on public interest, such as performing arts theatre, ballroom, indoor walking track, music room, arts & crafts room, pottery room, weaving room, art gallery, etc.

EXISTING FACILITIES

A main component of this element is an inventory of existing parks and recreational facilities. In this section, information is presented citywide and by planning sector, and includes all park space and recreational facilities falling within one of the categories outlined in the Park Classification System section of this element.

As of April 2013, the City of Las Vegas owns and operates 1,736 acres of park space. Given the City's population of 594,294 in 2013, this yields a service level of approximately 2.92 acres per 1,000 persons, which exceeds the standard adopted in 2000 of 2.5 acres per 1,000 residents. Overall, the City has increased its service level from 1.1 acres per 1,000 residents in 2000 to 2.6 acres in 2006, to 2.92 in 2013. This has been accomplished by increasing the number of city parks from (40 to 76) over the same time period.

Although standards and service levels are intended to measure the city's progress in serving the recreational needs of its citizens, in order to create a complete picture of the city's park system, other types of park space that add to and complement the city's system should also be addressed. Privately-owned parks and golf courses all add to the recreational opportunities available to Las Vegas residents. Privately-owned parks and golf courses are shown on Map 5.

As indicated in the following table, the public availability of privately owned and operated parks and golf courses boosts the city's service level to 7.74 acres per 1,000 residents, well over the recommended national standard of 2.5 acres per 1,000. Table 4 below shows the park acreage of the aforementioned types of parks and resulting service level for both publicly and privately owned facilities.

Table 1: Citywide Current Park Service Levels

Current Park Service Levels		
Publicly Owned and Operated Parks		
	Total Acres	**Acres/1,000 population**
City Parks	1,736	2.92
Public Golf Courses	722	1.06
Subtotal	**2,458**	**4.13**
Privately Owned and Operated Parks		
Private Parks	342	0.58
Private Golf Courses	1,837	3.09
Subtotal	**2,180**	**3.66**
Park Service Levels, City of Las Vegas, Totals	**4,637**	**7.80**

The inventory includes 76 parks encompassing 1699.77 acres, and 30 leisure service facilities operated by the city and community partners with a total of 669,861 square feet as shown in Map 1.

City of Las Vegas (Map 1)
Demographics:
- 2013 Population: 594,294
- Projected2015 Population: 620,939
- Projected 2025 population: 730,274
- Projected 2035 population: 774,765

Table 2: Citywide Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	4	2.11 acres	Mary Dutton Park (.2 acre)	Fitzgeralds Tot Lot (.86 acres)
Neighborhood Parks	48	307.6 acres	Cameron Community Park (1.1 acres)	Rafael Rivera Park (10 acres)

Community Parks	20	504.36 acres	Garehime Heights Park (10.33 acres)	All American Park (45 acres)
Regional Parks	4	885.7 acres	Bettye Wilson Soccer Complex (58.33 acres)	Floyd Lamb Park (660 acres)
Total	**76**	**1736 acres**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	12	122,009 SF	Cimarron Rose Community Center (2,408 SF)	Charleston Heights Arts Center (25,540 SF)
Community Centers	7	274,794 SF	Mirabelli Community Center (31,787 SF)	Doolittle Community Center (52,800 SF)
Regional Centers	3	273,058 SF	Las Vegas Sports Park (68,107 SF)	Chuck Minker Sports Complex (106,951 SF)
Aquatic Centers	8			
Total	**30**	**669,861 SF**		

Southeast Sector (Map 4)

Demographics:

- 2013 Population: 210,110
- Projected 2015 Population: 213,093
- Projected 2025 Population: 216,484
- Projected 2035 Population: 217,453

Table 3: Southeast Sector Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	4	2.11 acres	Mary Dutton Park (.2 acre)	Fitzgeralds Tot Lot (.86 acres)
Neighborhood Parks	19	88.39 acres	Wildwood Park (1.24 acres)	Mike Morgan Family Park (9.38 acres)
Community Parks	5	126.59 acres	Cragin Park (13.15 acres)	Gary Reese Freedom Park (44.54 acres)
Regional Parks	1	59.37 acres	Lorenzi Park (59.37 acres)	Lorenzi Park (59.37 acres)
Special Use Parks	0			
Total	**29**	**276.46 acres**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	10	109,195 SF	Lorenzi Adaptive Recreation & Outreach Center (2,420 SF)	Charleston Heights Arts Center (25,540 SF)
Community Centers	5	191,768 SF	Mirabelli Community Center (31,787 SF)	Doolittle Community Center (52,800 SF)
Regional Centers	1	106,951 SF	Chuck Minker Sports Complex (106,951 SF)	Chuck Minker Sports Complex (106,951 SF)
Aquatic Centers	5			
Total	**25**	**407,914 SF**		

Southwest Sector (Map 3)

Demographics:

- 2013 Population: 200,476
- Projected 2015 Population: 218,820
- Projected-2025 Population: 268,013
- Projected 2035 Population: 273,128

Table 4: Southwest Sector Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	0			
Neighborhood Parks	13	60.36 acres	Cameron Community Park (1.1 acres)	Pioneer Park (17 acres)
Community Parks	6	154.89 acres	AnSan Sister City Park (15.56 acres)	All American Park (45 acres)
Regional Parks	2	166.33 acres	Bettye Wilson Sports Complex (58.33 acres)	Kellogg Zaher Sports Complex (108 acres)
Total	**21**	**398.58 acres**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	1	10,406 SF	Darling Tennis Center (10,406 SF)	Darling Tennis Center (10,406 SF)
Community Centers	1	41,287 SF	Veteran's Memorial Leisure Services Center (41,287 SF)	Veteran's Memorial Leisure Services Center (41,287 SF)
Regional Centers	1	68,107 SF	Las Vegas Sports Park (68,107 SF)	-Las Vegas Sports Park (68,107 SF)
Aquatic Centers	1			

Total	**4**	**119,800 SF**		

Centennial Hills Sector (Map 2)

Demographics:

- 2013 Population: 183,708
- Projected 2015 Population: 189,206
- Projected-2025 Population: 245,777
- Projected 2035 Population: 284,184

Table 5: Centennial Hills Sector Park and Facility Data

Classification	Number	Size	Smallest Facility	Largest Facility
Parks				
Mini Park/Urban Plaza	0			
Neighborhood Parks	16	141.85 acres	Gilmore/Cliff Shadows (1.5 acres)	Centennial Hills (30-acres)
Community Parks	9	222.88 acres	Buckskin/Cliff Shadows (10.5 acres)	Majestic Park (44.4 acres)
Regional Parks	1	660 acres	Floyd Lamb Park (660 acres)	Floyd Lamb Park (660 acres)
Total	**26**	**1,024.73**		

Parks, Recreation & Neighborhood Services Facilities				
Neighborhood Centers	1	2,408 SF	Cimarron Rose Community Center (2,408 SF)	Cimarron Rose Community Center (2,408 SF)
Community Centers	1	41,739 SF	Durango Hills Community Center – YMCA (41,739 SF)	Durango Hills Community Center – YMCA (41,739 SF)
Regional Centers	1	98,000 SF	Centennial Community and Active Adult Center (98,000 SF)	Centennial Community and Active Adult Center (98,000 SF)
Aquatic Centers	2			
Total	**5**	**142,147 SF**		

Table 6: Aquatic Centers Citywide

Aquatic Center Facilities				
Name	**Type**	**Location**	**Const. Year**	**Pool Surface Area**

				(Sq.Ft.)
Baker Pool	6-lane, 25-yard outdoor pool	1100 E. St Louis Ave.	2003	4,500
Doolittle Pool	Outdoor play pool with zero-depth entry	1950 N. J St.	2003	5,655
Municipal Pool	50-meter, 25-yard indoor heated pool	431 E. Bonanza Ave.	1999	11,842
Carlos L. Martinez and Darrio J. Hall Family Pool at Freedom Park	6-lane, 25-yard outdoor play and competitive pool with zero-depth entry	889 N. Pecos Rd.	2006	7,442
Garside Pool	6-lane, 25-yard outdoor pool: 1 wading pool	300 S. Torrey Pines Dr.	1969	4,892 swim and 225 wading
Pavilion Center Pool	50-meter, 25-yeard outdoor pool	101 N. Pavilion Center Dr.	2002	12,000
Durango Hills Community Center / YMCA Pool	8-lane, 25-yard outdoor pool	3521 N. Durango Dr.	1999	5,213 swim and 4,668 wading
Centennial Hills Community Center / YMCA Pool	1 indoor 6-lane, 26-yard lap pool; 1 indoor teaching pool; 1 outdoor play pool; 1 outdoor swim pool (4)	6601 N. Buffalo Dr.	2007	5,350 outdoor swim, 2,414 outdoor play, 600 indoor teaching, 3,570 indoor lap
TOTAL	**12 pools at 8 centers**			**68,371 SF**

ANALYSIS

This section provides an analysis of parks and leisure service facilities within Las Vegas by using an approach that includes both quantitative and qualitative measures. This comprehensive approach ensures an objective assessment of the park system. This section contains:

• A **level of service analysis** to project the amount of park acreage needed to accommodate the City's population through 2035;

• A **spatial analysis** to identify gaps in the system and to monitor the equitable distribution of parks throughout the City;

• A **needs assessment** to identify existing surpluses or deficiencies in types of parks and recreations facilities, and the issues and priorities that are important to residents; and

• A **functional analysis** to determine the amenities (fields, courts, etc) that will be needed and to set a standard for the provision of future amenities.

The Las Vegas 2020 Master Plan divides the City into three sectors. Each sector represents a geographical area of the City and each sector has its own unique characteristics and needs. The three sectors are identified as the Southeast Sector, the Southwest Sector and the Centennial Hills Sector. Where appropriate, data is shown citywide and by sector.

Assumptions

Within this document, citywide statistics and analysis use the 2012/13 City of Las Vegas population estimate and the acreage of city owned/maintained parks. This element is intended to document the existing conditions and guide the future development of city owned/maintained parks. However, as discussed in previous sections, the city uses a variety of methods to provide parks.

LEVEL OF SERVICE ANALYSIS

A level of service standard is a critical component of park planning. The National Recreation and Park Association (NRPA) provides recommended guidelines and standards, but also suggests that local communities develop level of service standards that reflect their own unique characteristics.

In 1998, the Southern Nevada Strategic Planning Authority (SNSPA), which was the precursor to the Southern Nevada Regional Planning Coalition (SNRPC), completed a comprehensive regional study entitled "Planning for our Second Century." A portion of the study examined the need for parks based on demographic standards for parks in the Las Vegas Valley. The study found that, based on national level of service standards, the valley was deficient in the amount of park space and recreational facilities provided for residents. It also found that national standards could not be directly applied to the Las Vegas Valley, partly because of the large amount of federal land designated for recreation and open space that is within a short driving distance. The result of the study was a recommendation by the SNSPA of 2.5 acres of park land per 1,000 residents.

In 2000, the city of Las Vegas adopted the 2020 Master Plan Parks Element and the 2.5 acre per 1,000 resident standard based on the SNSPA study. In 2008, the Parks Element was updated and the 2.5 acre standard was deemed to still be applicable to the conditions during that time period. The 2012 SNRPC Regional Policy Plan now encourages local governments to adopt a minimum parks and subdivision open space standard for new development of between 2.5 and 10 acres per

1000 residents, depending on location. This is the recommended service level standard for the City of Las Vegas when considering long-range park planning. While this service level is a pertinent barometer for citywide provision of parks, an equally important issue is providing parks that are geographically available to all neighborhoods.

As noted in the Background Section, the city has increased its level of service from 1.1 acres per 1,000 residents in 2000 to approximately 2.92 in 2013. A large portion of the increase is due to the acquisition of Floyd Lamb Park from the State of Nevada in 2007. Floyd Lamb Park, with 680 acres, represents 39% of the city's total park acreage. It functions as a regional park, but will also provide neighborhood services to nearby residents. Although the city currently exceeds its adopted standard based on provision of parks citywide, a large disparity exists among the planning sectors described above. This analysis provides a target for the future provision of park acreage in the city, focusing on underserved areas, both in terms of population density and length of time with less than adequate parks and recreation facilities.

METHODOLOGY

In this analysis, a planned park is a park project that appears on the city of Las Vegas' 2013-2017 Capital Improvements Plan (CIP), but has not yet been built. The 2013-2017 CIP represents the best available data on new city of Las Vegas park construction. The acreage for each planned park is shown to correspond to the year the project appears on the CIP. It should be noted that although the CIP is a five-year plan, a capital budget is prepared annually. Projects may be added, removed or revised during the preparation of the annual budget provided that locations are identified within the city's adopted master plan.

Tables seven through eleven shown below display current and projected service levels citywide, and by geographic sector. Population estimates and projections are used to calculate the amount of acreage required to achieve the adopted standard of 2.5 acres per 1,000 residents. That calculation is then compared to existing and planned park acreage to determine a surplus/deficit. Analysis will show that while the city as a whole meets the adopted 2.5 acres per 1,000 residents' service standard, there are many deficiencies in localized geographic areas throughout the city.

CITYWIDE CURRENT AND PROJECTED SERVICE LEVELS

Table 7: Citywide Current & Projected Service Levels

Citywide						
	2012	2015	2020	2025	2030	2035
Population	594,294	620,939	674,657	730,274	765,150	774,765
Park Acreage Built and Funded	1,736	1,737	1,737	1,737	1,737	1,737
Acreage Needed to meet standard	1,485	1,553	1,687	1,826	1,913	1,937

Difference Surplus(Deficit)	251	184	50	(89)	(176)	(200)
Level of Service	2.92	2.79	2.57	2.29	2.27	2.24

SOUTHEAST SECTOR LEVEL OF SERVICE ANALYSIS

The Southeast Sector, which includes Downtown Las Vegas, contains some of the oldest neighborhoods and parks in the city. The Southeast Sector is largely built-out with few vacant parcels available for new development. This sector is largely underserved in terms of park acreage with a level of service well below the city standard. The Southeast Sector's current level of service is 1.36 acres per 1,000 residents. The Southeast is the most deficient sector in terms of park acreage compared to other parts of the city. There is only one new city park funded (Stupak Park) on the current five-year CIP within the Southeast Sector.

Downtown Las Vegas is currently experiencing a renewed influx of residents and new businesses, and is rapidly becoming a hub for events, festivals and community gatherings. New residential developments such as Newport Lofts, Juhl and The Ogden have brought many new residents to the downtown area. There are approximately 8,200 residents living downtown with 4.04 existing park acres, which results in a service level of one half acre per 1,000 residents – well below the recommended 2.5 acres per 1000. In spite of the economic downturn of the late 2000's, there are still active zoning approvals for over 2,850 planned residential units in the downtown area which will further exacerbate the shortage of park space within downtown and the Southeast Sector as a whole.

The population of this sector is expected to increase slightly between now and 2035; however, the population may increase beyond projections if the popularity of downtown continues to increase and attract additional employers and residents. The table below shows that the park service level deficit will increase slightly over the next twenty-two years, but the City's central core popularity appears to be increasing and may skew the population projections in the near future resulting in a greater service level deficiency for this sector.

Table 8: Southeast Sector Current & Projected Service Levels

Southeast Sector						
	2012	2015	2020	2025	2030	2035
Population	210,110	213,093	214,064	216,484	217,425	217,453
Park Acreage Built and Funded	286	287	287	287	287	287
Acreage Needed to meet standard	525	533	535	541	542	544
Difference Surplus(Deficit)	(239)	(246)	(248)	(254)	(255)	(257)
Level of Service*	1.36	1.35	1.34	1.33	1.32	1.31

*Acres of park space per 1000 residents

CENTENNIAL HILLS SECTOR LEVEL OF SERVICE ANALYSIS

With a level of service of 6.63 acres per thousand residents, the Centennial Hills Sector has the highest park acreage ratio of all planning sectors. This is the fastest growing area of the city with the population expected to increase 65% by 2035. The city has aggressively sought Recreation and Public Purpose (R&PP) leases from the BLM on vacant land in this area. Those leases enable park sites to be reserved in advance of new construction, allowing the city to keep pace with growth.

The addition of the Floyd Lamb Park to the city's inventory accounts for much of the gain in park acreage in the Centennial Hills Sector. The transfer of the 680-acre park from state ownership to city ownership occurred on July 1, 2007. Floyd Lamb is a regional park and will serve the sector, but will also provide neighborhood park functions for nearby residents. The chart below demonstrates the current and future service levels are expected to be above 2.5 acres per 1,000 residents thorough the year 2035. There are no new city parks shown on the current five-year CIP within the Centennial Hills Sector.

Table 9: Centennial Hills Current & Projected Service Levels

Centennial Hills Sector						
	2012	2015	2020	2025	2030	2035
Population	183,708	189,206	211,654	245,777	274,640	284,184
Park Acreage Built and Funded	1170	1170	1170	1170	1170	1170
Acreage Needed to meet standard	459	473	529	614	687	710
Difference Surplus (Deficit)	711	697	641	556	483	460
Level of Service*	6.63	6.19	5.55	4.61	4.27	4.12

*Acres of park space per 1000 residents

SOUTHWEST SECTOR LEVEL OF SERVICE ANALYSIS

The Southwest Sector is largely built-out. The majority of the future growth will occur within the Summerlin master planned community. The sector as a whole, including the Summerlin population and park acreage, enjoys a level of service that is equal to or greater than city standards, even though Summerlin builds and maintains its own parks.

The portions of Summerlin that are within the city limits contain approximately 262 acres of parks that are owned/maintained by the Homeowner's Association/Master Developer. The city serves the remainder of the Southwest Sector with 303 acres of parks. Currently, the Southwest Sector in its entirety consists of approximately 565 acres of parks, which equates to a service level of 2.82 acres per 1,000 residents. The sector as a whole is projected to have adequate park service levels through the year 2015. It should be noted that no new city parks are shown on the current five-year CIP within the Southwest Sector.

Table 10: Southwest Sector Current & Projected Service Levels

Southwest Sector						
	2012	2015	2020	2025	2030	2035
Population	200,476	218,820	248,939	268,013	273,085	273,125
Park Acreage Built and Funded (Summerlin Included)	565	565	565	565	565	565
Acreage Needed to meet standard	501	547	622	670	683	683
Difference (Surplus/Deficit)	64	18	(57)	(105)	(118)	(118)
Level of Service*	2.82	2.58	2.27	2.10	2.07	2.07

*Acres of park space per 1000 residents

SPATIAL ANALYSIS

Pursuant to national standards, parks should be located in an equitable manner so that all city residents are within walking distance to a neighborhood park. Master Plan goals and policies, including Policy 3.1.3, echo this concept that every park and recreational facility for each type be located within the appropriately defined distance. It is important to note that all parks provide service at the neighborhood level, regardless of their sizes and, therefore, serve as neighborhood parks. The same is true of regional parks, as these parks also provide service at the community and neighborhood levels within that radius.

The maximum recommended service area of a neighborhood park is a half-mile radius. It should be noted that the service area radii do not reflect all access barriers to parks. Physical barriers to pedestrian traffic, such as arterial streets and walls around gated communities should also taken into consideration when locating neighborhood parks.

The half-mile service area standard allows for a spatial analysis on the distribution of parks throughout the city and by planning sector. Map 1 displays all existing and planned city parks. For this purpose, a planned park is a park project that appears on the 2013-2017 Capital Improvement Program, indicating that it has priority for funding.

A spatial analysis is an appropriate method to evaluate the physical distribution of parks, but is only one aspect of the park system. Parks can meet the spatial criteria, but fail to meet the needs for parks in this community based on demographic or functional standards. Nor does the spatial analysis address the temporal inequities in aging neighborhoods that have not been served with city parks and recreation facilities for a number of decades. This spatial analysis and

corresponding maps should help guide decisions on the location of future neighborhood parks to guarantee equitable geographic distribution.

CITYWIDE SPATIAL ANALYSIS

The city of Las Vegas covers 133.25 square miles. Of that area, 61.23 square miles, or 46%, lies outside of the one-half mile service radii of a neighborhood park. Approximately 185,481 people (31% of the total city population) live in the underserved areas of the city. To examine the underserved areas in more detail, the city was divided by Master Plan sector and broken down by zip code. Each zip code is defined in a table by sector, and identifies total population, underserved population, percentage of population underserved, age of housing stock, total park acreage and ratio of park acreage per 1000 residents. Statistics for zip codes that bisect sector or city limits have been adjusted to reflect its location and characteristics. Each zip code, along with the underserved population in each, is contained on Map 11. The average age of the housing stock in each zip code is shown on Map 13.

Table 11: Citywide Service Area Figures

Sector	Population	Population Outside of ½ Mile Service Area	Percent of Population Outside ½ Mile Service Area	Land Area (square miles)	Land Area Outside of ½ Mile Service Area (square miles)	Percent of Land Area Outside of ½ Mile Service Area
Southeast	210,110	83,318	40%	30.10	12.15	40%
Southwest	200,476	56,876	28%	46.67	20.31	44%
Centennial Hills	183,708	42,950	23%	56.48	28.77	51%
City Wide Totals	**594,294**	**183,144**	**31%**	**133.25**	**61.23**	**46%**

Summerlin park acreage was included in this analysis due to the fact that while they are owned and maintained by Summerlin, they are generally accessible to the general public. To exclude these privately owned parks would skew the analysis and show a deficit in park service levels in areas where in fact none exists. Another consideration to take into account is the 12.30 square miles (7,867 acres) of BLM land north of Moccasin Road that is undeveloped and causes a large discrepancy between the percentage of the Centennial Hills population that is underserved and the total amount of land that is outside the one half mile service area. The BLM land results in the Centennial Hills Sector having the most amount of land outside a park service area; however, this sector has the lowest amount of population that is underserved throughout the entire city.

SOUTHEAST SECTOR SPATIAL ANALYSIS

he Southeast Sector encompasses 30.10 square miles, or approximately 23% of the overall city area, which makes it the smallest sector in the City. While the Southeast Sector has the lowest amount of land area, it is also the densest with 210,110 residents, or approximately 35%, of the City's overall population. This sector also has the largest percentage of population lying outside the recommended half-mile service radius of a neighborhood park with 83,318 residents, or approximately 40%, outside the recommended one-half mile park service radius. There are approximately 1.37 park acres per 1000 residents, which is well below the adopted standard of 2.5 acres per 1000. This sector is also the most mature, with the average residential dwelling unit being built in 1970.

Table 12: Southeast Sector Service Area Figures

Zip Code	Total Population	Underserved Population	Percentage of Zip that is Underserved	Average Housing Age	Total Park Acreage	Ratio of Park Acreage per 1000 residents
89101	41,772	17,140	41%	1960	91.94	2.2
89102*	26,855	20,708	77%	1968	5.89	.21
89104*	17,320	5,293	31%	1956	27.63	1.59
89106	25,711	10,631	41%	1976	25.55	.99
89107	39,988	11,751	29%	1967	86.09	2.15
89108*	16,321	2,142	13%	1982	32.04	1.96
89110*	42,143	15,653	37%	1981	20.50	.48
Sector Totals	**210,110**	**83,318**	**40%**	**1970**	**289.64**	**1.37**

*Population adjusted to account for portions of the zip code outside the city limits/sector

SOUTHWEST SECTOR SPATIAL ANALYSIS

The Southeast Sector encompasses 46.67 square miles, or approximately 35 % of the overall city area. The sector's population is approximately 200,476, or 34 percent of the city's overall population. Approximately 56,786 residents, or 28 percent, of the Southwest sector's population are more than a half-mile from a neighborhood park. Summerlin park acreage was included in this analysis due to the fact that while these parks are not owned or maintained by the City, they are generally accessible to the general public. The Southeast Sector encompasses 46.67 square miles, or approximately 35% of the overall city area. The park ratio per 1000 residents is 2.62 and the majority of the sector is well served by either city parks or Summerlin parks. The primary underserved areas includes the four square miles in the southern portion of the sector that is developed as "Peccole Ranch," "The Lakes" and "Canyon Gate." These communities

were developed without any park space. The average construction year of dwelling units in this sector is 1999.

Table 13: Southwest Sector Service Area Figures

Zip Code	Total Population	Underserved Population	Percentage of Zip that is Underserved	Average Housing Age	Total Park Acreage	Ratio of Park Acreage per 1000 residents
89108	41,182	8,027	20%	1982	8.74	.02
89117*	36,034	28,606	79%	1991	72.81	2.02
89128	36,616	8,295	23%	1992	253.98	7.05
89124	0	0	0%	N/A	0	0
89134	24,463	3,305	14%	1994	53.14	2.21
89135	0	0	0%	2006	0	0
89138	12,630	439	3%	2005	44.37	3.69
89144	18,462	1,326	7%	1999	96.66	5.37
89145	25,773	6,555	25%	1987	35.57	1.42
89146*	5,316	323	6%	1975	0	0
Sector Totals	**200,476**	**56,876**	**28%**	**1992**	**565.27**	**2.62**

*Population adjusted to account for portions of the zip code outside the city limits/sector

CENTENNIAL HILLS SECTOR SPATIAL ANALYSIS

The Centennial Hills sector encompasses 56.48 square miles, or approximately 42% of the overall city area. The sector's population is approximately 183,708, or 31 percent of the city's overall population Approximately 42,950 residents, or 23 percent, of the Centennial Hills sector's population are more than a half-mile from a neighborhood park. There are 6.37 park acres per 1000 residents and this sector has the newest housing stock, with the average year of construction being 1999. The Centennial Hills sector is the largest in terms of land area and includes approximately 7,867 acres of undeveloped BLM land north of Moccasin Road. Neighborhood parks should be planned as growth occurs so they are distributed equitably throughout the sector.

Table 14: Centennial Hills Sector Service Area Figures

Zip Code	Total Population	Underserved Population	Percentage of Zip that is Underserved	Average Housing Age	Total Park Acreage	Ratio of Park Acreage per 1000 residents
89108*	14,073	8,535	60%	1982	32.20	2.3
89129*	48,562	3,185	7%	1999	246.81	5.1

89130*	30,921	16,064	52%	1996	19.11	.62
89131*	40,582	3,137	8%	2002	793.21	19.5
89143*	13,260	5	0%	2002	0	0
89149*	27,121	6,324	23%	2002	79.19	2.9
89166	9,189	5,700	62%	2009	0	0
Sector Totals	**183,708**	**42,950**	**23%**	**1999**	**1170.52**	**6.37**

*Population adjusted to account for portions of the zip code outside the city limits/sector

PARK DISTRIBUTION BASED ON SERVICE AREA

The maximum recommended service area of a neighborhood park is a half-mile radius, but there are also physical barriers to pedestrian traffic that must be taken into consideration when locating neighborhood parks. However, for the purpose of this analysis, the half-mile service area standard was used. Map 1 displays all existing and planned city parks. For the purpose of this element, a planned park is a park project that appears on the 2013-2017 Capital Improvement Program.

Map 8 illustrates the half-mile service radius for each neighborhood park. Ideally, all city parks would meet both the level of service and service area standards adopted by the city, currently set at 2.5 acres of park space per 1,000 residents within the one-half mile buffer around each park. To measure whether all city parks are of adequate size to serve the surrounding population and are located to be accessible to the neighborhood, an analysis of population densities within each park service zone (one-half mile radius) was performed.

This spatial analysis indicates that the Southeast Sector is severely underserved in terms of park acreage. An analysis of service area provides a description of the status of the park system, points to future need, and assists the city in determining where to allocate new park resources. Analyzing the physical location of parks along with the recommended service area is the first step, but linking level of service with service area standards, population density, and age of neighborhood provides a more telling story of where the actual need exists for park space

PARKS DISTRIBUTION BASED ON POPULATION DENSITY

A spatial analysis evaluates the geographic distribution of parks, but only looks at one aspect of the park system. Parks can meet the spatial service criteria, but fail to meet the needs for parks in this community based on demographic or functional factors. For purposes of the Parks & Recreation Element, population density was used to evaluate whether existing parks are overburdened due to the number of people they must accommodate, and to point to the locations where the need is greatest for future parks. This should guide decisions on citing future neighborhood parks with the goal of equitable distribution. The analysis can be further refined at

the neighborhood level to include other demographic factors, such as race and income, to determine the social equity of park distribution. In addition to population density, age of housing stock has also been incorporated into this analysis. This allows identification of chronically underserved areas in the most densely populated areas of the city as shown on Map 14.

Previous analysis has shown that, with currently approved parks and expected development, the city of Las Vegas will have adequate park acreage to achieve the goal of 2.5 acres per 1,000 residents. This is due in large part to construction of a number of large regional and community parks. Therefore, the city must now address park needs in some of the more densely populated areas that are currently relying on relatively small neighborhood parks.

While the overall citywide goal of 2.5 acres per 1,000 residents has been accomplished, the larger issue is whether the level of service is deficient in certain areas of the city. In order to address this question, the spatial location of park acreage relative to population has been examined. Maps 9 and 10 display the population density of the city of Las Vegas, along with locations of parks relative to the population density. The densest areas of the city, shown in purple and red, are located around downtown and the eastern portions of the city within the Southeast Sector, near U.S. 95 in the Southwest Sector and in dispersed clusters in the Centennial Hills Sector. On map 9, the high density areas represent 20.01 – 30 persons per acre and are shown in purple. The red, urban areas signify 12.01-20 persons per acre.

Map 10 illustrates the population density of those areas in the city of Las Vegas that fall outside the one-half mile service radius of any neighborhood park. The analysis shows that 31% of the population of the city of Las Vegas does not live within one-half mile of a city of Las Vegas neighborhood park. Map 11 displays the underserved population in each zip code throughout the city. Map 13 shows the average housing age in each city zip code. Map 14 combines the population density and housing age information, graphically highlighting the most densely populated areas in the city that have endured the longest periods of time with substandard park and recreation service. As indicated on Map 8, the most chronically underserved area is located in the Southeast Sector where approximately 40 percent of the population is outside the one-half mile neighborhood park service area with the average dwelling unit having been constructed in 1970. The Southeast Sector is also the densest, with approximately 6,980 residents per square mile (10.90 residents per acre). The Centennial Hills and Southwest Sectors have 23 and 28 percent of their populations outside of the neighborhood park service area, and have densities of 3,252 and 4,296 residents per square mile (5.08 and 6.71 residents per acre), respectively. Average construction year of dwelling units in the Centennial Hills Sector is 1999 and 1992 in the Southwest Sector. Based on this analysis, new park planning and construction efforts should be focused in the Southeast Sector, where the highest need exists and where new parks and recreation facilities will benefit the most residents.

It is important to note that the suggested level of service standard, as it relates to service area, is not a perfect tool for gauging the adequacy of park space. As previously noted, there are a

number of factors that contribute to the location and type of recreational space and facilities that are available in certain areas. One of these factors is the national standard for various activity types and another is the specific needs of an area as determined by the residents of that area. These are discussed in more detail in the following two sections.

LEISURE SERVICES FACILITIES/CENTERS DISTRIBUTION BASED ON POPULATION DENSITY

A spatial analysis of the distribution of all regional, community and neighborhood leisure services facilities and their service areas is shown on Map 7. The service areas are determined based on the standards established in Table 15. This methodology differs from that for parks which used a ½ mile radius to delineate service areas. The spatial analysis for centers is population based. Map 7 shows coverage for all regional, community and neighborhood leisure service facilities. Maps 7a, 7b, 7c and 7d display the service areas for neighborhood, community, regional and aquatic centers, respectively.

Neighborhood Leisure Service Centers, as displayed on Map 7a, have a service area based on a ratio of one center per 10,000 people. The service area for each neighborhood center as shown in yellow contains approximately 10,000 city residents. In several instances, there are overlapping service areas among centers, primarily those clustered in the Southeast Sector. Areas underserved by neighborhood centers include all of the white portions of the city not included in a yellow circle. The Centennial Hills and Southwest Sectors are the most deficient in neighborhood centers based on this type of spatial analysis.

Community Leisure Service Centers, as shown on Map 7b, have a service area based on a ratio of one center per 25,000 people, shown in gold. Similar to the distribution of neighborhood centers, there is overlap in service areas, most notably in the Southeast Sector. The greatest deficiency appears to be in the Centennial Hills Sector, followed by the Southwest Sector, based on the population ratio standard.

Regional Leisure Service Centers, as indicated on Map 7c, have service areas defined in red based on a ratio of one center per 75,000 people. There are three regional leisure service centers, one in each sector. The center in the Southeast Sector serves the greatest number of people based on density, followed by the centers in the Centennial Hills and Southwest sectors.

Aquatic Facilities, as shown on Map 7d, have service areas identified in light blue based on a ratio of one center per 20,000 people. As noted with other types of centers, there is some overlap of service areas in the Southeast Sector. The greatest service deficiencies appear to be located in the Southwest and Centennial Hills Sectors. There is also a significant gap in service in that portion of the Southeast Sector located west of Interstate 15.

OTHER SITE SELECTION FACTORS

To determine new locations for constructing leisure services centers, the city utilizes demographic information, including median age and household income, and to meet future needs, should focus first on those areas indicated on Maps 7 through 7d where the population is underserved. In also assessing community recreation offerings by private and non-profit organizations in the areas underserved by municipal facilities, the city can identify if there is a need for a new leisure services center. The city chooses not to compete for recreation programming with existing services already provided to the public. However, affordable services are a concern for city residents and the city considers this in its programming and site selection for new facilities.

In addition to information provided by the spatial analysis, other factors to consider when prioritizing construction of new leisure services facilities include: land constraints, city tax revenues, R&PP leases on land, community partnership opportunities, such as those with the YMCA and school district, identified service level standards, and citizen feedback from the Community Needs Assessment Program surveys and other types of public feedback regarding leisure services demand.

NEEDS ASSESSMENT SURVEY

In 2005, the Department of Leisure Services conducted a survey to gauge the recreational and programming priorities of city residents. While this data is over 8 years old, it is the most recent survey that the City has conducted. The survey was designed to gather information in the following topical areas:

Recreation habits

- Existing and desired recreation habits – citywide and by ward – for youths, adults and seniors

Facilities

- Interest in additional indoor and outdoor facilities
- Types of facilities desired
- Amenities desired for indoor recreation centers
- Usage of community centers

Programming

- Methods community members use to find out about recreational and cultural programs and services
- Resident's willingness to travel for services
- Programming input for those with disabilities
- Usage of city-managed senior centers

Policies and Planning

- Community priorities for leisure service facilities, general programming and teen programming
- Fee structure, funding sources and service priorities
- Facility development priorities

METHODOLOGY

Surveys were distributed to a random sample via door-to-door delivery and mail. 23,600 surveys were distributed with 1,787 returned for a return ratio of 7.6%. Given the population of Las Vegas, the number of surveys distributed and the number of returned surveys, a 2.1% margin of error at the 95% confidence level was achieved. Survey results were broken down both citywide and by ward. Below are some of the important findings from the survey.

KEY FINDINGS

- Priorities for facilities are as follows: maintain existing facilities, upgrade existing facilities, and build new facilities.

- Priorities for programming are as follows: youth programming, senior programming, and general health and fitness programming.

- 100% of responses indicated at least conditional supports for a tax measure for improvements to and acquisition of parks. Swimming, walking, hiking, weight training and going to the gym are listed as the top "active" recreation activities. Reading, listening to music, participating in family activities, arts & crafts, gardening and gourmet cooking are the top "passive" recreation activities of respondents.

- 9 out of 10 of the most popular activities indicated are significantly above the average participation rate.

- Activities that respondents would like to do more of include attending concerts, fairs and festivals; participating in arts and crafts; and indoor swimming.

- A significant number of respondents feel that additional outdoor facilities are needed in their area. This is particularly true in Wards 3, 5 and 6.

- Support for an indoor recreation center is very strong across all wards.

- In all wards of the City, respondents indicated a need for basic park amenities, such as paved trails, picnic areas, playgrounds, and basketball courts.

- Respondents indicated that 'family activities" are a recreation option that residents both do and want to do. Additionally, family-oriented outdoor facility choices (such as water play parks, family picnic areas, small water playgrounds, tot lots and open grassy areas) are at the top of the list of facility priorities. Other strong parallels between activities and facilities chosen are as follows: respondent indicated a strong interest in both outdoor and indoor swimming, and a pool

is the third-highest facility choice of respondents; a strong interest in walking for pleasure was also demonstrated, and paved trails are a top facility priority.

• There are also facility choices that are not congruent. Respondents indicated an interest in basketball courts and sport fields. However, basketball, football and soccer rank relatively low when asked what activities they are currently participating in or would like to do.

• Construction of water play features, indoor swimming pools, and football, soccer, baseball and softball fields received strong support statistically and in write-in responses, citywide.

• Most respondents find out about recreation programs and services via word of mouth, program guides and local newspaper advertisements.

• If the parks and recreation budget were decreased, respondents in all wards would want to reduce or eliminate plans to construct new parks and facilities.

Respondents would avoid eliminating or reducing operational hours at existing community centers and swimming pools.

• Parks are second only to home as a place where respondents spend their free time.

FACILITY NEEDS

The following table illustrates facility needs based on each planning sector's population. Based on current service standards, each sector is deficient in the number of all categories of leisure services facilities available to the citizens of Las Vegas, except in the Southwest Sector, where the standard for regional centers is currently met.

Table 15: Leisure Facility Needs by Sector

Southeast Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 210,110**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center	1: 10,000 residents	21	10	(11)
Community Center	1:25,000 residents	8	5	(3)
Regional Center	1:75,000 residents	3	1	(2)
Southwest Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 200,476**	**Existing Facilities**	**Surplus (Deficiency)**

Neighborhood Center	1: 10,000 residents	20	1	(19)
Community Center	1:25,000 residents	8	1	(7)
Regional Center	1:75,000 residents	3	1	(2)
Centennial Hills Sector				
Facility Type	**Service Standard**	**Needs based on 2013 population of 183,708**	**Existing Facilities**	**Surplus (Deficiency)**
Neighborhood Center -	1: 10,000 residents	18	1	(17)
Community Center	1:25,000 residents	7	1	(6)
Regional Center	1:75,000 residents	2	1	(1)

FUNCTIONAL ANALYSIS

The above sections establish guidelines for determining the general location, spatial distribution, and number of parks needed at full build-out of the city. A functional analysis identifies recreational needs by activity type using national standards as a guide. Accordingly, the functional analysis will determine the level of service needed, whether existing facilities are adequate to serve the existing population, and the level of service needed for each function for the community at full build-out.

Several assumptions must be established as recreational demands and interests change over time. Demographic shifts in the lifecycle of a neighborhood also result in changing recreational demands. For example, a neighborhood with a concentration of families with young children will have different needs as the children mature. The impacts of these changes can be costly to the city as it attempts to provide appropriate amenities and programming for its residents. Some fields may serve multiple sports where no significant change of configuration is required.

Service standards have been established using national standards as a guide, but have been adjusted to local conditions based on use patterns, climatic conditions and citizen surveys. Determination of future facility needs should be subject to periodic review. While it is impracticable to forecast the exact location of sports fields throughout the city, it is important to set a benchmark for the number of amenities needed in future park construction.

In recent years, the NRPA has renounced the "one size fits all" approach and recommends that communities develop park and recreational facility standards that fit individual needs and circumstances. Under this approach, the NRPA recommends using public meetings, community

surveys, and interviews with various department heads, league presidents, and the recreational program directors to establish the current facility utilization and future needs.

CITYWIDE RECREATION FACLITIES

The table below shows specific comparisons between recommended standards and the city's existing functional level of services. These comparisons indicate that the city is in need of all types of fields and recreational amenities, except jogging tracks. Major deficiencies exist in all the sports field categories. As new parks are planned and designed, consideration should be given to the standards established in this plan and specific facility needs should be assessed during the annual capital budget planning process.

Table 16: Citywide Recreation Facilities Current and Future Needs

Citywide				
2013 Population: **594,294** 2035 Projected Population: **774,765**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)
Basketball Court	1:5,000 Residents	56	(63)	(99)
Tennis Court	1:2,000 Residents	66	(231)	(321)
Volleyball Court	1:5,000 Residents	24	(95)	(131)
Lacrosse Field	1:5,000 Residents	4	(115)	(151)
Baseball/Softball Field	1:15,000 Residents	48	8	(4)
Football Field	1:20,000 Residents	9	(21)	(31)
Soccer Field	1:10,000 Residents	44	(14)	(33)
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	42	12	3
Swimming Pool	1:20,000 Residents	9	(21)	(31)

Southeast Sector

Table 17: Southeast Sector Recreation Facilities Current and Future Needs

Southeast Sector				
2013 Population: **210,110** 2035 Projected Population: **217,453**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)
Basketball Court	1:5,000 Residents	30	(12)	(13)
Tennis Court	1:2,000 Residents	19	(86)	(90)

Volleyball Court	1:5,000 Residents	3	(39)	(40)
Lacrosse Field	1:5,000 Residents	0	(42)	(43)
Baseball/Softball Field	1:15,000 Residents	14		
Football Field	1:20,000 Residents	2	(9)	(9)
Soccer Field	1:10,000 Residents	10	(11)	(12)
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	9	(2)	(2)
Swimming Pool	1:20,000 Residents	5	(6)	(6)

Southwest Sector

Table 18: Southwest Sector Recreation Facilities Current and Future Needs

Southwest Sector				
2013 Population: **200,476** 2035 Projected Population: **273,128**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)
Basketball Court	1:5,000 Residents	4	(36)	(51)
Tennis Court	1:2,000 Residents	34	(66)	(103)
Volleyball Court	1:5,000 Residents	4	(36)	(51)
Lacrosse Field	1:5,000 Residents	0	(40)	(55)
Baseball/Softball Field	1:15,000 Residents	13	0	(5)
Football Field	1:20,000 Residents	7	(3)	(7)
Soccer Field	1:10,000 Residents	28	8	0
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	15	5	1
Swimming Pool	1:20,000 Residents	1	(9)	(13)

Centennial Hills

Table 19: Centennial Hills Sector Recreation Facilities Current and Future Needs

Centennial Hills Sector				
2013 Population: **183,708** 2035 Projected Population: **284,184**				
Amenity	Recommenced Service Standard	Current CLV Inventory	Current Surplus (Deficit)	Projected Surplus (Deficit)

Basketball Court	1:5,000 Residents	22	(15)	(35)
Tennis Court	1:2,000 Residents	13	(79)	(129)
Volleyball Court	1:5,000 Residents	17	(20)	(40)
Lacrosse Field	1:5,000 Residents	4	(33)	(53)
Baseball/Softball Field	1:15,000 Residents	21	9	2
Football Field	1:20,000 Residents	0	(9)	(10)
Soccer Field	1:10,000 Residents	6	(12)	(22)
Golf Course	1:50,000 Residents			
Jogging Track	1:20,000 Residents	18	9	4
Swimming Pool	1:20,000 Residents	2	(7)	(12)

COSTS

The costs of providing leisure services include the costs necessary to maintain the park system and for programmed activities and events. Maintenance costs include those costs necessary for the equipment and personnel to keep parks and facilities in good condition, while programming costs are those costs incurred in sponsoring activities and events. The Department of Operations and Maintenance Department is primarily responsible for maintenance costs while the The Department of Parks and Leisure Activities are responsible for park programming activities.

Maintenance of parks and recreational facilities is an important aspect of every parks system. Without proper maintenance it is difficult to keep the parks system at a level that does not regress to a dilapidated state. When this occurs, it is generally more costly to make the necessary improvements to bring the parks system back to the appropriate level. Unfortunately, when funds are scarce, it is often maintenance of the parks system that assumes a lower priority than other aspects of the system.

To reduce maintenance costs, the City needs to continually search for cost effective ways to design and develop parks. The use of hardscapes, xeriscapes, and desert tolerant landscaping may be more expensive to install initially, but are easier and less costly to maintain over the long term. When possible, turf should be discouraged to reduce the long term costs associated with irrigation and ongoing maintenance.

FUNDING SOURCES

The City's funds planning resource, the capital improvements program, contains funding for new parks, based on a five-year horizon, which is updated annually. The items approved through this process represent the approved priority list for spending capital funds. It is recommended that recreational developments requiring capital expenditure be closely coordinated through the

capital improvements program so that budgeting and parks planning priorities are linked logically and efficiently

The City derives funds for parks and recreational purposes, including the acquisition, development, and operations of parks, recreational facilities, and programs from a number of sources. The major existing revenue sources along with a detailed explanation of each are listed below.

GENERAL

General Tax Revenue

This revenue source is one of the largest sources of funding for parks and recreational purposes. The revenue is derived from the imposition of primarily sales taxes and property taxes.

Residential Construction Tax

The Residential Construction Tax (RCT) is derived from new residential development according to a formula that is equivalent to one percent of the construction value of a residential structure up to a ceiling of $1000. The construction value is set at 36 cents per square foot. The RCT is collected in funds, as land or as parks in lieu of funds or land.

General Revenue Budget Some funds are made available for recreational purposes from moneys collected via general fund augmentation. These funds are City revenues generated from a variety of sources that have not been used for other purposes. It should be noted that these funds are variable and do not constitute a guaranteed annual amount.

POTENTIAL FUNDING SOURCES

To adequately serve the recreational needs of the community's residents, alternative revenue sources to the City's general fund need to be pursued. Potential revenue sources are detailed below. The most logical source of revenue for parks/open space acquisition and development and park renovation and to enable a citywide disbursement of funds based on actual need would be a voter approved bonding measure. A recently passed medium term bond resulted in the funding of 11 parks projects, including new parks development and improvements in all sectors of the City. It is anticipated that a larger, longer term bond would address additional park deficiencies (spatial, demographic, and functional) identified in this plan and give community residents a greater variety of recreational opportunities to enhance their quality of life.

General Obligation Bonds

General Obligation Bonds must be approved by the voters. Such funds are not geographically limited and, therefore, are an important source in addressing the recreational needs in existing neighborhoods.

Park District Fees

Some communities have initiated a fee for entrance to parks. The park district fees are established so non-residents are charged for using local parks while residents are admitted free of

charge. In areas where one jurisdiction provides a park system more desirable than the surrounding areas, the demand for use by non-resident users can be significant. Consequently, the community responsible for the park carries the financial burden of developing, maintaining and operating the park for non-residents.

Park Entrance Fees

Park Entrance Fees operate similar to Park District Fees except that all users are charged for entrance to the park. These fees are primarily established for regional parks and are used to finance the operation of regional parks. When such fees are applied to local parks, low income residents may be deprived of their use.

Grants

The federal government offers grants in the form of Community Development Block Grants. These funds may be available for the development of parks, but they are usually of a limited amount and have qualifying constraints that limit their applicability. Other grants are available but are limited in use specifically for trail development or pedestrian improvements. One such grant is the TEA-21 grant administered by the Regional Transportation Commission.

Las Vegas Convention and Visitors' Authority

The Las Vegas Convention and Visitors' Authority provides a voluntary annual grant to the City that is used for parks purposes. It should be noted that this is a voluntary contribution on the part of the Authority and not a guaranteed amount.

SNPLMA

With the Southern Nevada Public Lands Management Act (SNPLMA), which was passed in 1998, an important option has entered the funding equation. Each year, Southern Nevada entities submit proposals to the Bureau of Land Management (BLM) which allocates funds received from large federal land auctions to those projects which score sufficiently high in the ranking system. While available funding through the SNPLMA program has been reduced significantly in recent years, it is still a source of funding for park renovation, parkland acquisition, and the construction of new parks and community recreation centers.

Recreation and Public Purpose Act (R&PP) Conveyances

The Southern Nevada Public Land Management Act of 1998 (Act) permits the BLM to lease land at nominal cost to the City for "recreation and public act conveyances." This is the prevalent method the City uses to obtain land from the BLM for parks and recreational facilities. The use of property under an R&PP may at some time in the future be abandoned, as the Secretary of the Interior has the right to terminate a conveyance until such time as a "patent" is issued. A patent is a legal instrument the Federal government uses to convey land to others by quit claim deed. There is no record of the Secretary terminating a conveyance to land used for parks and recreational purposes, but it is recommended the City procure patents from the BLM so lands are preserved in perpetuity for parks. If the City acquires land under an R&PP in an area that is later determined to be in a poor location for a park, the City may exchange the land with a property owner who has land in a more optimal location. According to the Act, a "Transfer of Reversionary Interest" or TRI permits the interest in land that is secured under an R&PP to be transferred to non-federal lands. If the non-Federal land to which the transfer is made is of less

value, an amount equal to the difference in fair market value of the lands must be paid to the Secretary. While the Transfer of Reversionary Interest was intended to allow shifts or adjustments in the location of lands for public purposes to sites within a relatively short distance of say a thousand feet, the process may be used to a great advantage for obtaining land for parks in older areas of the community. For example, land owned by the BLM in the Centennial Hills sector could be secured for parks and recreational purposes and that interest transferred to a site of equal value in the southeast sector where a park is direfully needed. The land in the Centennial Hills would then be made available for private development. In this manner, an R&PP is another method for acquiring land without identifying a source of funds to purchase the land.

Acquisition at Reduced or Nominal Cost

On occasion, parcels of land are disposed of by the County when the property owners fall delinquent in paying the property taxes owed on the parcels. At that time, there may be an opportunity for the City to acquire land at reduced or nominal cost, often for the amount of the back taxes. This method of park land acquisition can be very beneficial in older parts of the community where there is a need for parks and avoids having to locate a source of funding to purchase them. Quite often, however, parcels being disposed of will not meet the criteria of this plan document, as they are either not in the right location or not large enough for neighborhood parks.

PUBLIC/PRIVATE PARTNERSHIPS

Public/private arrangements can be very beneficial. Monetary or in-kind contributions, however, must ensure access to parks and recreational facilities by the general public.

Gifts

Gifts of land or money designated for parks purposes have provided a source of funding, but such gifts are unfettered and unrestricted and the application of names to a park or facility recognizing a benefactor or family must follow approved City policy.

Fund Raisers

Fund raising has been done for a very limited number of minor projects. Such funds are generally directed toward facility development rather than for land acquisition.

Transfer of Development Rights (TDR)

TDR is a concept devised long ago to give a property owner the right to develop property in a certain way in exchange for the dedication or granting of land to the City that the property owner has in another part of the community. This method is an in-kind way of obtaining park land without having to identify a funding source to purchase it. This same concept could be very beneficial in the establishment of park sites, particularly in older developed areas where there is a need for parks. In exchange, the property owner, whose land is granted to the City, would be given the right to develop other property at, for example, at a higher density or for a different land use.

IMPLEMENTATION

The challenge for any long-range, municipal master plan is to remain relevant and useful throughout its lifecycle. A master plan outlines a vision for the future to be implemented incrementally over time. This Parks & Recreation Element is intended to execute the master plan by guiding individual decisions on the location and funding of city parks. One of the main implementation tools for the master plan is the Capital Improvement Plan (CIP). The CIP is a fiscal and management tool used by the City to allocate its resources. This element should be regarded as a resource for the City to use during the CIP process to help inform capital programming decisions. The recommendations below were developed from the multiple levels of analysis detailed in the previous sections and are intended to be comprehensive, taking into account the park needs of residents, current conditions, future park expenditures and future population growth.

P1: Prioritize parks planning and implementation in the most densely populated areas of the city that have endured the longest periods of time with substandard parks and recreation services.

P2: New park projects should be located within the underserved areas shown on Maps11 and 12 of this element, with top tier priority given to underserved areas in the southeast sector.

P3: Locate neighborhood parks with one-half mile service areas that are not obstructed by physical barriers to pedestrian traffic such as arterial streets.

P4: Smaller, neighborhood parks with appropriate amenities should be planned and built so that every resident is within walking distance of a park, focusing first on areas with the highest population densities as identified on Map 10.

P5: Encourage the development of smaller scale public urban spaces, parks and plazas within downtown and urban core.

P6: Explore strategies to facilitate additional park space in the downtown area by exploring alternate methods of park development, including but not limited to, private/public partnerships, land exchanges, land purchases, land donations and utilization of Redevelopment Agency funds.

P7: Identify sites within underserved areas not located within a master planned community that may be suitable for park development as shown on Maps 10, 11 and 12.

P8: Provide active recreational facilities based on the adjusted national standards and aim to tailor service standards for recreational facilities to the population's identified needs as shown on tables 16, 17, 18 and 19.

P9: Prioritize provision of new leisure services facilities based on the needs analysis contained in Table 15 and Maps 7A through 7D.

P10: Conceptual design work for new park and recreation projects should take into consideration existing amenities in the area and aim to reduce deficiencies

P11: Continue to work with the Public Works Department to integrate the City of Las Vegas 2020 Master Plan with the CIP process.

P12: Consult the maps and implementation items provided in this element during the CIP process.

P11: Monitor the population growth, change in recreation trends, and levels of service, to better identify projects for the Five-Year Capital Improvement Program (CIP) plan.

P12: Coordinate location of parks with Clark County and the city of North Las Vegas where feasible.

P13: Coordinate with Clark County School District to develop or expand park facilities in conjunction with existing and future school sites.

P14: Continue to coordinate with the Clark County School District to identify opportunities for co location and joint use of sports fields and other facilities.

P15: Continue to work with the Howard Hughes Corporation to ensure that future Summerlin development continues to adequately incorporate park space.

P16: Update the Parks & Recreation Element every five years to account for new parks that have been constructed and to update planned parks based the five-year CIP Plan. Perform new level of service spatial analysis to determine if the City is meeting established goals.

P17: Utilize the parks and community centers analyses and mapping contained in this element as tools for achieving equitable distribution of parks and recreation centers throughout the city.

P18: Continue to explore methods to reduce park maintenance costs by incorporating sound design and landscaping practices.

MAPS

MAP 1: EXISTING PARKS AND LEISURE SERVICE CENTERS

MAP 2: CENTENNIAL HILLS SECTOR EXISTING PARKS

MAP 3: SOUTHWEST SECTOR EXISING PARKS

MAP 4: SOUTHEAST SECTOR EXISTING PARKS

MAP 5: GOLF COURSES AND PRIVATELY MAINTAINED PARKS

MAP 6: ACCESS, AVAILABILITY AND SERVICE AREA COVERAGE

MAP 7: REGIONAL, COMMUNITY AND NEIGHBORHOOD LEISURE SERVICE CENTERS

MAP7A: NEIGHBORHOOD LEISURE SERVICE CENTERS

MAP 7B: COMMUNITY LEISURE SERVICE CENTERS

MAP 7C: REGIONAL LEISURE SERVICE CENTERS

MAP 7D: AQUATIC CENTERS

MAP 8: PARK COVERAGE PER SECTOR

MAP 9: CITYWIDE POPULATION DENSITY PER ACRE

MAP 10: POPULATION DENSITY OF ARES OUTSIDE ½ MILE NEIGHBORHOOD PARK SERVICE AREAS

MAP 11: POPULATION IN UNDERSERVED AREAS BY ZIP CODE

MAP 12: PARK ACREAGE PER 1,000 RESIDENTS WITHIN ½ MILE OF A NEIGHBORHOOD PARK

MAP 13: AVERAGE HOUSING AGE IN UNDERSERVED AREAS

MAP 14: ZIP CODES WITH HIGH POPULATION DENSITY AND OLDER HOUSING STOCK

LAS VEGAS
CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 20, 2013

Peter Lowenstein, AICP
Planning Supervisor
City of Las Vegas Department of Planning
333 N. Rancho Drive
Las Vegas, NV 89101

RE: Parks and Recreation Element Update (GPA-50785)

Mr. Lowenstein:

Please accept this letter as justification for a General Plan Amendment to adopt an updated Parks and Recreation Element and amend the 2020 Master Plan.

The Parks and Recreation Element will satisfy NRS requirements for a recreation and open space component to the Master Plan. The plan recommends strategies and actions to facilitate the implementation of the goals, objectives, and policies contained in the Las Vegas 2020 Master Plan related to Parks and Recreation. This document will replace the previous Parks and Recreation Element adopted on April 2, 2008.

Please do not hesitate to contact me at 229-5409 should you have any questions.

Thanks,

Fred Solis, AICP
Senior Planner
Department of Planning

RECEIVED
AUG 2 8 2013
City of Las Vegas
Department of Planning

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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LAS VEGAS, NEVADA 89106

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GPA-50785

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

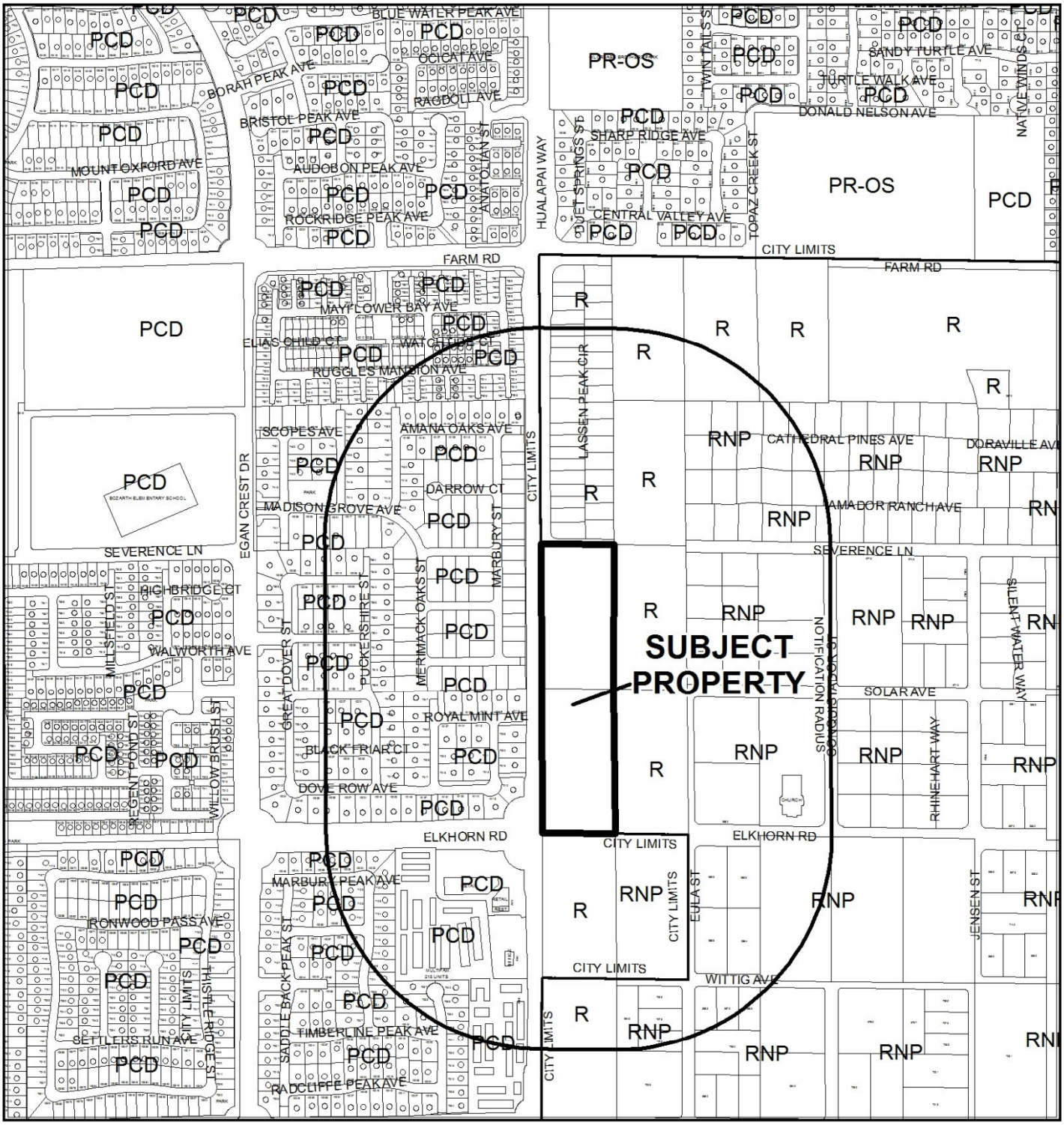
SUBJECT:
GPA-50788- GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC AND RAO COMMERCIAL - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.26 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-401-001 and 009), Ward 6 (Ross) [PRJ-50659].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50788 and ZON-50789
3. Supporting Documentation
4. Photos - GPA-50788 and ZON-50789
5. Justification Letter - GPA-50788 and ZON-50789

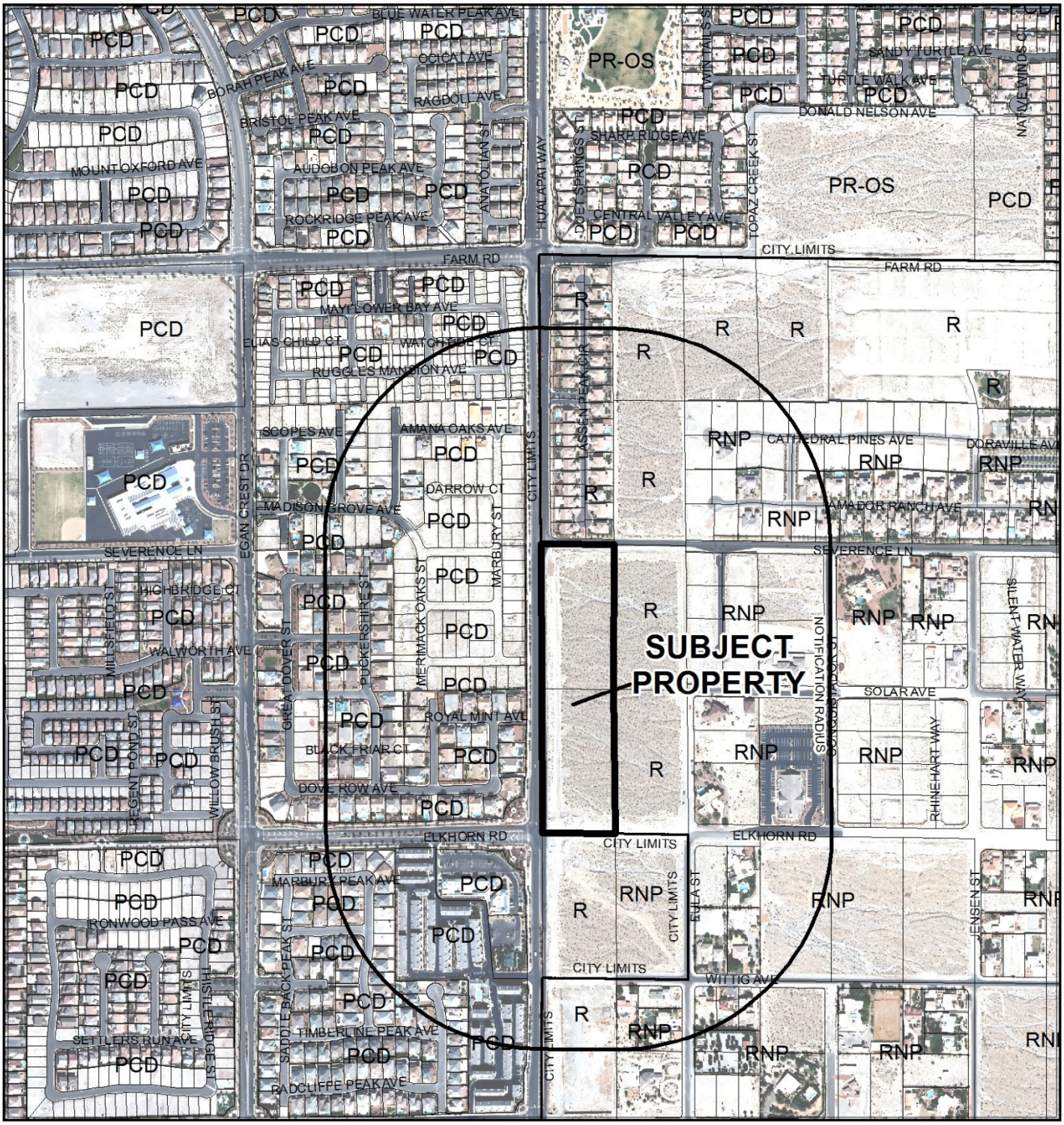


CASE: **GPA-50788 (PRJ-50659)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)



CASE: **GPA-50788 (PRJ-50659)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50788 APN: 125-18-401-001

Name of Property Owner: 303 COTTON LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: N.R. Yerramsetti

Print Name: N.RAO YERRAMSETTI

Subscribed and sworn before me

This 29th day of May, 2013

Cindy Dondero

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
KATHRYN DONDERO
No. 01-68517-1
My Appointment Expires March 6, 2017

PRJ-50659
08/20/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50788 APN: 125-18-401-009 & 010

Name of Property Owner: RAO Commercial

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: N.R. Yerramsetti

Print Name: N.RAO YERRAMSETTI

Subscribed and sworn before me

This 29th day of May, 2013

Kim Dondero

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
KATHRYN DONDERO
No. 01-68517-1
My Appointment Expires March 6, 2017

PRJ-50659
08/20/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) NE Corner Hualapai Way and Elkhorn Road

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-001 **Ward #** 6

General Plan: existing RL **proposed** M-L **Zoning: existing** RE **proposed** R-CL

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

Gross Acres 5.1 **Lots/Units** 47 **Density** 4.0 UPA

Additional Information _____

PROPERTY OWNER 303 Cotton LLC **Contact** Mr. Yerramsetti

Address PO Box 371298 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89137

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Pkwy **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* N. R. Yerramsetti

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

Print Name N. RAO YERRAMSETTI

Subscribed and sworn before me

This 29th day of May, 2013.

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
KATHRYN DONDERO
No. 01-68517-1
My Appointment Expires March 6, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-50788
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

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PRJ-50659
08/20/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) SW Corner Hualapai Way and Elkhorn Road

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-009 **Ward #** 6

General Plan: existing RL **proposed** ML **Zoning: existing** RE **proposed** R-CL

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

Gross Acres 10.16 **Lots/Units** 47 **Density** 4.0 UPA

Additional Information _____

PROPERTY OWNER RAO Commercial **Contact** Mr. Yerramsetti

Address PO Box 371298 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89137

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel PKWY **Phone:** (702) 672-1939 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mejones3@drhorton.com

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Print Name N.RAO YERRAMSETTI

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Kathryn Dondero

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
KATHRYN DONDERO
No. 01-68517-1
My Appointment Expires March 6, 2017

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-50788
Meeting Date:	10/08/13 PC
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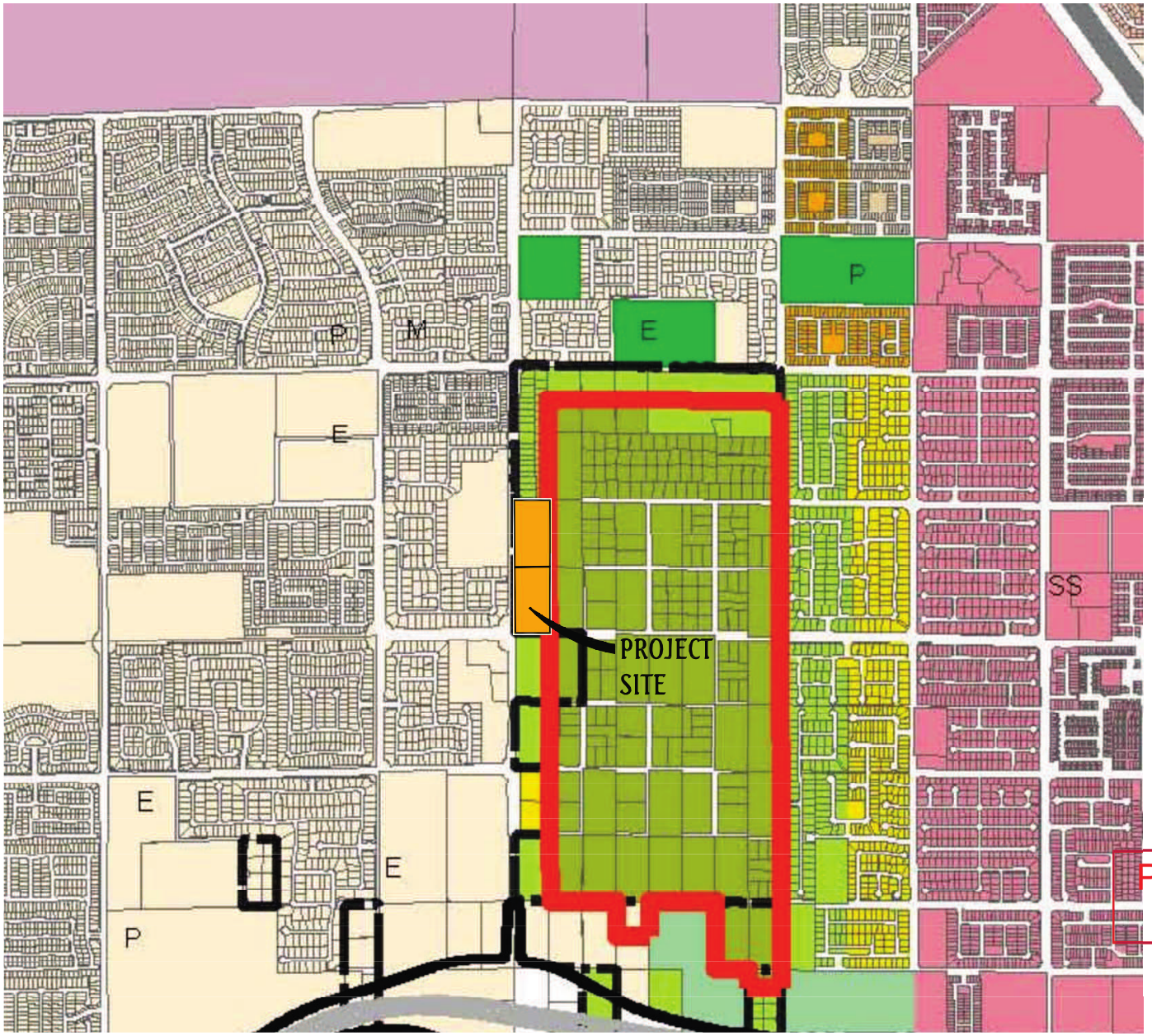
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

F:\depot\Application Packet\Application Form.pdf

PRJ-50659
08/20/13



MAP THREE

City of Las Vegas

CENTENNIAL HILLS
Interlocal Land Use Plan

City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center
- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

E Elementary School
M Middle School
H High School
P Park
F Fire Station
SS Electric Power Sub Station

SOURCE: City of Las Vegas , Planning and Development Department

Adopted February 19, 2003 GPA-1392
Revised May 15, 2013 GPA-48471

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept
702-229-6301

Printed: 5/16/2013

PRJ-50659
08/20/13

NORTH
SCALE: NTS

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/13/13
PM : KJW
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.025
SCALE : NTS

Triton
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-2480
Fax: (702) 254-3062
www.tritonengr.com

DR HORTON
HUALAPAI/FARM UNIT 1
GENERAL PLAN AMENDMENT MAP

SHEET 1 OF TOTAL 1

GPA-50788

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 16, 2013

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: ***Justification Letter – D.R. Horton***
General Plan Amendment & Zone Change for Northeast Corner of Hualapai Way and Elkhorn Road
APN: 125-18-401-001 & 009

To Whom It May Concern:

Please be advised this office represents D.R. Horton (the "Applicant"), in the above referenced matter. The Applicant is requesting a general plan amendment and zone change for property located on the northeast corner of Hualapai Way and Elkhorn Road, more particularly known as APNs: 125-18-401-001 & 009 (collective referred as the "Site"). The Site is approximately 10 acres.

General Plan Amendment

The Site is currently within the planning jurisdiction of Clark County. The Site, however, is going through the annexation process to become part of the City of Las Vegas. The Site is zoned R-E with a Clark County master plan designation of Residential Low (up to 3 units per acre). The equivalent to Residential Low in the City of Las Vegas is a general plan of Desert Rural Density Residential Low ("DR"). DR allows for density up to 2.49 units per acre. The Applicant is requesting to amend the general plan to Medium Density.

However, the Applicant does not intend to develop to Medium Density densities. Rather, the Applicant intends on developing lots ranging between 6,000 square feet and 12,000 square feet. Submitted concurrently with this application, the Applicant has submitted a companion application for parcels 125-18-401-002 & 010 and 125-18-301-002, 003, & 014 (collectively the "Adjacent Parcels"). The Applicant is requesting to amend the general plan to Low Density for the Adjacent Parcels. The Applicant intends on developing the Site and Adjacent Parcels as one project with an overall blended density of 4.0 units/acre.

Therefore, the Site is the ideal transition piece between Hualapai Way (a 100' right-of-way), the Adjacent Parcels and the interior RNP zoned properties just east of the Site and the Adjacent Parcels.

PRJ-50659
08/20/13
GPA-50788
ZON-50789

Zone Change

The Applicant is proposing lots that will range between 6,000 square feet and 12,000 square feet. Because not all of the lots will meet the minimum lot square footage of 6,500 square feet, the Applicant is requesting a zone change to R-CL. However, as stated above, the Site and Adjacent Parcels intend on being developed as one project with an overall blended density of 4.0. Therefore, the Applicant's request for a zone change to R-CL conforms to the surrounding area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

PRJ-50659
08/20/13
GPA-50788
ZON-50789

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50789 - REZONING RELATED TO GPA-50788 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: 303 COTTON, LLC AND RAO COMMERCIAL - For possible action on a request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.26 acres at the northeast corner of corner Elkhorn Road and Hualapai Way (APNs 125-18-401-001 and 009), Ward 6 (Ross) [PRJ-50659].

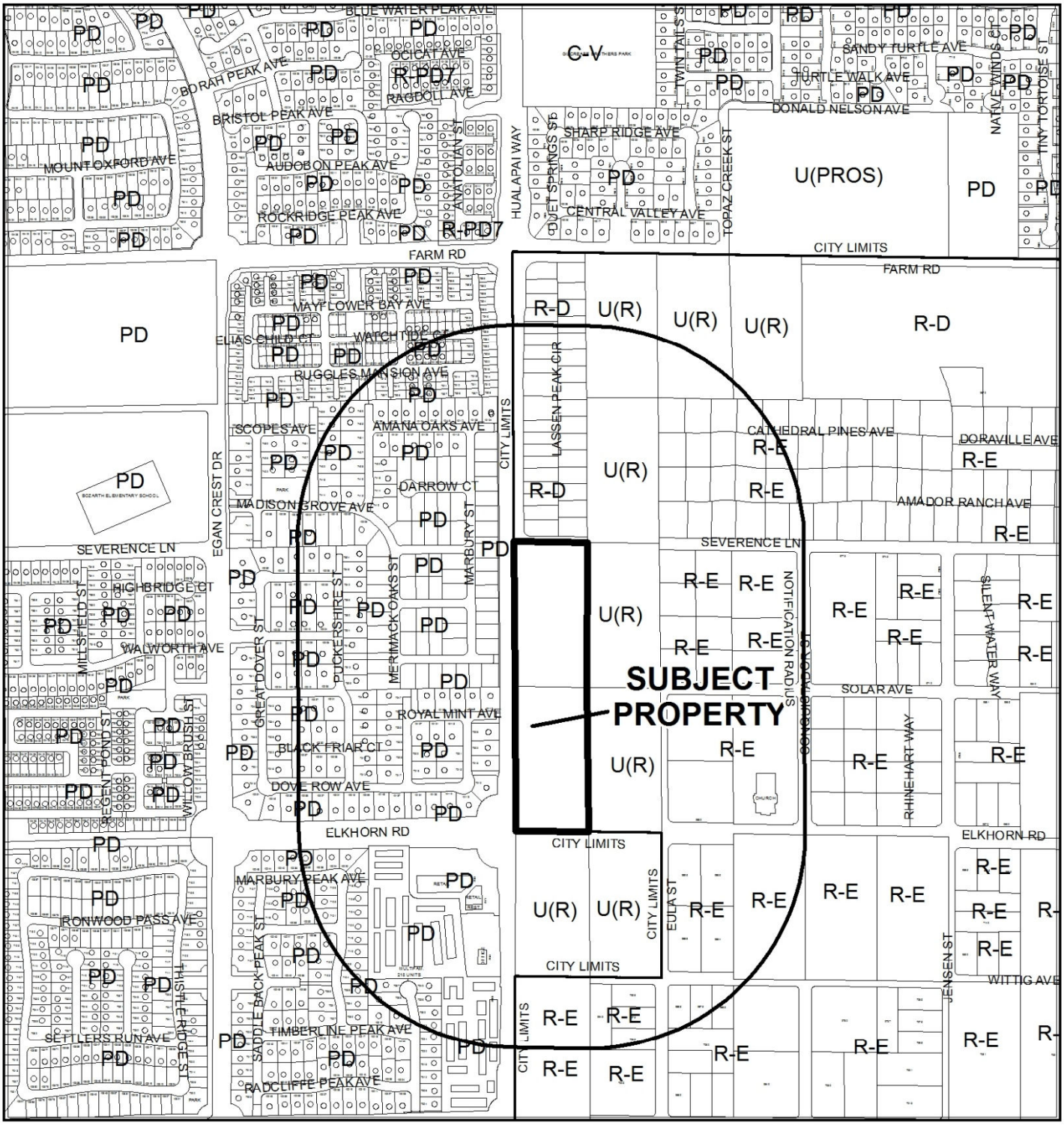
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

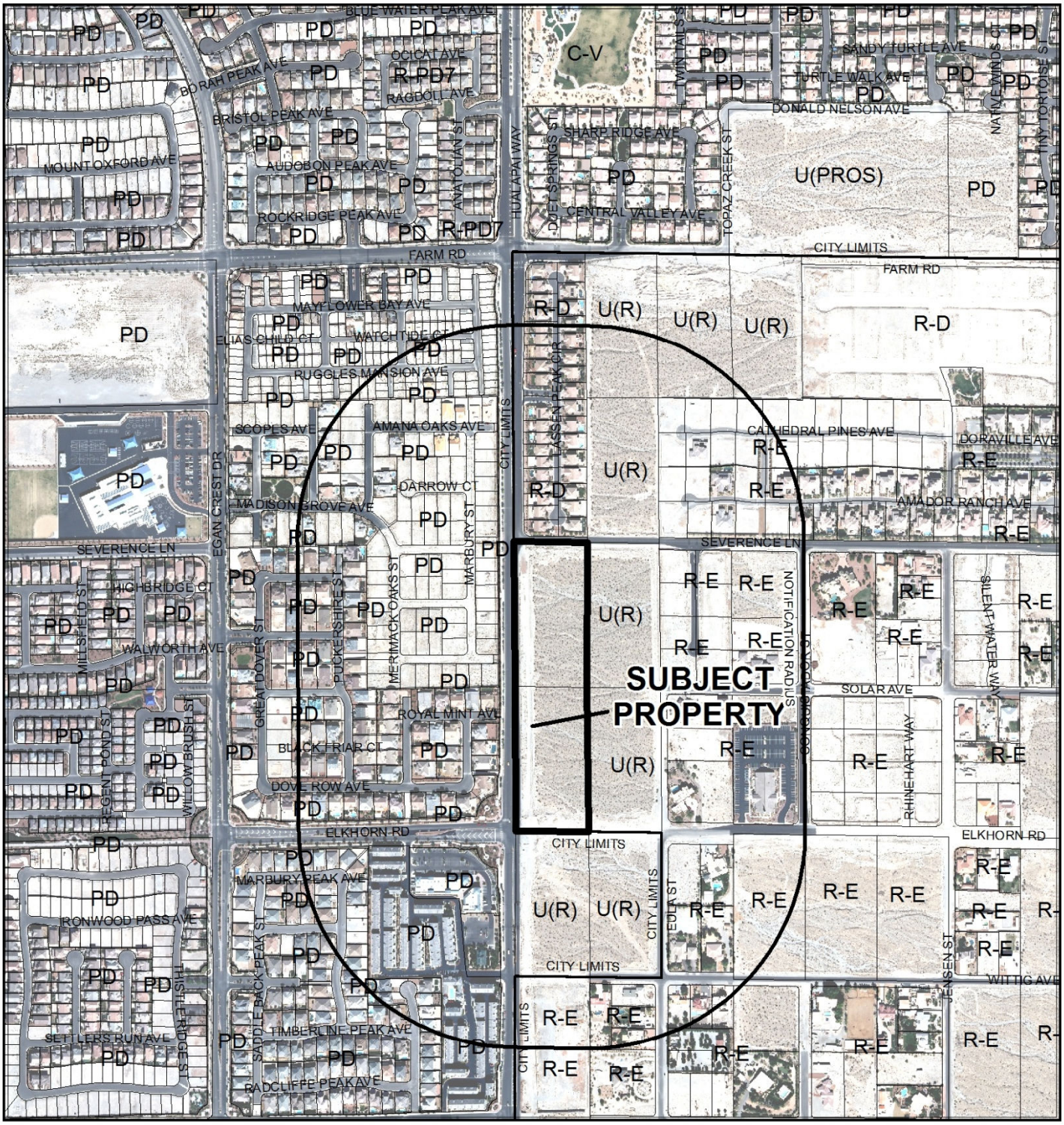


CASE: **ZON-50789 (PRJ-50659)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)



0 500 1,000 Feet

CASE: **ZON-50789 (PRJ-50659)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50789 APN: 125-18-401-001

Name of Property Owner: 303 COTTON LLC

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: N.R. Yerramsetti

Print Name: N.RAO YERRAMSETTI

Subscribed and sworn before me

This 29th day of May, 2013

Cindy Dondero

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
KATHRYN DONDERO
No. 01-68517-1
My Appointment Expires March 6, 2017

PRJ-50659
08/20/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50789 APN: 125-18-401-009 & 010

Name of Property Owner: RAO Commercial

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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

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APN: _____

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Print Name: N.RAO YERRAMSETTI

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This 29th day of May, 2013

Kim Dondero

Notary Public in and for said County and State

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KATHRYN DONDERO
No. 01-68517-1
My Appointment Expires March 6, 2017

PRJ-50659
08/20/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) NE Corner Hualapai Way and Elkhorn Road

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-001 **Ward #** 6

General Plan: existing RL **proposed** M-L **Zoning: existing** RE **proposed** R-CL

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

Gross Acres 5.1 **Lots/Units** 47 **Density** 4.0 UPA

Additional Information _____

PROPERTY OWNER 303 Cotton LLC **Contact** Mr. Yerramsetti

Address PO Box 371298 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89137

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

Address 330 Carousel Pkwy **Phone:** (702)672-1939 **Fax:** _____

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Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-50789
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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f:\depot\Application Packet\Application Form.pdf

PRJ-50659
08/20/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Rezoning

Project Address (Location) SW Corner Hualapai Way and Elkhorn Road

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401-009 **Ward #** 6

General Plan: existing RL **proposed** ML **Zoning: existing** RE **proposed** R-CL

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

Gross Acres 10.16 **Lots/Units** 47 **Density** 4.0 UPA

Additional Information _____

PROPERTY OWNER RAO Commercial **Contact** Mr. Yerramsetti

Address PO Box 371298 **Phone:** _____ **Fax:** _____

City LAS VEGAS **State** NEVADA **Zip** 89137

E-mail Address _____

APPLICANT DR Horton **Contact** Mark Jones

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Revised 10/27/08

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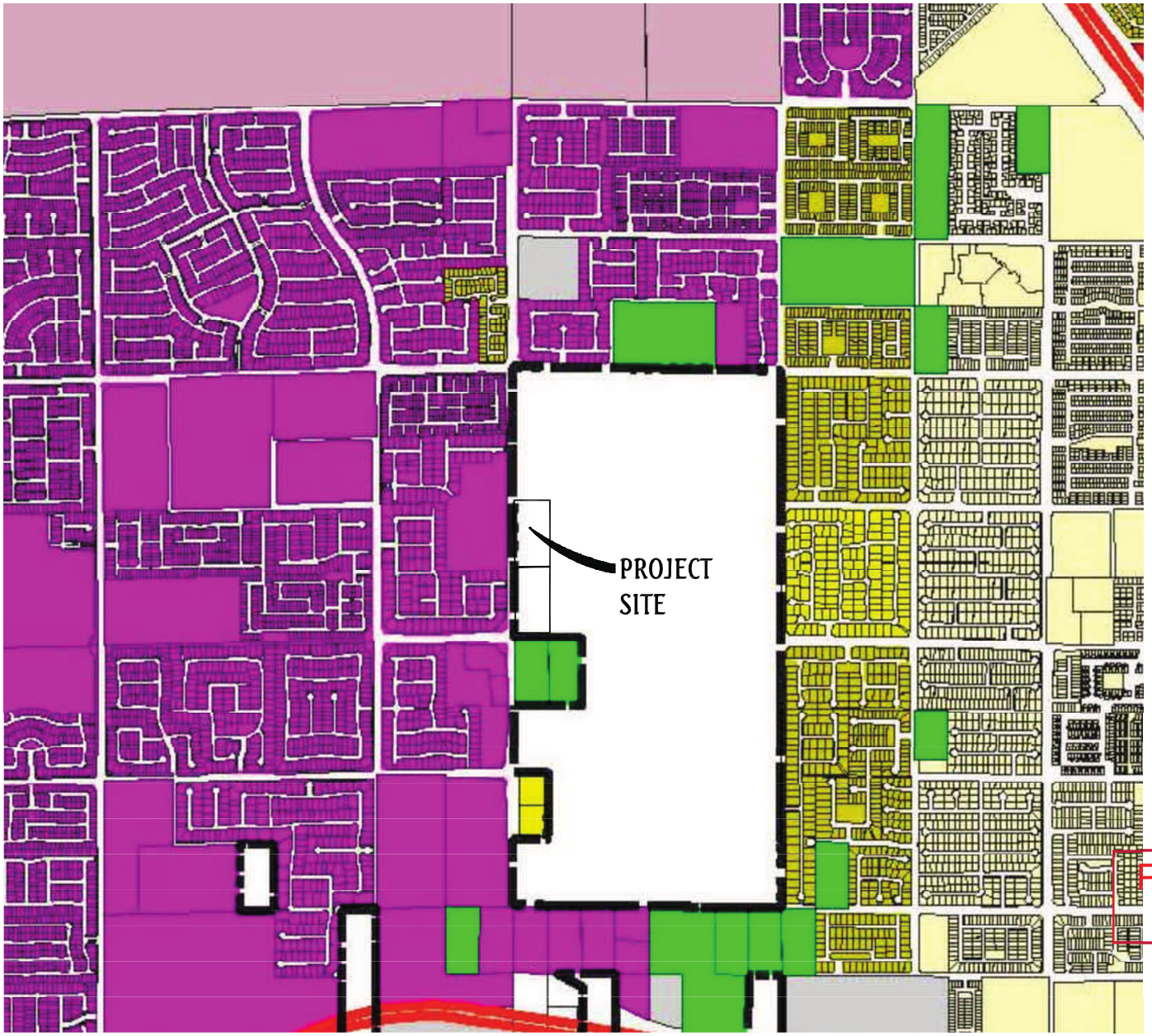
F:\depot\Application Packet\Application Form.pdf

PRJ-50659
08/20/13



City of Las Vegas

Centennial Hills Zoning

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Professional Offices And Parking
- P-O - Professional Office
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

SOURCE: City of Las Vegas, Planning and Development Department

Revised: ZON-48472 May 15, 2013

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: Thursday, May 16, 2013

PRJ-50660
08/20/13

NORTH
SCALE: NTS

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/13/13
PM : KJW
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.025
SCALE : NTS

Triton Engineering
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www.tritonengr.com

DR HORTON
HUALAPAI/FARM UNIT 1
ZONING MAP

SHEET 1 OF TOTAL 1

ZON-50789

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

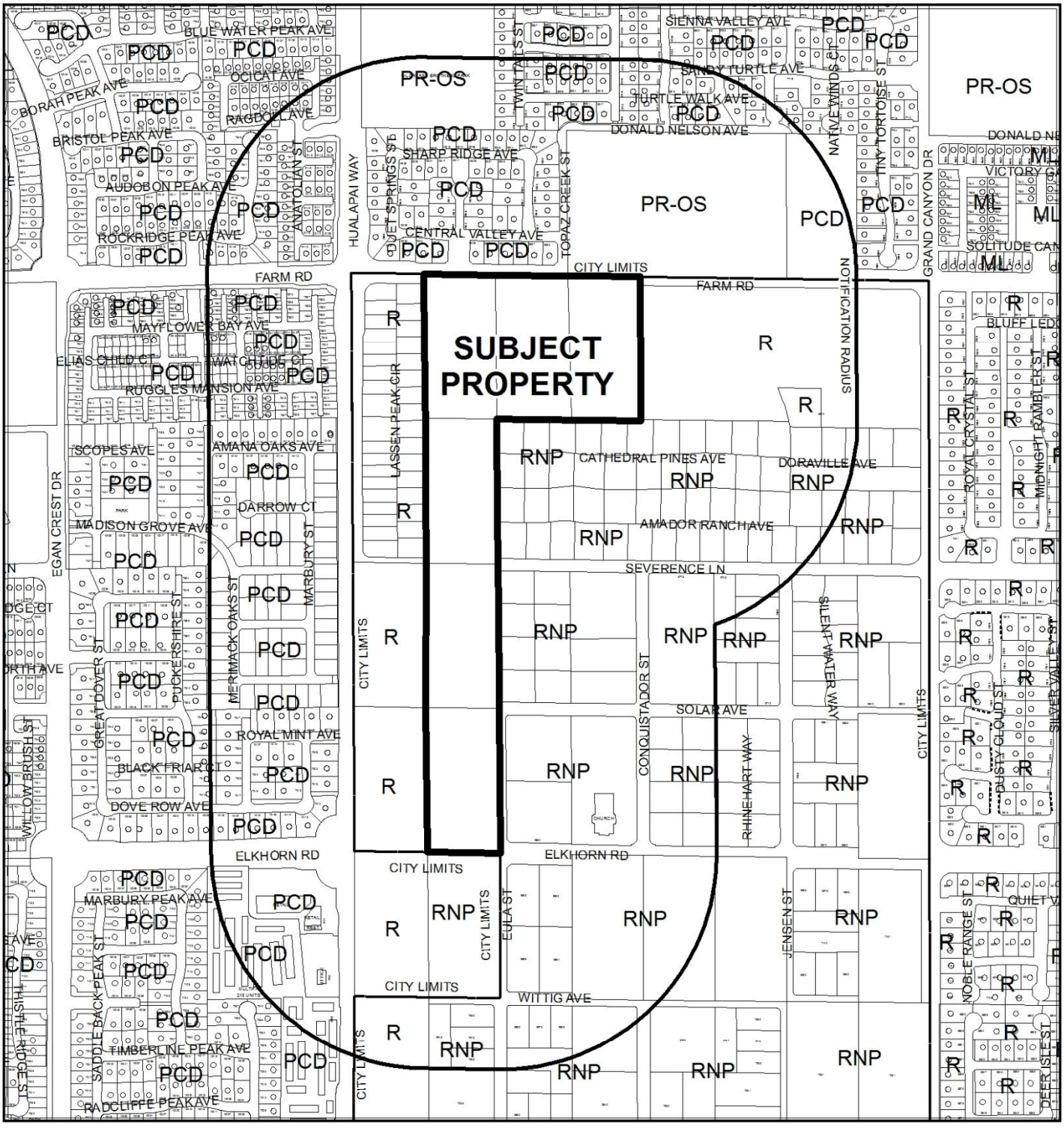
SUBJECT:
GPA-50791 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: OMNI FAMILY LP, ET AL - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: L (LOW DENSITY RESIDENTIAL) on 30.00 acres at the northeast corner of Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004, 014 and 125-18-401-002 and 010), Ward 6 (Ross) [PRJ-50790]. Staff recommends APPROVAL.

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50791 and ZON-50792
3. Supporting Documentation
4. Photos - GPA-50791 and ZON-50792
5. Justification Letter - GPA-50791 and ZON-50792

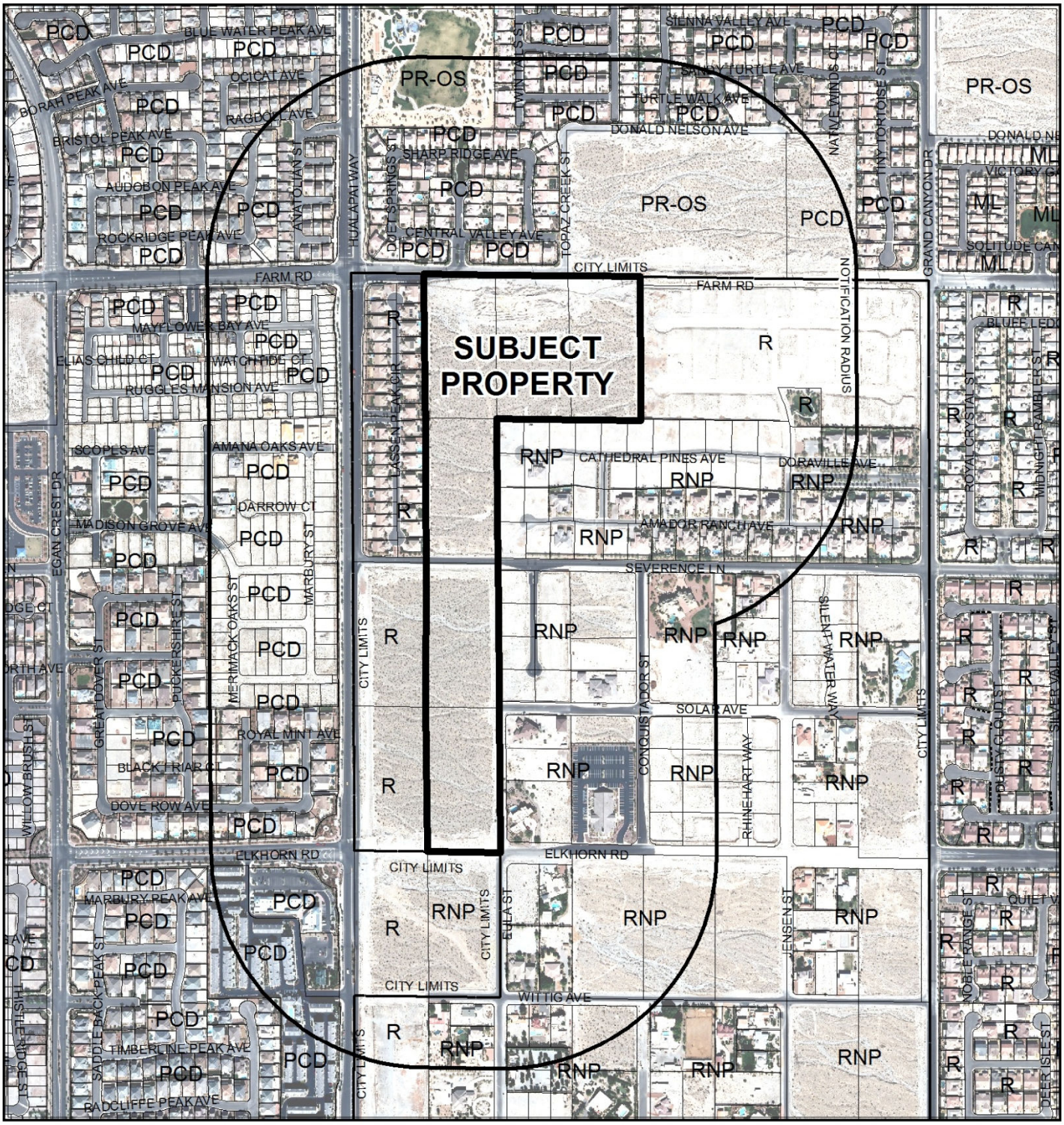


CASE: **GPA-50791 (PRJ-50790)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)



CASE: **GPA-50791 (PRJ-50790)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: L (LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50791 APN: 125-18-401- 010

Name of Property Owner: RAO Commercial

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: N. R. Yerramsetti

Print Name: N.Rao Yerramsetti,Manager RAO Commercial LLC

Subscribed and sworn before me

This 18 day of July 2013

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TOM LOTT
No. 98-0499-1
My Appointment Expires Aug. 29, 2014

PRJ-50790
08/20/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50791 APN: 125-18-301-002, 003, 004 & 014

Name of Property Owner: OMNI FAMILY LP

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: FARIBORZ SADRI

Subscribed and sworn before me

This 19 day of July, 2013

_____

Notary Public in and for said County and State

MARICEL ESCOBER DELA CRUZ
Notary Public, State of Nevada
Appointment No. 03-81468-1
My Appt. Expires Sep 19, 2015

PRJ-50790
08/20/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 125-18-401-002

Name of Property Owner: Mary Jane Hayes, Trustee of the Drago Survivor's Trust

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Mary Jane Hayes

Print Name: Mary Jane Hayes

Subscribed and sworn before me

This 17th day of July, 2013

_____

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
KYLE DANDY
No: 06-103431-1
My Appointment Expires Jan. 7, 2014

PRJ-50790
08/20/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) SW Corner Hualapai Way and Elkhorn Road

Project Name _____ **Proposed Use** RESIDENTIAL

Assessor's Parcel #(s) 125-18-401- 010 **Ward #** 6

General Plan: existing RL proposed L **Zoning:** existing RE proposed R-1

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

Gross Acres 10.16 **Lots/Units** 117 **Density** 4.0 UPA

Additional Information _____

PROPERTY OWNER RAO Commercial **Contact** Mr. Yerramsetti

Address 2962 Brighton Creek Ct **Phone:** (702) 420-0289 **Fax:** (702) 823-4014

City LAS VEGAS **State** NEVADA **Zip** 89135

E-mail Address _____

APPLICANT DR Horton **Contact** Matt Stark

Address 330 Carousel Parkway **Phone:** (702) 501-9313 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mlstark@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

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

Print Name N.Rao Yerramsetti,Manager RAO Commercial L

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This 18 day of July, 20 13.

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NOTARY PUBLIC
County of Clark-State of Nevada
TOM LOTT
No. 98-0499-1
My Appointment Expires Aug. 29, 2014

FOR DEPARTMENT USE ONLY

Case #	GPA-50791
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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PRJ-50790
08/20/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

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Address 2612 Ashby Ave **Phone:** (702) 434-4246 **Fax:** _____

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E-mail Address _____

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Address 2827 S. MONTE CRISTO WAY **Phone:** _____ **Fax:** _____

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E-mail Address _____

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PRJ-50790
08/20/13

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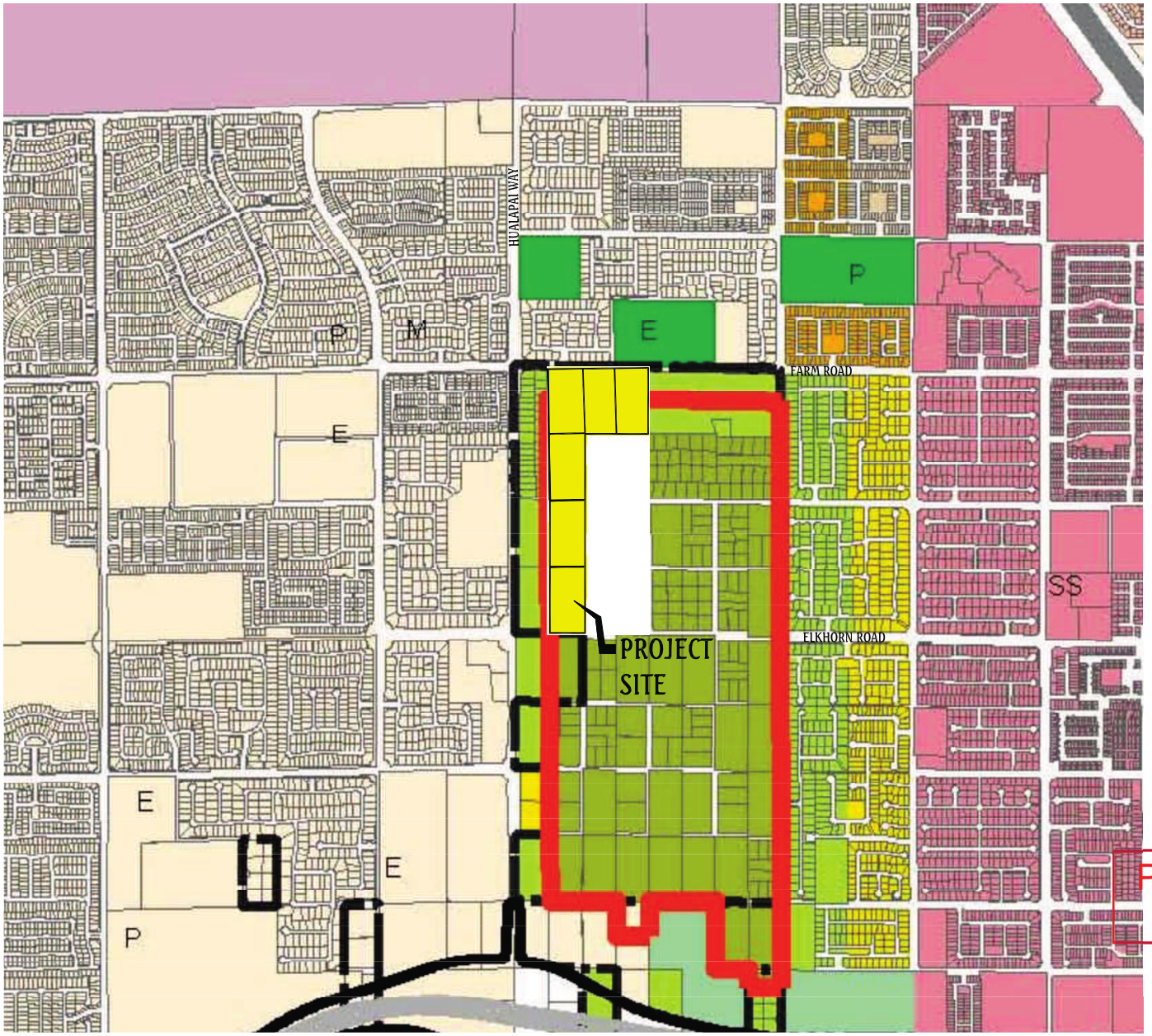


MAP THREE

City of Las Vegas

CENTENNIAL HILLS
Interlocal Land Use Plan

City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center
- Corporate Limits
- BLM Disposal Boundary
- Red Rock Canyon National Conservation Area

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facilities
- Public Lands Management Area
- Planned Community Development

E Elementary School
M Middle School
H High School
P Park
F Fire Station
SS Electric Power Sub Station

SOURCE: City of Las Vegas , Planning and Development Department

Adopted February 19, 2003 GPA-1392
Revised May 15, 2013 GPA-48471

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept
702-229-6301

Printed: 5/16/2013

PRJ-50790
08/20/13

NORTH
SCALE: NTS

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/13/13
PM : KJW
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.026
SCALE : NTS

Triton

6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-4480
Fax: (702) 254-3062
www.tritonengr.com

DR HORTON
HUALAPAI/FARM UNIT 2
GENERAL PLAN AMENDMENT MAP

SHEET 1 OF TOTAL 1

GPA-50791

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
8345 West Sunset Road
Suite 250
Las Vegas, NV 89113
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5470 Kietzke Lane
Suite 140
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.882.0257

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

August 16, 2013

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT DEPARTMENT
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter – D.R. Horton
General Plan Amendment & Zone Change
APN: 125-18-401-002 &010 and 125-18-301-002, 003 &014

To Whom It May Concern:

Please be advised this office represents D.R. Horton (the "Applicant"), in the above referenced matter. The Applicant is requesting a general plan amendment and zone change for property located between Farm Road on the north, Elkhorn Road on the south and just east of Hualapai Way, more particularly known as APNs: 125-18-401-002 & 010 and 125-18-301-002, 003, & 014 (collective referred as the "Site"). The Site is approximately 30 acres.

General Plan Amendment

The Site is currently within the planning jurisdiction of Clark County. The Site, however, is going through the annexation process to become part of the City of Las Vegas. The Site is zoned R-E with a Clark County master plan designation of Residential Low (up to 3 units per acre). The equivalent to Residential Low in the City of Las Vegas is a general plan of Desert Rural Density Residential Low ("DR"). DR allows for density up to 2.49 units per acre. The Applicant is requesting to amend the general plan to Residential Low ("RL"). RL allows up to 5.49 units per acre.

The Applicant intends on developing lots ranging from nearly 7,000 square feet to nearly 14,000 square feet. Submitted concurrently with this application, the Applicant has submitted a companion application for parcels 125-18-401-001 & 009 (collectively the "Adjacent Parcels"). The Applicant is requesting to amend the general plan to Medium Density for the Adjacent Parcels. The Applicant intends on developing the Site and Adjacent Parcels as one project with an overall blended density of 4.0 units/acre.

Therefore, the Site is the ideal transition piece between the proposed Medium Density for the Adjacent Parcels and the interior RNP zoned properties just east of the Site.

Zone Change

The Applicant is requesting a zone change to R-1. A zone change to R-1 is appropriate because an R-1 zoned district will serve as the appropriate buffer between Farm Road and Elkhorn Road, both

PRJ-50790
08/20/13
GPA-50791
ZON-50792

100' right-of-ways, and the interior RNP zoned properties. Therefore, the Applicant's request for a zone change to R-1 conforms to the surrounding area.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

Anthony J. Celeste

AJC/

PRJ-50790
08/20/13
GPA-50791
ZON-50792

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50792 - REZONING RELATED TO GPA-50791 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: OMNI FAMILY LP, ET AL - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 30.00 acres at the northeast corner of corner Elkhorn Road and Hualapai Way (APNs 125-18-301-002, 003, 004, 014 and 125-18-401-002 and 010), Ward 6 (Ross) [PRJ-50790]. Staff recommends APPROVAL.

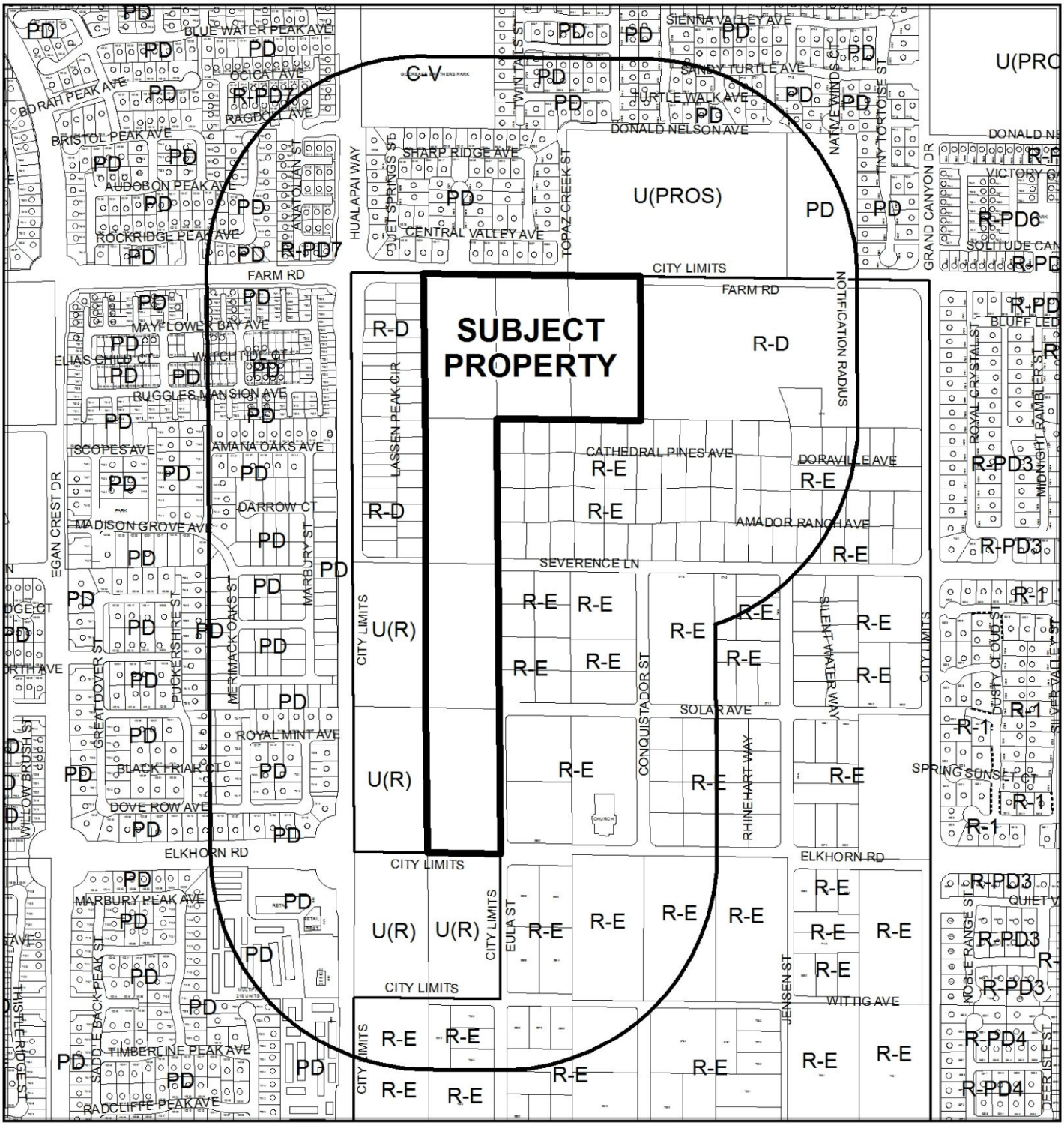
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

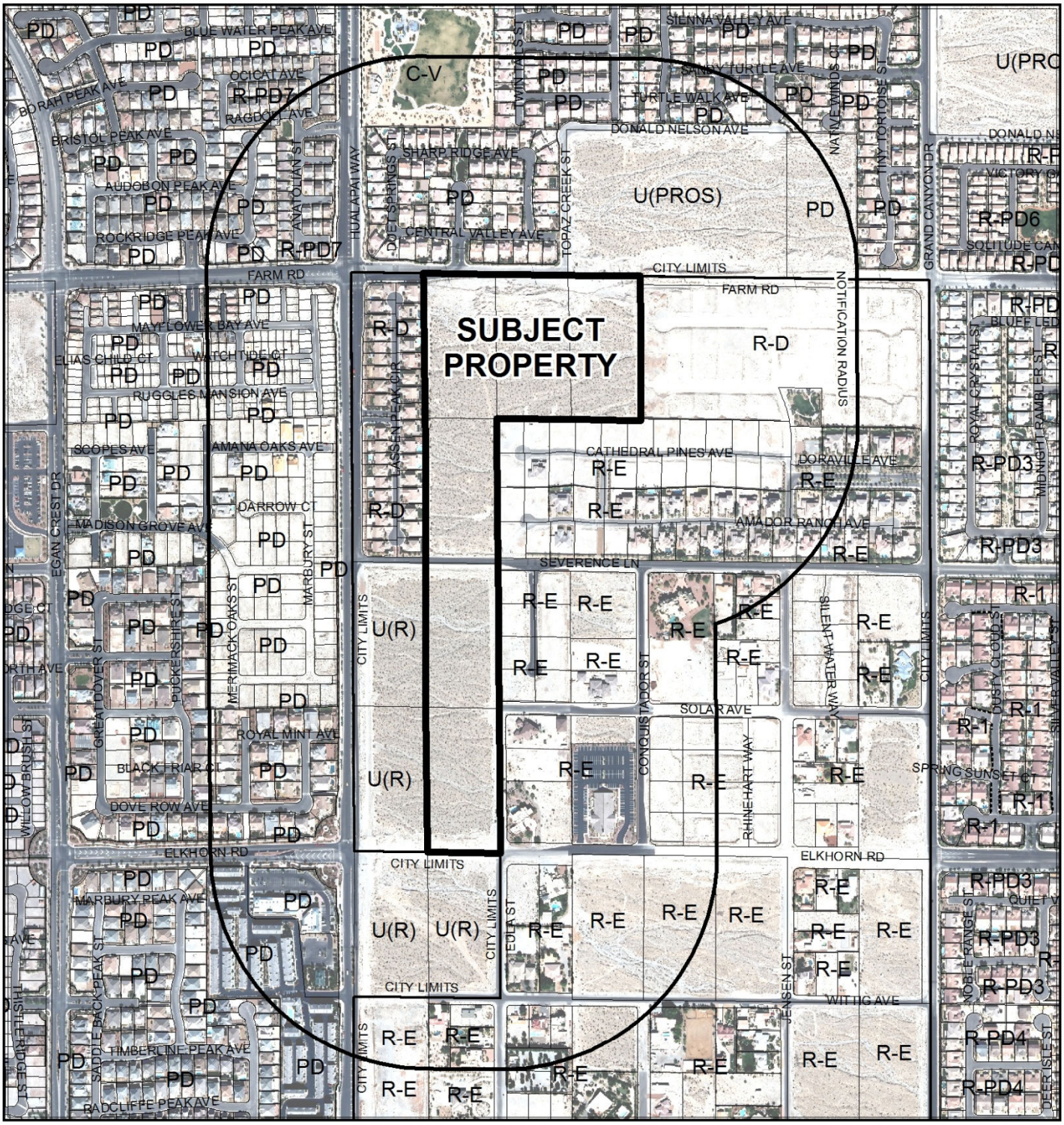


CASE: **ZON-50792 (PRJ-50790)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: **ZON-50792 (PRJ-50790)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50792 APN: 125-18-401- 010

Name of Property Owner: RAO Commercial

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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: N. R. Yerramsetti

Print Name: N.Rao Yerramsetti,Manager RAO Commercial LLC

Subscribed and sworn before me

This 18 day of July 2013

Notary Public in and for said County and State

NOTARY PUBLIC
County of Clark-State of Nevada
TOM LOTT
No. 98-0499-1
My Appointment Expires Aug. 29, 2014

PRJ-50790
08/20/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50792 APN: 125-18-301-002, 003, 004 & 014

Name of Property Owner: OMNI FAMILY LP

Name of Applicant: DR Horton

Name of Representative: Triton Engineering

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**

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Revised 10/27/08

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City LAS VEGAS **State** NEVADA **Zip** 89117

E-mail Address _____

APPLICANT DR Horton **Contact** Matt Stark

Address 330 Carousel Parkway **Phone:** (702) 501-9313 **Fax:** _____

City Henderson **State** NEVADA **Zip** 89014

E-mail Address mlstark@drhorton.com

REPRESENTATIVE Triton Engineering **Contact** AIMEE IGNATOWICZ

Address 6757 W. CHARLESTON STE. B **Phone:** (702) 254-1480 **Fax:** (702) 254-3062

City LAS VEGAS **State** NEVADA **Zip** 89146

E-mail Address aignatowicz@tritoneng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name FARIBORZ SADA

Subscribed and sworn before me

This 19 day of July, 20 13.

_____

Clark, NV

Notary Public in and for said County and State

MARICEL ESCOBER DELA CRUZ
Notary Public, State of Nevada
Appointment No. 03-81468-1
My Appt. Expires Sep 19, 2015

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	ZON-50792
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50790
08/20/13

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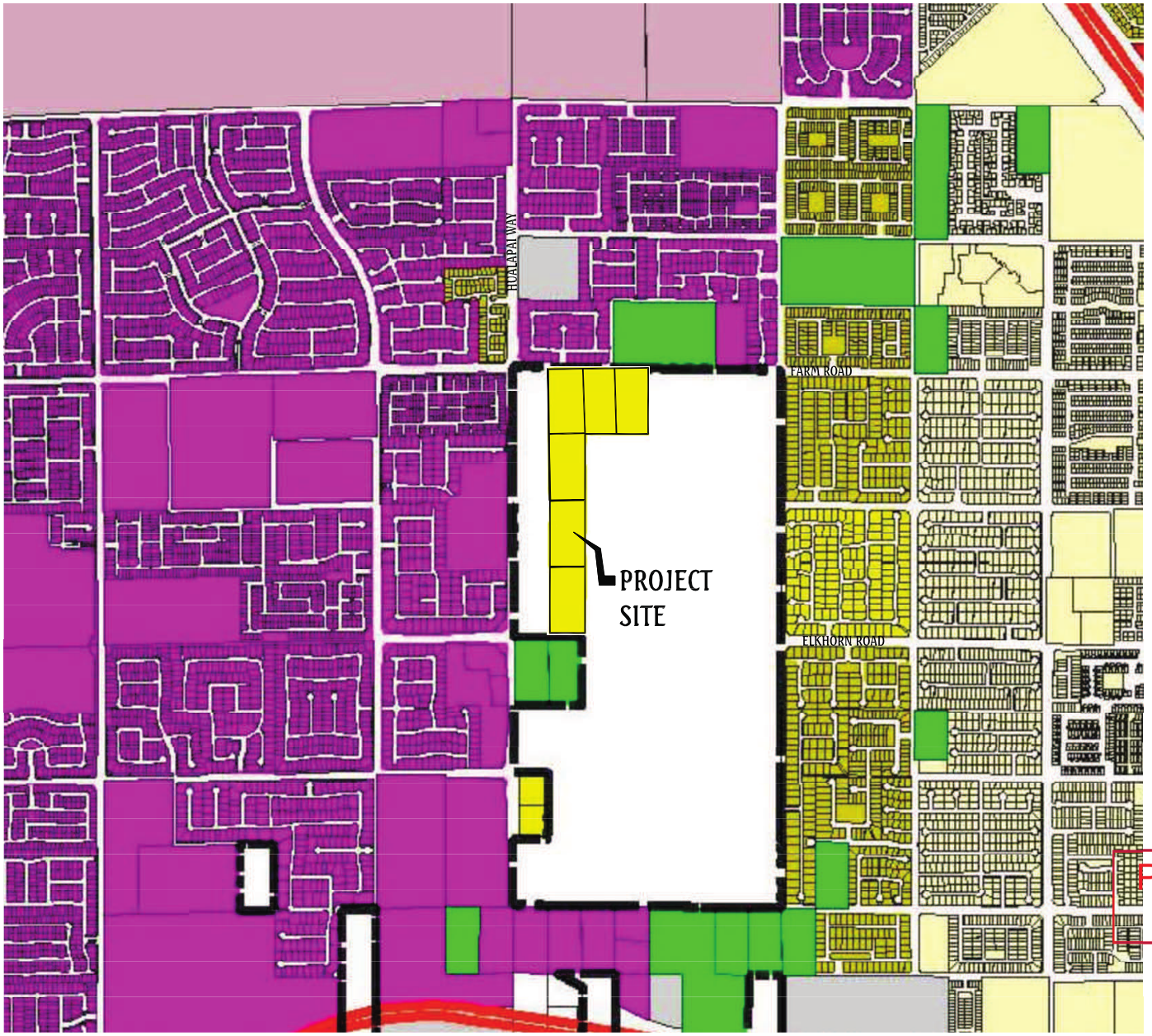


City of Las Vegas

Centennial Hills Zoning

- U - Undeveloped (GPA Designation)
- R-A - Ranch Acres
- R-E - Residence Estates
- R-D - Single-Family Residential Restricted
- R-PD - Residential Planned Development
- R-1 - Single Family Residential
- R-MH - Mobile/Manufactured Home Residence
- R-CL - Single-Family Compact Lot
- R-2 - Medium-Low Density Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- R-5 - Apartment
- R-MHP - Residential Mobile/Manufacture Home Park
- P-R - Professional Offices And Parking
- P-O - Professional Office
- N-S - Neighborhood Services
- O - Office
- C-D - Designed Commercial
- C-1 - Limited Commercial
- C-2 - General Commercial
- C-M - Commercial Industrial
- M - Industrial
- C-V - Civic
- C-PB - Planned Business Park
- P-C - Planned Community
- PD - Planned Development
- T-D - Traditional Development
- TC - Town Center
- ROI Zoning

SOURCE: City of Las Vegas, Planning and Development Department

Revised: ZON-48472 May 15, 2013

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: Thursday, May 16, 2013

PRJ-50790
08/20/13

NORTH
SCALE: NTS

NO.	DESCRIPTION	DATE	APP'D

DATE : 8/13/13
PM : KJW
DRAWN BY :
DESIGNED BY :
CHECKED BY :
ADA CHECKED :
JOB NO. : 007.026
SCALE : NTS

Triton Engineering
6757 W. Charleston Blvd.
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-4480
Fax: (702) 254-3062
www.tritonengr.com

DR HORTON
HUALAPAI/FARM UNIT 2
ZONING MAP

SHEET 1 OF TOTAL 1

ZON-50792

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

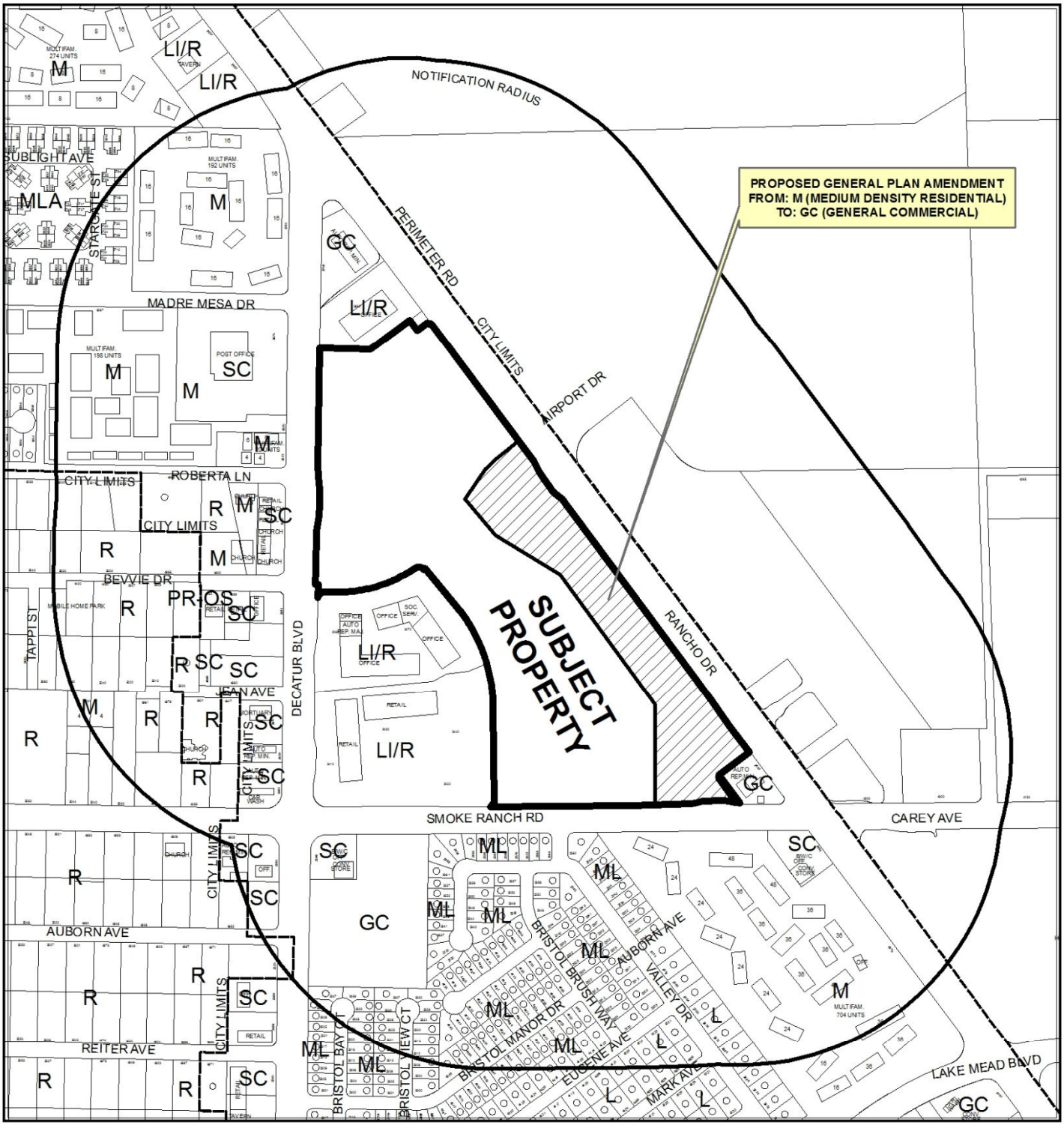
SUBJECT:
GPA-50828 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 08.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50828 and ZON-50829
3. Supporting Documentation
4. Photos - GPA-50828 and ZON-50829
5. Justification Letter - GPA-50828 and ZON-50829

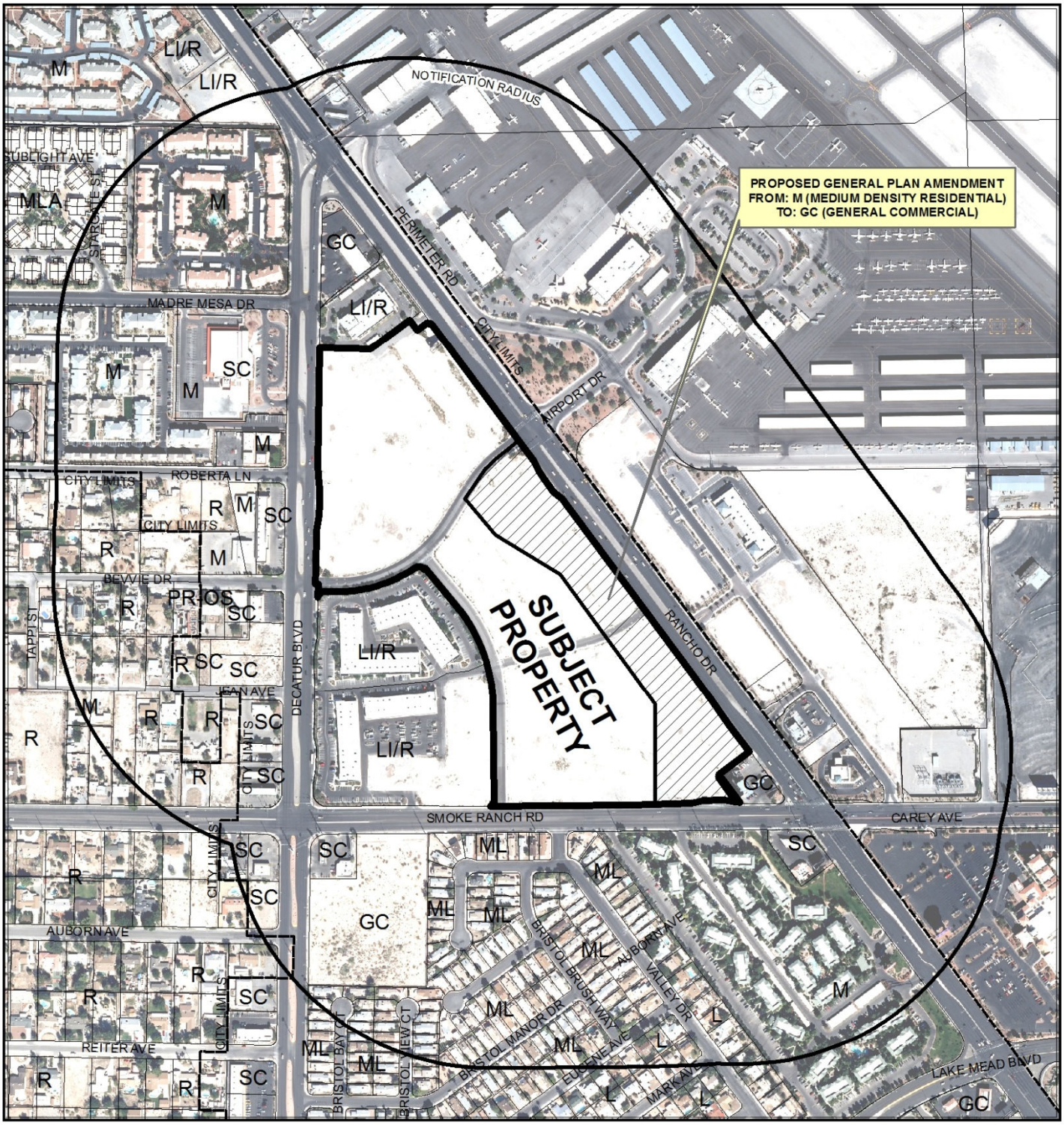


CASE: **GPA-50828 (PRJ-50727)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)



CASE: **GPA-50828 (PRJ-50727)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50828 APN: 139-18-410-012

Name of Property Owner: Tabar 12, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan 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** ☒ **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: A Raffi

Print Name: A Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

PRJ-50727
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar 12, LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 AL Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013.

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

FOR DEPARTMENT USE ONLY

Case #	GPA-50828
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50727
08/22/13

Revised 10/27/08

R5 VENTURES
SMOKE RANCH COMMERCIAL
LOCATION MAP / LAND USE
DATE: 08/01/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. R5V1300.000
LU-1
SHEET 1 OF 1
NO. DESCRIPTION DATE BY APP'D APPL. DATE
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. AMELIA STREET #214, LAS VEGAS, NV 89119
PHONE (702) 384-5300 FAX (702) 384-5399
VICINITY MAP
THIS PROJECT
LEGEND
LIGHT INDUSTRY RESEARCH
MEDIUM
MEDIUM LOW
MEDIUM LOW ATTACHED
PARKS RECREATION
RURAL
SERVICE COMMERCIAL
GENERAL COMMERCIAL
N
0 600 1200
SCALE – 1"=600' FEET
PRJ-50727
08/22/13
MEDIUM TO GENERAL COMMERCIAL
US HIGHWAY NO 95
RANCHO DR
DECATUR BLVD
SMOKE RANCH RD
CAREY AVE
LAKE MEAD BLVD
VALLEY DR
REVERE RD
GPA-50828

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

R5V1300-000

August 21, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a General Plan Amendment and Zone Change for Smoke Ranch Commercial Subdivision.**

Slater Hanifan Group, on behalf of the applicant, R5 Ventures, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZC) for the above subject site.

The subject site is located at the northwest corner of Smoke Ranch Road and Rancho Drive. The site is a portion of Assessor's Parcel Number 139-18-410-012, of which the requested GPA is 8.02 acres of the total 33.47 acres of the parcel. A parcel map will be submitted, which will divide APN: 139-18-410-012 into a commercial and residential component. An application for the residential component is being processed under a separate application by another developer, and is not a part of this request.

The purpose of the GPA request is to revise the existing General Plan from *Medium Density* (M), which allows up to 25.49 dwelling units per acre (du/ac), to *General Commercial* (GC) which would allow commercial uses which fall under the General Commercial Category to be developed along the future parcels adjacent to Rancho Drive.

The purpose of the ZC request is to revise the existing residential zoning of R-PD19, to C-2, General Commercial District. The C-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments.

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-50727
08/22/13

GPA-50828
ZON-50727

The proposed General Plan Amendment and Zone Change is compatible with other commercial uses along the Rancho Drive corridor, which consist of existing strip malls, convenience stores, automotive, repair and fast food restaurants on both the east and west side of Rancho Road.

Thank you for considering this application request. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

PRJ-50727
08/22/13

GPA-50828
ZON-50827

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50829 - REZONING RELATED TO GPA-50828 - PUBLIC HEARING - APPLICANT: R5 VENTURES - OWNER: TABAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: C-2 (GENERAL COMMERCIAL) on 08.02 acres of a 33.47 acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50727].

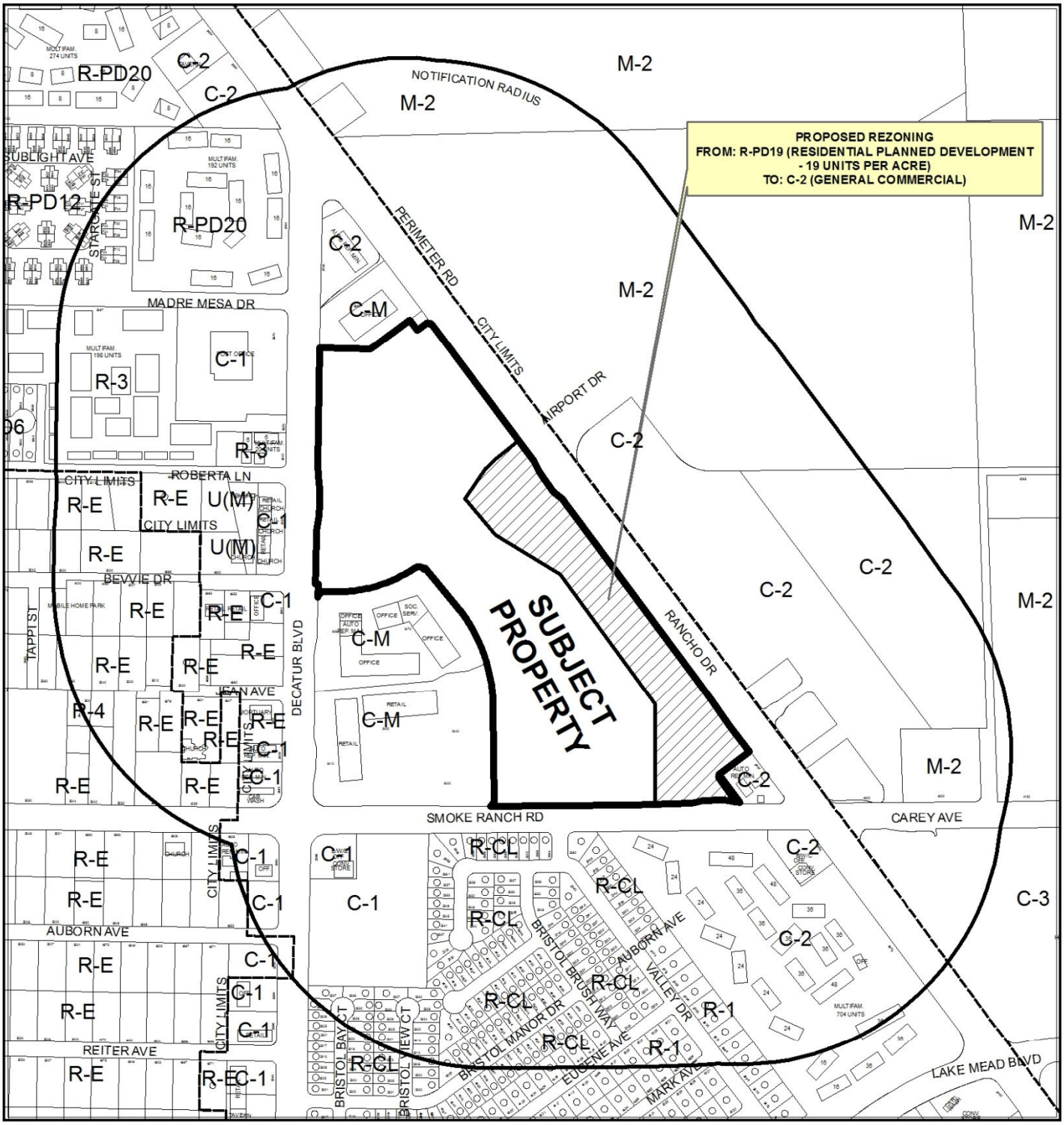
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



0 410 820 Feet

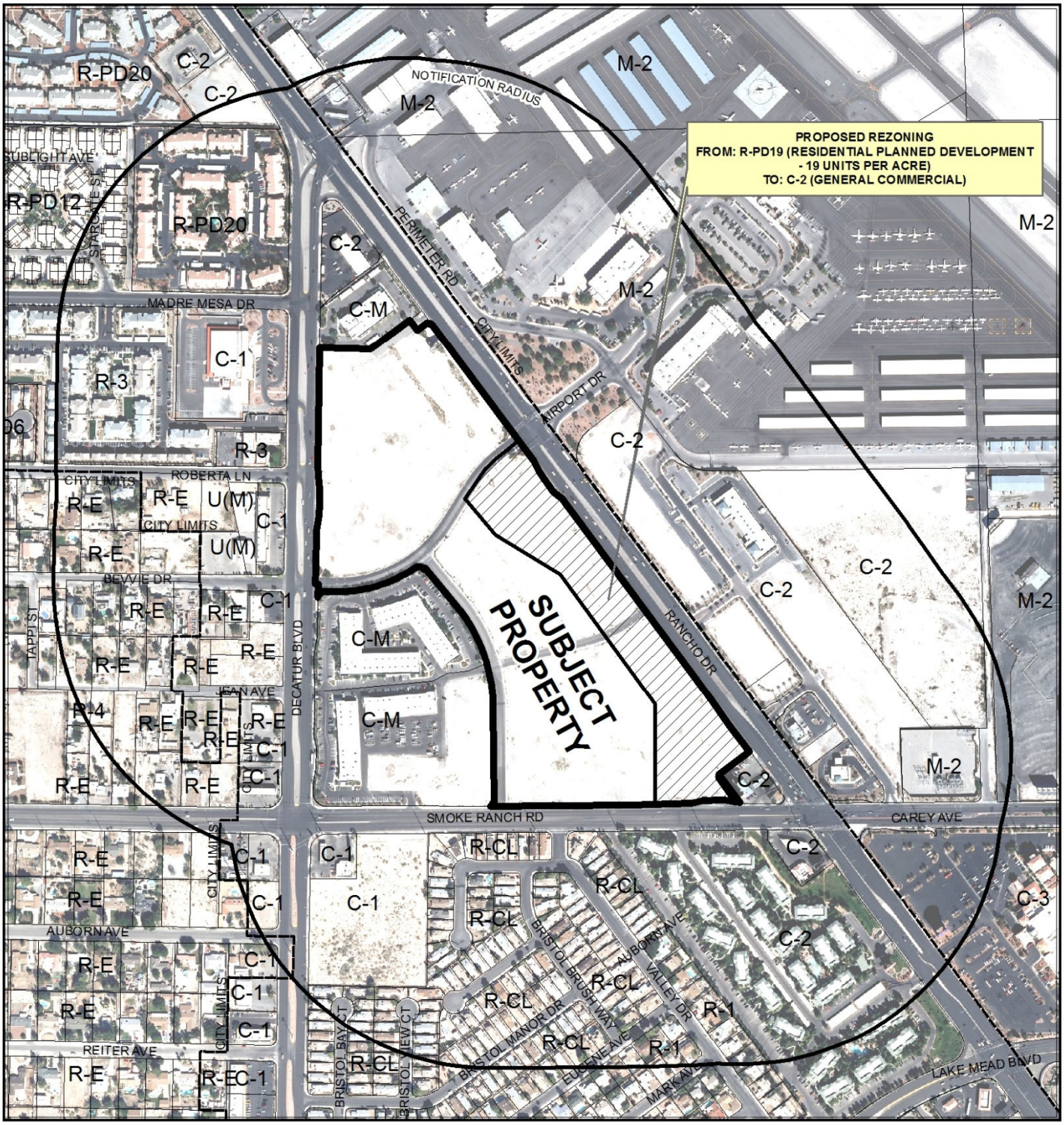
CASE: **ZON-50829 (PRJ-50727)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **ZON-50829 (PRJ-50727)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50829 APN: 139-18-410-012

Name of Property Owner: Tabar 12, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan 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** ☒ **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: A Raffi

Print Name: A Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

PRJ-50727
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

General Plan: existing M proposed _____ **Zoning:** existing R-PD19 proposed _____

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar, 12, LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 AL Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 20 13.

_____

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No. 12-8537-1
My appt. exp. July 6, 2016

Revised 10/27/08

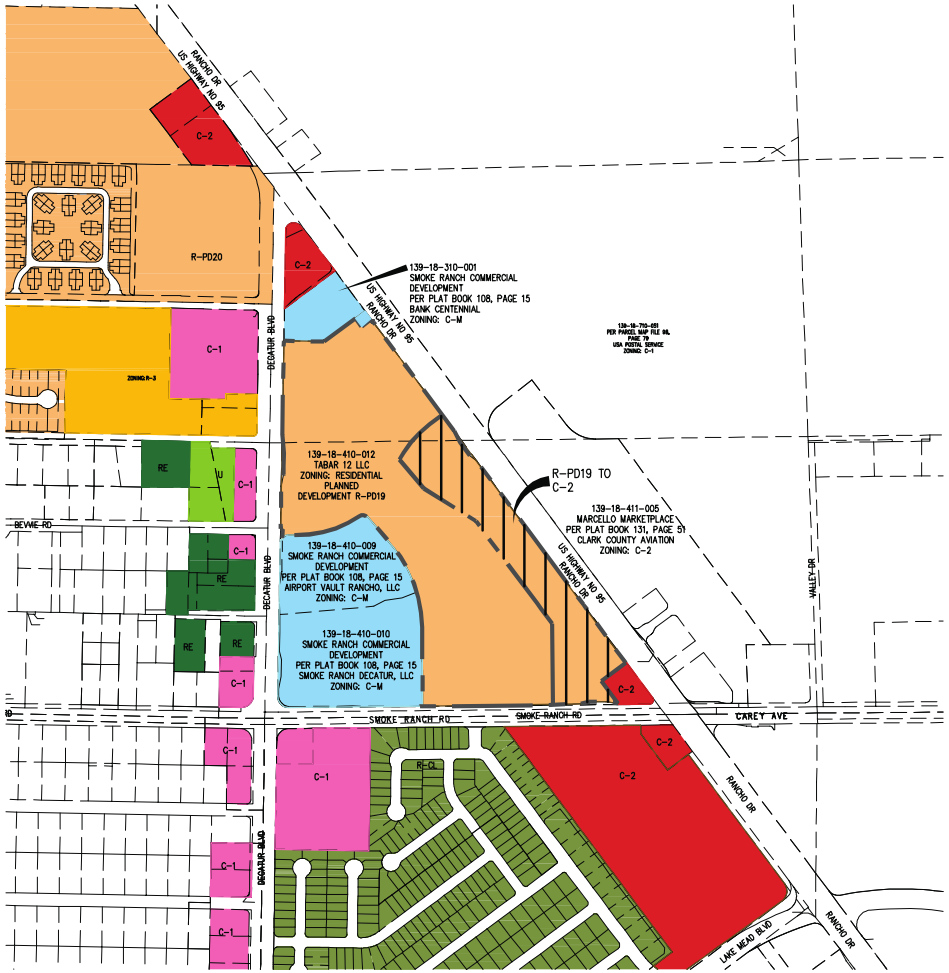
FOR DEPARTMENT USE ONLY

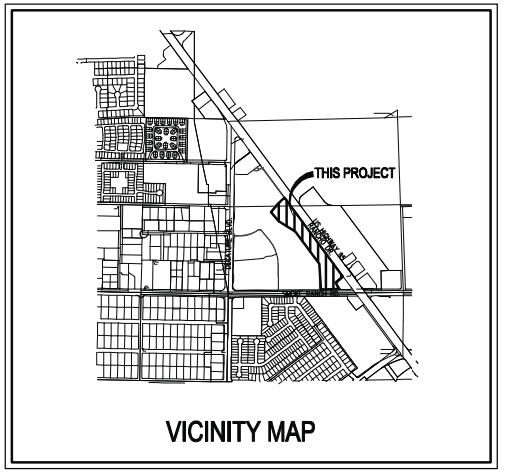
Case #	ZON-50829
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning to determine if they comply with applicable sections of the Zoning Ordinance.

PRJ-50727
08/22/13

f:\depot\Application Packet\Application Form.pdf





LEGEND

- LIMITED COMMERCIAL (C-1)
- MEDIUM DENSITY RESIDENTIAL (R-3)
- RESIDENCE ESTATES (RE)
- RESIDENTIAL PLANED DEVELOPMENT (R-PD)
- UNDEVELOPED (U)
- GENERAL COMMERCIAL (C-2)
- SINGLE-FAMILY COMPACT LOT (R-CL)
- PROPOSED ZONE CHANGE R-PD19 TO C-2



SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #210, LAS VEGAS, NV 89113
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

R5 VENTURES

SMOKE RANCH COMMERCIAL ZONING MAP

DATE: 08/22/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO. R5V1300.000

ZN-1
SHEET 1 OF 1

ZON-50829

j:\drh1212-000 smoke ranch\dwg\entitlements\drh1212-000zone_map-1.dwg 8/22/2013 11:05 AM Efraim Balizon

City of Las Vegas Agenda Item No.: **28.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

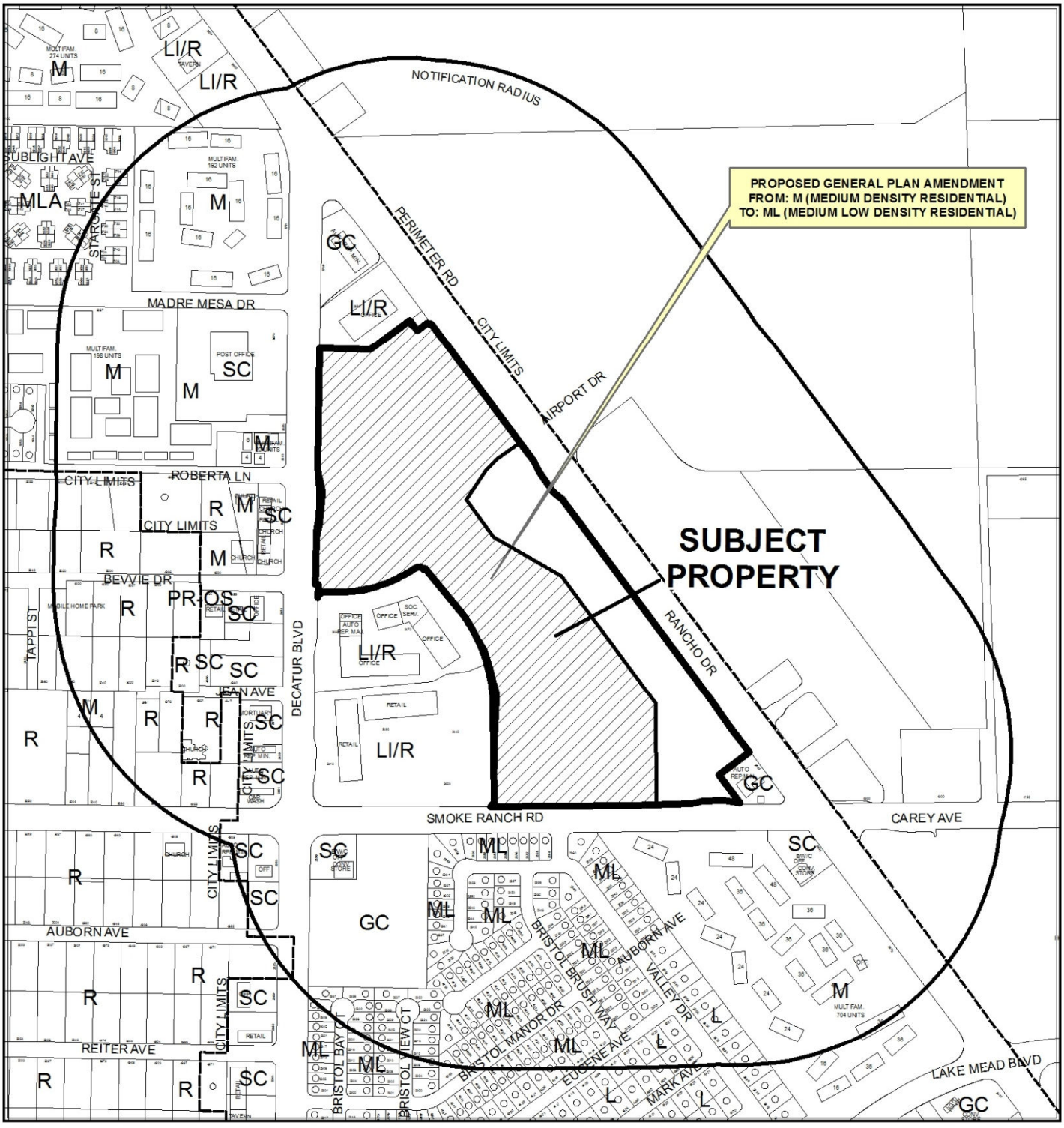
SUBJECT:
GPA-50843 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC - For possible action on a request for a General Plan Amendment FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50843 and ZON-50844
3. Supporting Documentation
4. Photos - GPA-50843 and ZON-50844
5. Justification Letter - GPA-50843 and ZON-50844



CASE: **GPA-50843 (PRJ-50726)**

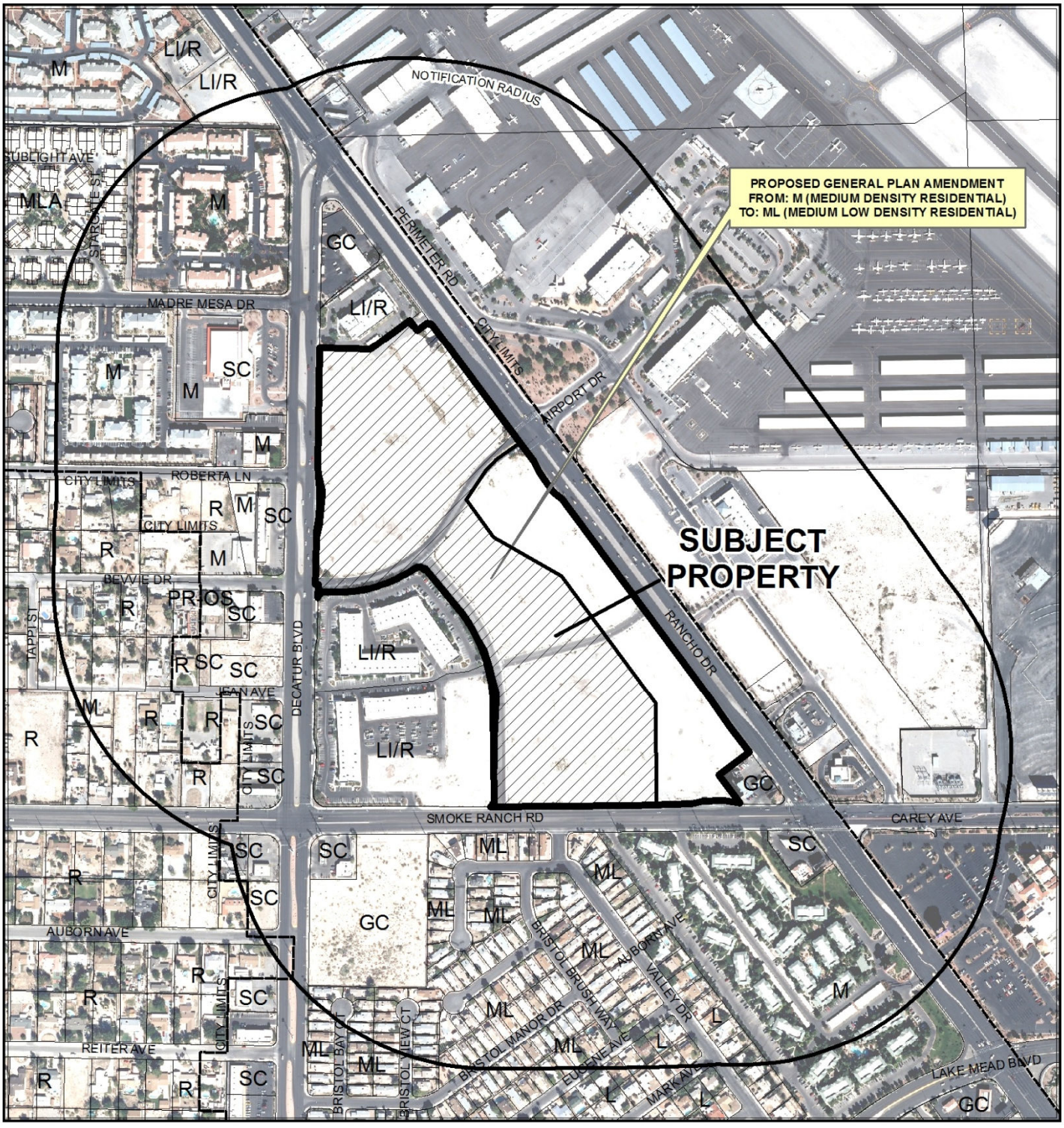
0 400 800 Feet

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



0 400 800 Feet

CASE: **GPA-50843 (PRJ-50726)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: M (MEDIUM DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50843 APN: 139-18-410-012

Name of Property Owner: Tabar 12, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan 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** ☒ **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: A Raffi

Print Name: A Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

PRJ-50726
08/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing _____ proposed _____

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar 12, LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 AL Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013.

_____

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TALITA CLARK
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My appt. exp. July 6, 2016

FOR DEPARTMENT USE ONLY

Case #	GPA-50843
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50726
08/26/13

Revised 10/27/08

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. AMELIA STREET #214, LAS VEGAS, NV 89119
PHONE (702) 364-5300 FAX (702) 364-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

SMOKE RANCH RESIDENTIAL

LOCATION MAP / LAND USE

DATE:	08/22/13
DRAFTER:	EB
DESIGNER:	EB
CHECKED:	DP
PROJECT NO.	DRH1212.000

LU-1
SHEET 1 OF 1

GPA-50843

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

DRH1212-000

August 21, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

SUBJECT: **Justification Letter for a General Plan Amendment and Zone Change for Smoke Ranch Residential Community.**

Slater Hanifan Group, on behalf of the applicant, D.R. Horton, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and Zone Change (ZC) for the above subject site.

The subject site is located at the northwest corner of Smoke Ranch Road and Rancho Drive. The site is a portion of Assessor's Parcel Number 139-18-410-012, of which the requested GPA is 25.45 acres of the total 33.47 acres of the parcel. A parcel map will be submitted, which will divide APN: 139-18-410-012 into a residential and commercial component. An application for the commercial component is being processed under a separate application by another developer, and is not a part of this request.

The purpose of the GPA request is to revise the existing General Plan from *Medium Density* (M), which allows up to 25.49 dwelling units per acre (du/ac), to *Medium Low* (ML) which would allow up to 8.49 (du/ac).

The purpose of the ZC request is to rezone the property from existing R-PD19 to R-CL, Single Family Compact-Lot District. The proposed development currently consists of 159 single family residential lots on 25.45 acres, which results in a density of 6.25 (du/ac). The minimum lot dimensions would be 35'x90'.

The proposed General Plan Amendment and Zone Change are compatible with other existing residential subdivisions in the area, which consists of apartments, attached-residences and single-

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

PRJ-50726
08/26/13
GPA-50843
ZON-50844

family residences. An existing subdivision with a similar density is located just south of the proposed project on Smoke Ranch Road, with existing apartments to the north and south along Rancho Road.

Thank you for considering this application request. Please contact me at 284-5300 if you have any questions regarding these applications.

Slater Hanifan Group, Inc.



Darrin Pappa, P.E.
Project Manager

PRJ-50726
08/26/13

GPA-50843
ZON-50844

City of Las Vegas Agenda Item No.: **29.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50844 - REZONING RELATED TO GPA-50843 - PUBLIC HEARING - APPLICANT: D R HORTON - OWNER: TABAR 12, LLC - For possible action on a request for a Rezoning FROM: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE) TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 25.45 acres of a 33.47-acre parcel on the east side of Decatur Boulevard, approximately 825 feet north of Smoke Ranch Road (APN 139-18-410-012), Ward 5 (Barlow) [PRJ-50726].

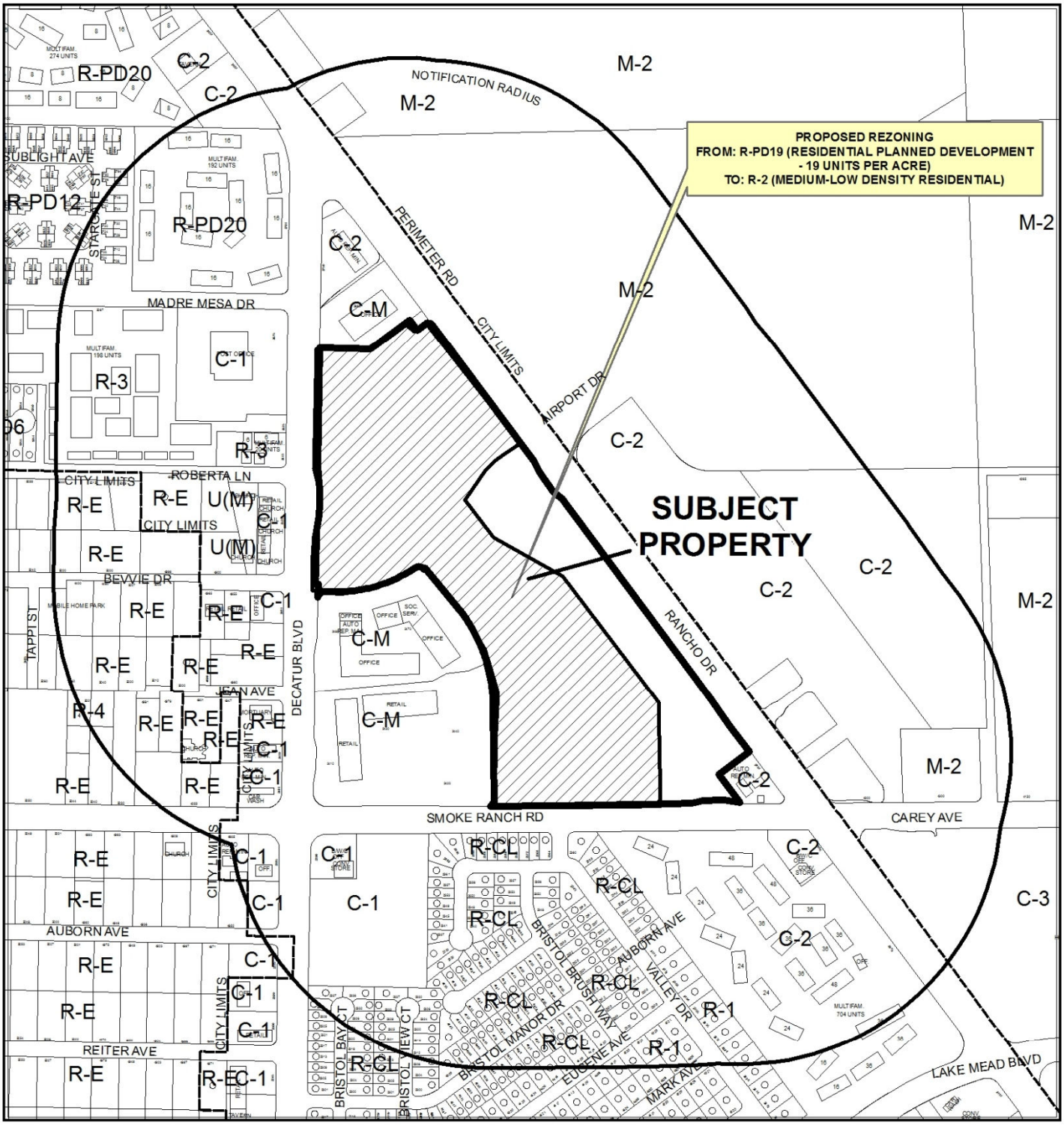
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

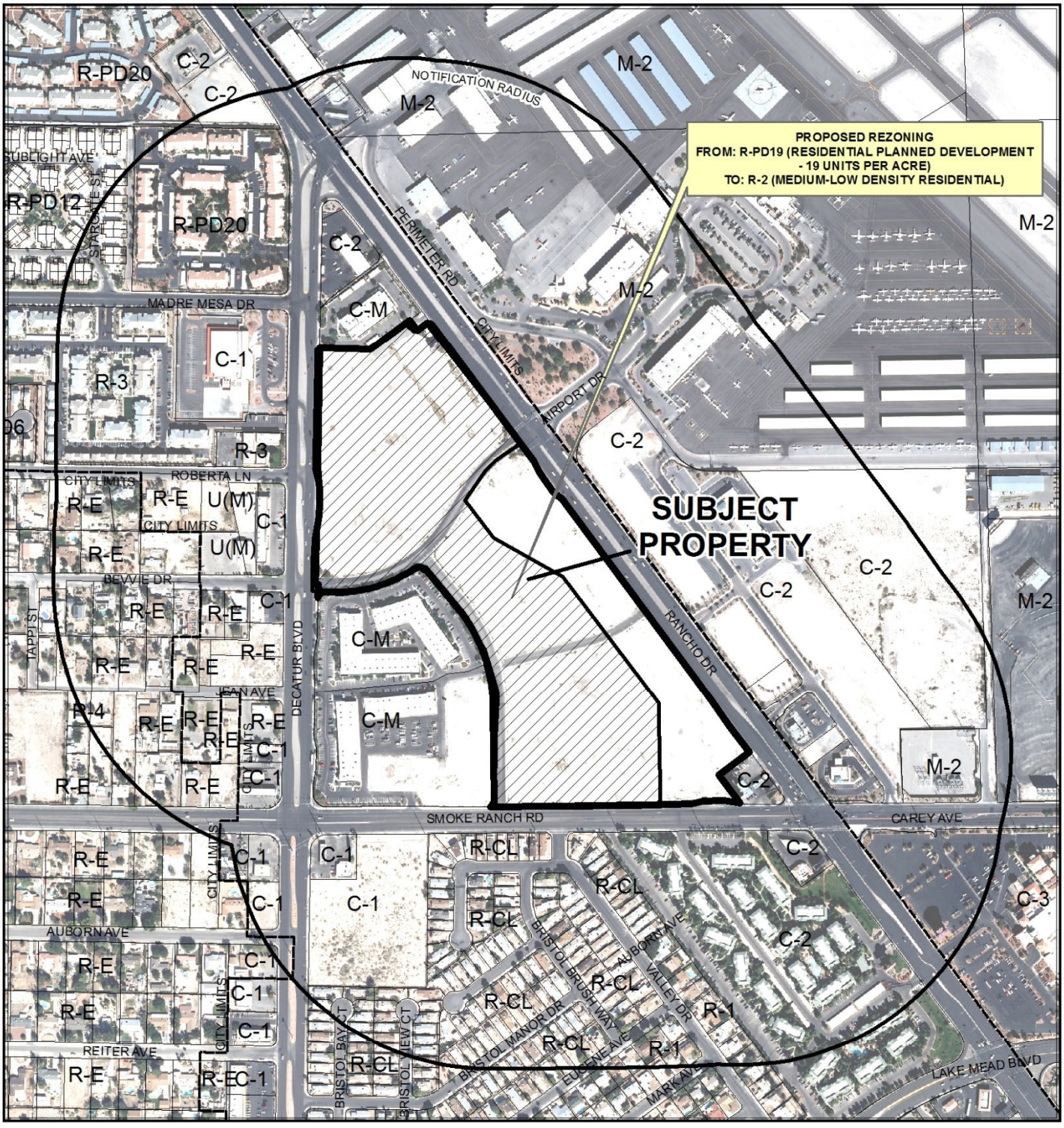


CASE: **ZON-50844 (PRJ-50726)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)



CASE: **ZON-50844 (PRJ-50726)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-PD19 (RESIDENTIAL PLANNED DEVELOPMENT - 19 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY: R-2 (MEDIUM-LOW DENSITY RESIDENTIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50844 APN: 139-18-410-012

Name of Property Owner: Tabar 12, LLC

Name of Applicant: DR Horton, Inc.

Name of Representative: Slater Hanifan 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** ☒ **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: A.C. Raffi

Print Name: A.C. Raffi for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 2013

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No.12-8537-1
My appt. exp. July 6, 2016

PRJ-50726
08/26/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Decatur and Smoke Ranch

Project Name Smoke Ranch **Proposed Use** _____

Assessor's Parcel #(s) 139-18-410-012 **Ward #** _____

General Plan: existing M proposed _____ **Zoning:** existing R-PD19 proposed _____

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

Gross Acres 33.47 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER Tabar, 12, LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

APPLICANT DR Horton, Inc. **Contact** _____

Address 330 Carousel Parkway **Phone:** (702) 635-3650 **Fax:** _____

City Henderson **State** Nevada **Zip** 89014

E-mail Address _____

REPRESENTATIVE Slater Hanifan Group **Contact** Talita Clark

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 AL Rafati for Tabar 12, LLC

Subscribed and sworn before me

This 29th day of July, 20 13.

Talita Clark

Notary Public in and for said County and State

TALITA CLARK
Notary Public State of Nevada
No. 12-8537-1
My appt. exp. July 6, 2016

FOR DEPARTMENT USE ONLY

Case #	ZON-50844
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning to determine compliance with applicable sections of the Zoning Ordinance.

PRJ-50726
08/26/13

Revised 10/27/08

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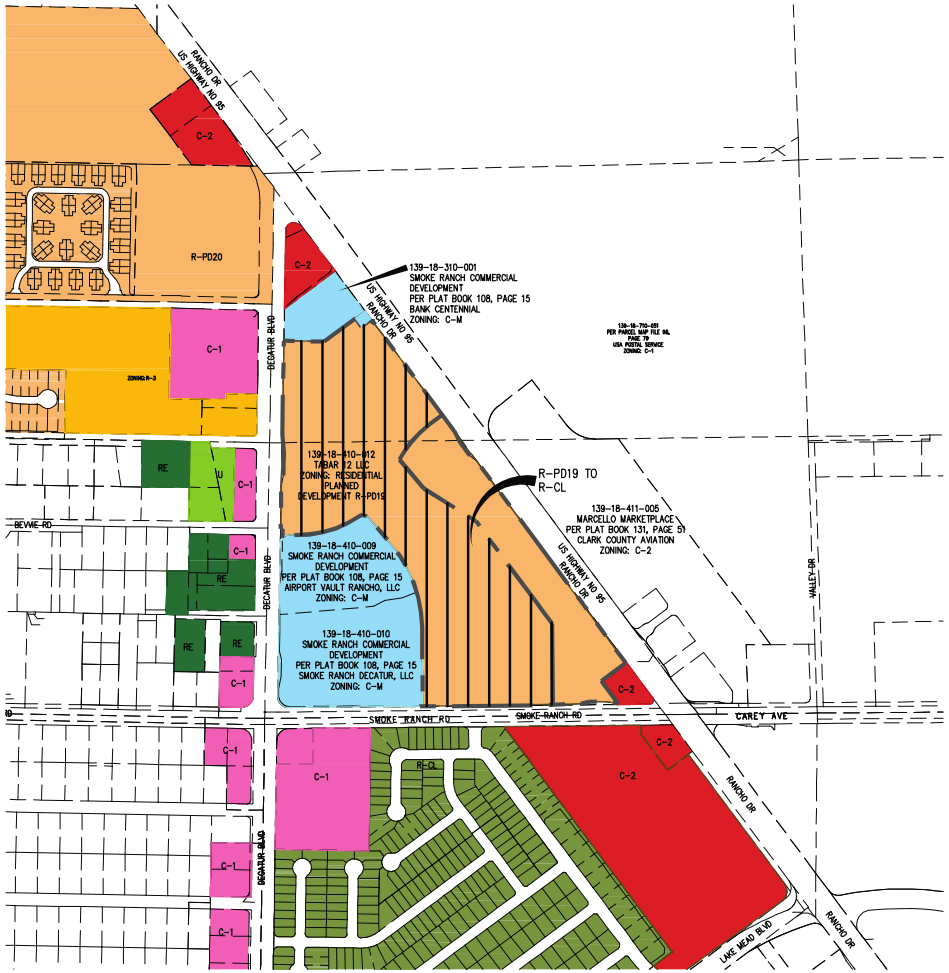
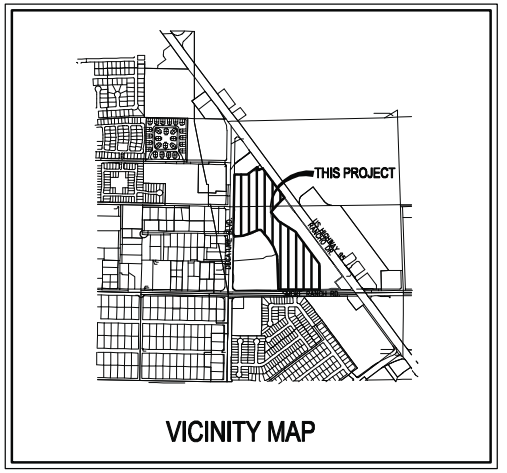




LEGEND

- LIMITED COMMERCIAL (C-1)
- MEDIUM DENSITY RESIDENTIAL (R-3)
- RESIDENCE ESTATES (RE)
- RESIDENTIAL PLANED DEVELOPMENT (R-PD)
- UNDEVELOPED (U)
- GENERAL COMMERCIAL (C-2)
- SINGLE-FAMILY COMPACT LOT (R-CL)
- PROPOSED ZONE CHANGE R-PD19 TO C-2

N

0 600 1200

SCALE – 1"=600' FEET

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
8740 S. ARVILLE STREET #210, LAS VEGAS, NV 89113
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

DR HORTON

SMOKE RANCH RESIDENTIAL
ZONING MAP

DATE: 08/22/13
DRAFTER: EB
DESIGNER: EB
CHECKED: DP
PROJECT NO.
DRH1212.000

ZN-1
SHEET 1 OF 1

ZON-50844

j:\drh1212-000 smoke ranch\dwg\entitlements\drh1212-000zone_map-2.dwg 8/22/2013 11:04 AM Efraim Bolizon

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

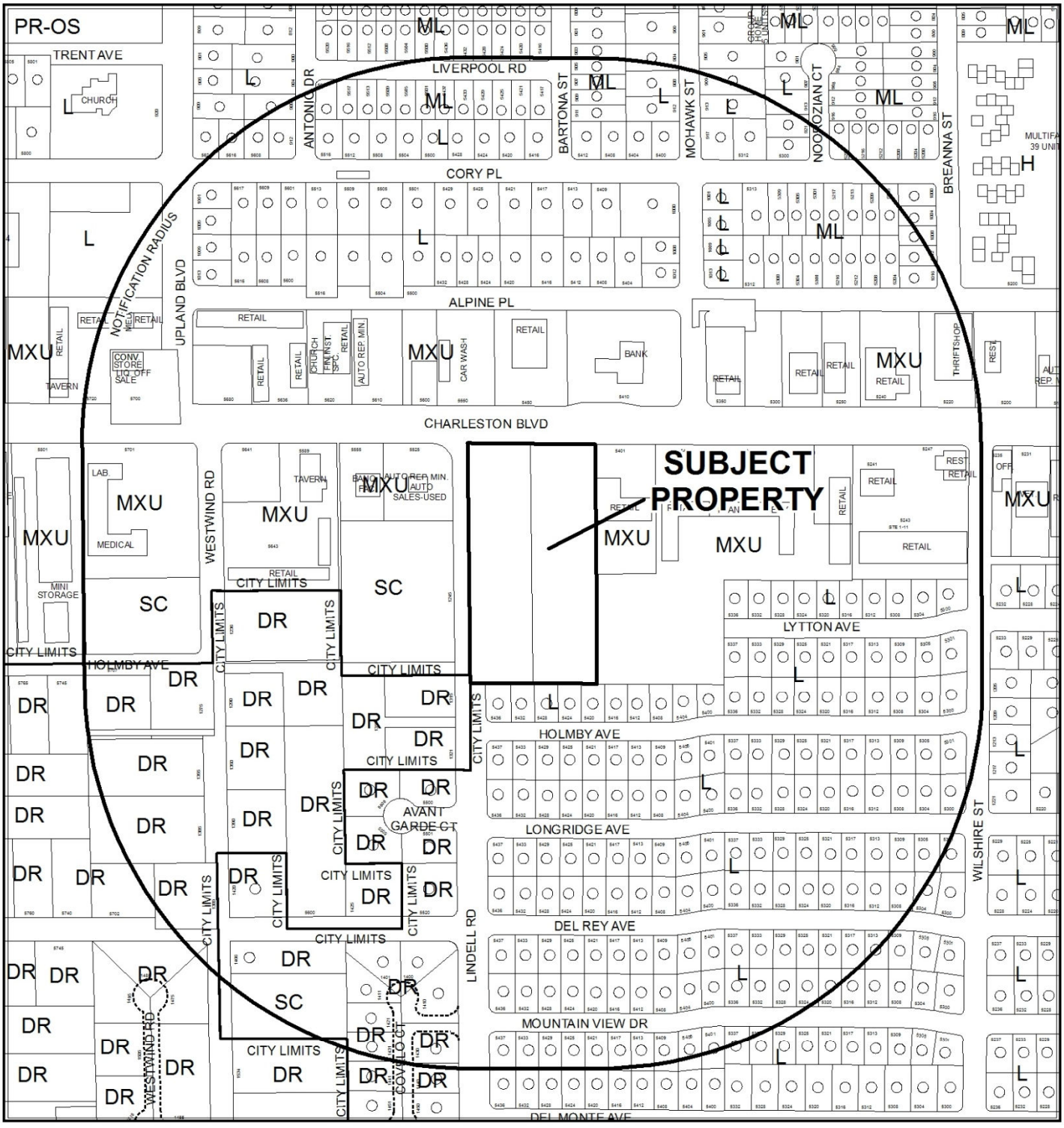
SUBJECT:
GPA-50835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CAROLYN MICH'L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP - For possible action on a request for a General Plan Amendment FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), U (Undeveloped) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50835 and ZON-50839
3. Supporting Documentation
4. Photos - GPA-50835 and ZON-50839
5. Justification Letter - GPA-50835 and ZON-50839

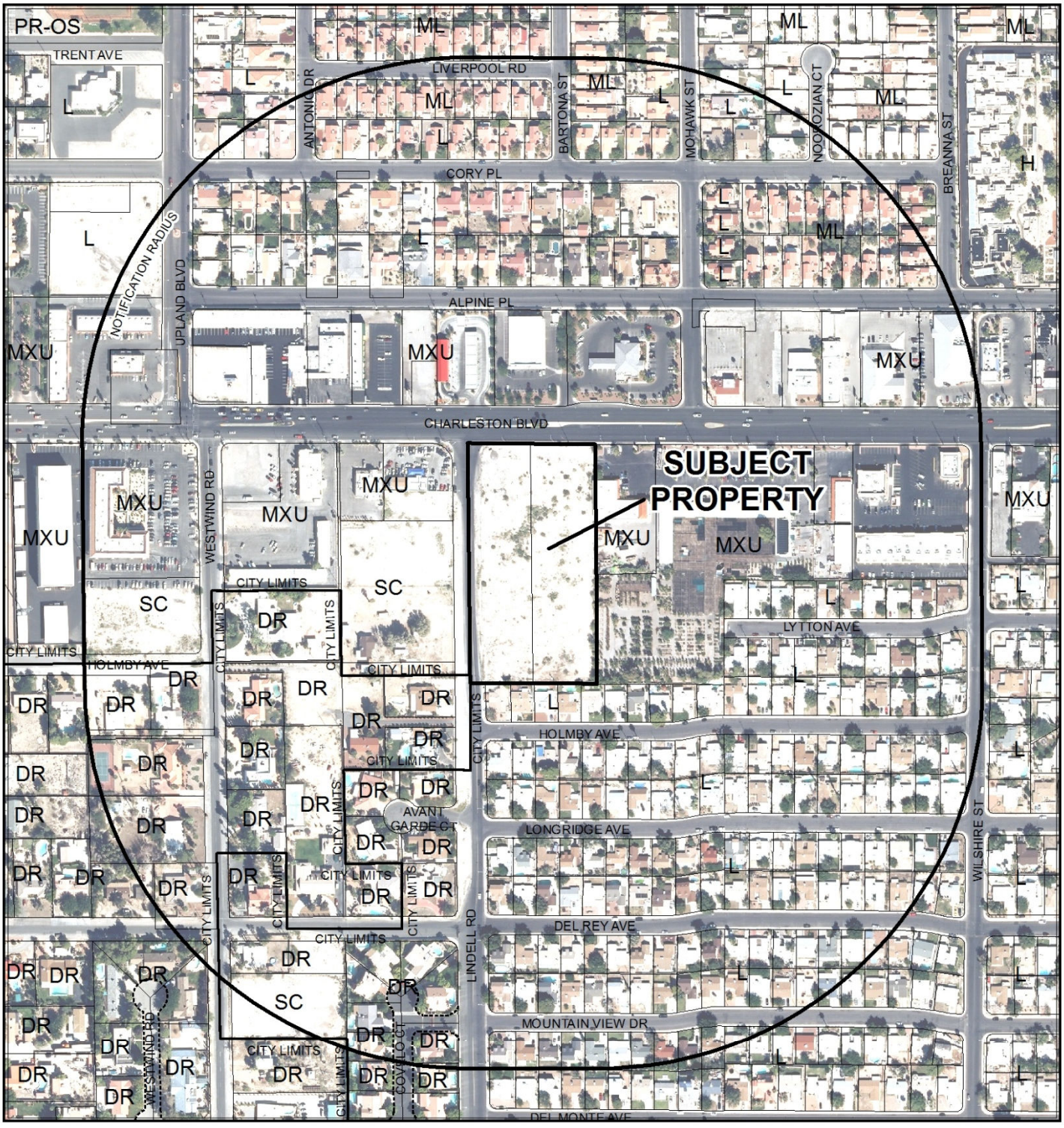


CASE: **GPA-50835**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)



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CASE: **GPA-50835**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM-LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: GC (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Numbe **GPA-50835** APN: 163-01-501-001 & 002

Name of Property Owner: Charlie Rah Rah, a Nevada Limited Partnership

Name of Applicant: Carolyn Mich'l

Name of Representative: Khosro Pourghahreman

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: Carolyn Mich'l, Gen Partner

Print Name: Carolyn Mich'l, General partner

Subscribed and sworn before me

This 22nd day of August, 2013

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

Revised 11-14-06

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RECEIVED
AUG 22 2013

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA and Rezoning at Charleston Blvd. and Lindell Road

Project Address (Location) SE corner Charleston Blvd. and Lindell Rd.

Project Name GPA at Charleston Blvd. and Lindell Road **Proposed Use** Commercial C-2

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #** 1- Tarkanian

General Plan: existing ML proposed GC **Zoning:** existing U proposed C-2

Commercial Square Footage N/A **Floor Area Ratio** N/a

Gross Acres 4.62 **Lots/Units** N/A **Density** N/A

Additional Information This project was zoned C-2 previously

PROPERTY OWNER Charlie Rah Rah, A NV Ltd Part. **Contact** Carolyn Mich'l

Address 3075 Rosanna St. **Phone:** (702) 876-4540 **Fax:** (702) 876-4540

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

E-mail Address

APPLICANT Carolyn Mich'l **Contact** Same

Address Same as above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Khosro Pourghahreman **Contact**

Address 10619 Adamsong Ave. **Phone:** (702) 596-4290 **Fax:** (702) 240-2050

City La Vegas **State** NV **Zip** 89135

E-mail Address CVJSP@YAHOO.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Carolyn Mich'l General Partner

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

Print Name CAROLYN MICH'L, GEN. PTR

Subscribed and sworn before me

This 22nd day of August, 2013.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	GPA-50835
Meeting Date:	10/8/2013
Total Fee:	$2000 Tbd
Date Received:*	8/22/2013
Received By:	M Rus

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

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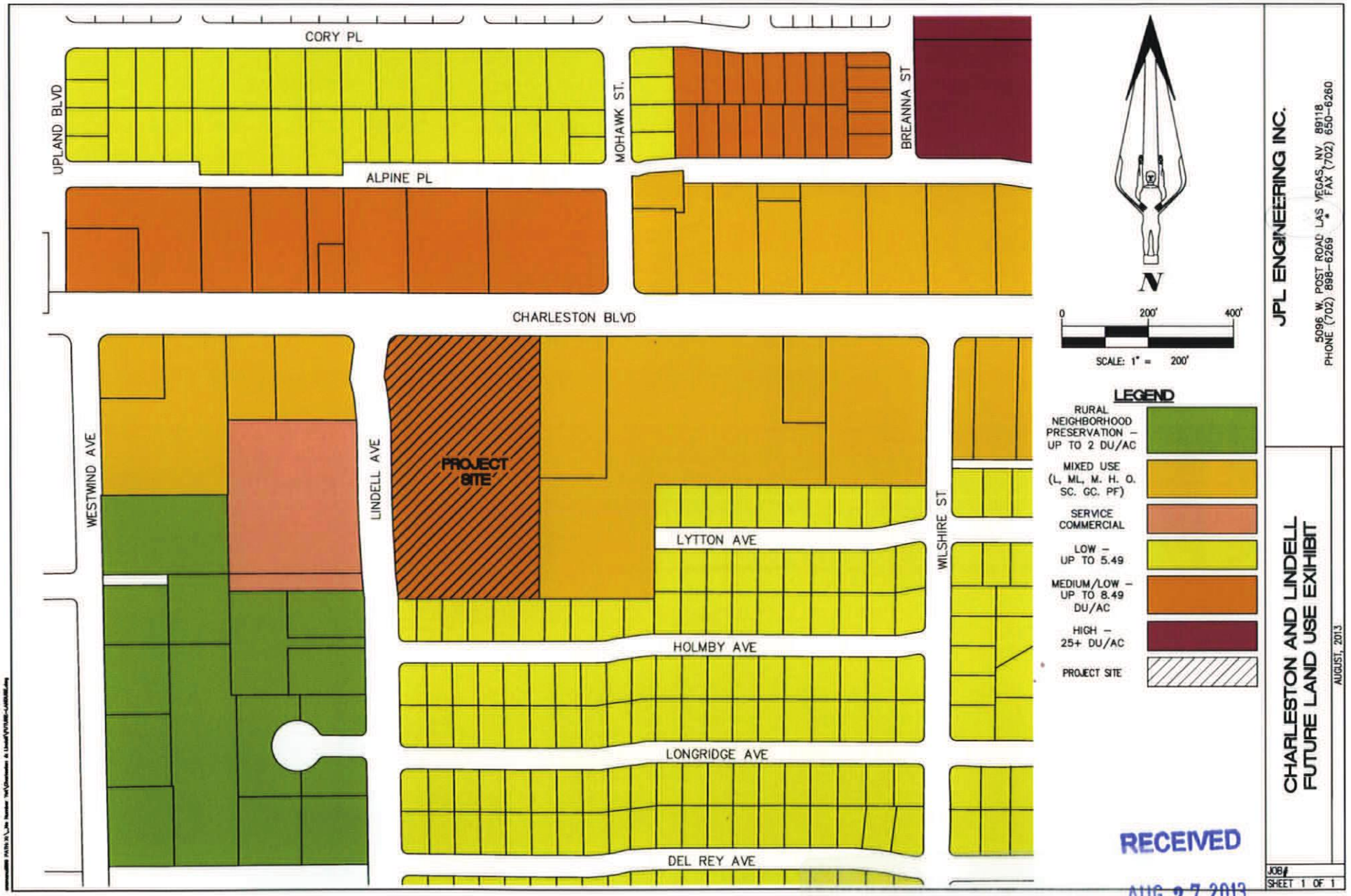


JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 FAX (702) 650-6260

CHARLESTON AND LINDELL
FUTURE LAND USE EXHIBIT

AUGUST, 2013

JOB#
SHEET 1 OF 1

RECEIVED
AUG 27 2013
City of Las Vegas
Dept. of Planning

GPA-50835

JPL ENGINEERING INC.
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

July 31, 2013

City of Las Vegas
Department of Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: General Plan Amendment Request from undeveloped Medium Low Density Residential (ML) to General Commercial (GC) at the SEC Charleston Boulevard and Lindell Road APN(s) 163-01-501-001 and 163-01-501-002.

On behalf of the applicant, Charlie Rah Rah, a Nevada Limited Partnership, JPL Engineering Inc., respectfully requests your consideration of the above referenced conforming General Plan Amendment from Medium Low Density Residential (ML) to GC. No onsite development is proposed at this time.

General Plan Designation GC is consistent with the overall General Plan along Charleston: the properties on the south side of Charleston between Jones Boulevard and Decatur Boulevard are planned SC and GC. These properties are adjacent to RE and R1 properties. On north side of Charleston is generally SC, with the exception of entrance to 5800 W, Charleston Blvd, a R-PD15 high density residential property.

The proposed General Plan Amendment is consistent with overall land and existing development along Charleston. This General Plan Amendment creates no adverse impacts to the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702)898-6269.

Sincerely,

RECEIVED
AUG 2 2 2013
GPA-50835

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50839 - REZONING RELATED TO GPA-50835 - PUBLIC HEARING - APPLICANT: CAROLYN MICH"L - OWNER: CHARLIE RAH RAH, A NEVADA LIMITED PARTNERSHIP - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) TO: C-2 (GENERAL COMMERCIAL) on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), Ward 1 (Tarkanian). Staff recommends DENIAL.

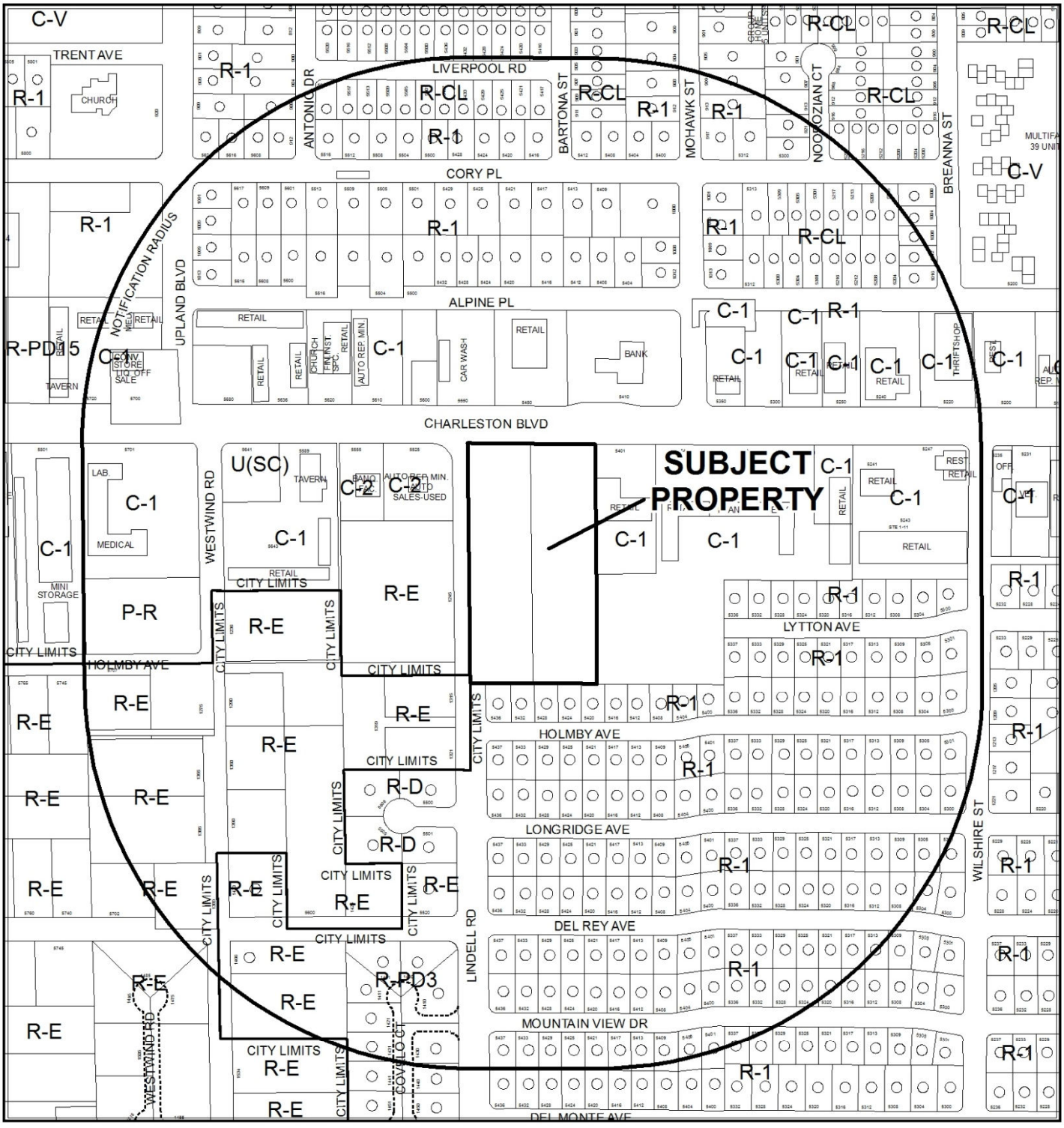
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation
4. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

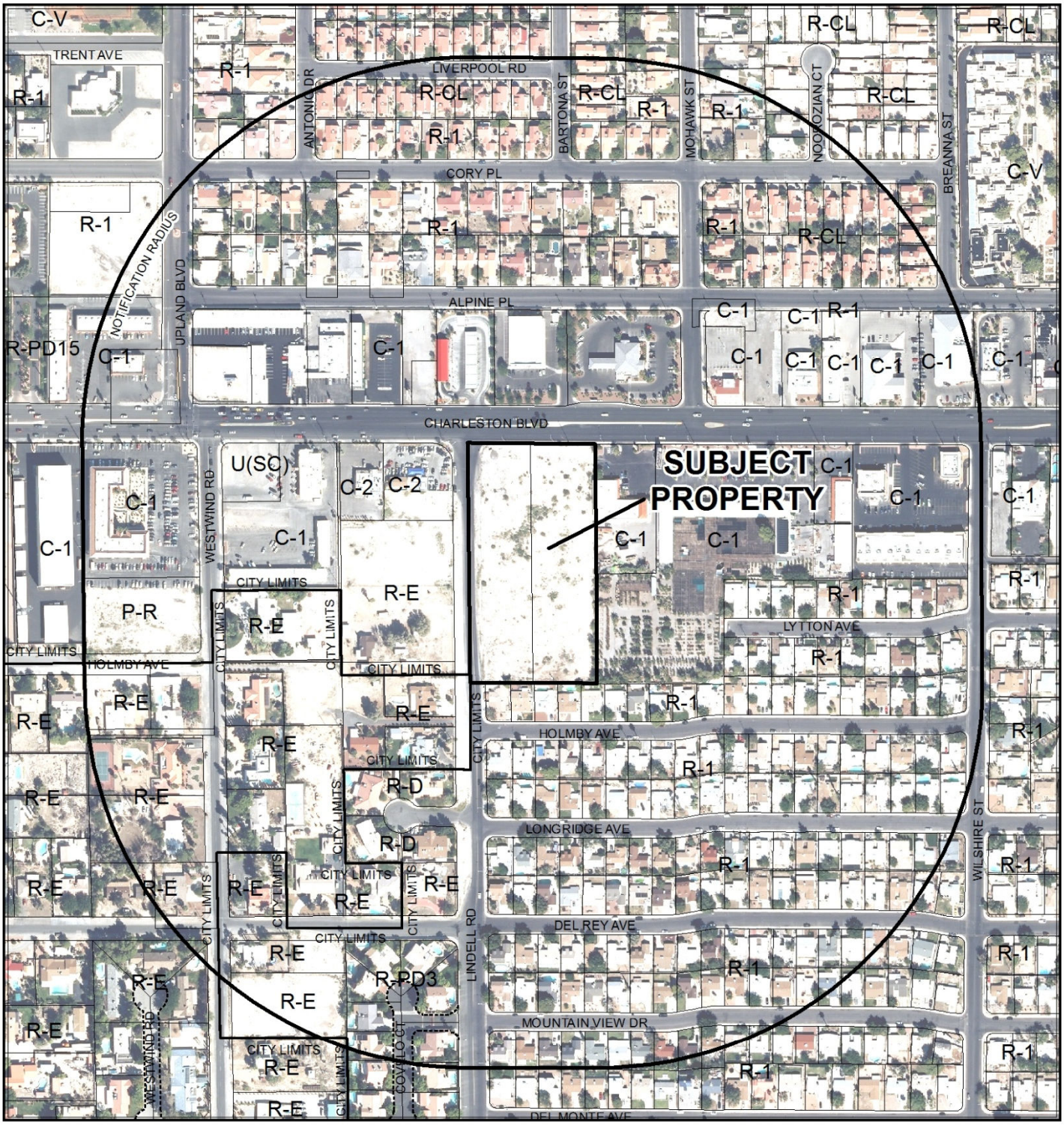


CASE: **ZON-50839**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



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CASE: **ZON-50839**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-50839** APN: 163-01-501-001 & 002

Name of Property Owner: Charlie Rah Rah, a Nevada Limited Partnership

Name of Applicant: Carolyn Mich'l

Name of Representative: Khosro Pourghahreman

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: Carolyn Mich'l, Gen Partner

Print Name: Carolyn Mich'l, General partner

Subscribed and sworn before me

This 22nd day of August, 2013

Dorothy Grace Shoen
Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

RECEIVED

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: GPA and Rezoning at Charleston Blvd. and Lindell Road

Project Address (Location) SE corner Charleston Blvd. and Lindell Rd.

Project Name GPA at Charleston Blvd. and Lindell Road **Proposed Use** Commercial C-2

Assessor's Parcel #(s) 163-01-501-001 & 002 **Ward #** 1- Tarkanian

General Plan: existing ML proposed GC **Zoning:** existing U proposed C-2

Commercial Square Footage N/A **Floor Area Ratio** N/a

Gross Acres 4.62 **Lots/Units** N/A **Density** N/A

Additional Information This project was zoned C-2 previously

PROPERTY OWNER Charlie Rah Rah, A NV Ltd Part. **Contact** Carolyn Mich'l

Address 3075 Rosanna St. **Phone:** (702) 876-4540 **Fax:** (702) 876-4540

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

E-mail Address

APPLICANT Carolyn Mich'l **Contact** Same

Address Same as above **Phone:** **Fax:**

City **State** **Zip**

E-mail Address

REPRESENTATIVE Khosro Pourghahreman **Contact**

Address 10619 Adamsong Ave. **Phone:** (702) 596-4290 **Fax:** (702) 240-2050

City La Vegas **State** NV **Zip** 89135

E-mail Address CVJSP@YAHOO.COM

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Carolyn Mich'l General Partner

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

Print Name CAROLYN MICH'L, GEN. PTR

Subscribed and sworn before me

This 22nd day of August, 20 13.

Dorothy Grace Shoen

Notary Public in and for said County and State

DOROTHY GRACE SHOEN
Notary Public State of Nevada
No. 96-5387-1
My Appt. Exp. Dec. 2, 2016

FOR DEPARTMENT USE ONLY

Case #	ZON-50839
Meeting Date:	10/8/2013
Total Fee:	$1,200 00/100
Date Received:*	8/22/13
Received By:	M Nor

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

Revised 10/27/08

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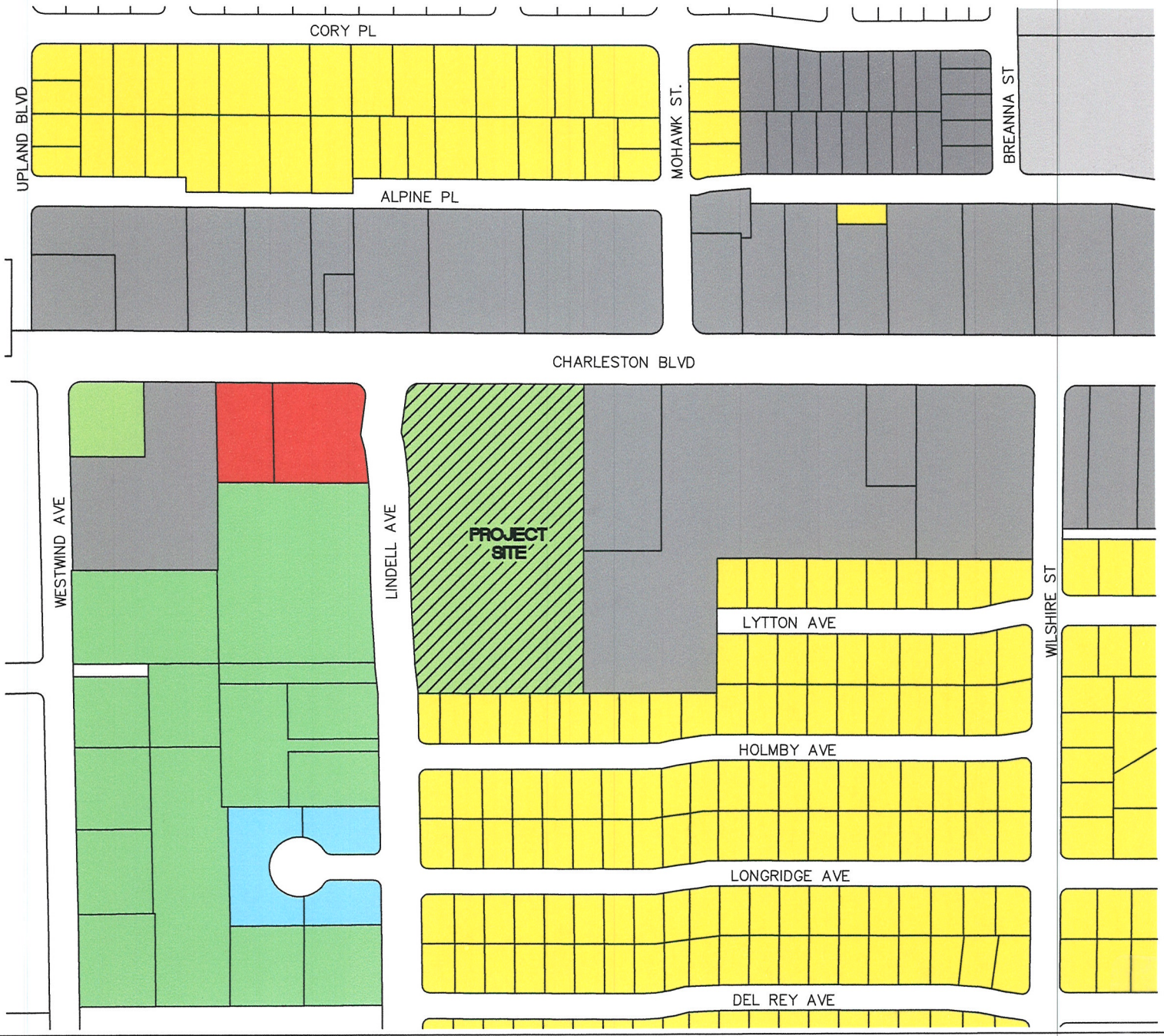

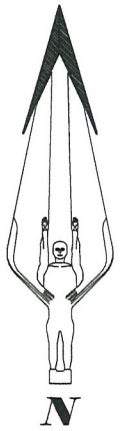

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SCALE: 1" = 200'

ZONING LEGEND

- C-1
- C-2
- C-V
- U
- R-E
- R-D
- R-1
- R-CL
- PROJECT SITE

JPL ENGINEERING INC.
5096 W. POST ROAD LAS VEGAS, NV 89118
PHONE (702) 898-6269 * FAX (702) 650-6260

CHARLESTON AND LINDELL LOCATION MAP EXHIBIT

AUGUST, 2013

JOB#

SHEET 1 OF 1

RECEIVED
AUG 22 2013

GPA-50835

ZON-50839

JPL ENGINEERING INC.
5096 W. Post Road
Las Vegas, NV 89118
Ph. (702) 898-6269 Fx. (702) 650-6260

July 31, 2013

City of Las Vegas
Department of Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Letter of Justification
Zone Change Request from undeveloped (U) to C-2 at the SEC Charleston Boulevard and Lindell Road APN(s) 163-01-501-001 and 163-01-501-002.

On behalf of the applicant, Charlie Rah Rah, a Nevada Limited Partnership, JPL Engineering Inc. respectfully request your consideration of the above referenced conforming Zone Change from Undeveloped (U) to C-2. No onsite development is proposed at this time.

The property was previously Zoned C-2, then in 2004 the property was put into escrow and re-zoned to (ML) for use for residential. However the land sale never closed and development stopped. The property is adjacent to C-2 at the corner of Lindell and Charleston RE to the southwest, R1 to the south, and C-1 to the north (directly across Charleston). Adjacent to these properties is generally R-1 and/or RE.

C-2 zoning designation is consistent with the overall zoning along Charleston: the properties on the south side of Charleston between Jones Boulevard and Decatur Boulevard are C-1, C2 or high density residential (R3). These properties are adjacent to RE and R1 properties. On north side of Charleston the zoning is generally C-1, with the exception of entrance to 5800 W, Charleston Blvd, a R-PD15 high density residential property. As on the south side of Charleston, C-1 properties on the north side our generally adjacent to R-1 properties.

At this time we are not submitting a site plan, it will be submitted in future date. The proposed project would be a retail commercial development and will meet Zoning and General Plan standards and requirements.

The proposed Zone Change is consistent with overall land and existing development along Charleston. This ZC creates no adverse impacts to the adjacent properties.

ZON-50839

RECEIVED
AUG 22 2013

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

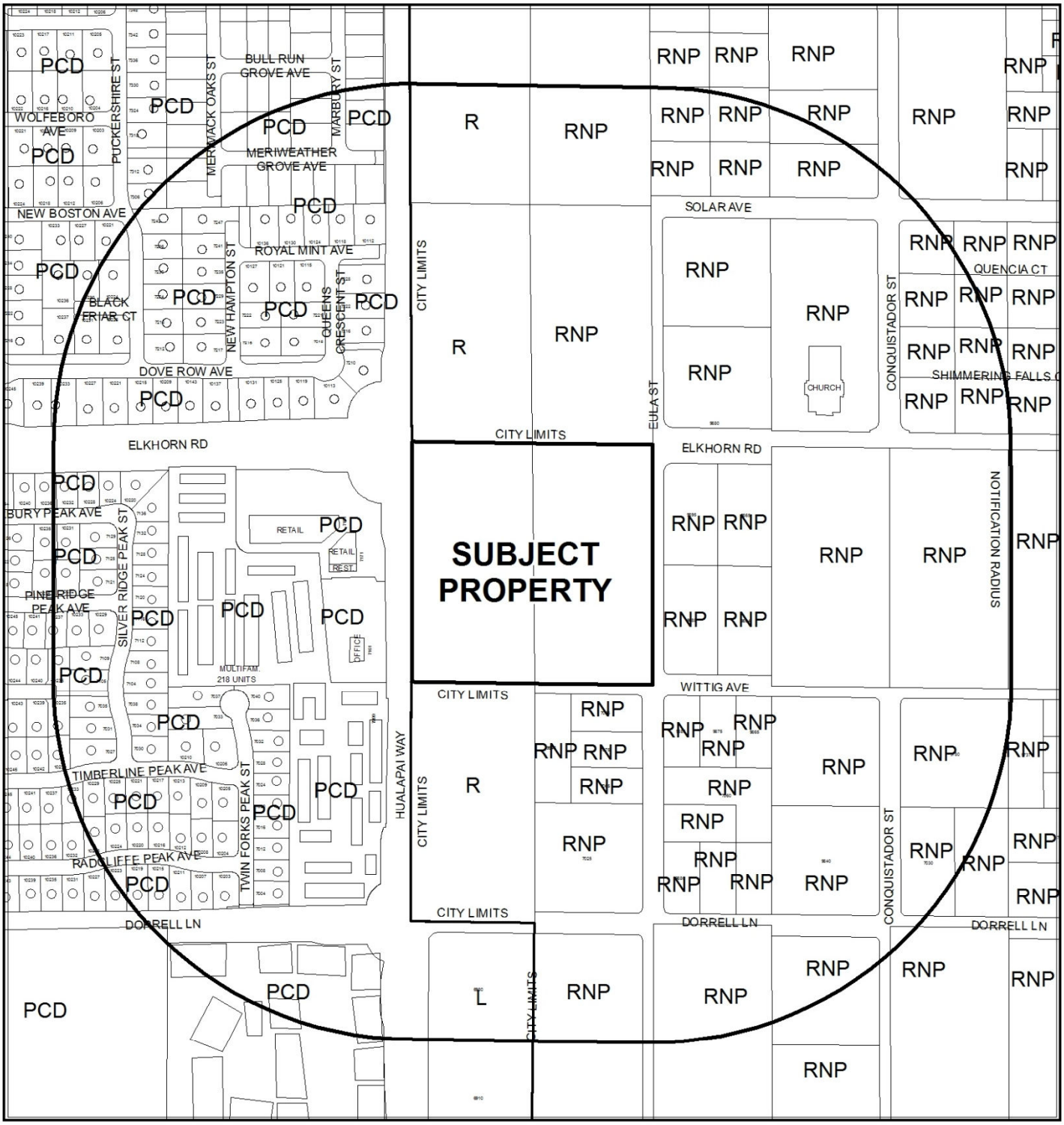
SUBJECT:
GPA-50837 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST - For possible action on a request for a General Plan Amendment FROM: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) TO: ML (MEDIUM LOW DENSITY RESIDENTIAL) on 10.20 acres at the southeast corner of Elkhorn Road and Hualapai Way (APNs 125-19-101-001 and 002), Ward 6 (Ross) [PRJ-50782].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Staff Report - GPA-50837 and ZON-50838
3. Supporting Documentation
4. Photos - GPA-50837 and ZON-50838
5. Justification Letter - GPA-50837 and ZON-50838



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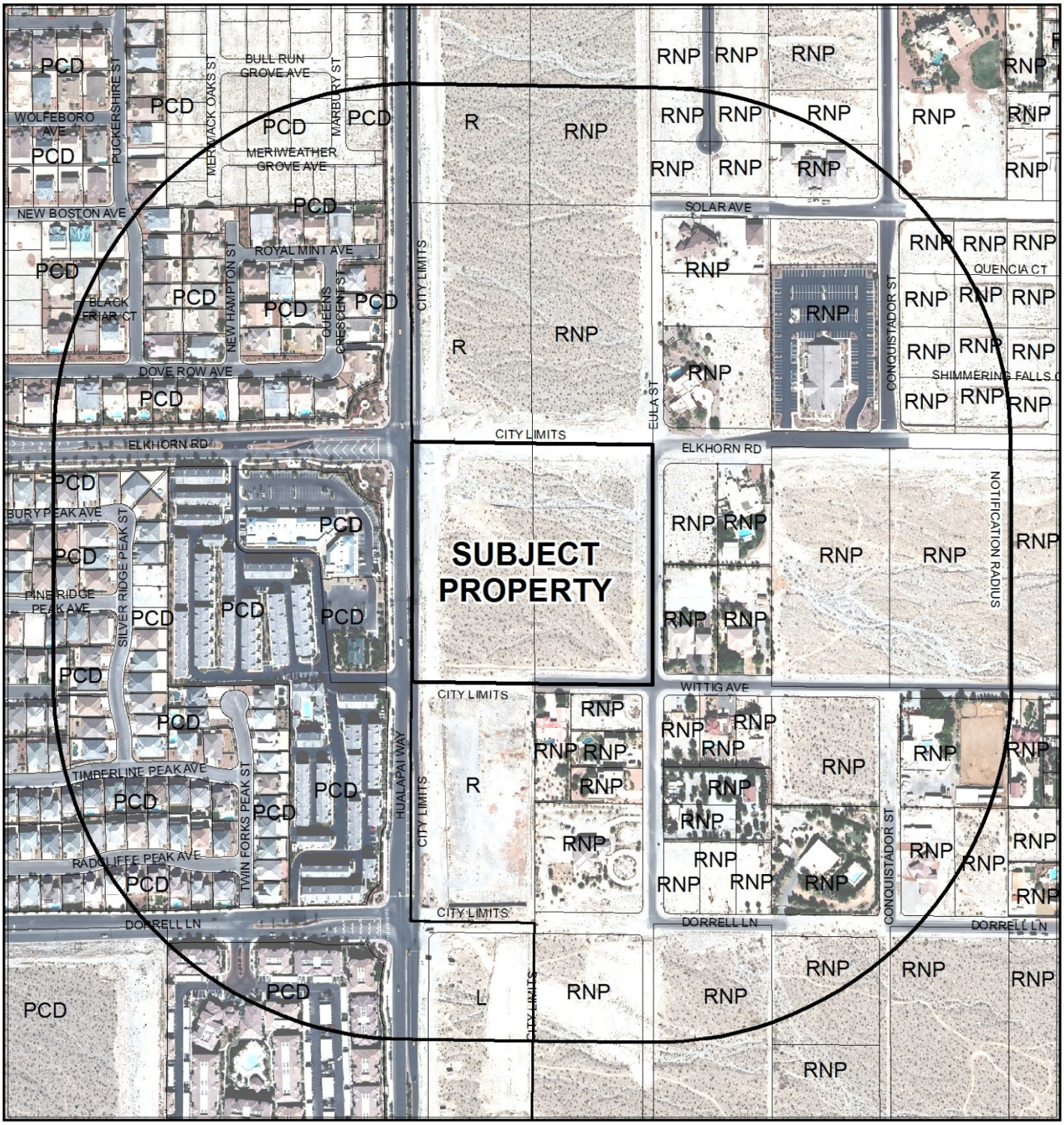
CASE: **GPA-50837 (PRJ-50782)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N



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CASE: **GPA-50837 (PRJ-50782)**

RADIUS: 1000 FEET

GENERAL PLAN OF SUBJECT PROPERTY: R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY: ML (MEDIUM LOW DENSITY RESIDENTIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: GPA-50837 APN: 191-19-101-001 and 002

Name of Property Owner: Becker Ernest A Becker IV & Kathleen C Becker Family Trust

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan 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** ☒ **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: Ernest A. Becker IV, Trustee

State of Nevada and County of Clark

Subscribed and sworn before me

This 21st day of August, 2013

Melissa Longero

Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

PRJ-50782
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: General Plan Amendment

Project Address (Location) Elkhorn/Hualapai

Project Name Elkhorn/Hualapai **Proposed Use**

Assessor's Parcel #(s) 191-19-101-001 and 002 **Ward #** 6

General Plan: existing R/RNP proposed ML **Zoning:** existing U proposed R-CL

Commercial Square Footage **Floor Area Ratio**

Gross Acres 10.2 **Lots/Units** 55 **Density** 5.4

Additional Information

Ernest A. Becker IV and Kathleen

PROPERTY OWNER C. Becker Family Trust **Contact** Ernest A. Becker

Address 8090 South Durango Drive, Suite 115 **Phone:** 395-9244 **Fax:** 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive # 308 **Phone:** (702) 617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

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 Ernest A. Becker IV, Trustee

State of NV: + County of Clark

Subscribed and sworn before me

This 21st day of August, 2013.

Melissa Longero

Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	GPA-50837
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50782
08/22/13

Revised 10/27/08

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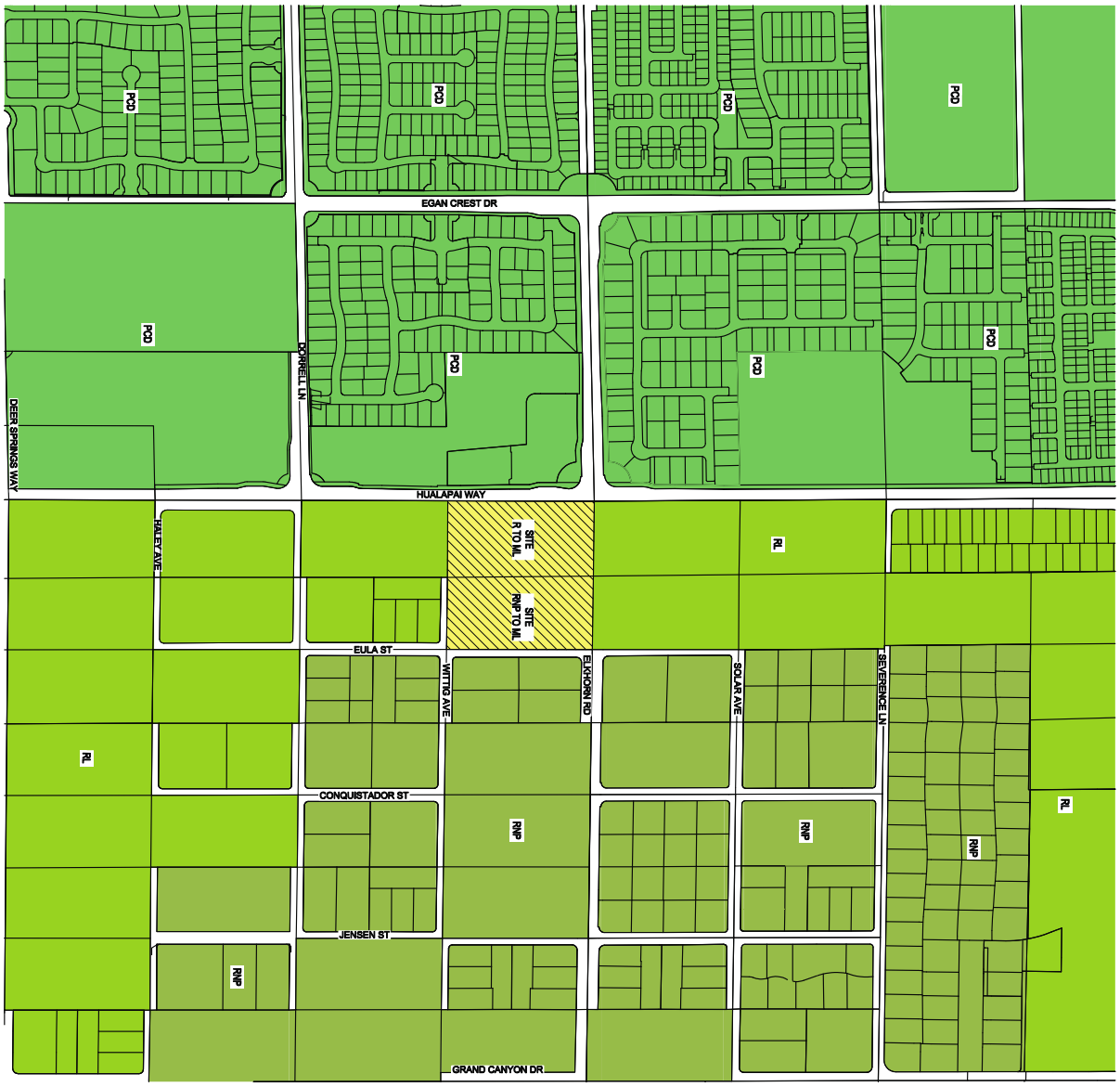
J:\rah1327 hualapai elkhorn\dwg\entitlements\130813 rah1327 land use plan.dwg 8/20/2013 10:57 AM Angelo Pinley



SCALE - 1"=250' FEET 0 250 500

N

GPA-50837

RICHMOND AMERICAN HOMES

HUALAPAI & ELKHORN

PROPOSED LANDUSE PLAN

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

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

DRAFTER: ARP
DESIGNER: ARP
CHECKED: TJS
PROJECT NO: RAH1327
DATE: 8/20/13

EX-1
SHEET 1 OF 1

###

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS

RAH1327

August 22, 2013

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for a General Plan Amendment and Zone Change for Richmond American Homes Hualapai/Elkhorn (10.2 gross acres)

Slater Hanifan Group, on behalf of the applicant, Richmond American Homes, respectfully submits this justification letter in support of a General Plan Amendment (GPA) and zone change (ZON) for the subject site.

The subject site is located at the southeast corner of Hualapai Way and Elkhorn Road. The Assessor's Parcel Numbers are 125-19-101-001 and 002. The parcels are approximately 10.2 gross acres combined.

The purpose of the GPA request is to revise the General Plan from *Rural Density Residential* (R) which allows up to 3.5 (du/ac) and *Rural Preservation Neighborhood which allows up to 2.0 (du/ac)* to *Medium Low Density Residential* (ML) which allows up to 8 dwelling units per gross acre. The requested zone change would be from *Undeveloped District* (U) to *Single Family Compact-Lot District* (R-CL).

The proposed development consists of 55 single family residential lots on 10.2 acres, which results in a density of 5.4 (du/ac). The minimum lot dimensions would be 45'x95'.

The density of the proposed development fits within the criteria for the landuse designation of Low Density Residential, but the proposed zoning is R-CL to meet lot size and setbacks. With a density of 5.4 (du/ac), the proposed development will maintain its purpose as a transition between the low density RNP to the east and the higher density PCD to the west.

The proposed zoning of R-CL and minimum lot size of 45'x95' is compatible with other existing single family residential subdivisions in the area, especially the communities within the PD zone to the west of Hualapai Way and to the east of Grand Canyon Dr.

This project will come as a benefit to the surrounding community as it proposes to improve the adjacent public streets, Hualapai Way, Elkhorn Road, Wittig Ave, and Eula Street, to City of Las Vegas standards. With the proposed improvements to the adjacent roadways, this area can support

5740 S. Arville Street #216, Las Vegas, NV 89118 ph (702) 284-5300 fax (702) 284-5399

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08/22/13

GPA-50837
ZON-50838

the additional traffic counts that the 55 additional lots would bring.

The Las Vegas Valley Water District has existing facilities adjacent to the site which have capacity to serve the proposed development. The City of Las Vegas has sewer facilities in the area with available capacity to serve the proposed development.

In Summary, the proposed project has a density that fits the criteria for the current landuse designation and the proposed zoning is compatible with surrounding developments.

Thank you for considering these application requests. Please contact me at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Slater Hanifan Group, Inc.

Angela Pinley

Angela Pinley, P.E.
Project Engineer

Cc: Brian Walsh, Richmond American Homes
Todd Steadham, Slater Hanifan Group
Chelsea Peltier, Slater Hanifan Group

RECEIVED
08/22/13
GPA-50837
ZON-50838

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
ZON-50838 - REZONING RELATED TO GPA-50837 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: THE ERNEST A. BECKER IV AND KATHLEEN C. BECKER FAMILY TRUST - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) AND RNP (RURAL NEIGHBORHOOD PRESERVATION) GENERAL PLAN DESIGNATIONS] TO: R-CL (SINGLE FAMILY COMPACT-LOT) on 10.20 acres at the southeast corner of Elkhorn Road and Hualapai Way (APNs 125-19-101-001 and 002), Ward 6 (Ross) [PRJ-50782].

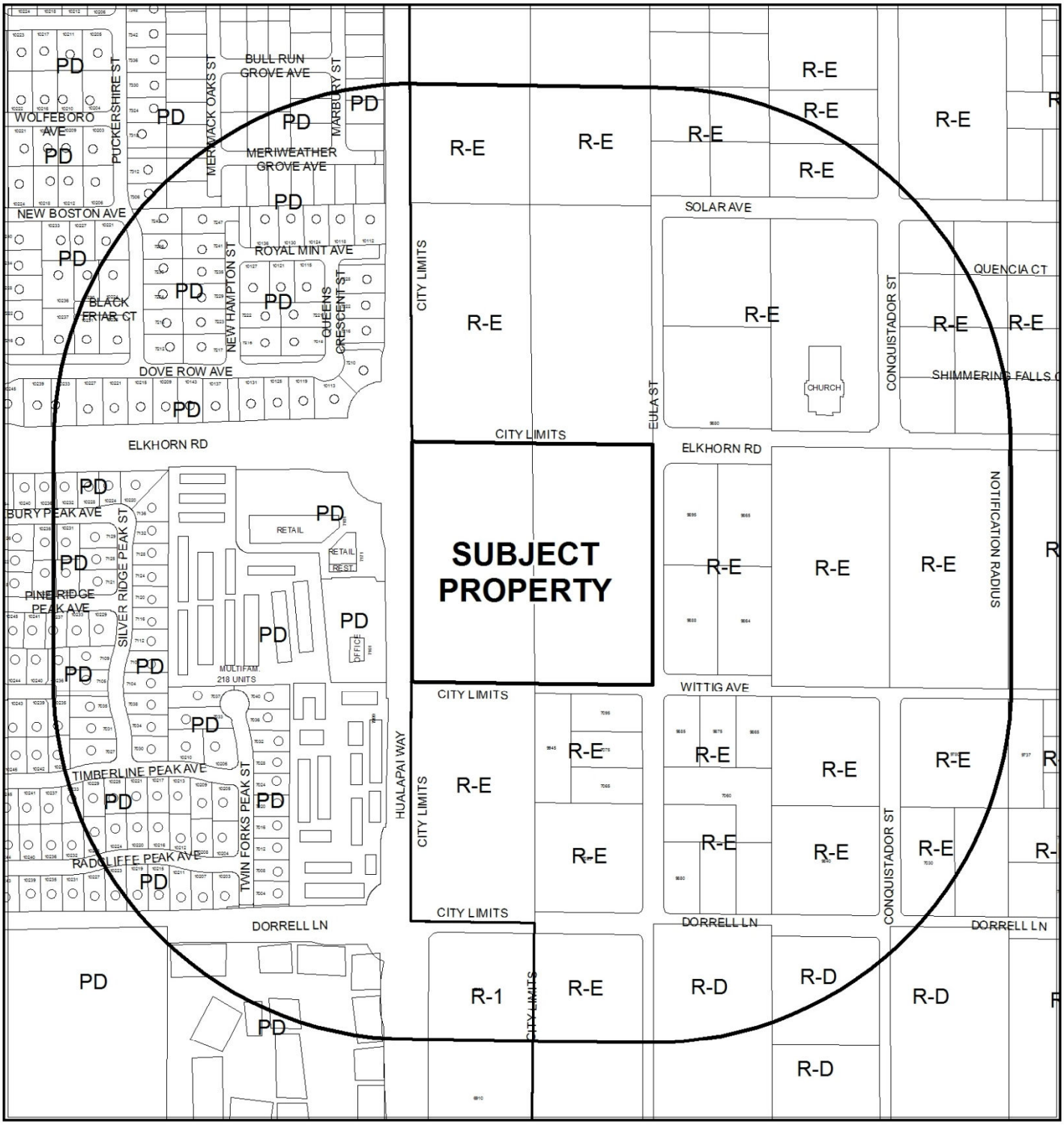
C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



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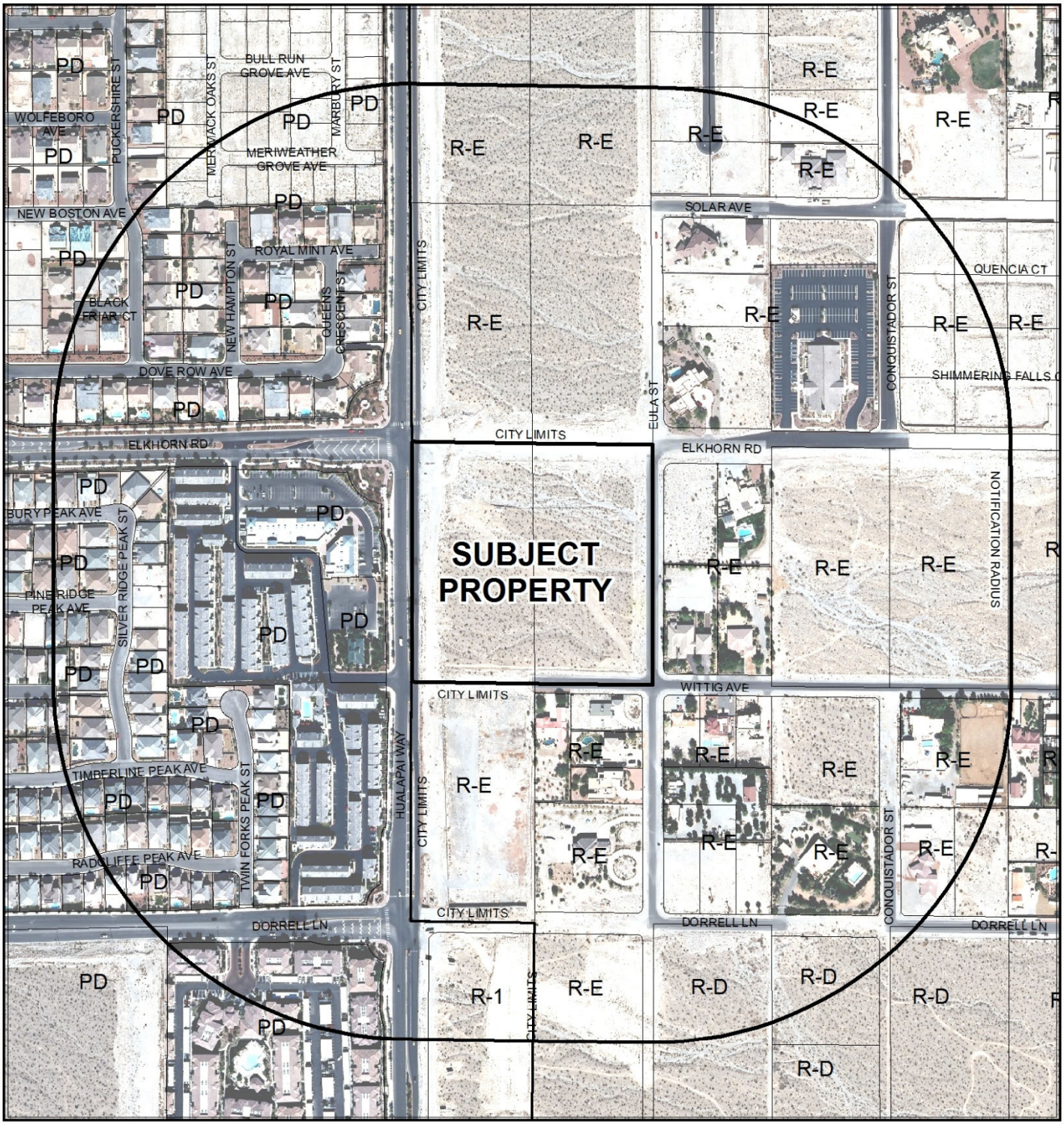
CASE: **ZON-50838 (PRJ-50782)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N



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CASE: **ZON-50838 (PRJ-50782)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-50838 APN: 191-19-101-001 and 002

Name of Property Owner: Becker Ernest A Becker IV & Kathleen C Becker Family Trust

Name of Applicant: Richmond American Homes

Name of Representative: Slater Hanifan 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** ☒ **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: Ernest A. Becker IV, Trustee

State of Nevada and County of Clark

Subscribed and sworn before me

This 21st day of August, 2013

Melissa Longero

Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

PRJ-50782
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Zone Change

Project Address (Location) Elkhorn/Hualapai

Project Name Elkhorn/Hualapai **Proposed Use**

Assessor's Parcel #(s) 191-19-101-001 and 002 **Ward #** 6

General Plan: existing R/RNP proposed ML **Zoning:** existing U proposed R-CL

Commercial Square Footage **Floor Area Ratio**

Gross Acres 10.2 **Lots/Units** 55 **Density** 5.4

Additional Information

Ernest A. Becker IV and Kathleen

PROPERTY OWNER C. Becker Family Trust **Contact** Ernest A. Becker

Address 8090 South Durango Drive, Suite 115 **Phone:** 395-9244 **Fax:** 395-4155

City Las Vegas **State** NV **Zip** 89113

E-mail Address eabj@beksgroup.com

APPLICANT Richmond American Homes **Contact** Brian Walsh

Address 7770 S. Dean Martin Drive # 308 **Phone:** (702) 617-8400 **Fax:**

City Las Vegas **State** Nevada **Zip** 89139

E-mail Address

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 Ernest A. Becker IV, Trustee

State of Nevada and County of Clark

Subscribed and sworn before me

This 21st day of August, 2013.

Melissa Longero

Notary Public in and for said County and State

MELISSA LONGERO
Notary Public State of Nevada
No. 13-9814-1
My Appt. Exp. Dec. 13, 2016

FOR DEPARTMENT USE ONLY

Case #	ZON-50838
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50782
08/22/13

Revised 10/27/08

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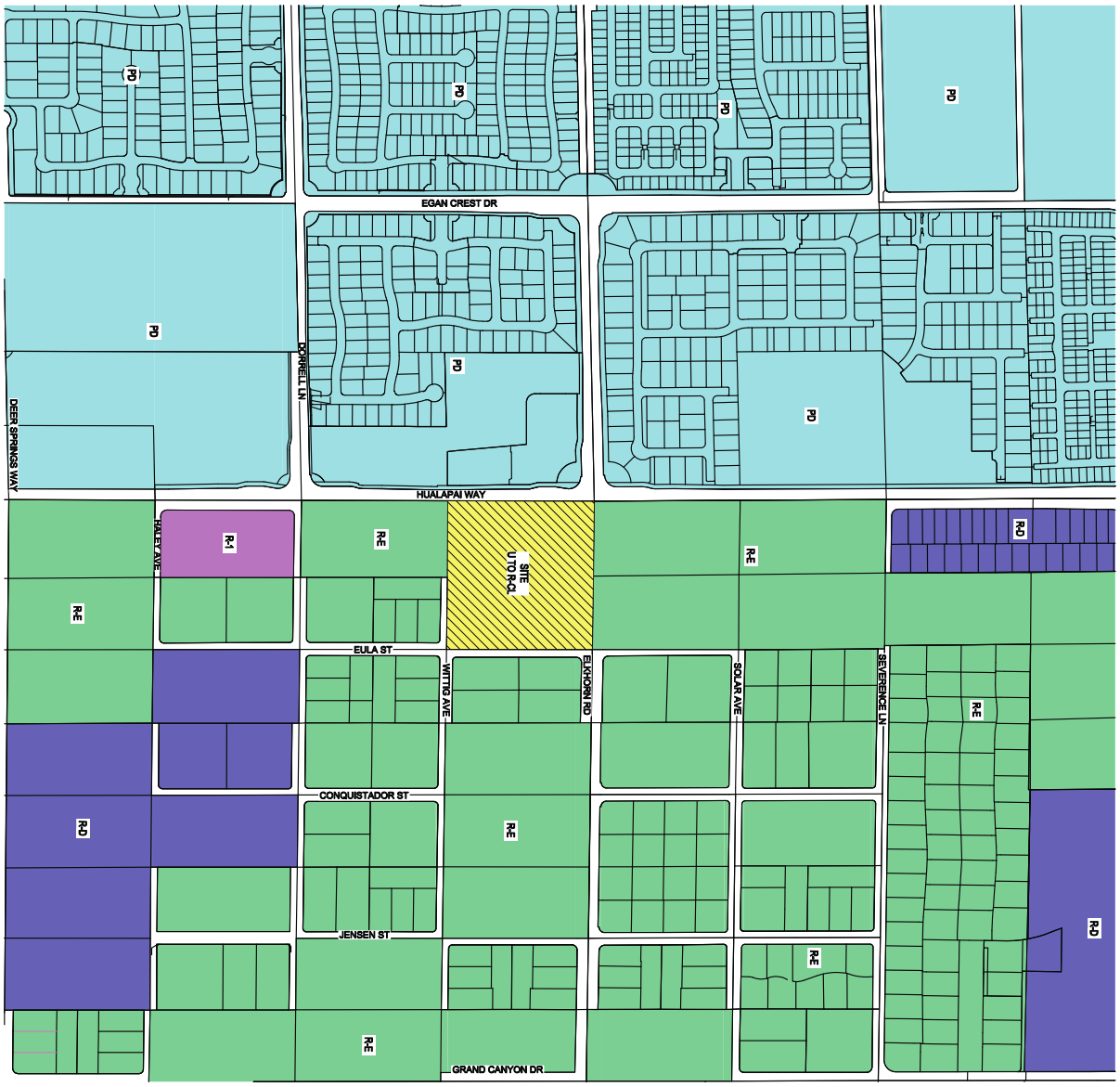
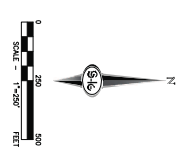
j:\rah1327 hualapai elkhorn\dwg\entitlements\130813 rah1327 land use plan.dwg 8/20/2013 10:58 AM Angela Pinley





ZON-50838

EX-2 SHEET 1 OF 1	PROJECT NO. RAH1327	CHECKED: TJS	DESIGNER: ARP	DRAFTER: ARP	DATE: 8/20/13

RICHMOND AMERICAN HOMES

HUALAPAI & ELKHORN

PROPOSED ZONING PLAN

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

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

City of Las Vegas Agenda Item No.: **30.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

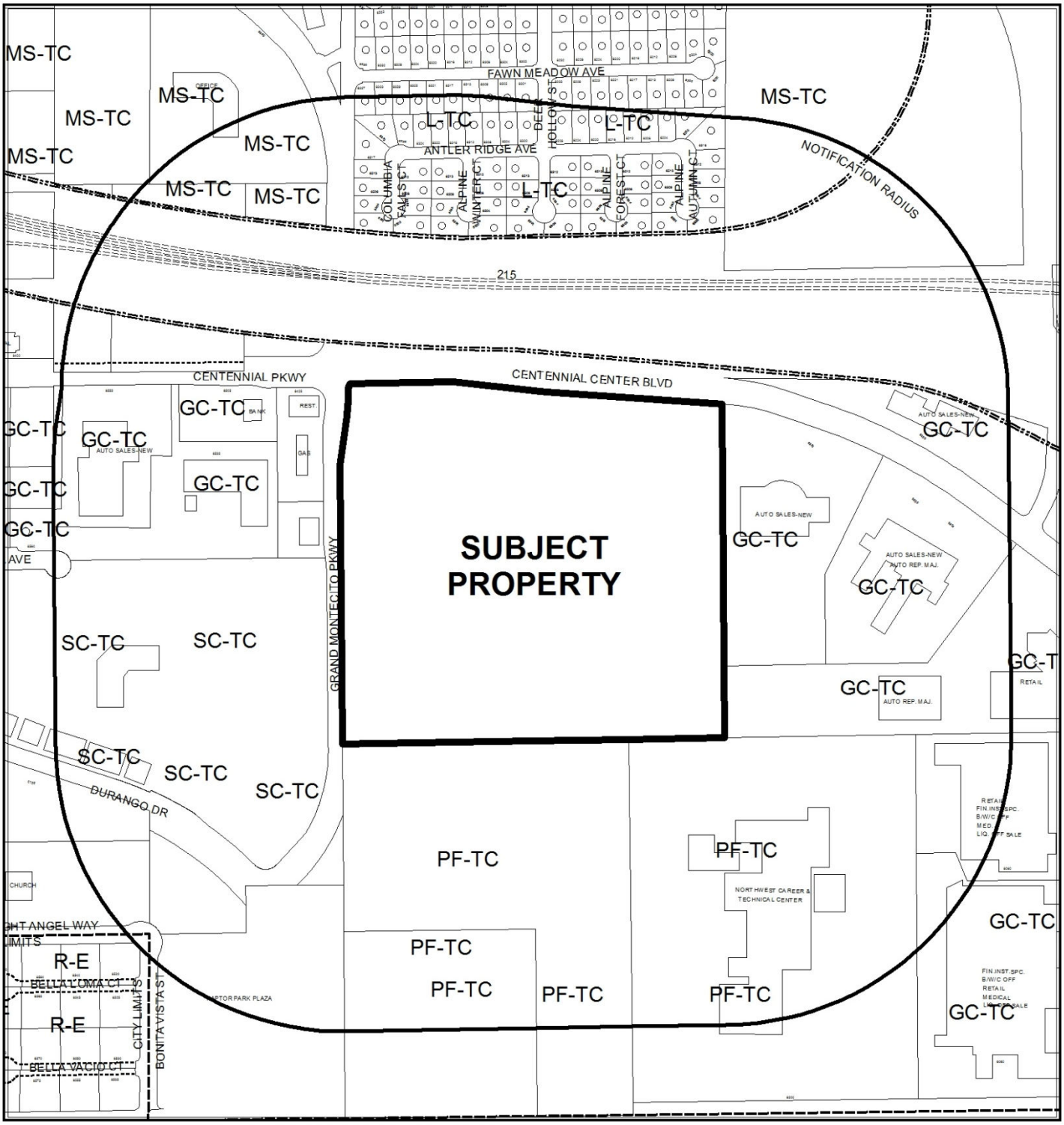
SUBJECT:
MOD-50901 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Major Modification of the Town Center Land Use Plan to Amend the Special Land Use Designation FROM: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), Ward 6 (Ross) [PRJ-50797].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - MOD-50901, VAR-50904, WVR-50908, SUP-50906 and SDR-50909
3. Supporting Documentation
4. Photos - MOD-50901, VAR-50904, WVR-50908, SUP-50906 and SDR-50909
5. Justification Letter - MOD-50901, VAR-50904, WVR-50908, SUP-50906 and SDR-50909



CASE: **MOD-50901 (PRJ-50797)**

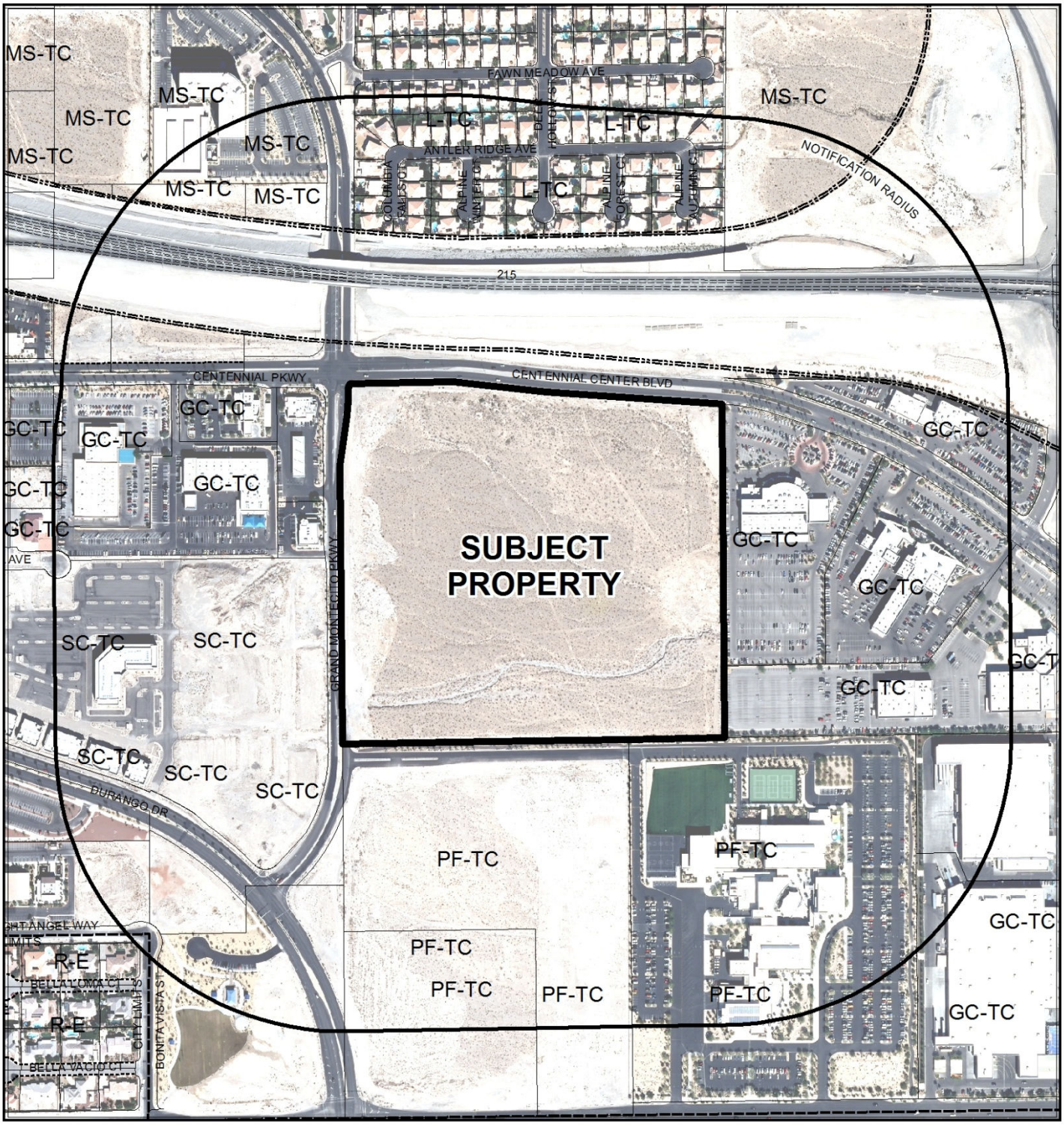
RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)



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CASE: **MOD-50901 (PRJ-50797)**

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

GC-TC (GENERAL COMMERCIAL - TOWN CENTER)

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MOD-50901 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

Name of Representative: RCI Engineering

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: MAJOR MODIFICATION

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C proposed T-C **Zoning:** existing GC-TC proposed SX-TC

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, #810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Sharon B. Prusse

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

Print Name Sharon B. Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY	
Case #	MOD-50901
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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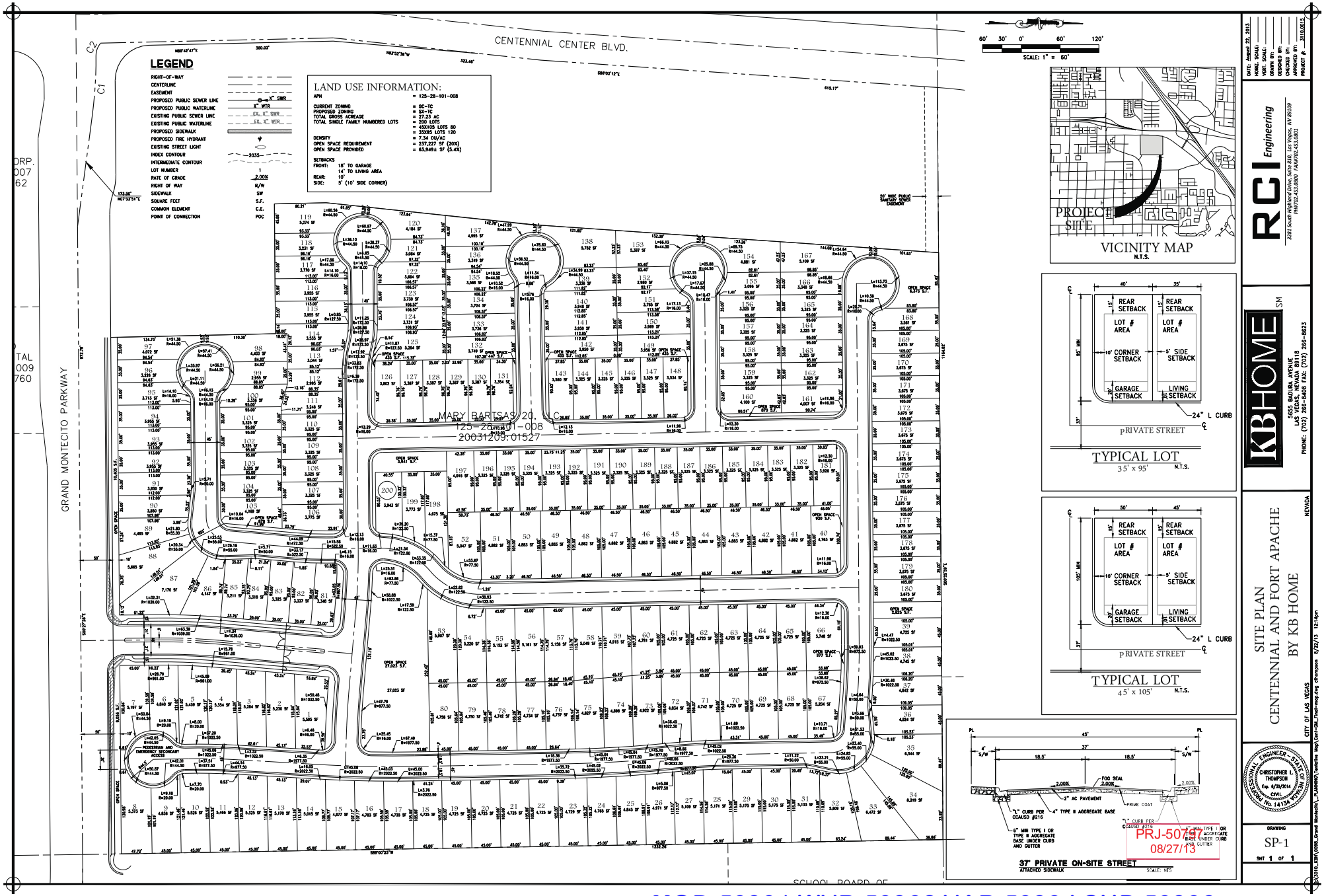
PRJ-50797
08/27/13



RCI Engineering
3281 South Highland Drive, Suite 810, Las Vegas, NV 89109
PH/702.453.0800 FAX/702.453.0801

KBHOME
5555 RADURA AVENUE
LAS VEGAS, NEVADA 89118
PHONE: (702) 256-8408 FAX: (702) 256-8623

SITE PLAN
CENTENNIAL AND FORT APACHE
BY KB HOME
NEVADA
CITY OF LAS VEGAS

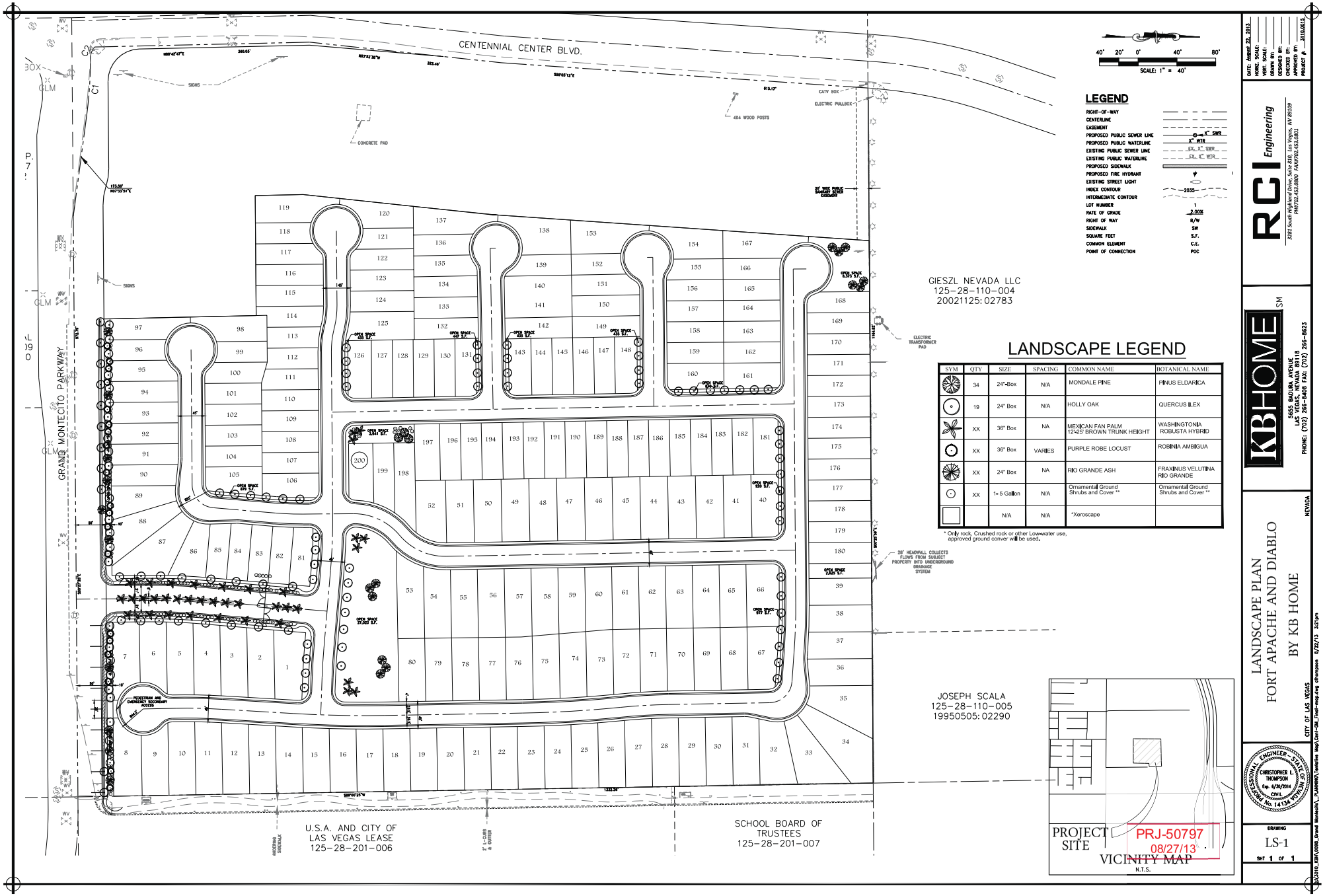
DATE: August 23, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3115.0013

PROFESSIONAL ENGINEER
STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

DRAWING
SP-1
SHT 1 OF 1

X:\3115_KBH_CCRR_Grand Montecito_PLANNING\Tentative Map\Cent+CM_Final-map.dwg cthompson 8/22/13 12:14pm

MOD-50901 WVR-50908 VAR-50904 SUP-50906
SDR-50909



LANDSCAPE LEGEND

SYM	QTY	SIZE	SPACING	COMMON NAME	BOTANICAL NAME
	34	24"-Box	N/A	MONDALE PINE	PINUS ELDARICA
	19	24" Box	N/A	HOLLY OAK	QUERCUS ILEX
	XX	36" Box	NA	MEXICAN FAN PALM 12'-25' BROWN TRUNK HEIGHT	WASHINGTONIA ROBUSTA HYBRID
	XX	36" Box	VARIES	PURPLE ROBE LOCUST	ROBINIA AMBIGUA
	XX	24" Box	NA	RIO GRANDE ASH	FRAXINUS VELUTINA RIO GRANDE
	XX	1- 5 Gallon	N/A	Ornamental Ground Shrubs and Cover **	Ornamental Ground Shrubs and Cover **
		N/A	N/A	*Xeroscape	

* Only rock, Crushed rock or other Low-water use, approved ground conver will be used.

DATE: August 22, 2013
HORIZ. SCALE:
VERT. SCALE:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
APPROVED BY:
PROJECT #: 3110.0015

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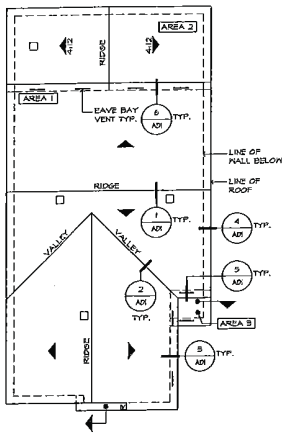
LANDSCAPE PLAN
FORT APACHE AND DIABLO
BY KB HOME
CITY OF LAS VEGAS NEVADA

PROFESSIONAL ENGINEER - STATE OF NEVADA
CHRISTOPHER L. THOMPSON
Exp. 6/30/2014
CIVIL
No. 14134

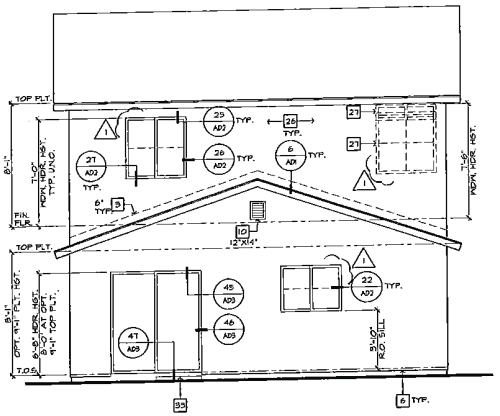
DRAWING
LS-1
SHT 1 OF 1

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



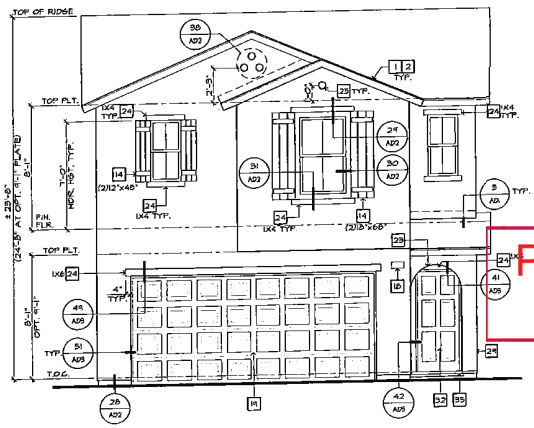
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 8" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOPS/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE

12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER. I.R.C. SEC. R806.2

※ CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:
ATTIC AREA = 462 SQ. FT. / 300 = A3.002: 50. FT.
X 144 = 462 SQ. IN.

VENTILATION PROVIDED:

HIGH
(5) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.

LOW
(1) EAVE VENT BAY(S) AT 84 SQ. IN. EA. = 228 SQ. IN.
TOTAL= 483 SQ. IN.

AREA 2:

VENTILATION REQUIRED:
ATTIC AREA = 350 SQ. FT. / 300 = 83 SQ. FT.
X 144 = 120 SQ. IN.

VENTILATION PROVIDED:

HIGH
(1) GABLE END VENT(S) AT 65 SQ. IN. EA. = 65 SQ. IN.

LOW
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
TOTAL= 150 SQ. IN.

AREA 2) A:

VENTILATION REQUIRED:
ATTIC AREA = 16 SQ. FT. / 150 = .11 SQ. FT.
X 144 = 15 SQ. IN.

VENTILATION PROVIDED:
(1) EAVE VENT BAY(S) AT 84 SQ. IN. EA.= 84 SQ. IN.
TOTAL= 84 SQ. IN.

NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WILL MOUNTED LOUVERS SHALL BE SCALED & FLASHED W/ TROWELED-IN IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT SOFFIT FROM BEING BLOCKED BY INSULATION

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

PROVIDE SOLID BLOCKING BETWEEN FRAMING MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-6400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVIEWED BY:

PLAN: 225.1644
SHEET: 3.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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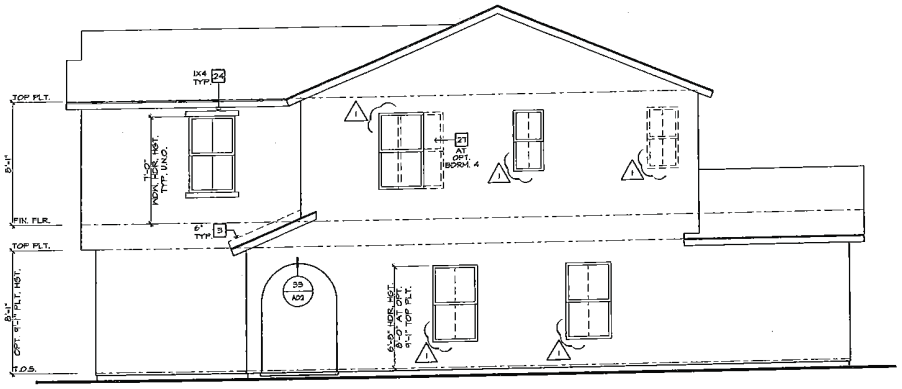
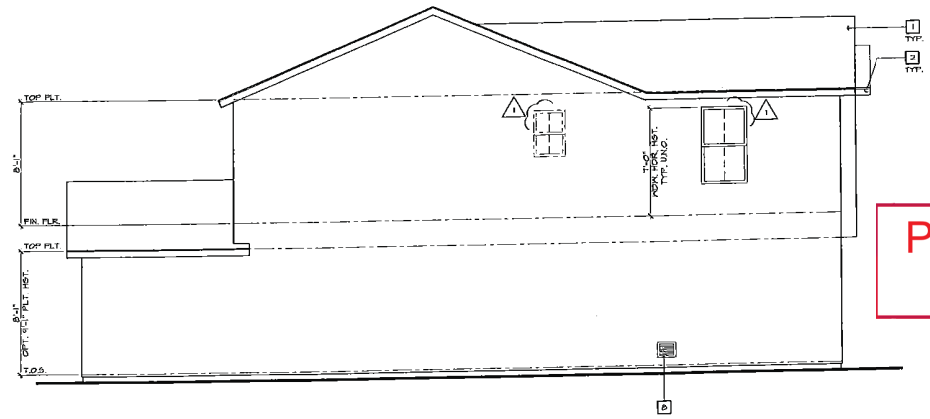
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(853) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_00_ELEV.dwg Oct 30, 2012 - 7:14am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 13/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 5A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" NOM. STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") EXTERIOR TRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653085
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
SUBMITTED BY:

PLAN: 225.1644
SHEET: 3.2

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(598) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Oct 30, 2012 - 7:15am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'S' TILE

12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

ATTIC VENT CALCULATION

1. PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDED THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

※ CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:

VENTILATION REQUIRED:
ATTIC AREA = 15# SQ. FT. / 300 = 43.0017 SQ. FT.
X 144 = 456 SQ. IN.

VENTILATION PROVIDED:

HIGH
(8) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.

LOW
(1) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 238 SQ. IN.
TOTAL= 493 SQ. IN.

AREA 2:

VENTILATION REQUIRED:
ATTIC AREA = 250 SQ. FT. / 300 = 83 SQ. FT.
X 144 = 120 SQ. IN.

VENTILATION PROVIDED:

HIGH
(1) GABLE END VENT(S) AT 65 SQ. IN. EA. = 65 SQ. IN.

LOW
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
TOTAL= 150 SQ. IN.

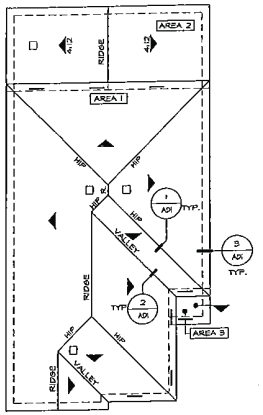
AREA 3:

VENTILATION REQUIRED:
ATTIC AREA = 16 SQ. FT. / 150 = .11 SQ. FT.
X 144 = 15.84 SQ. IN.

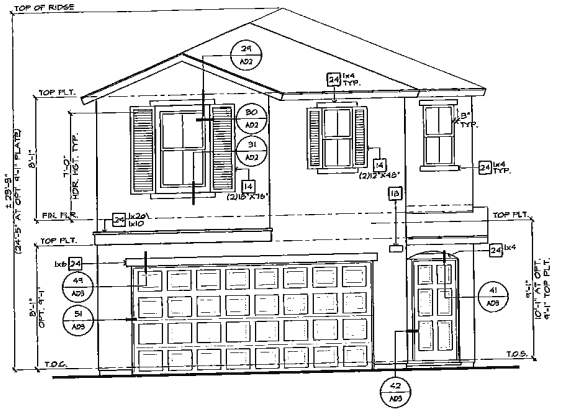
VENTILATION PROVIDED:

LOW
(1) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 34 SQ. IN.
TOTAL= 34 SQ. IN.

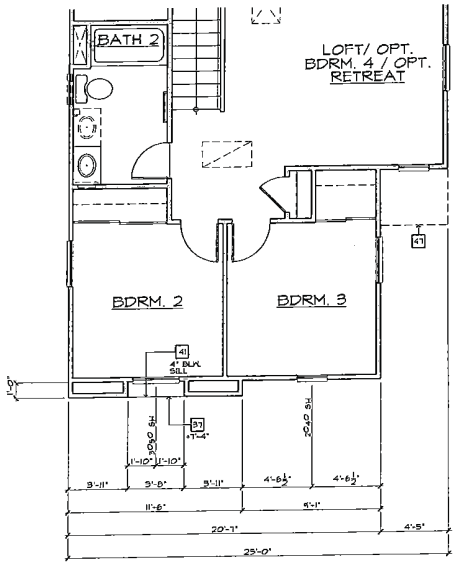
NOTE:
ALL VENT OPENINGS SHALL BE COVERED WITH ¼" CORROSION RESISTANT METAL MESH.
FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.
ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.
PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.
LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.
WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.



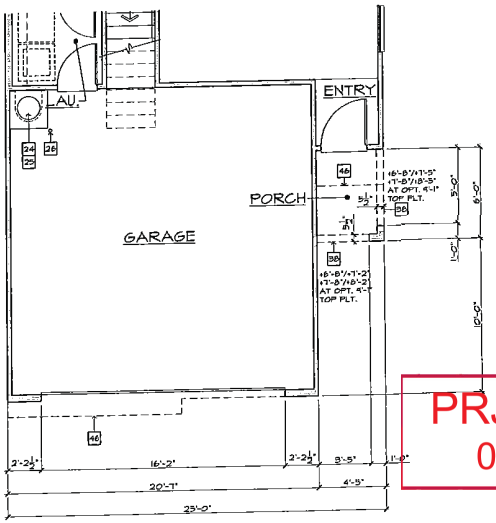
ROOF PLAN 'B'
SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



FRONT ELEVATION 'B'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL SECOND FLOOR PLAN 'B'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL FIRST FLOOR PLAN 'B'
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER G.MIL MALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTL.S. 8B & 8A/AD3
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8A/AD3
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 2B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5A/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO 'J' SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" NOM. STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ 6 LBS/ CUBIC FOOT VENT SYSTEM AND MANHOIST TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. RESERVED
13. SHOWER PAN W/ MANHOIST TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6A & 6B/AD4
22. COATS W/ WIRE SHELF - DTL. 5B/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES, U.N.O.
24. WARDROBE W/ WIRE SHELF - DTL. 5B/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. LOW WALL - REFER TO PLAN FOR HEIGHT
28. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
29. 2x6 WALL
30. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
31. DOUBLE 2x4 WALL
32. LINE OF FLOOR ABOVE
33. LINE OF FLOOR BELOW
34. ROUTE OF N.R. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
35. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
36. DUCT CHASE - DTL. 4B & 11A/AD4 - REFER TO MECH. PLAN
37. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
38. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
39. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
40. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
41. MATERIAL TO ROOF SHEATHING
42. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 6B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

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LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

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BUILDER LIST:

PLAN: 225.1644
SHEET: 3.4

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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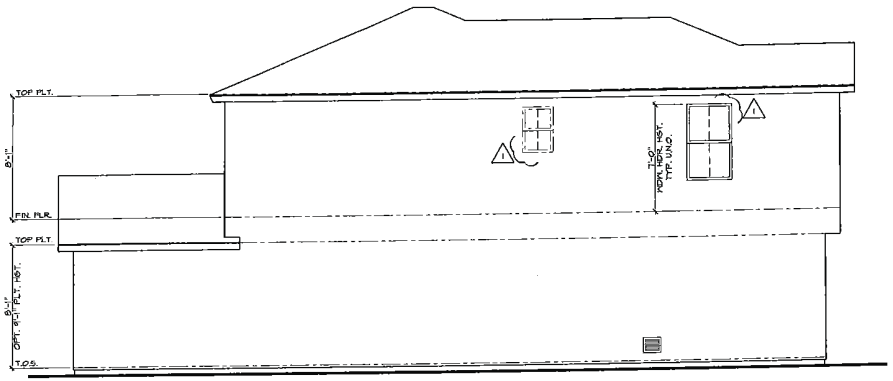
PRJ-50797
08/27/13

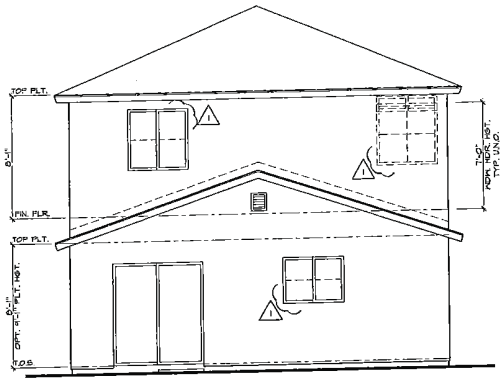
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\[850] Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Jul 21, 2012 - 2:47pm



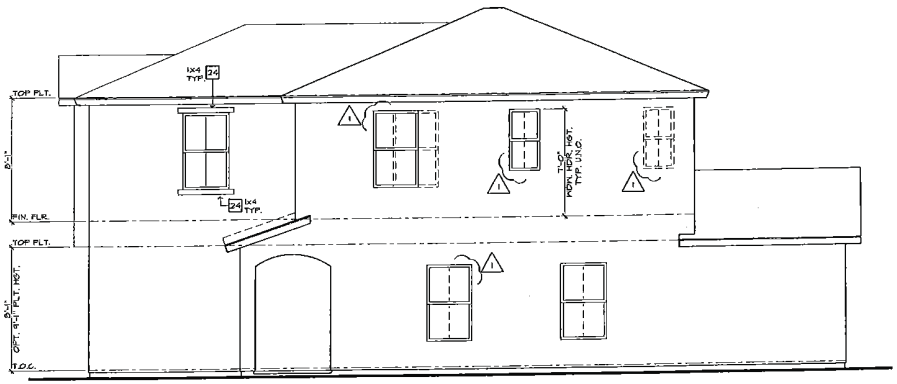
LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER G.W.B. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8G/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8G/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 8/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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PLAN: 225.1644
SHEET: 3.5

CLARK COUNTY
SPEC LEVEL C
35' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'S' TILE

12" TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

※ CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1:			
VENTILATION REQUIRED:			
ATTIC AREA =	1351 SQ. FT. / 300 =	45.0017	SQ. FT.
	X 144 =	456	SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(8) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	285	SQ. IN.
LOW			
(1) EAVE VENT BAY(S) AT 84	SQ. IN. EA. =	238	SQ. IN.
	TOTAL=	443	SQ. IN.
AREA 2:			
VENTILATION REQUIRED:			
ATTIC AREA =	250 SQ. FT. / 300 =	.83	SQ. FT.
	X 144 =	120	SQ. IN.
VENTILATION PROVIDED:			
HIGH			
(1) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	85	SQ. IN.
LOW			
(2) EAVE VENT BAY(S) AT 84	SQ. IN. EA. =	168	SQ. IN.
	TOTAL=	253	SQ. IN.
AREA 3:			
VENTILATION REQUIRED:			
ATTIC AREA =	16 SQ. FT. / 150 =	.11	SQ. FT.
	X 144 =	15.84	SQ. IN.
VENTILATION PROVIDED:			
LOW			
(1) EAVE VENT BAY(S) AT 84	SQ. IN. EA. =	84	SQ. IN.
	TOTAL=	84	SQ. IN.

NOTE

ALL VENT OPENINGS SHALL BE COVERED WITH 1/8" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

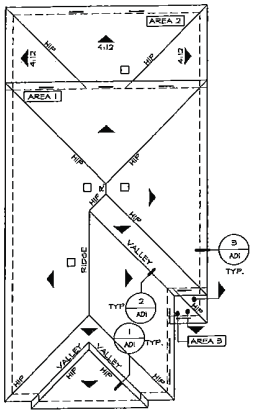
ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF. (WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "NAILFLOW" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

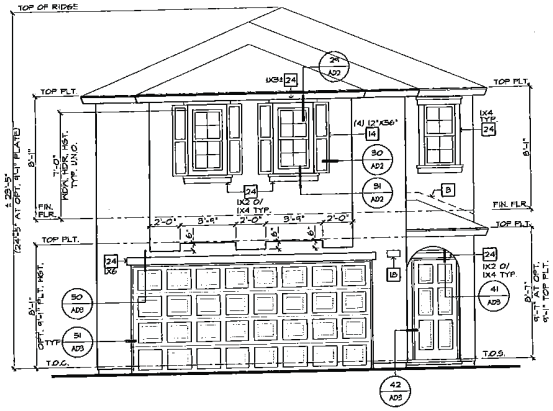
WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

(SOFFIT) INDICATES ENCLOSED STUCCO SOFFITS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION



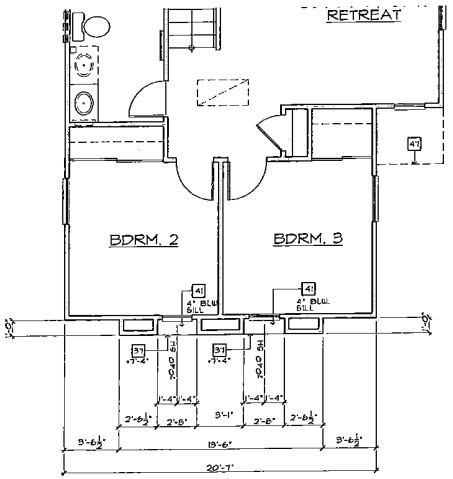
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



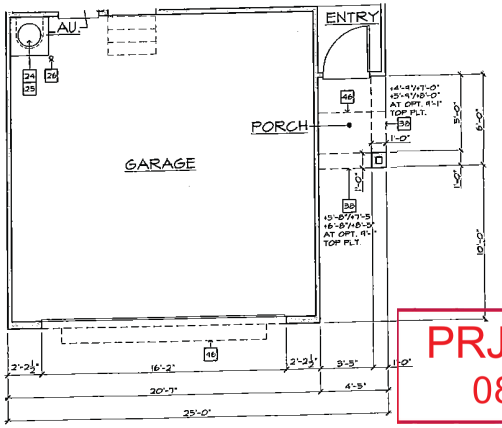
FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL SECOND FLOOR PLAN 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL FIRST FLOOR PLAN 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6.1. FLASHING
4. 6.1. FLASHING & SADDLE/ CRICKET
5. 6.1. DIVERTER
6. 6.1. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER CMU WALL BY OTHERS
10. 6.1. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ NOOD - DTL. 1B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8A/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8A/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD3
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 5B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE 'D' KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9/AD3.2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 14" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED MASTIC & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. RESERVED
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +38" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6B & 8B/AD4
22. COATS W/ WIRE SHELF - DTL. 5B/AD3
23. LINEN W/TH (3) 12" DEEP WIRE SHELVES, U.N.O.
24. HANDROBE W/ WIRE SHELF - DTL. 5B/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. LOW WALL - REFER TO PLAN FOR HEIGHT
28. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
29. 2x6 WALL
30. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
31. DOUBLE 2x6 WALL
32. LINE OF FLOOR ABOVE
33. LINE OF FLOOR BELOW
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35. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
36. DUCT CHASE - DTL. 9B & 8A/AD5 - REFER TO MECH. PLAN
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CLARK COUNTY
SPEC LEVEL C
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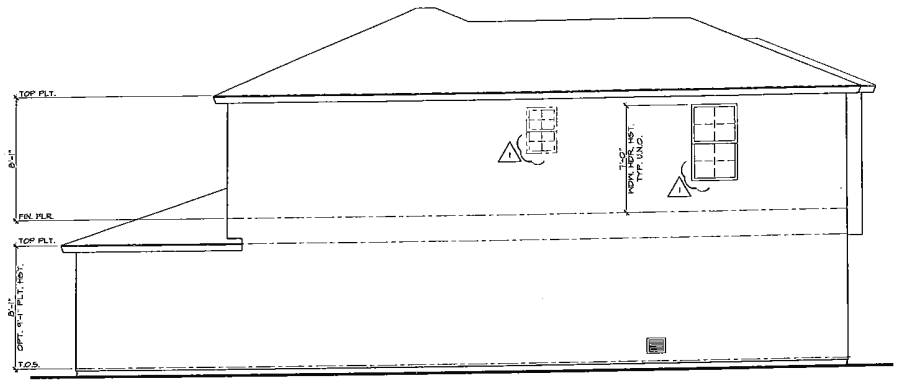

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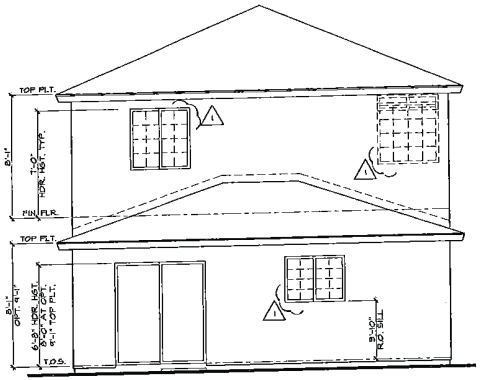

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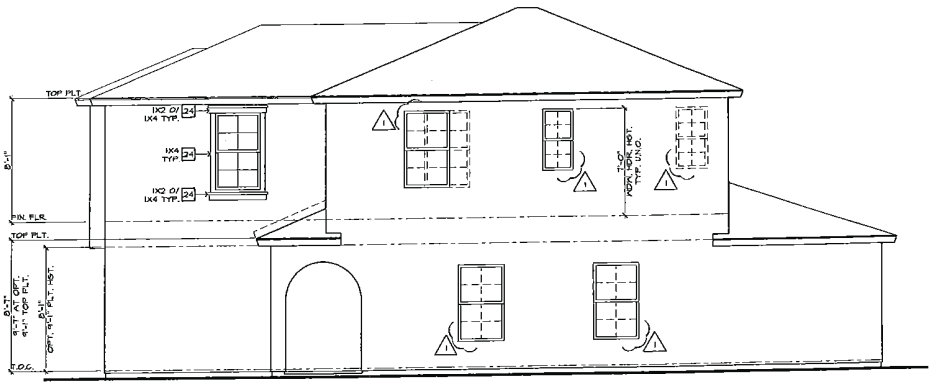

RIGHT ELEVATION 'E'

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13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8A/AD5
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21. 2" TRACK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. B8/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
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08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

F:\DATA\ARCH\PROJECT\Southwest Region\Wewood\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_03_ELEV.dwg Oct 30, 2012 - 7:15am

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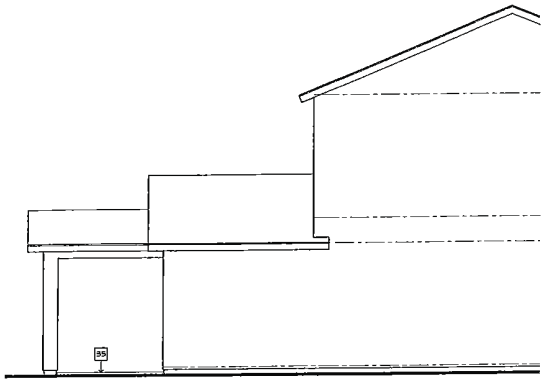
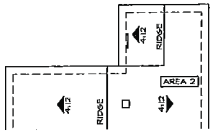


OPTIONAL PATIO
PARTIAL LEFT ELEVATION "A"

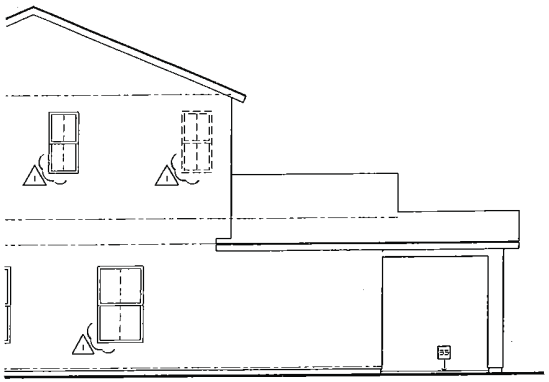
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



AREA 2:				
VENTILATION REQUIRED:				
ATTIC AREA =	330 SQ. FT. / 300 =		1.10	SQ. FT.
		X 144 =	158.4	SQ. IN.
VENTILATION PROVIDED:				
HIGH				
	(1) GABLE END VENT(S) AT 65	SQ. IN. EA. =	65	SQ. IN.
LOW				
	(1) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	85	SQ. IN.
	(1) EAVE VENT(S) AT 84	SQ. IN. EA. =	84	SQ. IN.
		TOTAL=	184	SQ. IN.

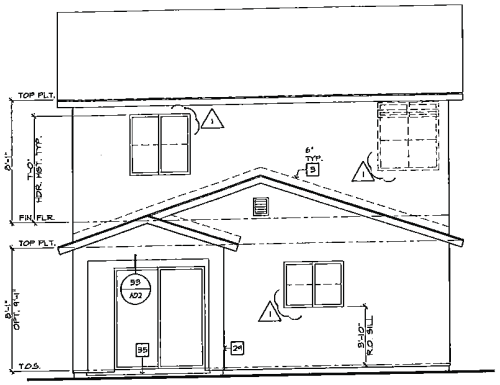
OPTIONAL PATIO
PART. ROOF PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PARTIAL RIGHT ELEVATION "A"

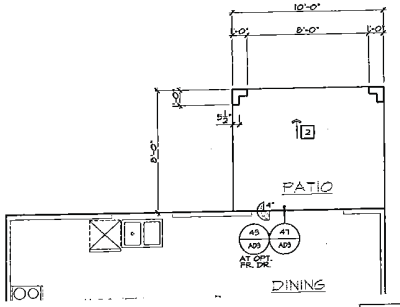
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
REAR ELEVATION "A"

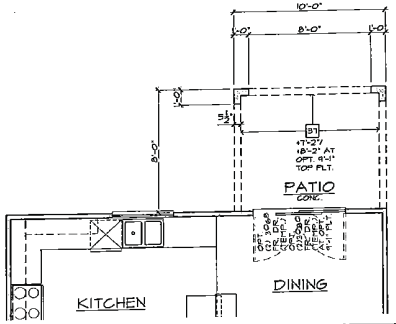
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

SCALE 1/4"=1'-0" (TYP.) U.N.O.



OPTIONAL PATIO
PART. SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PART. FIRST FLR. PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 33/AD2
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL INC.; SYSTEM TO BE APPLIED OVER 1" EXTRUDED POLYSTYRENE INSULATION BOARD OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 51/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 14" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED S/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ CLIPED WASTE & VENT SYSTEM AND PLYWOOD TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3O13 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/MOURSEGLASS TUB WITH CLIED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. I.R.C. SEC. R3O7.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R3O8.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
31. +36" GUARDRAIL/WALL (I.R.C. 55O, R312.1) - DTL. 66 & 8B/AD4
33. COATS W/ WIRE SHELF - DTL. 55/AD3
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +6", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 'B' VENT FROM BELOW (U.P.C. TABLE 3-3)
51. F.A.U IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 4O4.1) - REFER TO UTILITY PLAN - DTL. 12/AD4
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R3O2.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R3O2.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R3O2.6 TYPE 'X' GYP. BOARD OPPOSITE THE SEPARATION SHALL BE NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" W.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GRADE HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 8B/AD4 (COMPLY WITH I.R.C. TABLE R3O15)

SLAB INTERFACE PLAN NOTES

1. CONCRETE GARAGE SLAB - SLOPE MIN. 2"
2. CONCRETE FLAT WORK - SLOPE MIN. ¼" PER FOOT
3. SEE SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. ¼" PER FOOT
4. SEE CONCRETE WALKWAY, U.N.O. - SLOPE MIN. ¼" PER FOOT
5. CONCRETE DRIVEWAY - SLOPE MIN. ¼" PER FOOT
6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7. 8" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (U.M.C. SEC. 3O7.1 U.P.C. SEC. 51O.3) - SEE DETAIL 83/AD5

PRJ-50797
08/27/2012

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
STAMPED SET
1
2
3
4
5
6

PLAN: 225.1644
SHEET: 6.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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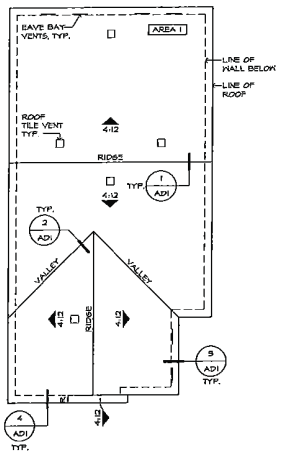
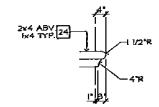
F:\DATA\VRDH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_05_PATIO_OPT.dwg Oct 30, 2012 - 7:20am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



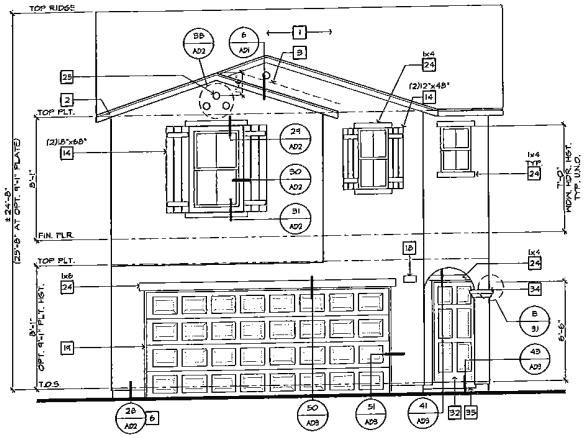
ROOF PLAN 'A'

SCALE 1/8"=1'-0"



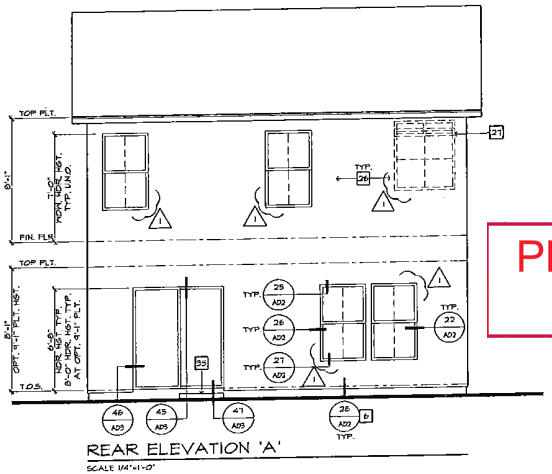
DETAIL 'B'

AREA 1 / MAIN			
VENTILATION REQUIRED:			
ATTIC AREA	1165 SQ. FT. /300 =	3.88	SQ. FT.
	X 144 =	515	SQ. IN.
VENTILATION PROVIDED:			
HIGH:			
(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340	SQ. IN.
LOW			
(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85	SQ. IN.
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204	SQ. IN.
TOTAL VENTILATION PROVIDED:		629	SQ. IN.



FRONT ELEVATION 'A'

SCALE 1/4"=1'-0"



REAR ELEVATION 'A'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTL'S. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTL'S. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" HIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MAINSOIT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL/MORE/LAGS 1HB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPECS'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSOIT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFR. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(b)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6A & 6B/AD4
22. COATS W/ WIRE SHELF - DTL. 5A/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. WARDROBE W/ WIRE SHELF - DTL. 5A/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF FUR. 'B' VENT FROM BELOW (U.P.C. TABLE 5-B)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 4B & 4A/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. 5/8" GYPSUM BOARD ON CEILING & WALLS AT USABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD READER
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 6B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE DIRECTION, U.N.O.

INDICATES STANDARD ROOF PITCH, U.N.O.

ROOF MATERIAL: CONCRETE TILE

24" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

* THE 8'-1" HEIGHTS TO BE ADJUSTED WITH THE SIZE OF FRIEZE BOARD AND/OR DOOR HEADER HEIGHTS

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE HALF (50%) OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U.S.G. HAVALON VENTING NOT REQUIRED.

PRJ-50797
08/27/12

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

6655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISION SET

PLAN: 225.1855
SHEET: 3.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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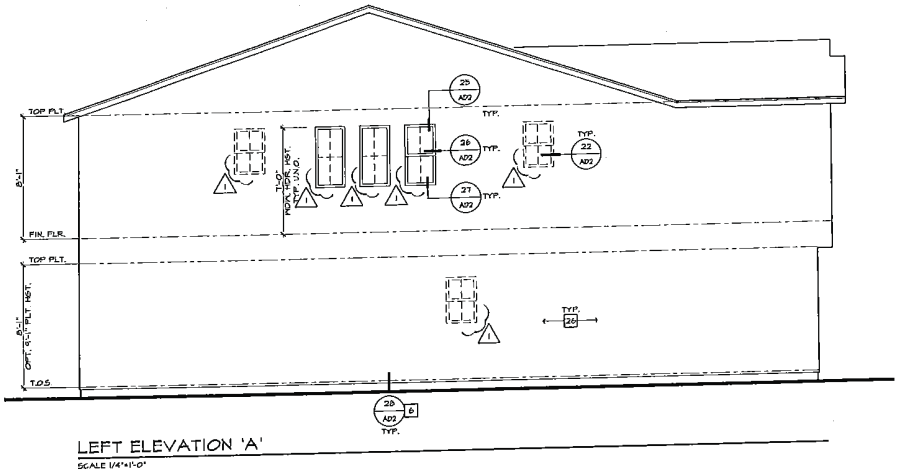
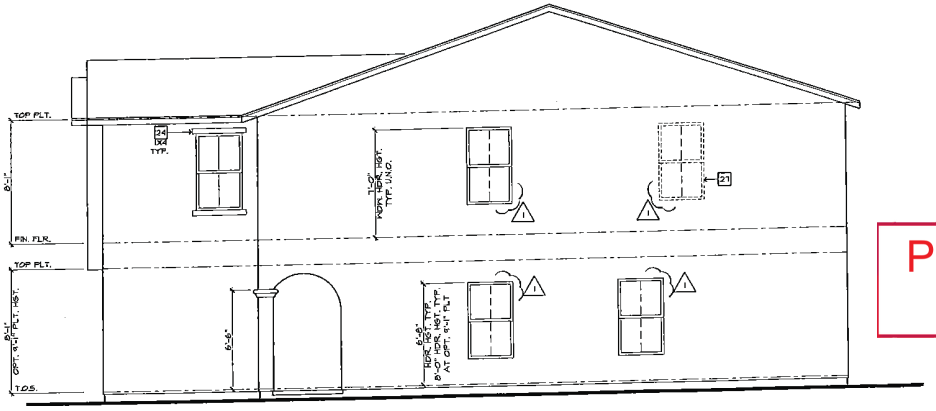
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 5th)\Plan 1855_225\1855 Plot 1855_03_A-ELEV.DWG Oct 30, 2012 - 8:08am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



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



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

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/5 & 8A/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8/5 & 8A/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 8/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISED BY:

PLAN: 225.1855
SHEET: 3.2

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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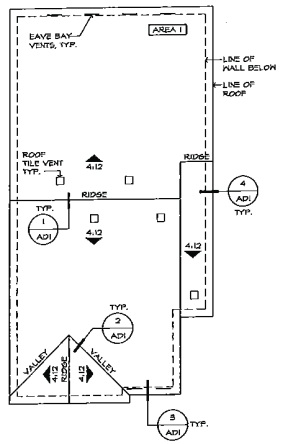
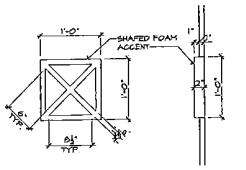
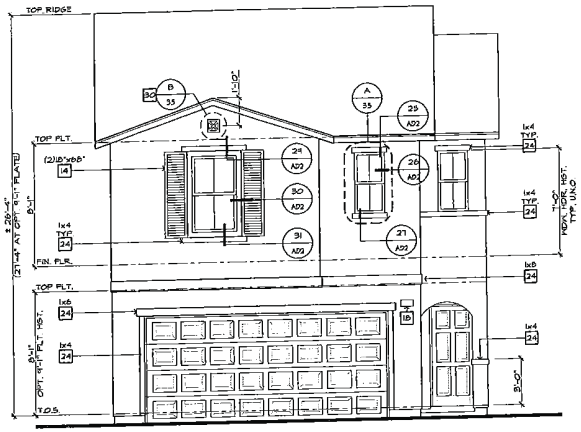
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_03_A-ELEV.DWG Oct 30, 2012 - 8:08am



AREA 1 / MAIN		
VENTILATION REQUIRED. ATTIC AREA	1145 SQ. FT. /300 =	3.48 SQ. FT.
	X 144 =	573 SQ. IN.
VENTILATION PROVIDED.		
HIGH		
(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW		
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204 SQ. IN.
(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.

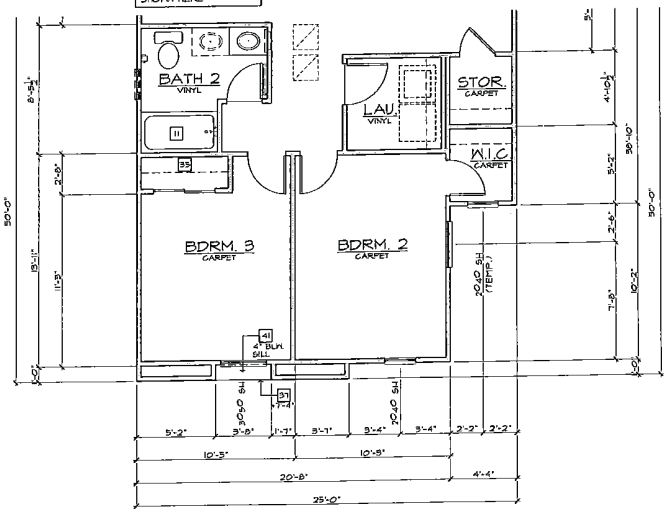


DETAIL "B"
SCALE 1"=1'-0"



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

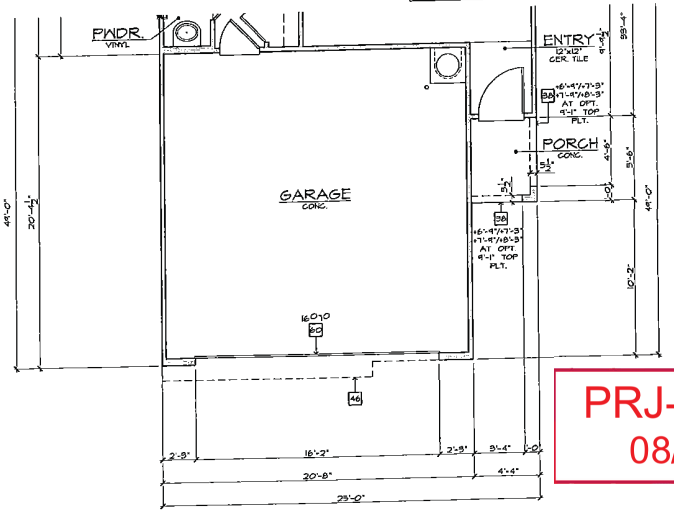
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



ROOF PLAN 'B'
SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

PARTIAL SECOND FLOOR PLAN 'B'
SCALE 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN 'B'
SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 3" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE 'D' KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 12" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. SECRETIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/RECTANGLE TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6B & 6B/AD4
33. COATS W/ WIRE SHELF - DTL. 5B/AD3
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. HARDROBE W/ WIRE SHELF - DTL. 5B/AD3
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 18" VENT FROM BELOW (U.P.C. TABLE 5-3)
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 7D/AD4
52. DUCT CHASE - DTL. 9J & 9A/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 6B & 6B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

4:12 — INDICATES ROOF SLOPE DIRECTION, U.N.O.
INDICATES STANDARD ROOF PITCH, U.N.O.

ROOF MATERIAL: CONCRETE TILE

12" (TYP.) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE
12" (TYP.) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

THESE HEIGHTS TO BE ADJUSTED WITH THE SIZE OF FRIEZE BOARD AND WINDOW HEADER HEIGHTS

ATTIC VENT CALCULATION

PROVIDED 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2
* CALCULATION BY 1/150, NON-LOW VENTING NOT REQUIRED.

PRJ-50797
08/27/19

KB HOME
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LANDINGS

KB HOME
LAS VEGAS, INC.

5555 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVIEWED BY:
1.
2.
3.
4.
5.
6.

PLAN: 225.1855
SHEET: 3.4

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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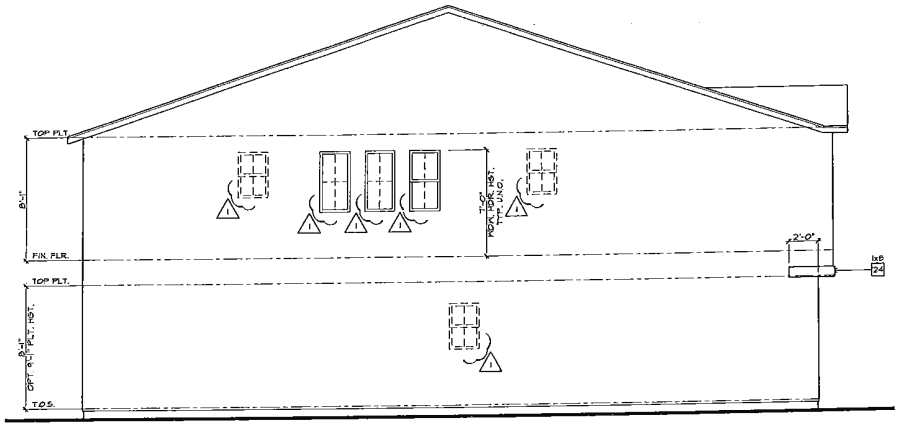
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\[850] Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_03_3-ELEV.DWG Jul 21, 2012 - 2:52pm

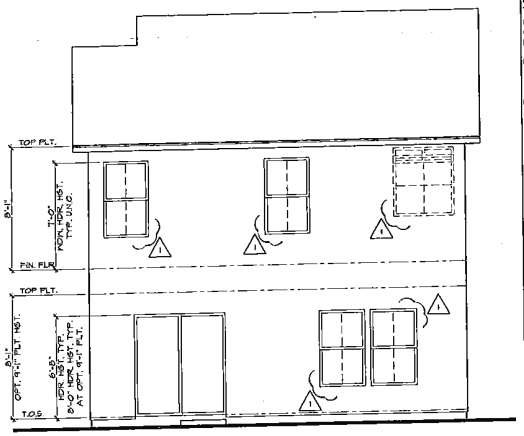
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



LEFT ELEVATION 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



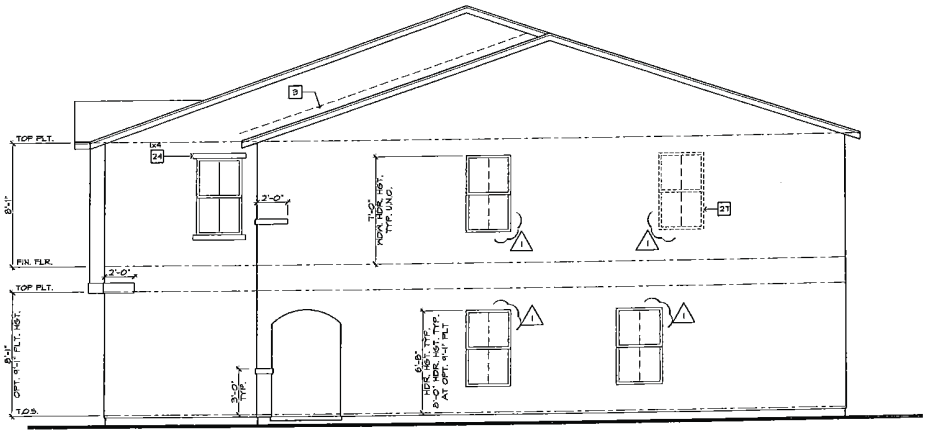
REAR ELEVATION 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/3 & 8/6/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8/3 & 8/6/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MRB LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE



RIGHT ELEVATION 'B'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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1.
2.
3.
4.
5.
6.

PLAN: 225.1855
SHEET: 3.5

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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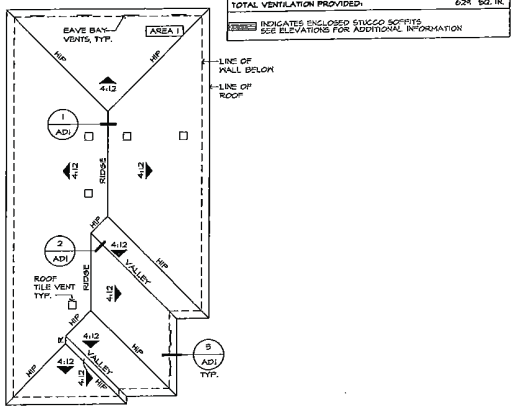
F:\DATA\VROV\PROJECT\Southwest Region\Nevada\[850] Clark County Communities\Landings at Sunset (West 579b)\Plan 1855_225\1855 Plot 1855_03_B-ELEV.DWG Oct 30, 2012 - 8:08am



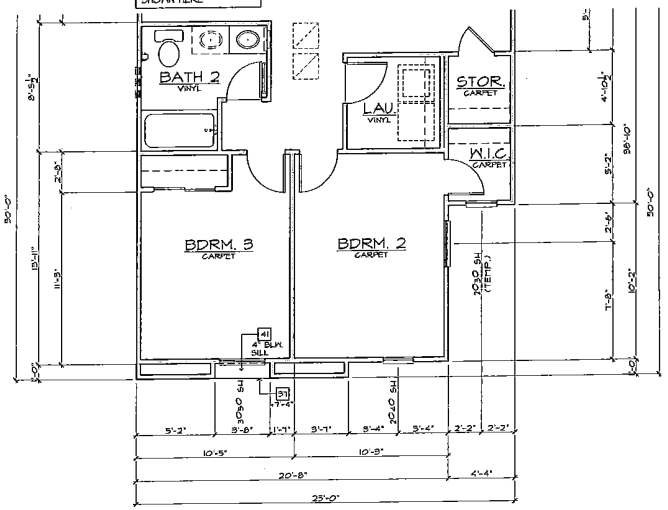
AREA 1 / MAIN		
VENTILATION REQUIRED:		
ATTIC AREA	1185 SQ. FT. /300 =	3.95 SQ. FT.
	X 144 =	573 SQ. IN.
VENTILATION PROVIDED:		
HIGH		
(4) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		340 SQ. IN.
LOW		
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		85 SQ. IN.
(6) EAVE VENT BAY(S) AT 94 SQ. IN. EA. =		204 SQ. IN.
TOTAL VENTILATION PROVIDED:		624 SQ. IN.

STUCCO INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

ROOF PLAN 'E'

SCALE 1/8"=1'-0"

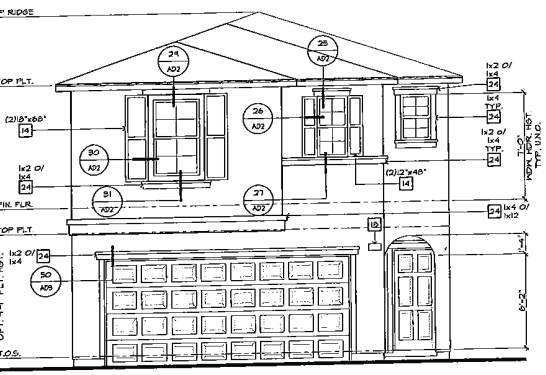
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL SECOND FLOOR PLAN 'E'

SCALE 1/4"=1'-0"

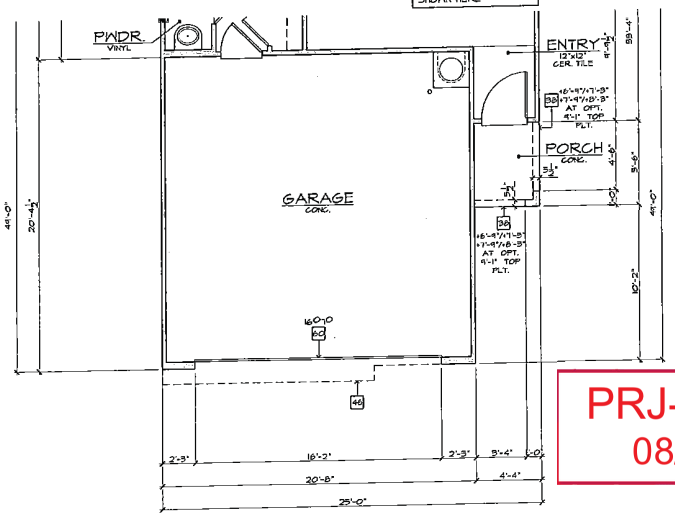
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



FRONT ELEVATION 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



PARTIAL FIRST FLOOR PLAN 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6.1 FLASHING
4. 6.1 FLASHING & SADDLE/ CRICKET
5. 6.1 DIVERTER
6. 6.1 DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6.1 SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 57/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 16" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ ALLIED WASTE & VENT SYSTEM AND PANROOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL HOURGLASS TUB WITH GUARD WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 86 & 88/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD5
23. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. WARDROBE W/ WIRE SHELF - DTL. 55/AD5
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF PLM. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 72/AD4
37. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"x12" 6.1 SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE EAVE OVERHEIGHT
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 86 & 88/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE DIRECTION, U.N.O.

INDICATES STANDARD ROOF PITCH U.N.O

ROOF MATERIAL: CONCRETE TILE

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE

* TILE EAVE HEIGHTS TO BE ADJUSTED WITH THE SIZE OF FRIEZE BOARD AND WINDOW HEADER HEIGHTS

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U/O, HIGH/LOW VENTING NOT REQUIRED.

PRJ-50901
08/27

KB HOME BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653065
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:
1
2
3
4
5

PLAN: 225.1855
SHEET: 3.7

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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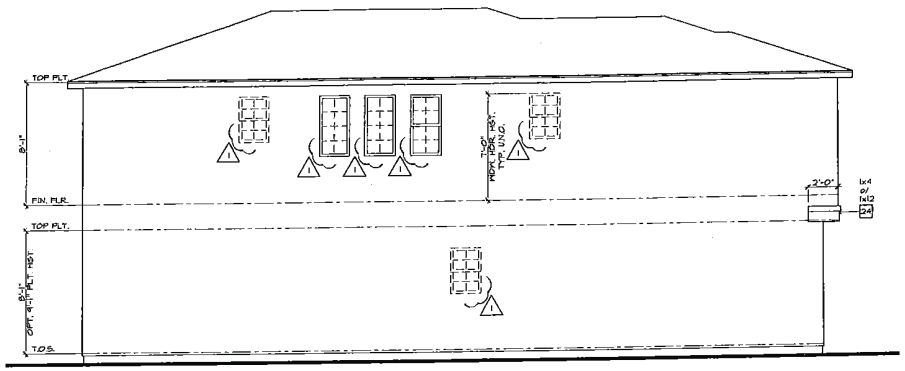
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(650) Clark County Communities\Landings at Sunset (West 5Th)\Plan 1855_225\1855 Plot 1855_03_C-ELEV.DWG Jul 23, 2012 - 8:26am

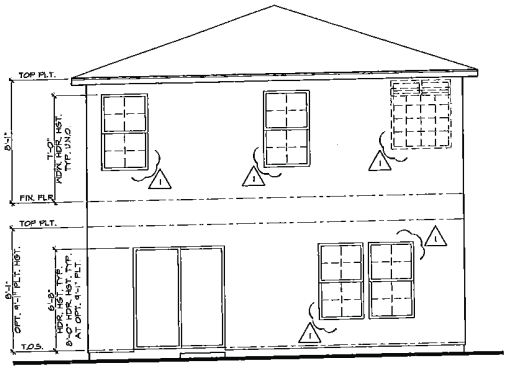
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



LEFT ELEVATION 'E'

SCALE 1/4"=1'-0"

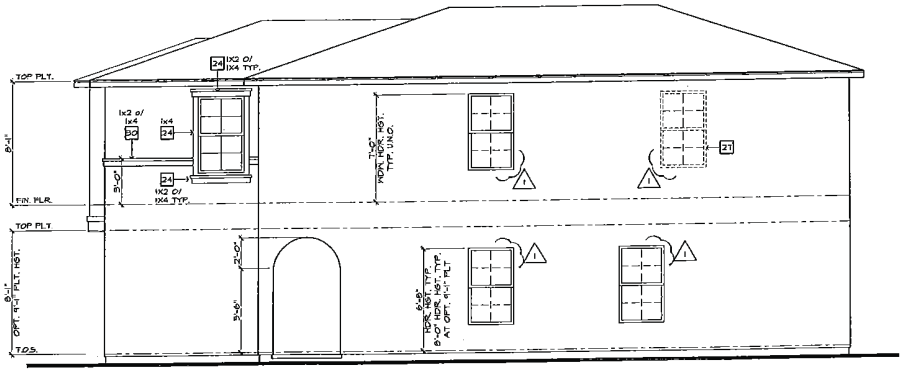
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



REAR ELEVATION 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



RIGHT ELEVATION 'E'

SCALE 1/4"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 26/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 18/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER FAMER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2
29. STUCCO/ EXTERIOR HARDIEBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853085
DIVISION MGR.: J.C.
REVISIONS:

1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVIEWED BY:

PLAN: 225.1855
SHEET: 3.8

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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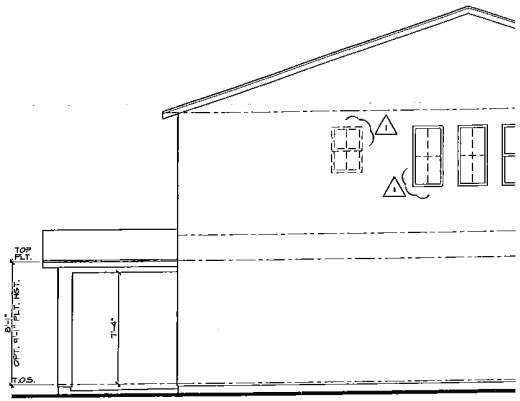
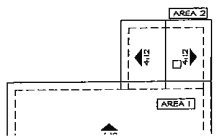
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_03_C-ELEV.DWG Oct 30, 2012 - 8:09am



OPTIONAL PATIO
PARTIAL LEFT ELEVATION "A"

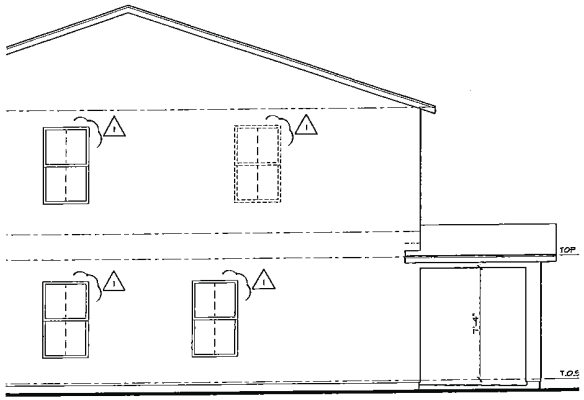
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



AREA 2 / PATIO		
VENTILATION REQUIRED: ATTIC AREA	80 SQ. FT. /150 = X 144 =	0.53 SQ. FT. 76.3 SQ. IN.
VENTILATION PROVIDED: HIGH (1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		85 SQ. IN.
TOTAL VENTILATION PROVIDED:		85 SQ. IN.

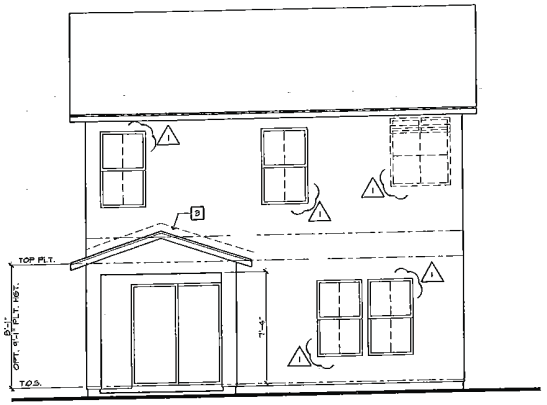
OPTIONAL PATIO
PART. ROOF PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PARTIAL RIGHT ELEVATION "A"

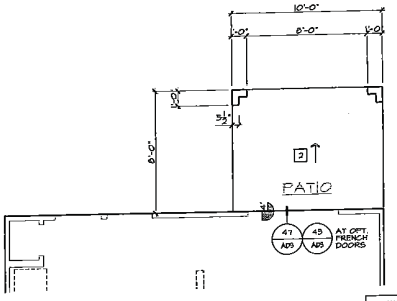
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
REAR ELEVATION "A"

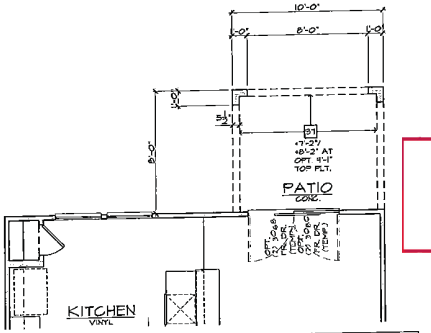
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

SCALE 1/4"=1'-0" (T.Y.P.) U.N.O.



OPTIONAL PATIO
PART. SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPTIONAL PATIO
PART. FIRST FLR. PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

E ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 13/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8G/AD5
16. GAS SERVICE RISER - REFER TO DTLS. 8B & 8G/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD3
26. 1-COAT OMEGA DIAMOND MAIL INSULATING EXTERIOR STUCCO SYSTEM BY TOMEGA PRODUCTS INTERNATIONAL, INC.- OVER 3/8" (60) MAULE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO U/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFR. SPECS.
12. OVAL MARBLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPECS. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFR. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(6)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 6B & 6B/AD4
33. COATS W/ WIRE SHELF - DTL. 9B/AD5
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +15", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 9B/AD5
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF KH. 'B' VENT FROM BELOW (M.P.C. TABLE 5-5)
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
52. DUCT CHASE - DTL. 4B & 4G/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. 1/2" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 1/2" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"W/ 6" G.I. SCREENED - LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - (WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 8B & 8G/AD5 (COMPLY WITH I.R.C. TABLE R301.5)

SLAB INTERFACE PLAN NOTES

1. CONCRETE GARAGE SLAB - SLOPE MIN 2"
2. CONCRETE FLAT WORK - SLOPE MIN. ¼" PER FOOT
3. 36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. ¼" PER FOOT
4. 24" WIDE CONCRETE WALKWAY U.N.O. - SLOPE MIN. ¼" PER FOOT
5. CONCRETE DRIVEWAY - SLOPE MIN. ¼" PER FOOT
6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7. 36" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE. (U.M.C. SEC. 507.1 U.P.C. SEC. 510.3) - SEE DETAIL 8B/AD5

PRJ-50907
08/27/12

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISED BY:
1
2
3
4
5

PLAN: 225.1855
SHEET: 6.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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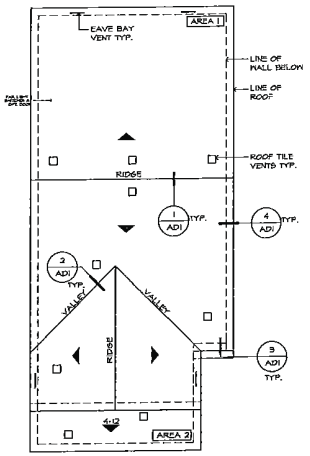
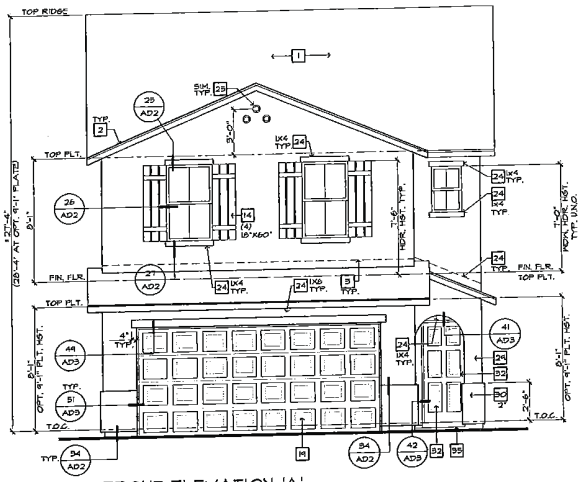
F:\DATA\LVBCA\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1855_225\1855 Plot 1855_06_2x10_OPT.dwg Oct 30, 2012 - 8:10am



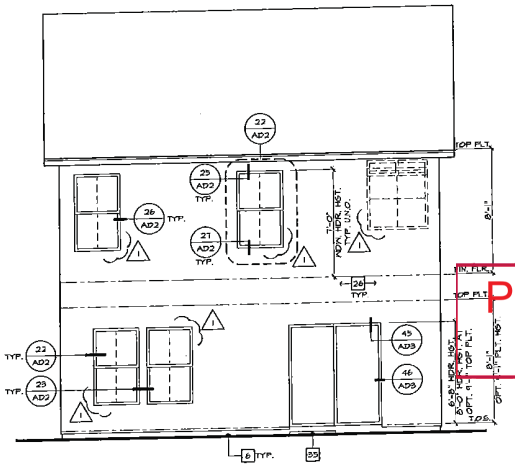
ROOF PLAN 'A'

SCALE 1/8"=1'-0"



FRONT ELEVATION 'A'

SCALE 1/4"=1'-0"



REAR ELEVATION 'A'

SCALE 1/4"=1'-0"

E ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO OVER SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
MONIER LIFETILE (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, UNLESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806 EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

NOTE
ALL VENT OPENINGS SHALL BE COVERED WITH ¼" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF AND WALL MOUNTED LOUVERS SHALL BE SEALED AND FLASHED WITH "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

ROOF VENT 'A'

AREA 1:
VENTILATION REQUIRED:
ATTIC AREA = 1241 SQ. FT. / 300 = 4.14 SQ. FT.
X 144 = 596 SQ. IN.
X 30% = 346 SQ. IN.

VENTILATION PROVIDED:
HIGH
(4) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 340 SQ. IN.

LOW
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
(4) EAVE VENT BAY(S) AT 84 SQ. IN. EA. = 336 SQ. IN.
TOTAL = 646 SQ. IN.

AREA 2:
VENTILATION REQUIRED:
ATTIC AREA = 150 SQ. FT. / 150 = 87 SQ. FT.
X 144 = 125 SQ. IN.

VENTILATION PROVIDED:
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
TOTAL: 170 SQ. IN.

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LANDINGS

KB HOME
LAS VEGAS, INC.

5855 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISIONS BY:

PLAN: 225.2080
SHEET: 3.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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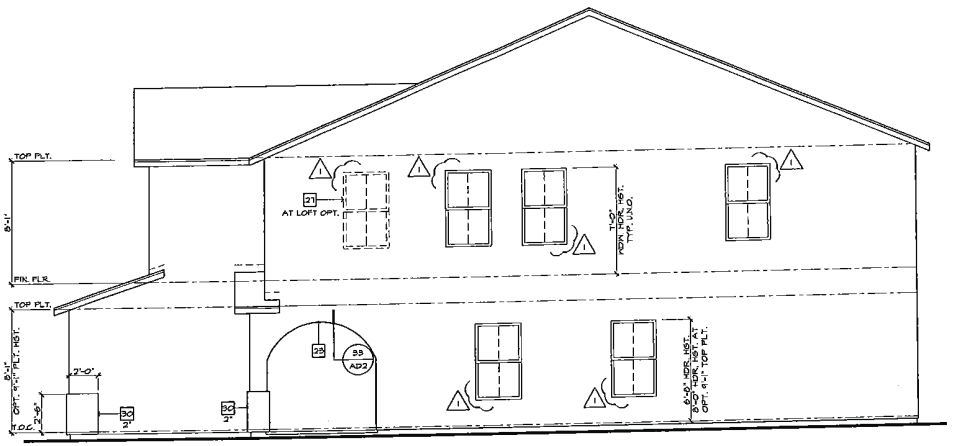
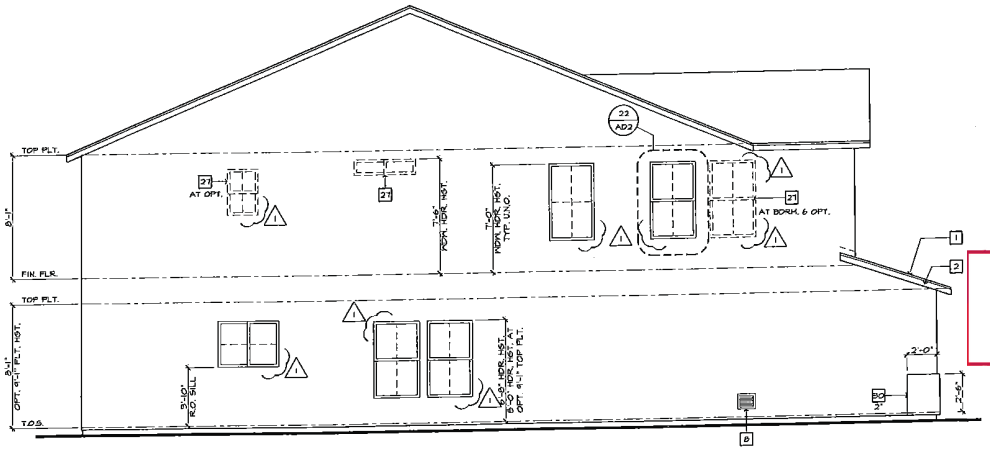


RIGHT ELEVATION 'A'

SCALE 1/4"=1'-0"



LEFT ELEVATION 'A'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 26/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 81/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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1 2 3 4 5 6

PLAN: 225.2080
SHEET: 3.2

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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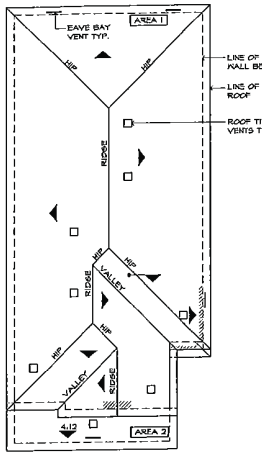


ROOF PLAN 'B'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ROOF VENT 'B'

AREA 1

VENTILATION REQUIRED:

ATTIC AREA = 1255	SQ. FT. / 300 =	4.18	SQ. FT.
	X 144 =	602	SQ. IN.
	X 50% =	301	SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	340	SQ. IN.

LOW

(2) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	170	SQ. IN.
(3) EAVE VENT BAY(S) AT 34	SQ. IN. EA.=	102	SQ. IN.
	TOTAL=	611	SQ. IN.

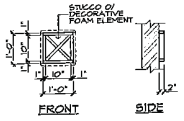
AREA 2 #:

VENTILATION REQUIRED:

ATTIC AREA = 116 SQ. FT. / 150 =		.77	SQ. FT.
	X 144 =	111	SQ. IN.

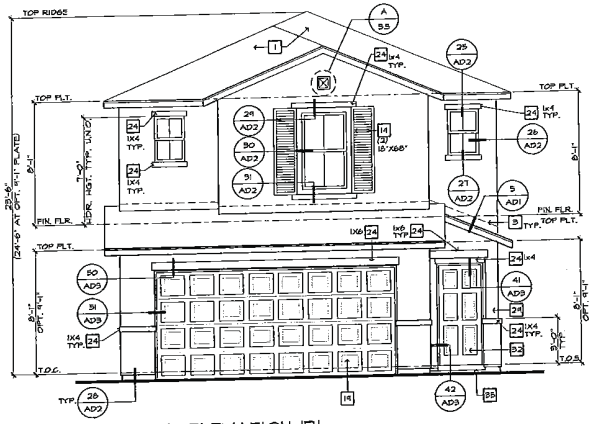
VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT 85	SQ. IN. EA. =	85	SQ. IN.
(1) EAVE VENT BAY(S) AT 34	SQ. IN. EA.=	34	SQ. IN.
	TOTAL:	118	SQ. IN.



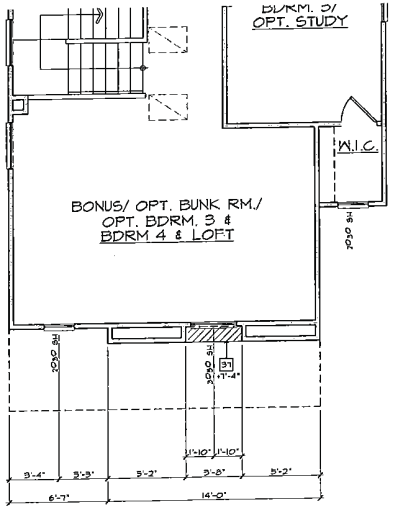
DETAIL "A"

SCALE 1/2"=1'-0"



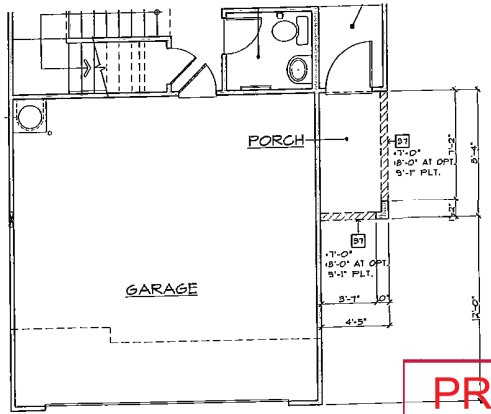
FRONT ELEVATION 'B'

SCALE 1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN 'B'

SCALE 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN 'B'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6"(SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO 2/ ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 18/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 88/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND MAINCOCK TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3012.2 - VERIFY DIMENSIONS WITH MFR. SPEC'S.
12. OVAL/HOURGLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFR. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED
13. SHOWER PAN W/ MAINCOCK TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFR. I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +28" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD3
23. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. HANGROBE W/ WIRE SHELF - DTL. 55/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF FLEX. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF SHEATHING
43. 14"x24" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD HEIGHT
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S-TILE MONIER LIFETILE ICC-ES REPORT ESR-1647).

12" INCHES TYPICAL ROOF OVERHANGS AT RAKE. UNLESS NOTED OTHERWISE

12" INCHES TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1/150 SF OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806 EXCEPTION 1.

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED

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PLAN: 225.2080
SHEET: 3.4

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50901
08/27/12

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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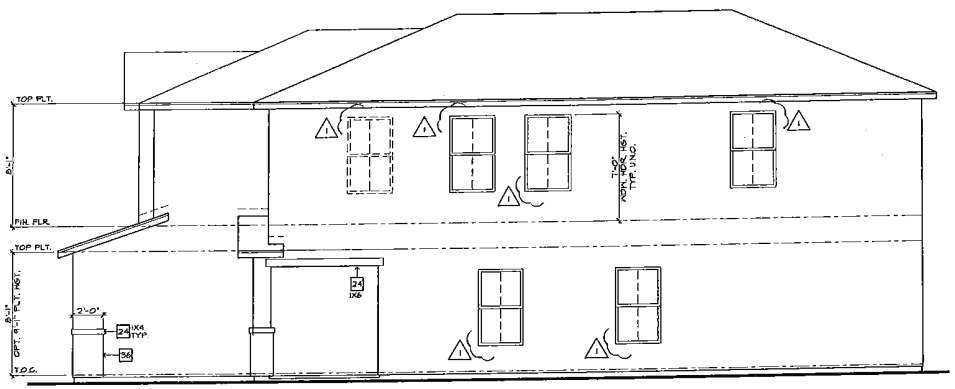
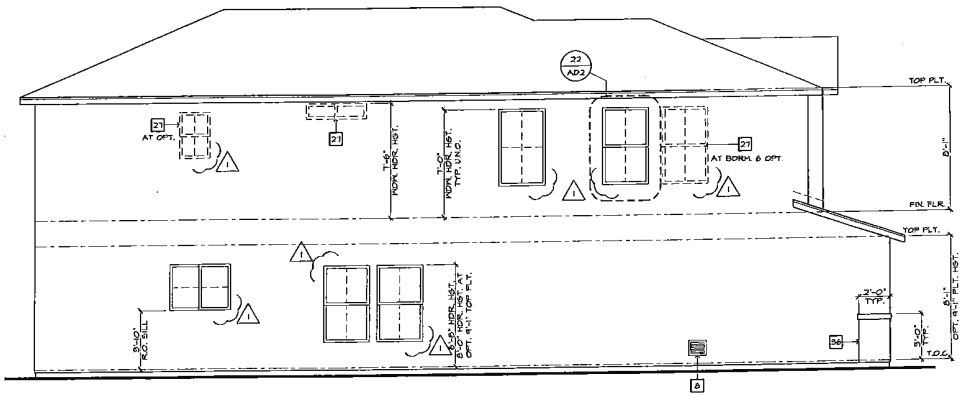
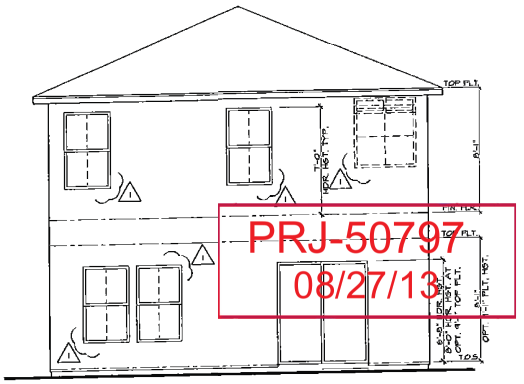


RIGHT ELEVATION 'B'
SCALE 1/4"=1'-0"



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



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

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER C.M.U. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4
14. DECORATIVE GUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (4") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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PLAN: 225.2080
SHEET: 3.5

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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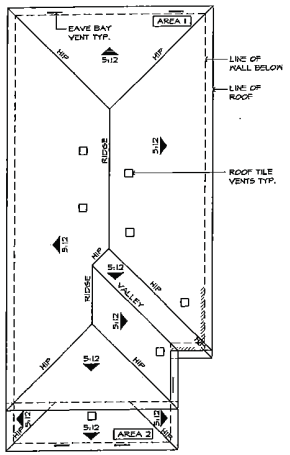


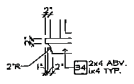
ROOF PLAN 'E'

SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

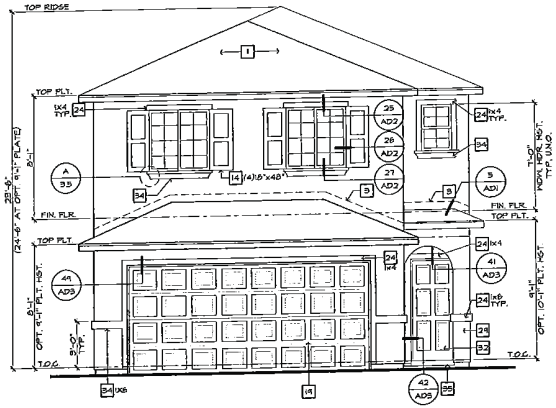
ROOF VENT 'E'

AREA 1:		
VENTILATION REQUIRED:		
ATTIC AREA = 1241	SQ. FT. / 300 =	4.14 SQ. FT.
	X 144 =	545 SQ. IN.
	X 50% =	273 SQ. IN.
VENTILATION PROVIDED:		
HIGH:		
(4) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		340 SQ. IN.
LOW:		
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		170 SQ. IN.
(3) EAVE VENT BAY(S) AT 34 SQ. IN. EA.=		102 SQ. IN.
TOTAL=		611 SQ. IN.
AREA 2: *		
VENTILATION REQUIRED:		
ATTIC AREA = 180 SQ. FT. / 150 =		.81 SQ. FT.
X 144 =		125 SQ. IN.
VENTILATION PROVIDED:		
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. =		85 SQ. IN.
(2) EAVE VENT BAY(S) AT 34 SQ. IN. EA.=		68 SQ. IN.
TOTAL:		153 SQ. IN.



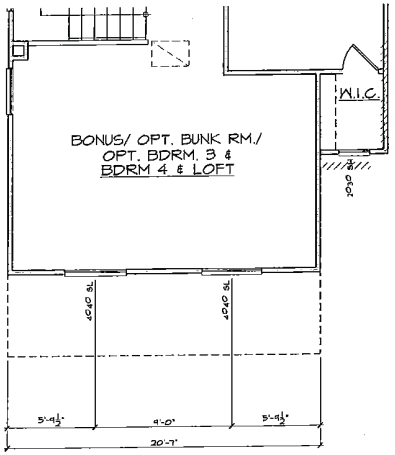
DETAIL "A"

SCALE 1/2"=1'-0" PJ. Cogs-04



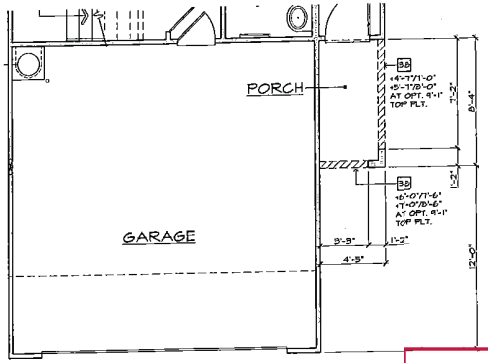
FRONT ELEVATION 'E'

SCALE 1/4"=1'-0"



PARTIAL SECOND FLOOR PLAN 'E'

SCALE 1/4"=1'-0"



PARTIAL FIRST FLOOR PLAN 'E'

SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6J. FLASHING
4. 6J. FLASHING @ SADDLE/ CRICKET
5. 6J. DIVERTER
6. 6J. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6J. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 57/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/MORE/ACS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 66 & 68/AD4
22. COATS W/ WIRE SHELF - DTL. 55/AD3
23. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
24. WARDROBE W/ WIRE SHELF - DTL. 55/AD3
25. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
26. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
27. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
28. LOW WALL - REFER TO PLAN FOR HEIGHT
29. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
30. 2x6 WALL
31. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
32. DOUBLE 2x4 WALL
33. LINE OF FLOOR ABOVE
34. LINE OF FLOOR BELOW
35. ROUTE OF PLH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
36. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
37. DUCT CHASE - DTL. 83 & 84/AD5 - REFER TO MECH. PLAN
38. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
39. ½" GYPSUM BOARD ON CEILING & WALLS AT USABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
40. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
41. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD (OR U.S.G. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
42. MATERIAL TO ROOF BREATHING
43. 14"x12" 6J. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARS HEIGHT
44. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
45. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE S TILE
CONCRETE TILE - ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UN.ESS NOTED OTHERWISE

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNLESS NOTED OTHERWISE

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY ROOF VENTS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806 EXCEPTION 1.

3' CALCULATION BY U/SO HIGH/LOW VENTING NOT REQUIRED.

PRJ-50901
08/27/12

KB HOME BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853085
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISIONS:
1
2
3
4
5
6

PLAN: 225.2080
SHEET: 3.7

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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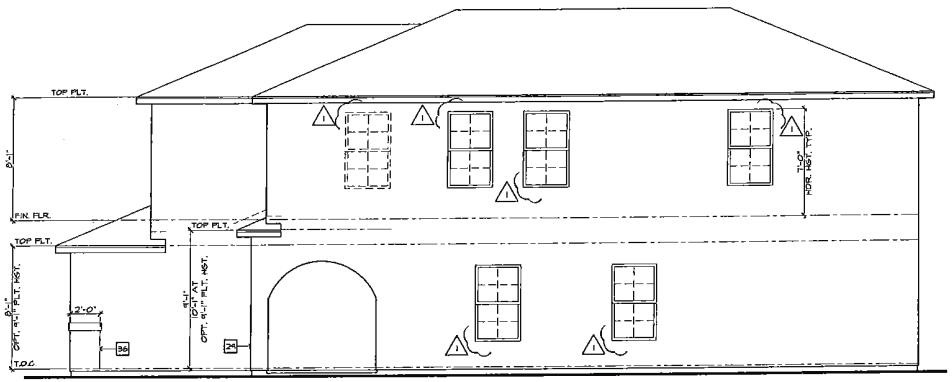
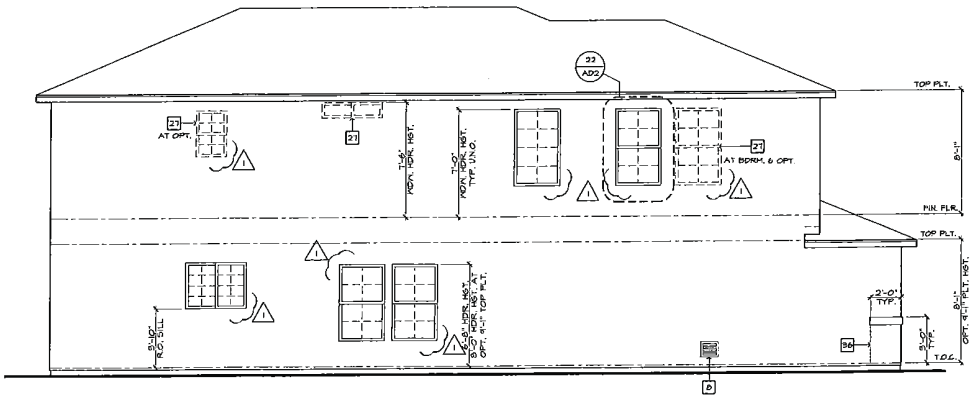
F:\DATA\VARCH\PROJECT\Southwest Region\Nevada\(853) Clark County Communities\Landings at Sunset (West 5th)\Plan 2080_225\2080 Plot 2080_03_E-ELEV.DWG Jul 23, 2012 - 9:28am

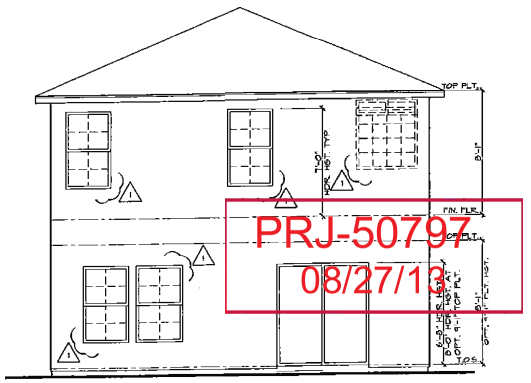
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'E'
SCALE 1/4"=1'-0"



LEFT ELEVATION 'E'
SCALE 1/4"=1'-0"



REAR ELEVATION 'E'
SCALE 1/4"=1'-0"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER
6. G.I. DRIP SCREED - SEE DTL. 28/AD2
7. RESERVED
8. RESERVED
9. EXTERIOR PLASTER OVER G.M.B. WALL BY OTHERS
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED FERE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 39/AD2
26. 1-COAT EXTERIOR STUCCO SYSTEM OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER.
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO O/ SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" NOM. STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
BUILT TO ORDER

LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
COVERSHEET

PLAN: 225.2080
SHEET: 3.8

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

PRJ-50797
08/27/12

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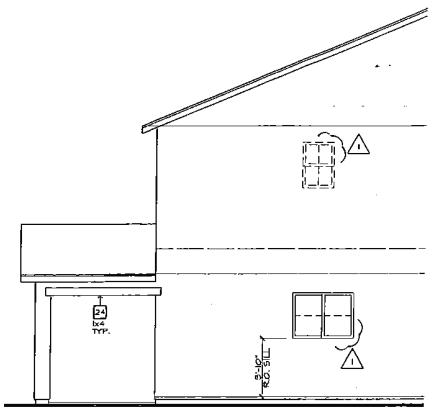
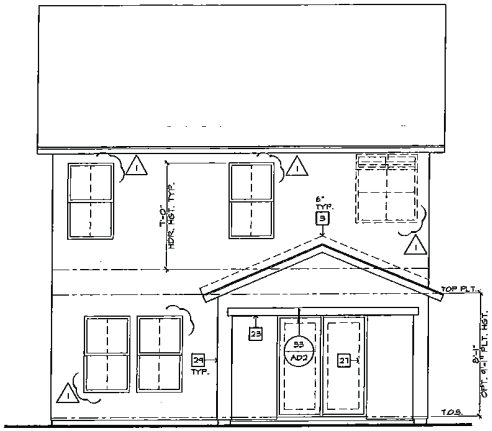
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_2253\2080 Plot 2080_03_E-ELEV.DWG Oct 30, 2012 - 12:10pm

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



OPT. PATIO PARTIAL
LEFT ELEVATION "A"

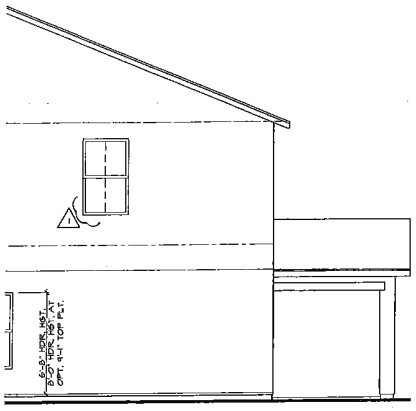
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO
REAR ELEVATION "A"

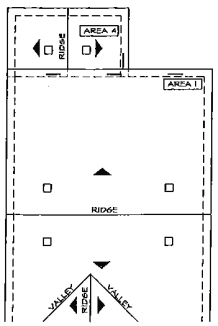
SCALE 1/4"=1'-0" (ITN)

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
RIGHT ELEVATION "A"

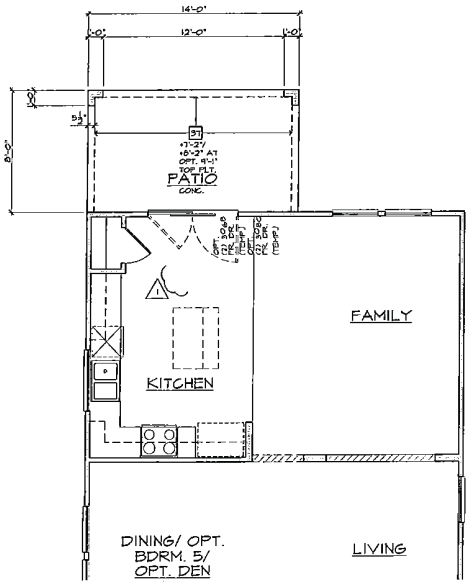
REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
ROOF PLAN "A"

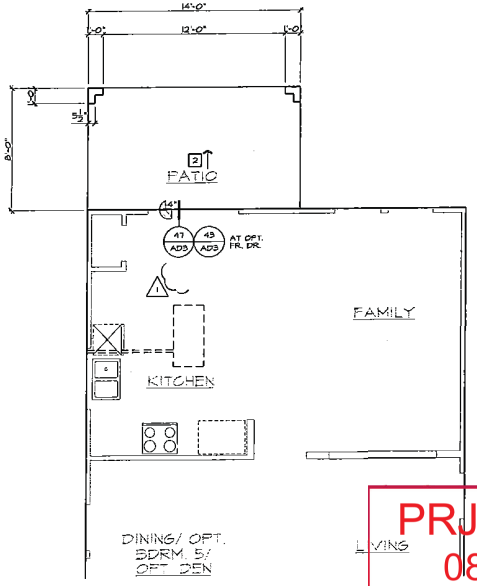
SCALE 1/8"=1'-0"

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
FIRST FLOOR PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE



OPT. PATIO PARTIAL
SLAB INTERFACE PLAN

REFER TO BASIC PLAN FOR INFORMATION NOT SHOWN HERE

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES
2. 2x FASCIA/ BARGE BOARD
3. 6SJ. FLASHING
4. 6SJ. FLASHING @ SADDLE/ CRICKET
5. 6SJ. DIVERTER
6. 6SJ. DRIP SCREED - SEE DTL. 2B/AD2
7. RESERVED
8. RESERVED
9. RESERVED
10. 6SJ. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION
11. RESERVED
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8B/AD5
17. A/C CONDENSER - REFER TO UTILITY PLAN
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 35/AD2
26. 1-COAT OMEGA DIAMOND HALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. - 2-PLY SIXTY BLOT MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN
30. STUCCO OVER BUILT OUT FOAM TRIM
31. DECORATIVE WROUGHT IRON
32. ENTRY DOOR
33. STUCCO 'O' SHAPED CORBEL
34. STUCCO OVER SHAPED FOAM TRIM
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" NOM. STUCCO CHANNEL, U.N.O.
37. RESERVED
38. GEORGIA - PACIFIC ENGINEERED G/A (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

PARTIAL FLOOR PLAN NOTES

11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/ROUND/ASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 24 SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
21. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1) - DTL. 8A & 8B/AD4
22. COATS W/ WIRE SHELF - DTL. 5S/AD3
24. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
25. HANDROSE W/ WIRE SHELF - DTL. 5S/AD3
27. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
28. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
29. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
30. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF N.H. 'D' VENT FROM BELOW (U.P.C. TABLE 5-3)
50. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 12/AD4
52. DUCT CHASE - DTL. 4B & 4H/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½" TYPE X GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x9" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 8A & 8B/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

SLAB INTERFACE PLAN NOTES

1. CONCRETE GARAGE SLAB - SLOPE MIN. 2"
2. CONCRETE PATIO/ WALKWAY - SLOPE MIN. ¼" PER FOOT
3. 36" WIDE CONCRETE STOOP, U.N.O. - SLOPE MIN. ¼" PER FOOT
4. 36" WIDE CONCRETE WALKWAY, U.N.O. - SLOPE MIN. ¼" PER FOOT
5. CONCRETE DRIVEWAY - SLOPE MIN. ¼" PER FOOT
6. PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7. 24" DIAMETER CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE (U.M.C. SEC. 307.3 & U.P.C. SEC. 312.3) - SEE DETAIL 8B/AD5

ATTIC VENT CALCULATION

AREA (4) 'A' AT OPT. PATIO 1

VENTILATION REQUIRED:

ATTIC AREA =	96 SQ. FT. / 150 =	0.6 SQ. FT.
	X 144 =	92 SQ. IN.

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT 33 SQ. IN. EA. =		33 SQ. IN.
(1) EAVE VENT BAY(S) AT 34 SQ. IN. EA =		34 SQ. IN.
	TOTAL:	111 SQ. IN.

PRJ-56797
08/27

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LANDINGS

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853085
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

FOR INTERNAL USE ONLY
REVISED BY:
1 2 3 4 5 6

PLAN: 225.2080
SHEET: 6.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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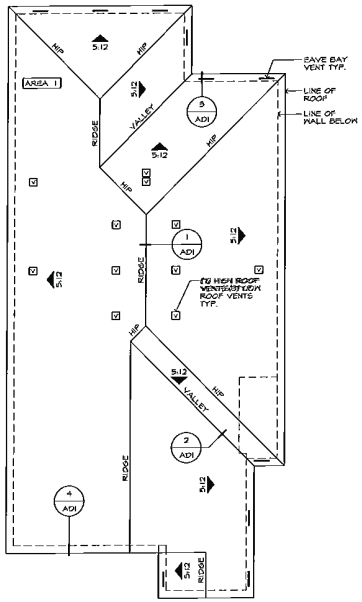
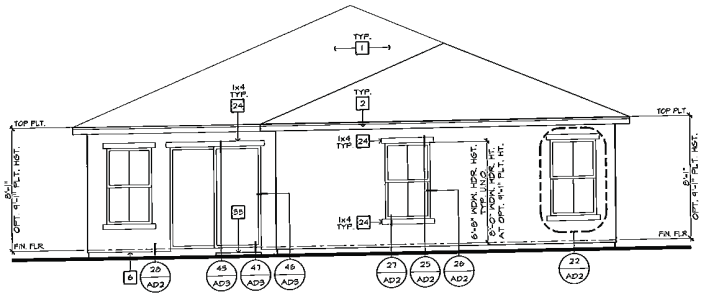
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_225\2080 Plot 2080_06_PATIO.DWG Oct. 30, 2012 - 11:41am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



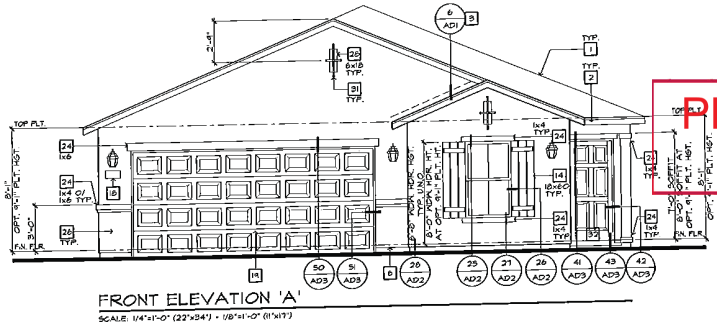
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CORD HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND MAIL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE w/ ENHANCEMENTS

VENTILATION REQUIRED.

ATTIC AREA	2356	SQ. FT. /300 =	7.85 SQ. FT.
		X 144 =	1130 SQ. IN.
		X 50% =	565 SQ. IN.

VENTILATION PROVIDED.

HIGH

(7)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	945 SQ. IN.

LOW

(3)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	255 SQ. IN.
(6)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	340 SQ. IN.
TOTAL VENTILATION PROVIDED.			1140 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "NO-SKIP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

KB HOME
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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVISED BY:

1	ORB Rev.	11/05/10
2	SAD Rev.	11/30/10
3	Div. Rev.	01/21/10
4	Comp. Rev.	12/09/10
5		
6		

PLAN: 135.1849
SHEET: 3.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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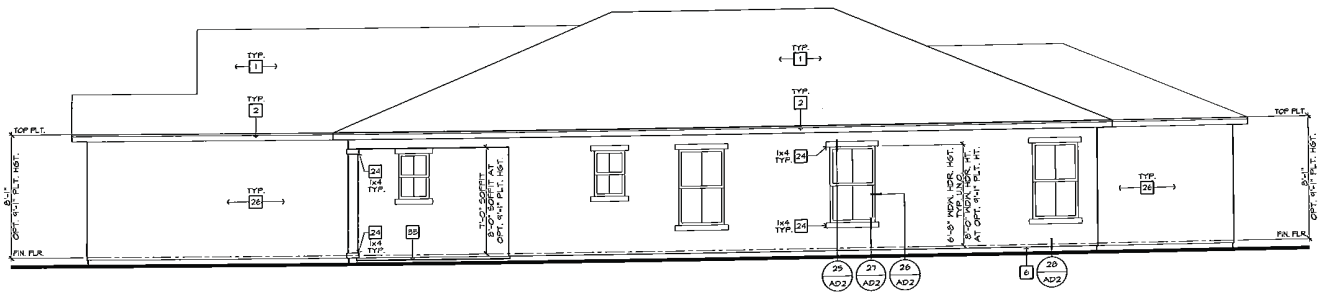
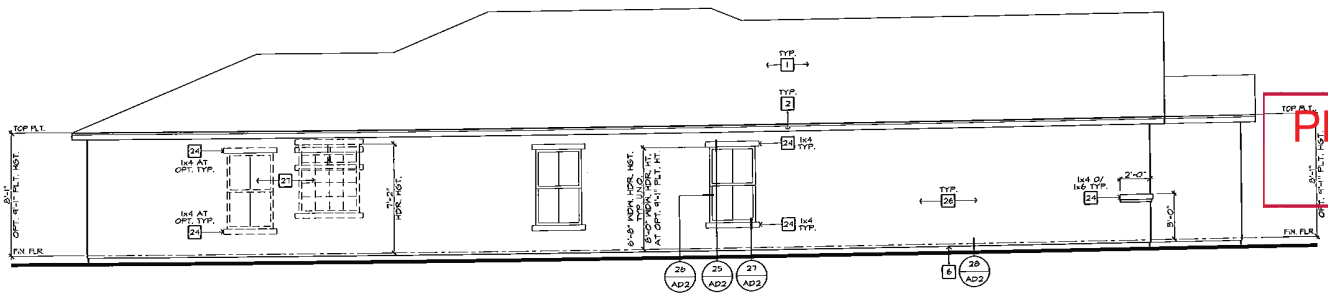
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 51/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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FAX: (702) 266-8603

ISSUE DATE: 02/00/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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1	DRB Rev.	11/05/10
2	DRB Final	11/8/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 135.1849
SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

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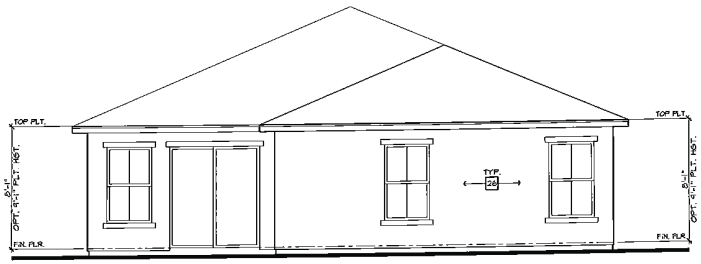
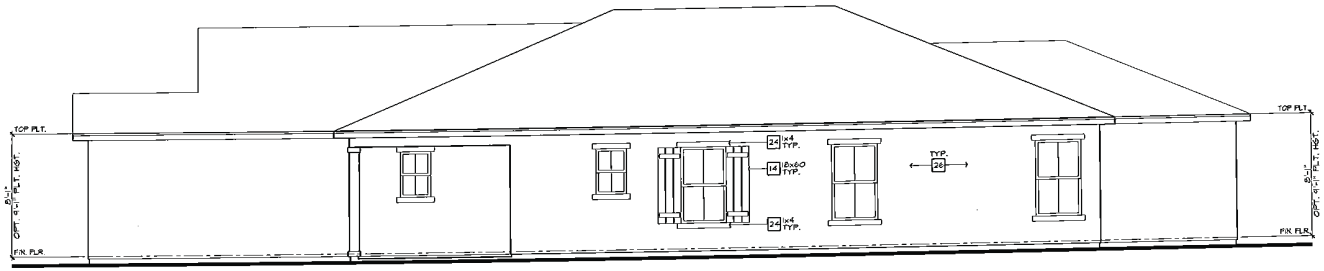
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



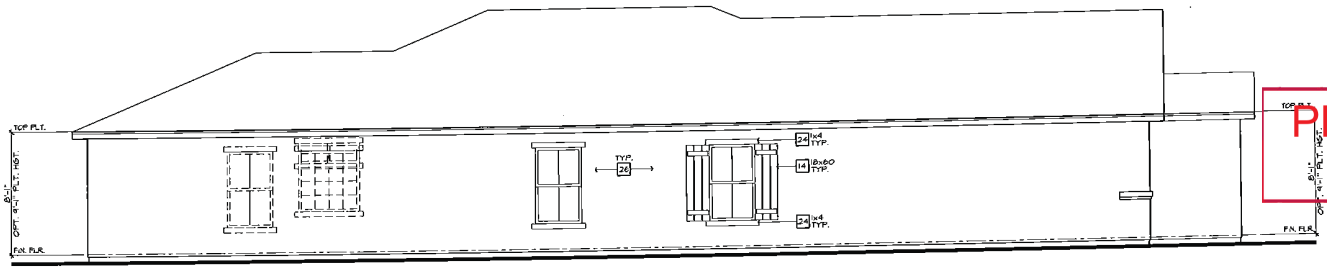
ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 3B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1182).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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ISSUE DATE: 02/05/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/09/10
2	DRB Final	12/3/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/29/10
5		
6		

PLAN: 135.1849
SHEET: 3.3

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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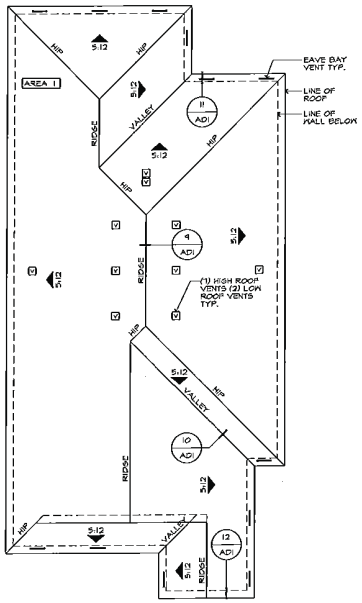
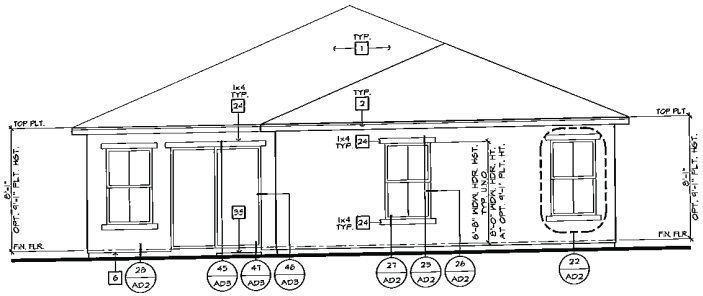
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



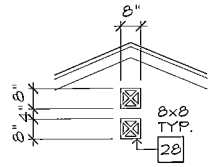
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



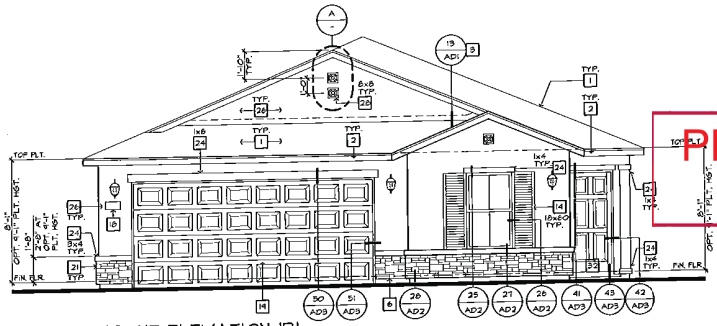
REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL 'A'

SCALE: 1/2"=1'-0" (22"x34") - 1/4"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1124).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE
MONIER LIFETILES (ICC-ES REPORT ER-2636)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE w/ ENHANCEMENTS

VENTILATION REQUIRED.

ATTIC AREA	2356	SQ FT. /300 =	7.85	SQ. FT.
		X 144 =	1130	SQ. IN.
		X 50% =	565	SQ. IN.

VENTILATION PROVIDED.

HIGH

(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	945	SQ. IN.

LOW

(2)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	170	SQ. IN.
(12)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	408	SQ. IN.
TOTAL VENTILATION PROVIDED.			1123	SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF (WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED AS "WINDSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

KB HOME
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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 053045
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS BY:		
1	plan rev.	11/05/10
2	plan rev.	11/30/10
3	plan rev.	01/31/10
4	comp. rev.	12/21/10
5		
6		

PLAN: 135.1849
SHEET: 3.4

HENDERSON
SPEC LEVEL E
OPEN SERIES

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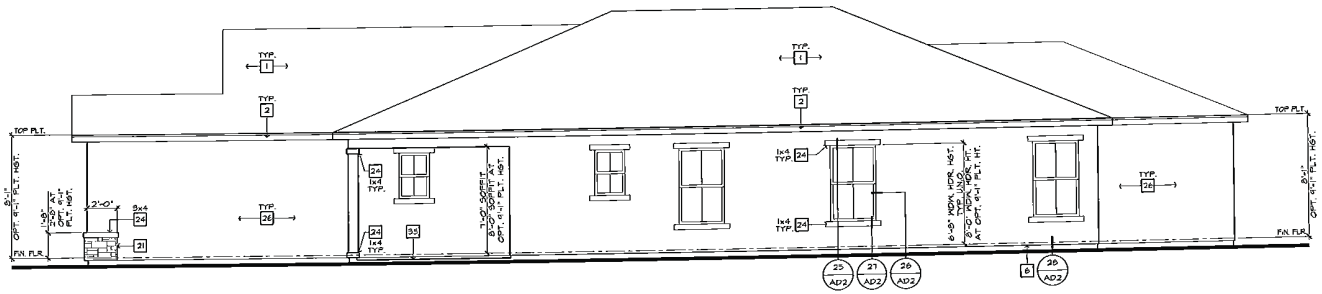
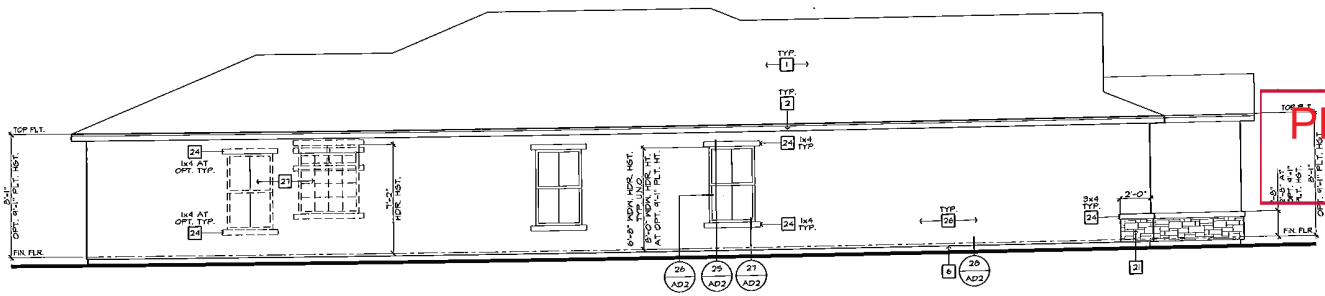
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. I-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	CRB Rev.	11/08/10
2	CRB Fnd.	11/3/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 135.1849

SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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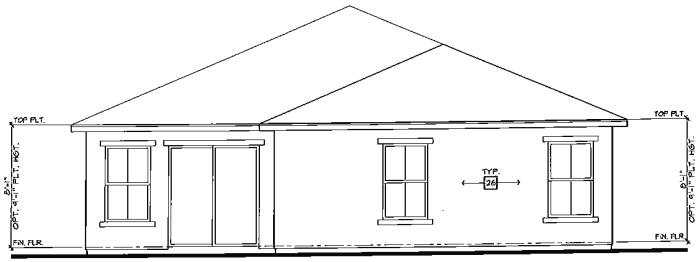
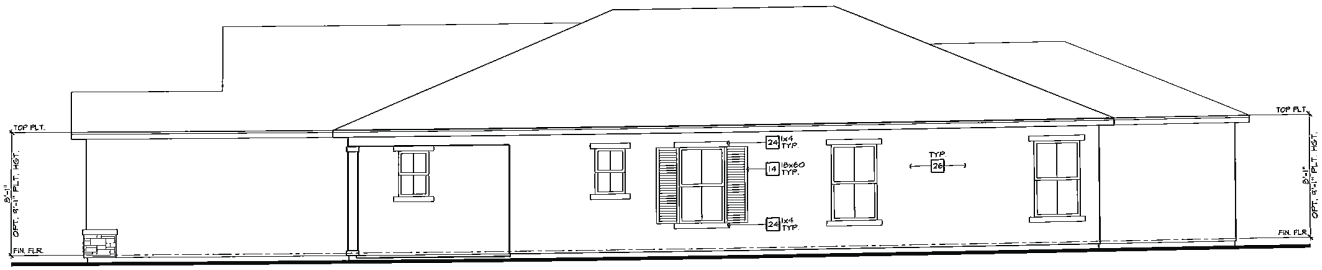
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



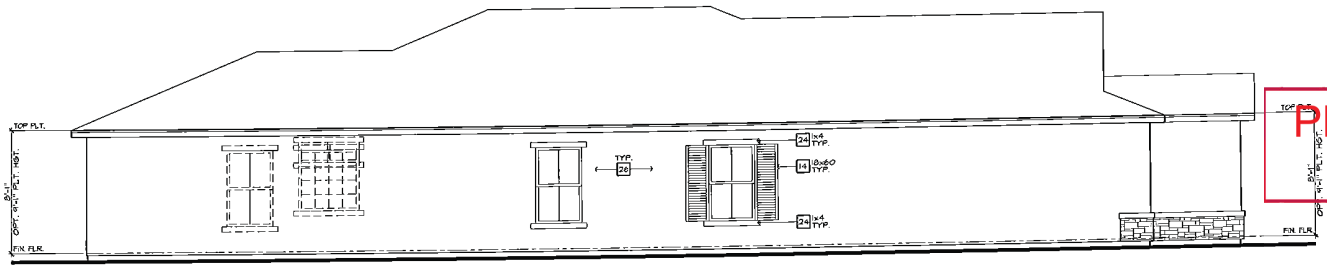
ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

B ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8E/AD3.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8E/AD3.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1154)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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FAX: (702) 266-8603

ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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RECEIVED BY:

1	DRB Rev.	11/09/10
2	DRB Final	1/18/10
3	10yr Rev.	01/20/10
4	Corp. Rev.	12/03/10
5		
6		

PLAN: 135.1849
SHEET: 3.6

HENDERSON
SPEC LEVEL E
OPEN SERIES

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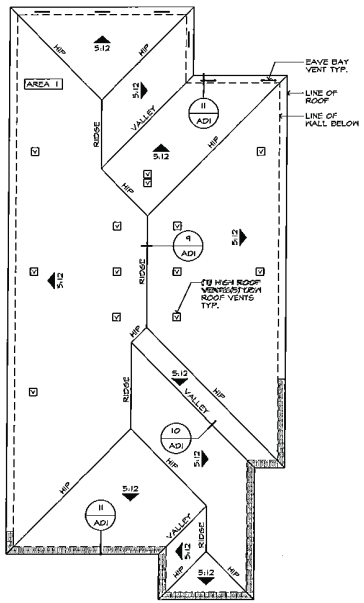
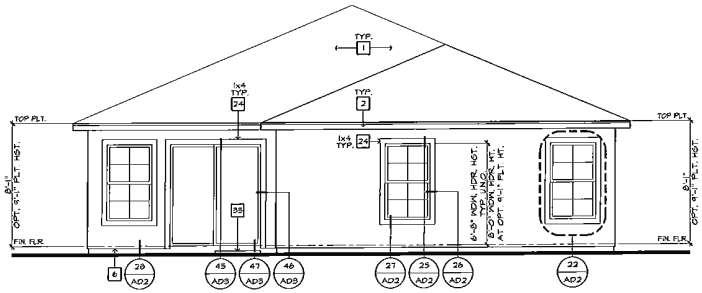
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



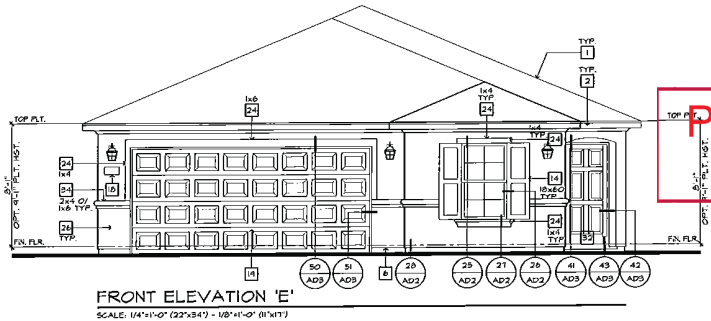
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. I-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "O"-MEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE
MONIER LIFETILES (ICC-ES REPORT ER-2656)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN / GARAGE w/ ENHANCEMENTS

VENTILATION REQUIRED:

ATTIC AREA	2256	SQ. FT. /300 =	1.85 SQ. FT.
		X 144 =	130 SQ. IN.
		X 50% =	565 SQ. IN.

VENTILATION PROVIDED:

HIGH

(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	545 SQ. IN.

LOW

(5)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	425 SQ. IN.
(6)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204 SQ. IN.
TOTAL VENTILATION PROVIDED.			1224 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & BALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "KOOLSTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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ISSUE DATE: 02/06/10
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DIVISION MGR.: J.C.
REVISIONS:

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2.	DRB Final	11/30/10
3.	Qu. Rev.	12/20/10
4.	Comp. Rev.	12/22/10
5.		
6.		

PLAN: 135.1849
SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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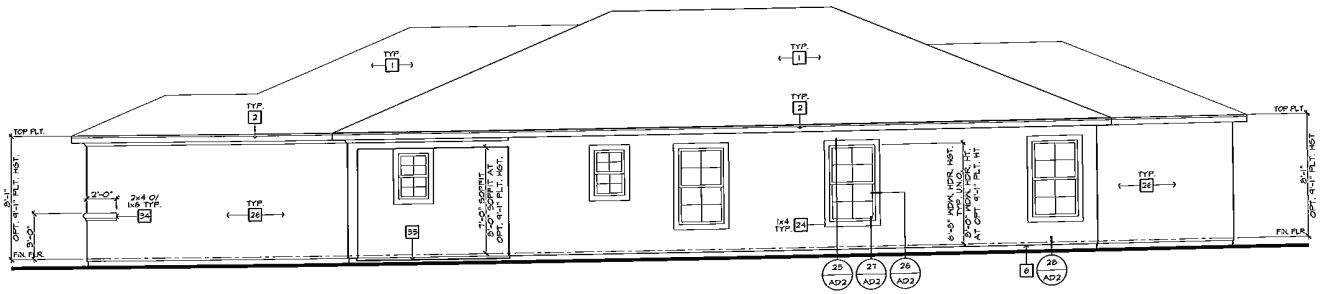
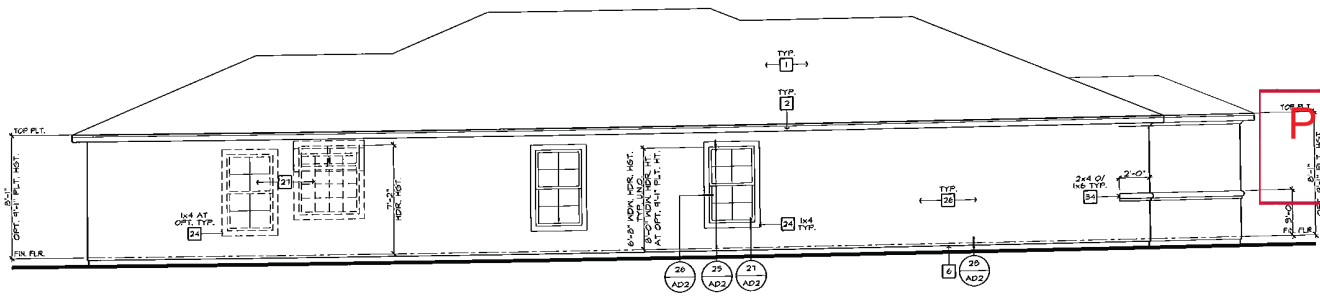


RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY: "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1494).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" SIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
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KB HOME
LAS VEGAS, INC.

6855 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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1	ORB Rev.	11/08/10
2	CAD Rev.	1/5/10
3	Sht. Rev.	01/20/10
4	Comp. Rev.	12/03/12
5		
6		

PLAN: 135.1849
SHEET: 3.8

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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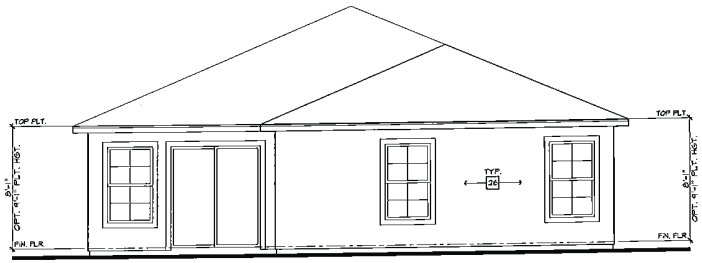
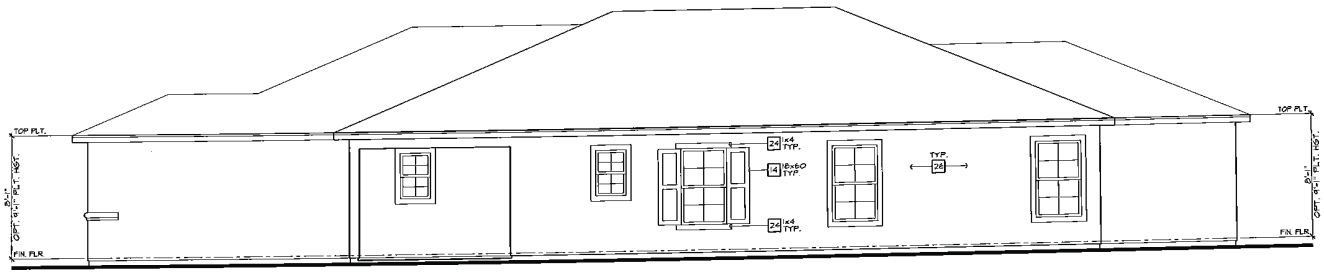
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



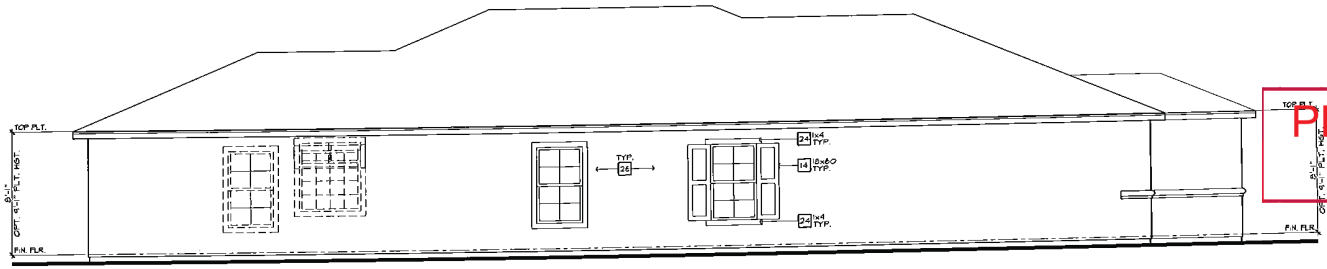
ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 1B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8S/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8S/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND MAIL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5Y/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR: J.C.
REVISIONS:

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RELEASED BY:
1 DRB Rev. 11/08/10
2 DRB Final 1/3/10
3 Cty. Rev. 01/21/10
4 Comp. Rev. 12/03/10
5
6

PLAN: 135.1849
SHEET: 3.9

HENDERSON
SPEC LEVEL E
OPEN SERIES

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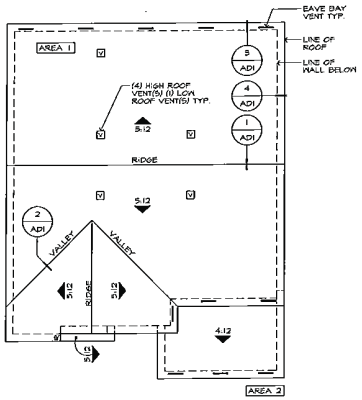
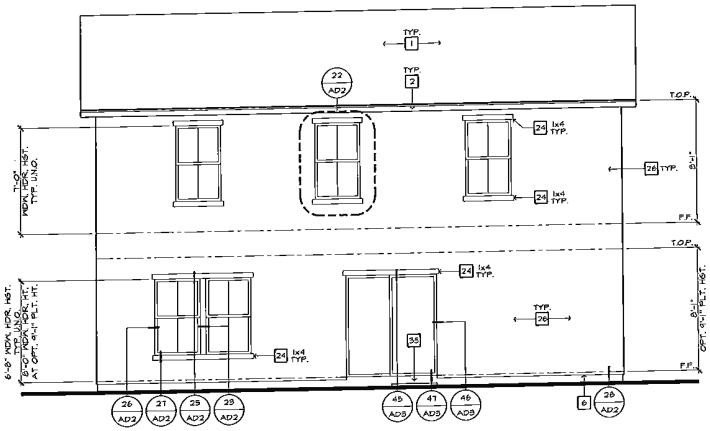
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



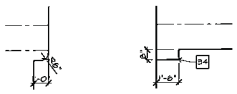
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

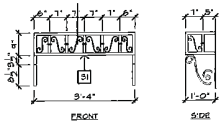


REAR ELEVATION 'A'

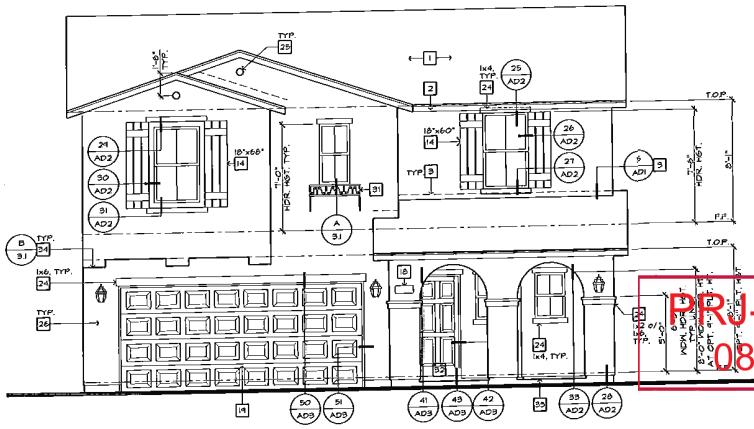
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL "B"



DETAIL "A"



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALC/LATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD3.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD3.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." SYSTEM TO INCLUDE ASPHALT SATURATED GRADE D OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1944).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9TA/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (CC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY H/50, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE

VENTILATION REQUIRED.

ATTIC AREA	1312	SQ. FT. /300 =	4.31 SQ. FT.
		X 144 =	630 SQ. IN.
		X 50% =	315 SQ. IN.

VENTILATION PROVIDED.

HIGH			
(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW			
(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(6)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	212 SQ. IN.
TOTAL VENTILATION PROVIDED.			641 SQ. IN.

AREA 2 / PORCH

VENTILATION REQUIRED.

ATTIC AREA	81	* SQ. FT. / 150 =	0.59 SQ. FT.
		X 144 =	84 SQ. IN.

VENTILATION PROVIDED.

(3)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	102 SQ. IN.
TOTAL VENTILATION PROVIDED.			102 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SCALED & FLASHED IN "WORKMANLIKE" MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT SPACES ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE COMPENSATE ADDITIONAL VENTILATION BY MEANS OF GABLE END.

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ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS		
1	Dwg. Rev.	11/08/10
2	DRB Rev.	11/15/10
3	Plan Rev.	01/24/10
4	Comp. Rev.	12/07/10
5		
6		

PLAN: 235.2075
SHEET: 3.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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08/27/13

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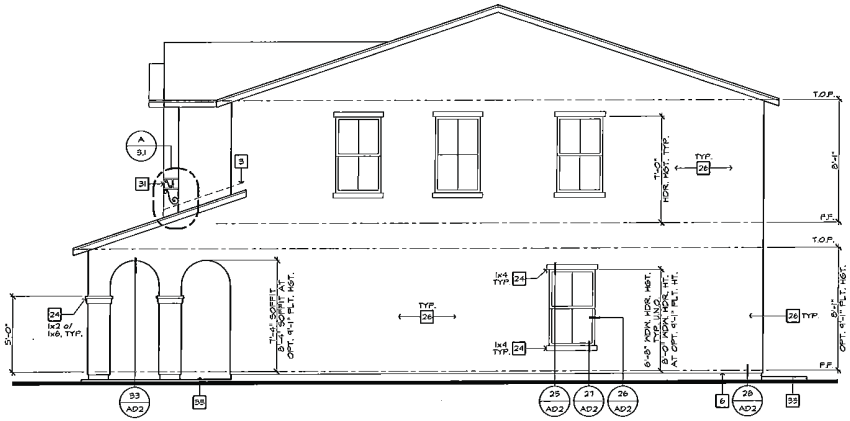
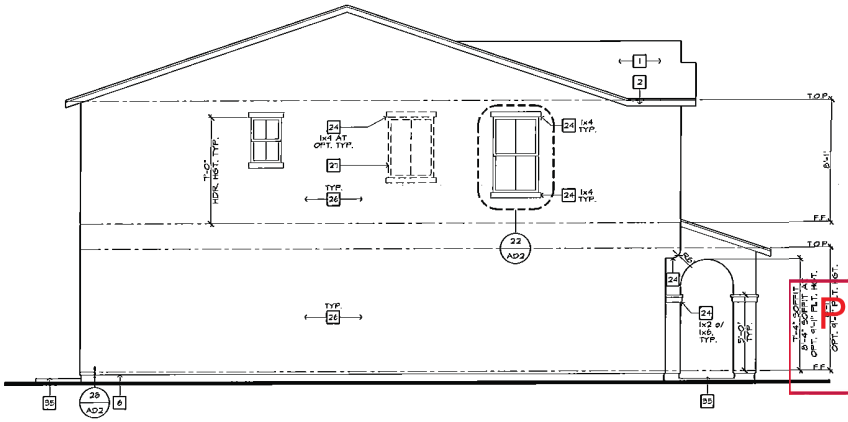


RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED IVRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 14" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Min. Rev.	01/20/10
4	Comb. Rev.	12/03/10
5		
6		

PLAN: 235.2075

SHEET: 3.2

HENDERSON
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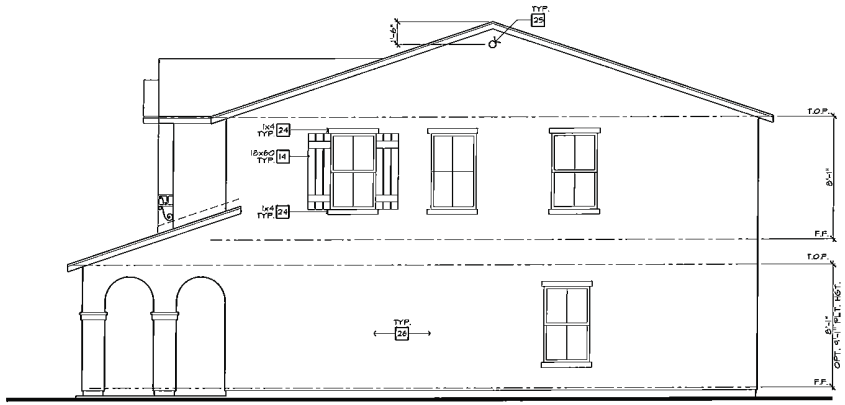
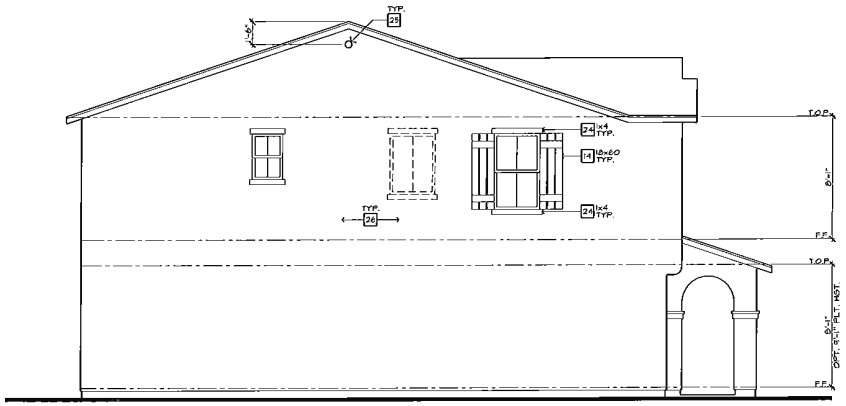


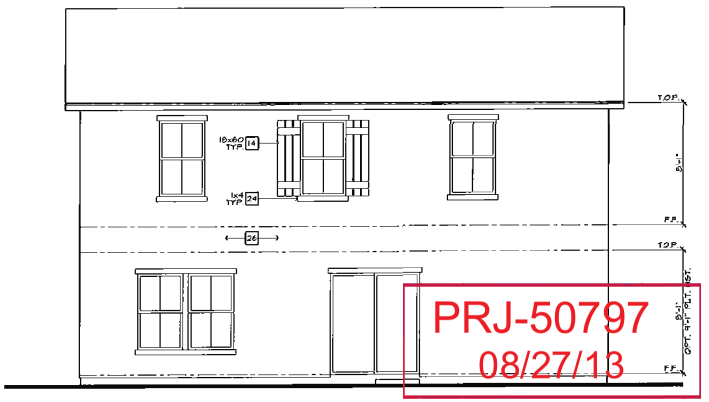
ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

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2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 83 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 83 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 94/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 97/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO 01 SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISION NO.		
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2.	DRB Final	11/30/10
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5.		
6.		
7.		
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PLAN: 235.2075
SHEET: 3.3

HENDERSON
SPEC LEVEL E
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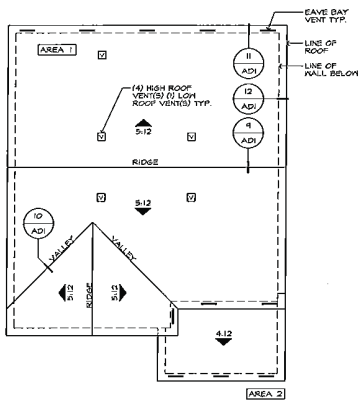
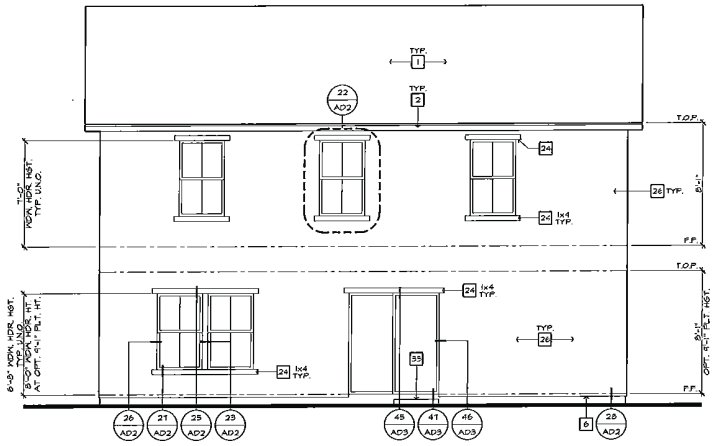


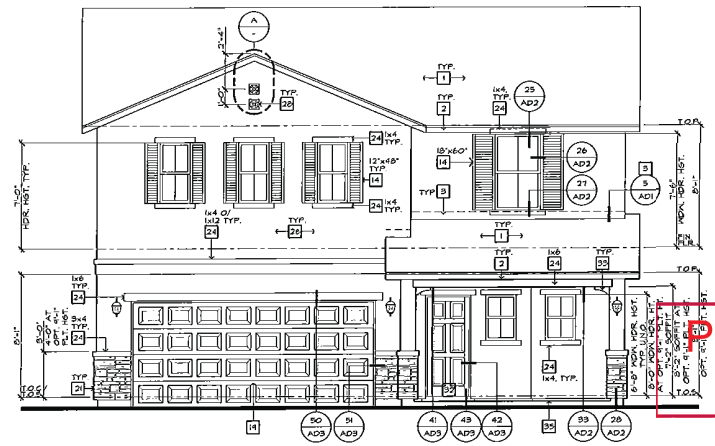
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

TUSCAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 140"/ 01 G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8S/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8S/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1414).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'FLAT' TILE MONIER LIFETILES (ICC-ES REPORT ESR-1441).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN / GARAGE

VENTILATION REQUIRED:

ATTIC AREA	13:12	SQ. FT. /300 =	4.57 SQ. FT.
		X 144 =	630 SQ. IN.
		X 50% =	315 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(1)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(8)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	272 SQ. IN.
TOTAL VENTILATION PROVIDED:			697 SQ. IN.

AREA 2 / PORCH

VENTILATION REQUIRED:

ATTIC AREA	5:1	* SQ. FT. / 150 =	0.58 SQ. FT.
		X 144 =	84 SQ. IN.

VENTILATION PROVIDED:

(3)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	102 SQ. IN.
TOTAL VENTILATION PROVIDED:			102 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PROVIDE VENT HOLES FROM BEING BLOCKED BY INSULATION

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF VENTS.

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08/27/13

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PLAN: 235.2075
SHEET: 3.5

HENDERSON
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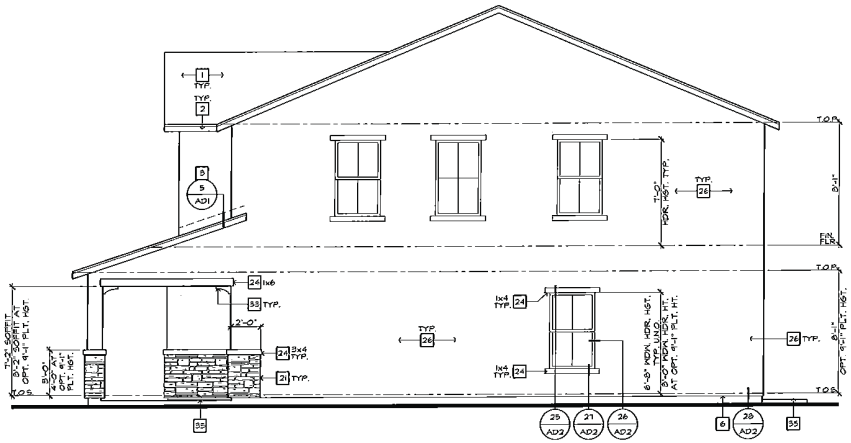
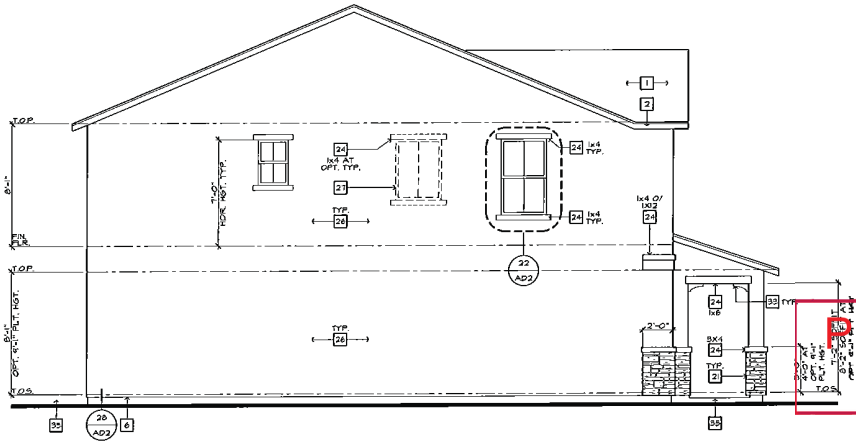


RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 16"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 5B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 5B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY: OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIATT (60) MINTE ASPHALT SATURATED - GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD3.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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ISSUE DATE: 12/01/10
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DIVISION MGR.: J.C.
REVISIONS:

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1	DRB Rev.	11/08/10
2	DRB Final	11/19/10
3	Div. Rev.	01/20/10
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PLAN: 235.2075

SHEET: 3.6

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08/27/13

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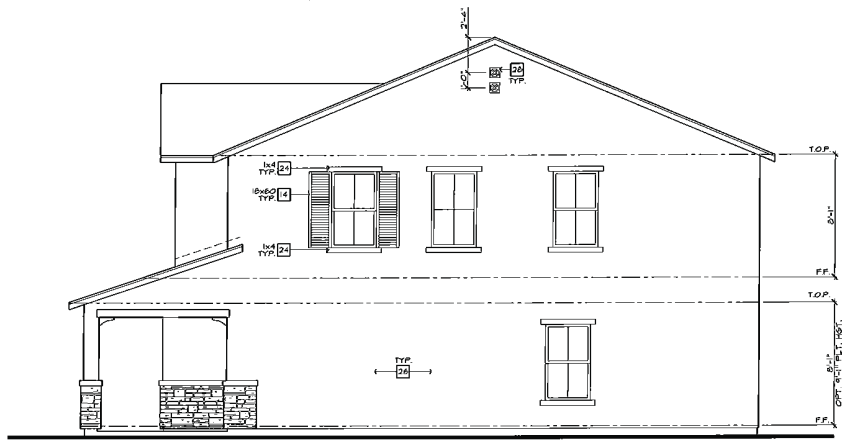
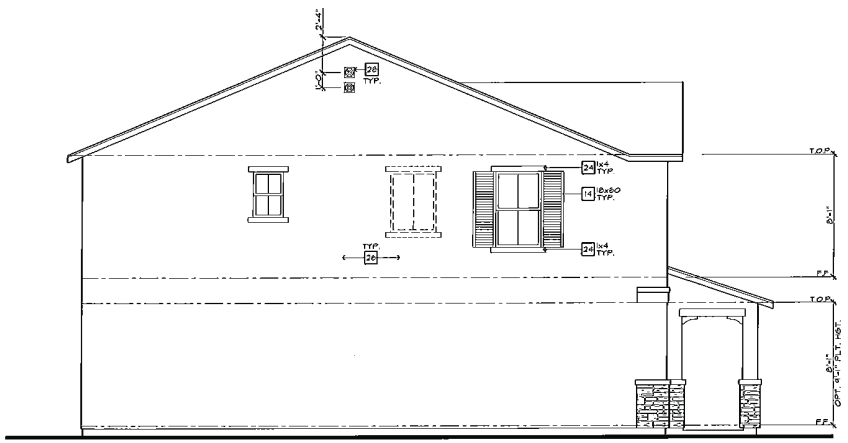


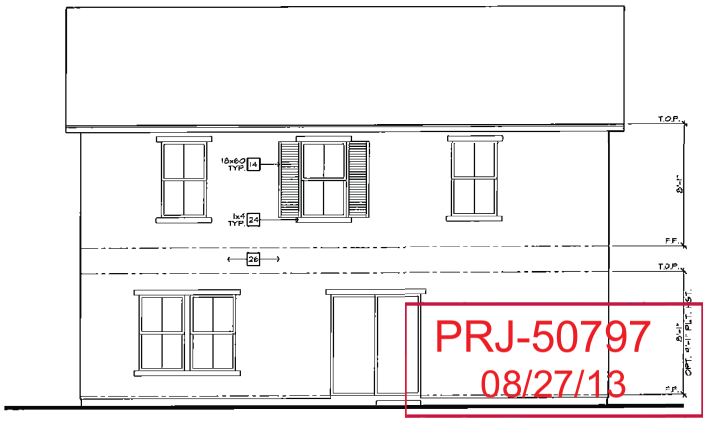
ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 89/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1154).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OI SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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08/27/13

PLAN: 235.2075
SHEET: 3.7

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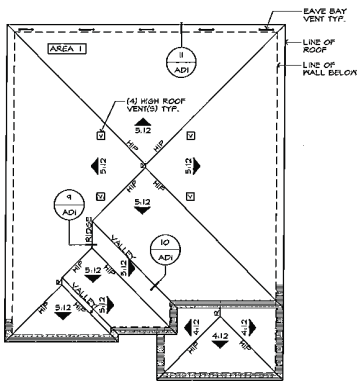
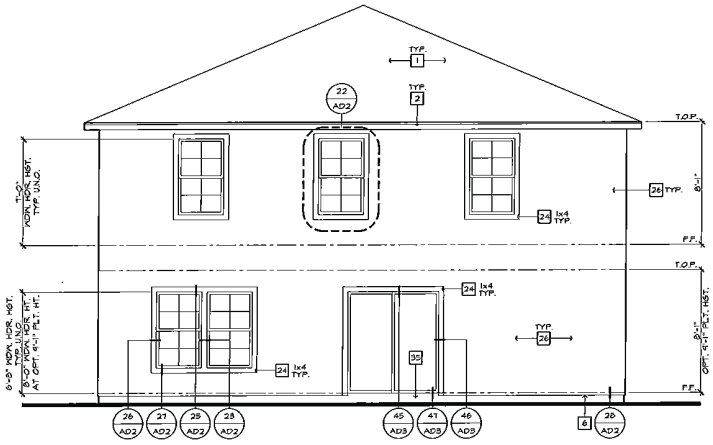


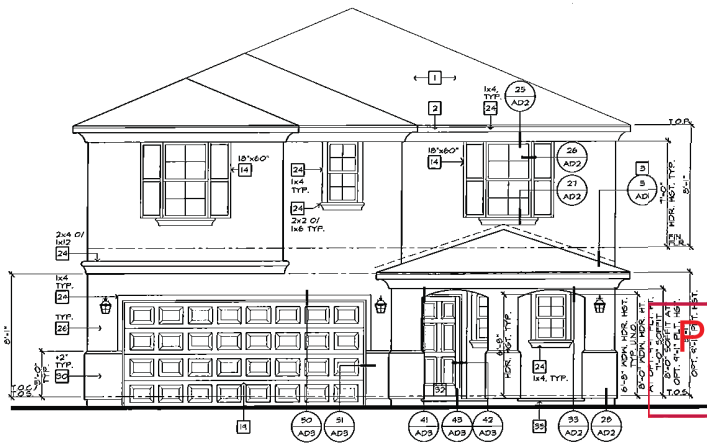
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN ITALIAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 6B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 6B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 8A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT ENERGA DIAMOND WALL PLASTIC FINISH EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 5T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) FRIEZETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOA VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN / GARAGE

VENTILATION REQUIRED:

ATTIC AREA	1304	SQ. FT. /300 =	436 SQ. FT.
		X 144 =	62832 SQ. IN.
		X 50% =	31416 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(8) EAVE VENT BAY(S) AT	54 SQ. IN. EA. =	372 SQ. IN.
TOTAL VENTILATION PROVIDED:		697 SQ. IN.

AREA 2 / PORCH

VENTILATION REQUIRED:

ATTIC AREA	56	* SQ. FT. / 150 =	051 SQ. FT.
		X 144 =	83 SQ. IN.

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
TOTAL VENTILATION PROVIDED		85 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

ROOFER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & NAIL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "RADISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT OPENINGS OCCUR BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

* CALCULATION DOES NOT REFLECT BLOCK GABLE END VENTS. PROVIDE EQUAL ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS

PRJ-50907
08/27/13

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FAX: (702) 266-8803

ISSUE DATE: 12/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY
REVIEWED BY:

1.	DRB Rev.	11/05/10
2.	DAS Final	11/30/10
3.	2nd Rev.	01/20/10
4.	Corp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2075
SHEET: 3.9

HENDERSON
SPEC LEVEL E
OPEN SERIES

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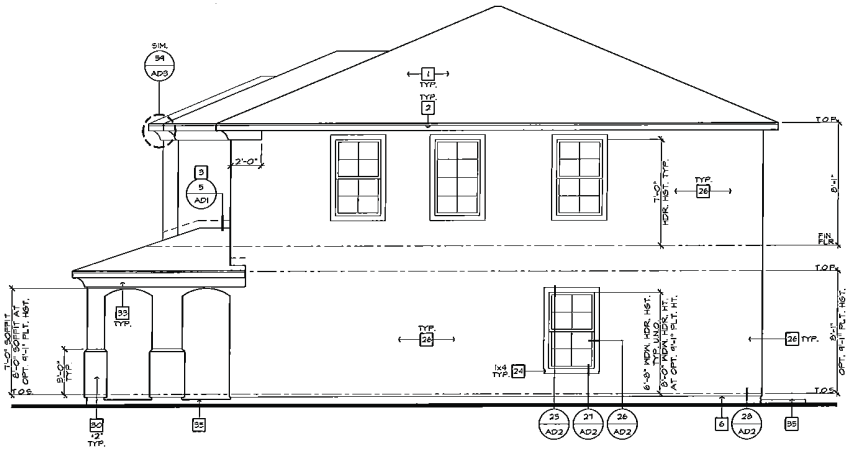
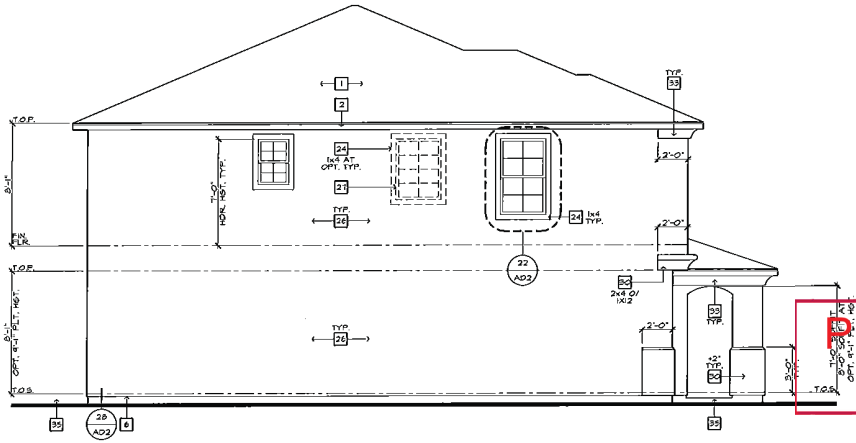
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 140"x20" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1916).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" HYDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/26/10
2	DRB Final	12/3/10
3	Plan Rev.	01/20/10
4	Comp. Rev.	12/23/10
5		
6		

PLAN: 235.2075

SHEET: 3.10

HENDERSON
SPEC LEVEL E
OPEN SERIES

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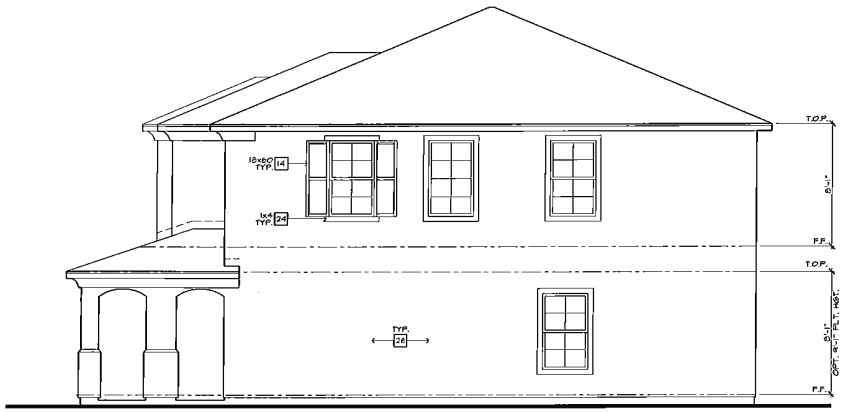
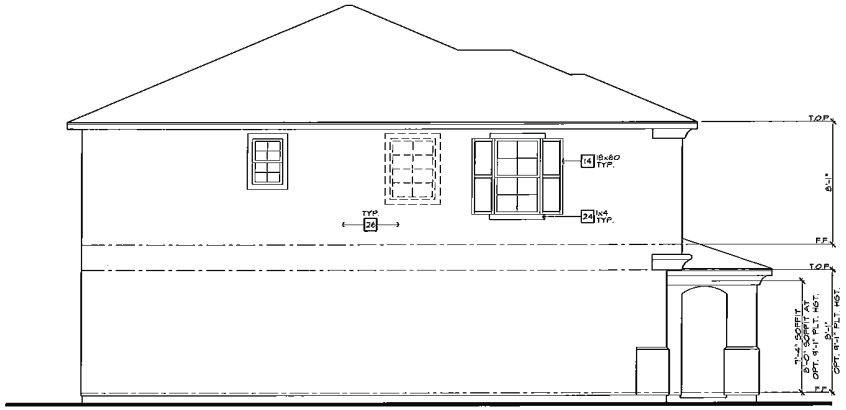
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



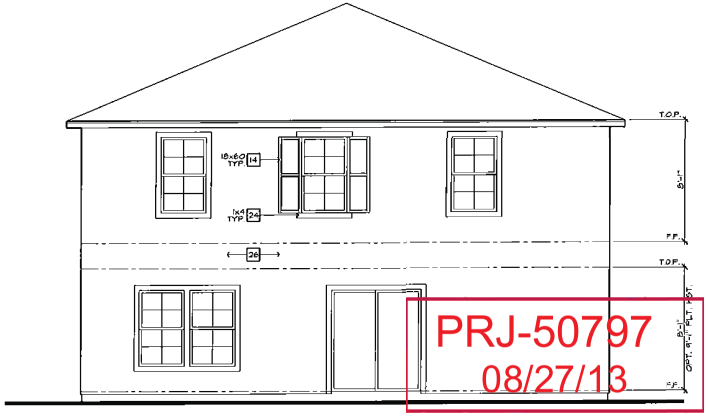
ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1892).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" R/DE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/8 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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FAX: (702) 266-8603

ISSUE DATE: 12/01/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISION DT.		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Pln. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		
7		
8		

PRJ-50797
08/27/13

PLAN: 235.2075

SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

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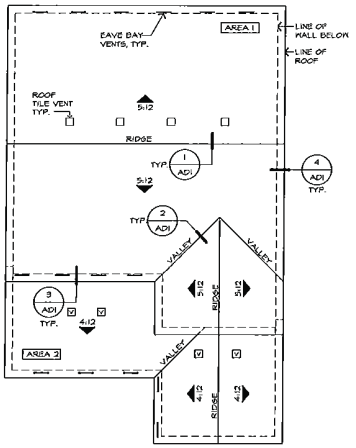
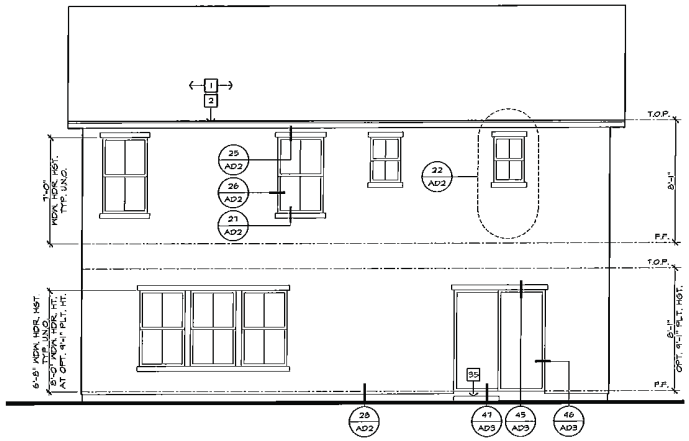
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



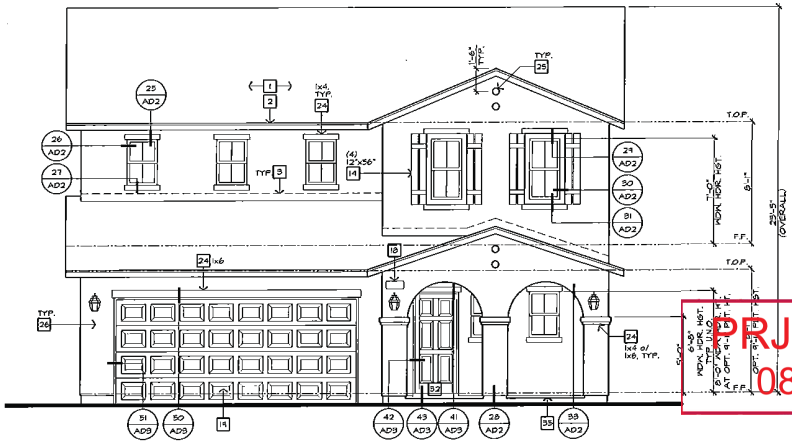
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 3B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1196).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" NOM. STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (CC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1301 SQ. FT.	/300 =	4.35 SQ. FT.
		X 144 =	626 SQ. IN.
		X 50% =	313 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(10)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	340 SQ. IN.
TOTAL VENTILATION PROVIDED:			680 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	468 SQ. FT.	/ 150 =	3.12 SQ. FT.
		X 144 =	449 SQ. IN.

VENTILATION PROVIDED:

(4)	ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
(5)	EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	170 SQ. IN.
TOTAL VENTILATION PROVIDED:			510 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

PROVIDE ATTIC VENTILATION AT GABLE END VENTS, WHERE ROOF DECK ABUTS GABLE END WALLS BLOCK GABLE END VENTS, PROVIDE ADJACENT ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50707
08/27/13

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FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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1	DRD Rev.	11/08/10
2	DRD Final	11/3/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2394
SHEET: 3.1

HENDERSON
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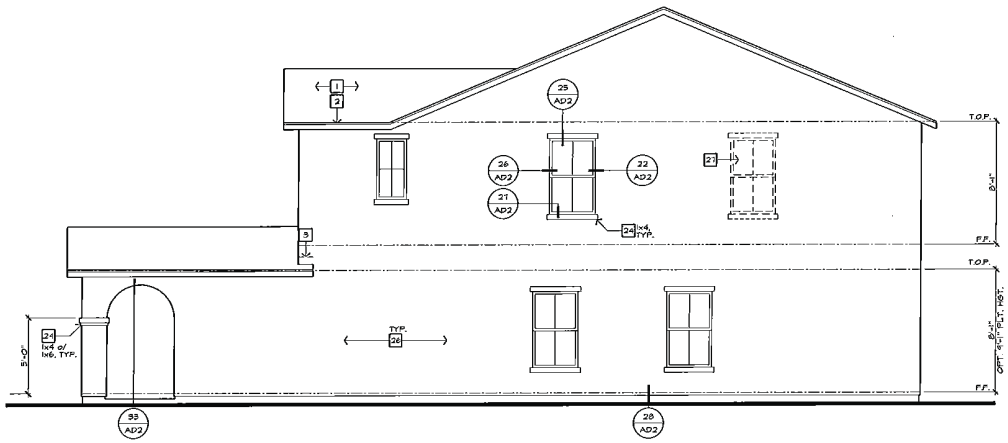
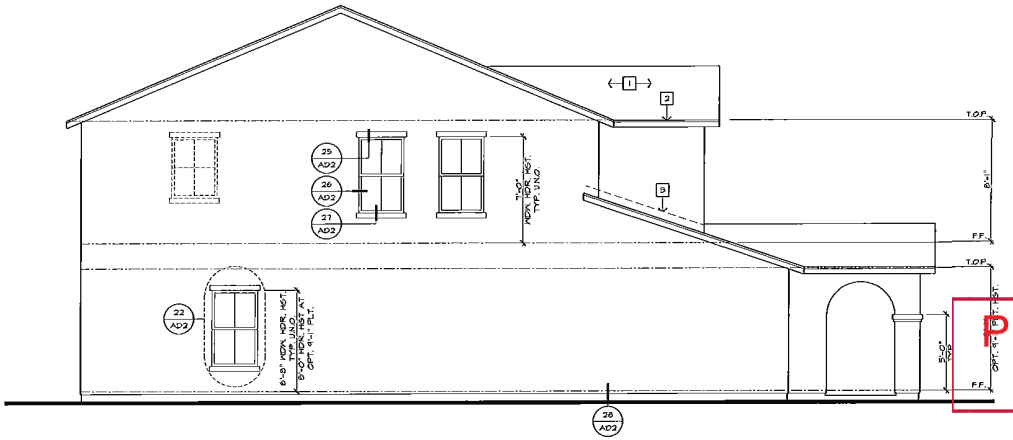
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 10"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7S/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DT.S. 8S & 8B/AD5.
16. GAS SERVICE METER - REFER TO DT.S. 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1916).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. ASSESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED S/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME

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FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Dist. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		
7		
8		

PLAN: 235.2394

SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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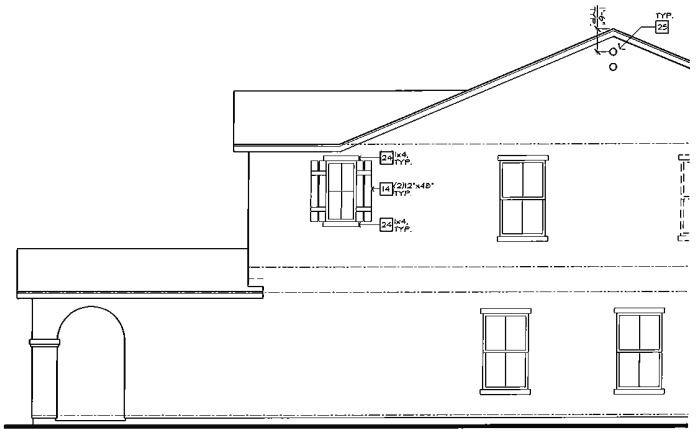
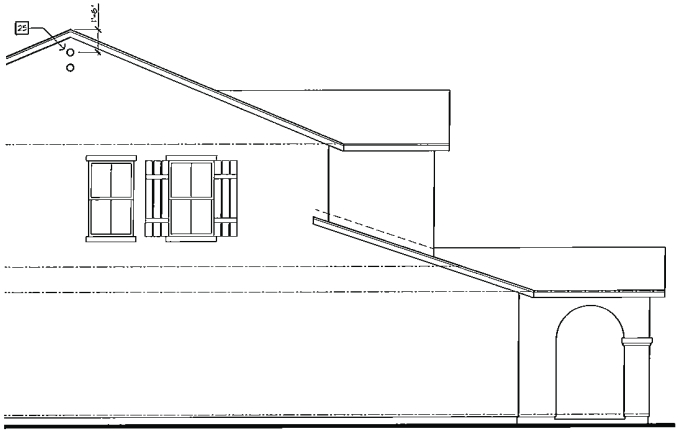


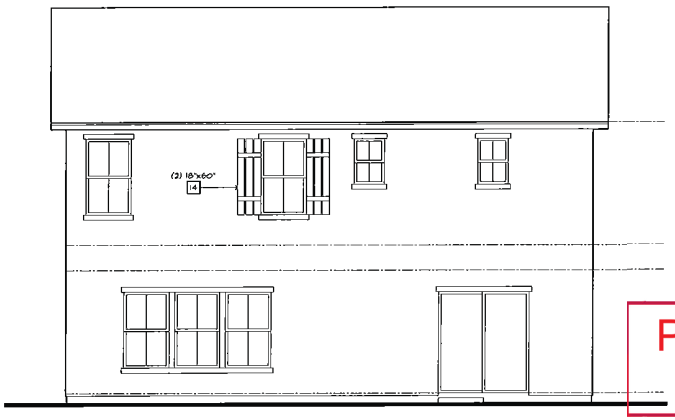
PARTIAL ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x7" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" RIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/05/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

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1	DRB Rev.	11/20/10
2	DRB Final	11/3/10
3	Plr. Rev.	01/20/10
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5		
6		

PLAN: 235.2394
SHEET: 3.3

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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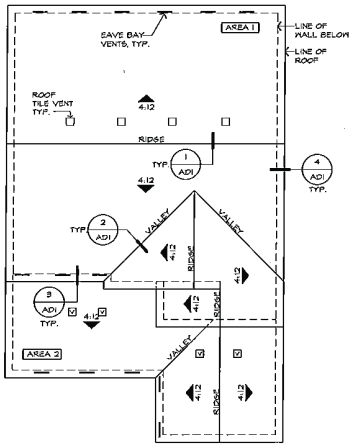
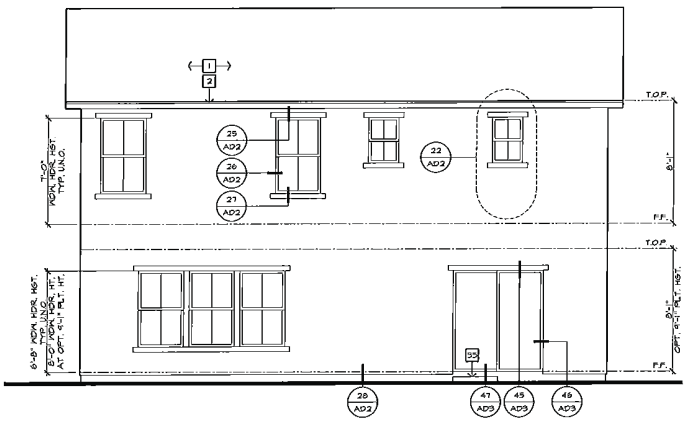


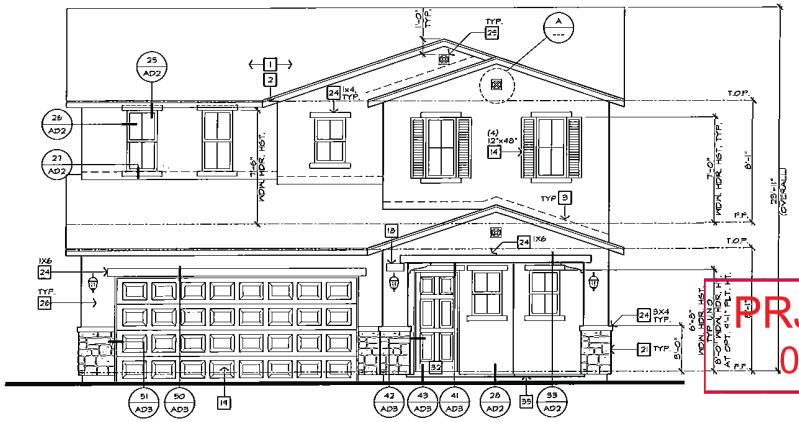
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

NORTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x5" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 3A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2.
26. I-CODE OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ER-1416).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9T/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ER-2636).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY H/50, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED.

ATTIC AREA	1299	SQ. FT. /300 =	4.33 SQ. FT.
		X 144 =	624 SQ. IN.
		X 50% =	312 SQ. IN.

VENTILATION PROVIDED.

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED:		646 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED.

ATTIC AREA	474	* SQ. FT. / 150 =	3.16 SQ. FT.
		X 144 =	455 SQ. IN.

VENTILATION PROVIDED.

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
(5) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	170 SQ. IN.
TOTAL VENTILATION PROVIDED:		510 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF & WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "GOOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS PROVIDE ASSEMBLY AS ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50797
08/27/13

KB HOME
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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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1	DRB Rev.	11/23/10
2	DRB Final	1/3/10
3	Dev. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 235.2394
SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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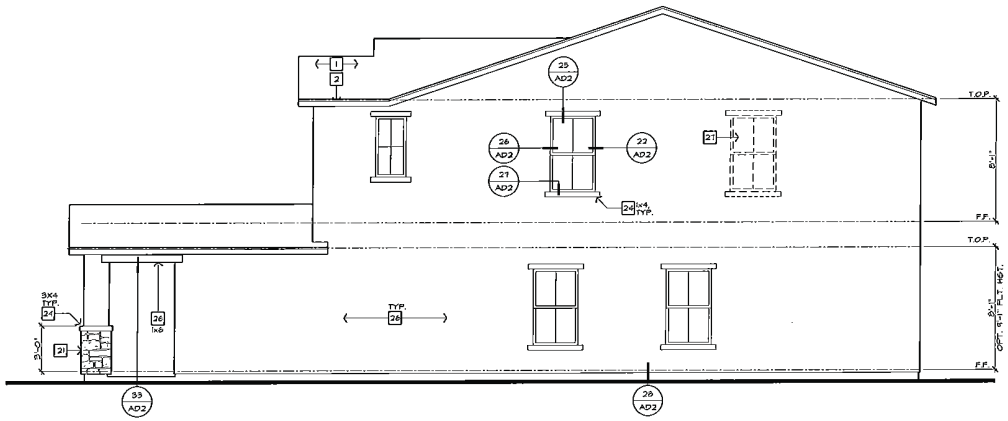
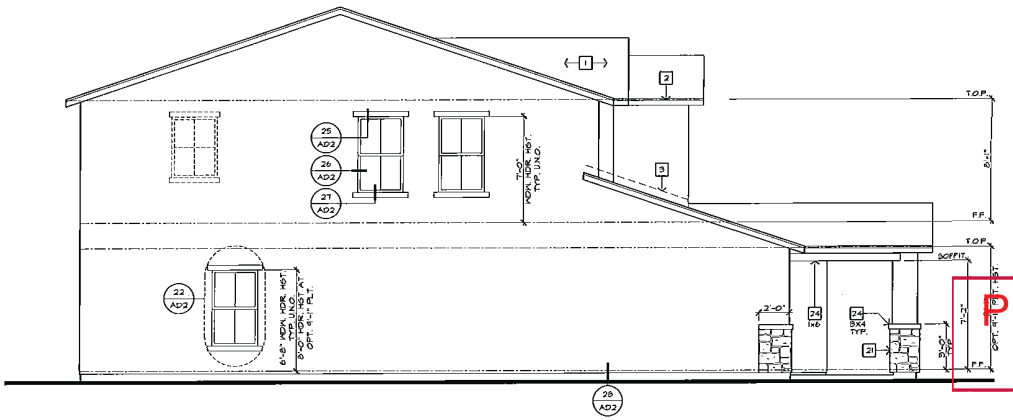


RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/06/10
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DIVISION MGR.: J.C.
REVISIONS:

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4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2394

SHEET: 3.6

HENDERSON
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PRJ-50797
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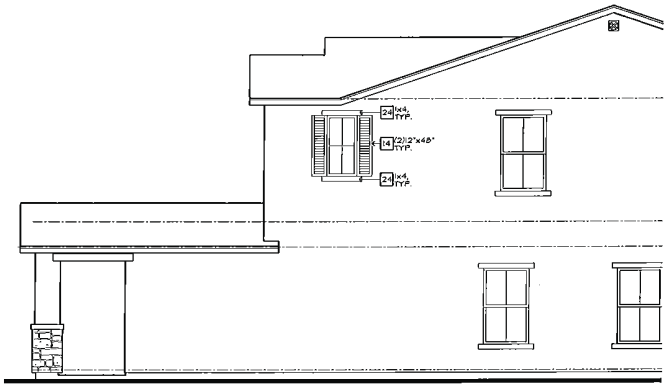
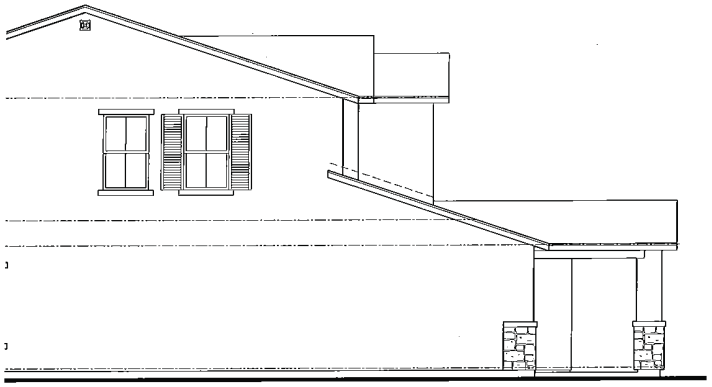


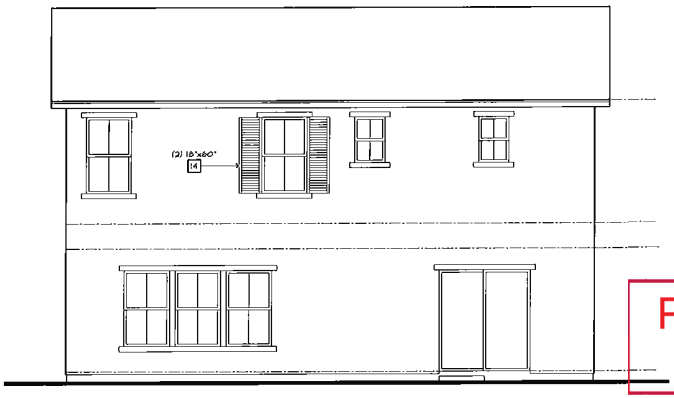
PARTIAL ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"X2" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATIVA EXTERIOR STUCCO SYSTEM BY: OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIXTY (60) MANTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

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FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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1.	DRB Rev.	11/09/10
2.	DRB Final	11/30/10
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4.	Comp. Rev.	12/6/2010
5.		
6.		

PLAN: 235.2394

SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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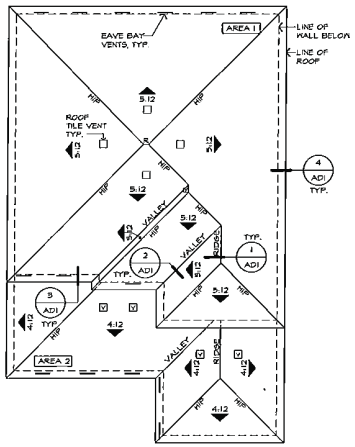
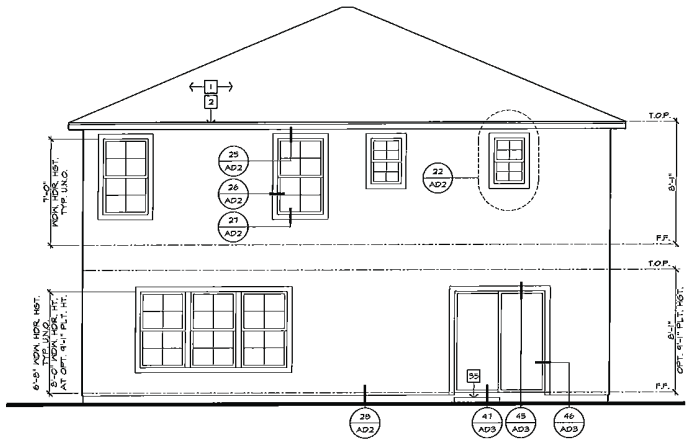


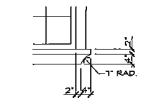
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL 'B'

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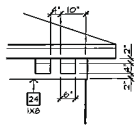
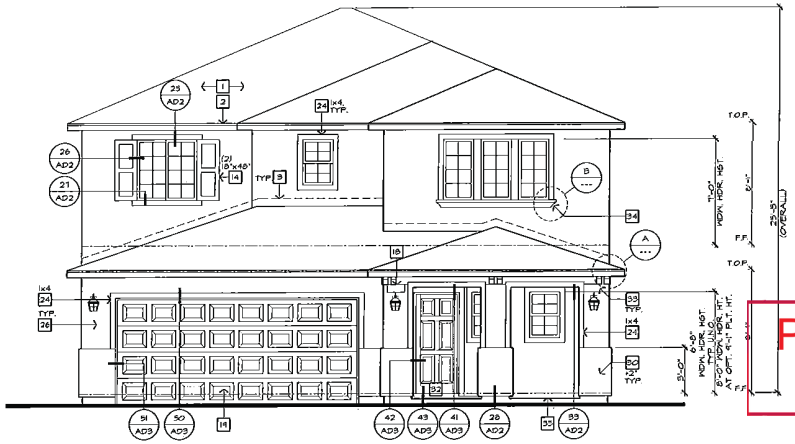


DETAIL 'A'

N.T.S.



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED MIKE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. LOCAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) POUND ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ER-2636).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY W/SO, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1300	SQ. FT. /300 =	4.33 SQ. FT.
		X 144 =	624 SQ. IN.
		X 50% =	312 SQ IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ IN. EA. =	340 SQ IN.
LOW		
(4) EAVE VENT BAY(S) AT	34 SQ IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED.		646 SQ. IN.

AREA 3 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	474	# SQ. FT. / 150 =	3.16 SQ. FT.
		X 144 =	455 SQ. IN.

VENTILATION PROVIDED.

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
(5) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	170 SQ. IN.
TOTAL VENTILATION PROVIDED.		510 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF IN THE WALL MOUNTED LOUVERS SHALL BE SEALED & FLASHED TO SHED WATER IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE AT LEAST ONE BAFFLE (OR BLOCK) (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

PROVIDE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHERE GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50901
08/27/13

KB HOME
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RECORDED SET

PLAN: 235.2394
SHEET: 3.9

HENDERSON
SPEC LEVEL E
OPEN SERIES

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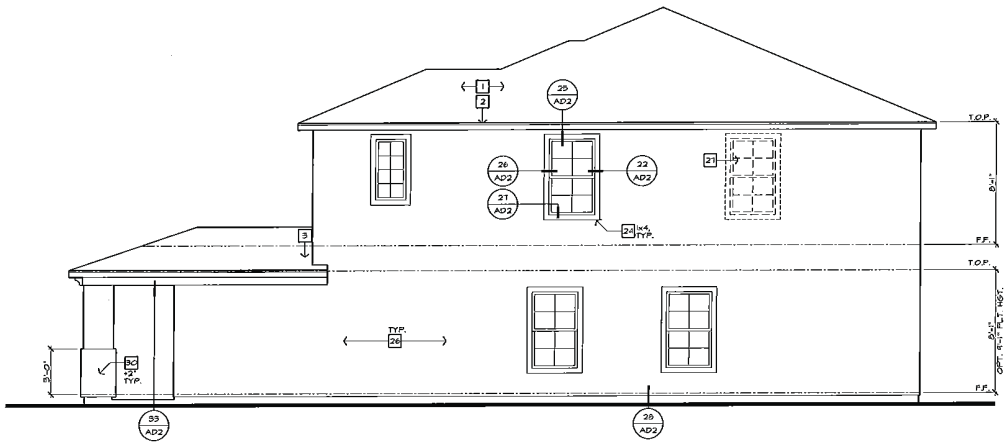
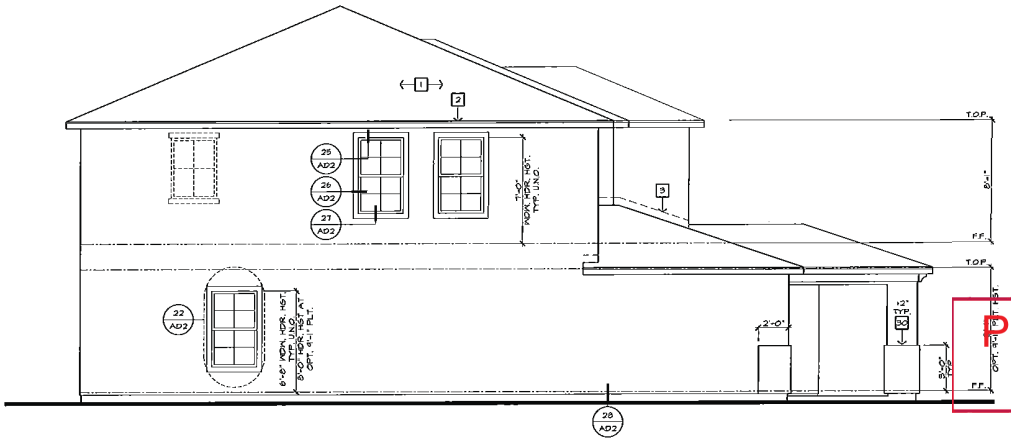


RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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1	DRB Rev.	11/08/10
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4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2394

SHEET: 3.10

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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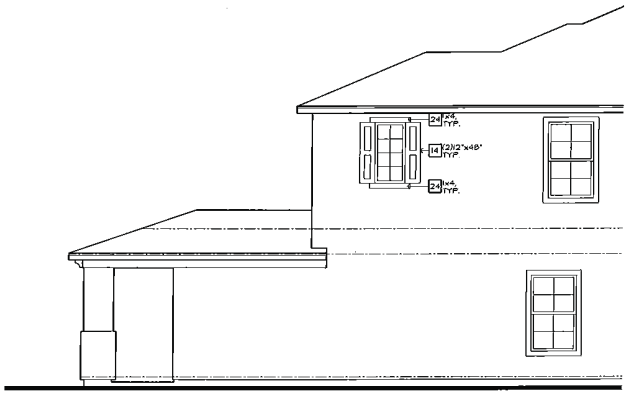
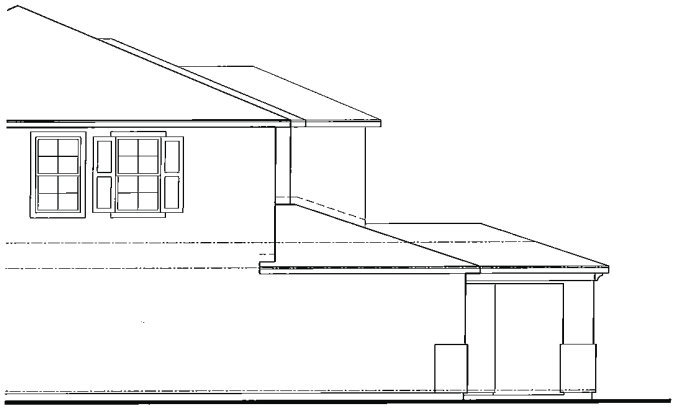


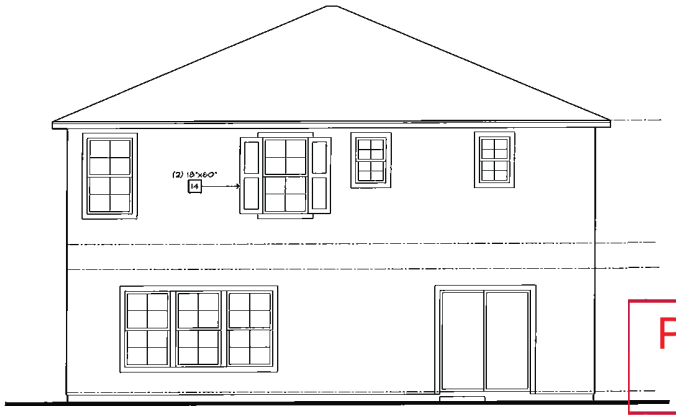
PARTIAL ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 140"x3" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. B4/AD3.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD3.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1916).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. B1/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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PLAN: 235.2394

SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

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PRJ-50797
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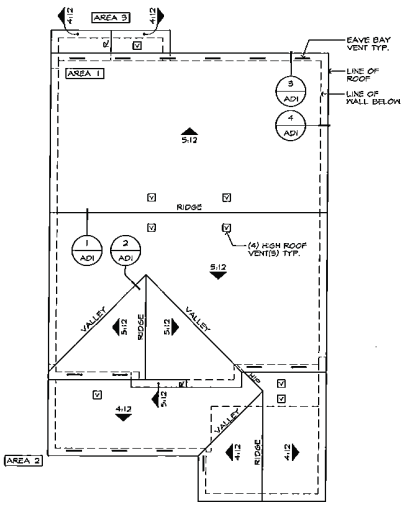
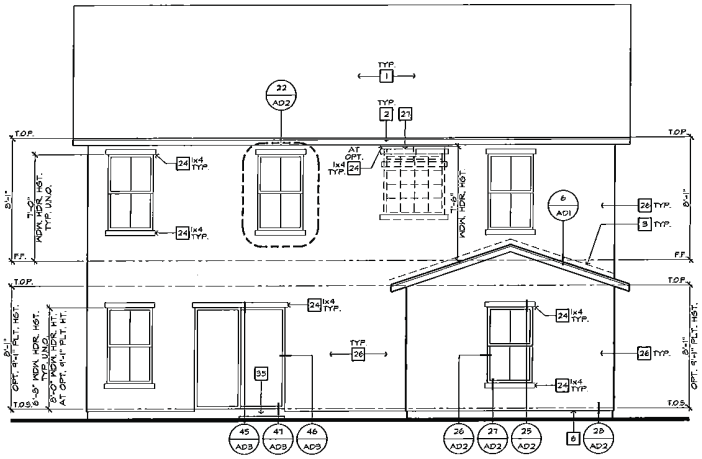


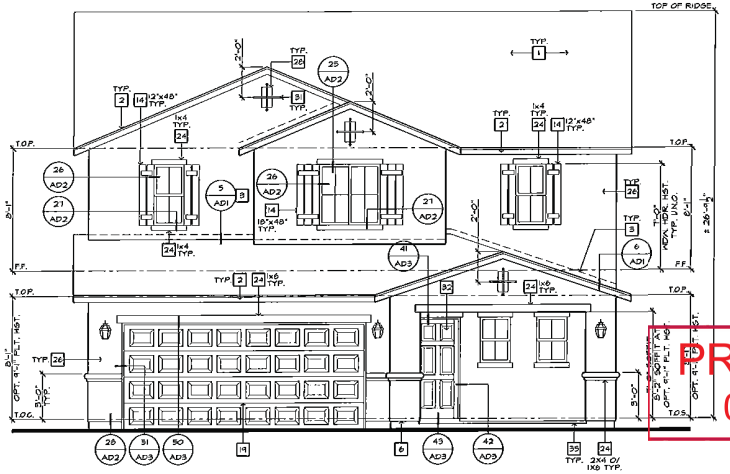
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 16"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD3.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 9B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.- OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1944).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" HYDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (4/) PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

5:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE 'S' TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY I/150, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1408	SQ. FT. /300 =	469 SQ. FT.
		X 144 =	676 SQ. IN.
		X 50% =	338 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW		
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	340 SQ. IN.
TOTAL VENTILATION PROVIDED:		680 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	381	* SQ. FT. / 150 =	2.58 SQ. FT.
		X 144 =	372 SQ. IN.

VENTILATION PROVIDED:

(3) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	255 SQ. IN.
(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	136 SQ. IN.
TOTAL VENTILATION PROVIDED		391 SQ. IN.

AREA 3 / BAY AT DEN

VENTILATION REQUIRED:

ATTIC AREA	42	* SQ. FT. / 150 =	0.28 SQ. FT.
		X 144 =	40 SQ. IN.

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
TOTAL VENTILATION PROVIDED		85 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER FOR LOCATION OF ATTIC VENTS.

ALL VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-TIGHT. OPENINGS IN ROOF COVERS SHALL BE SEALED & FLASHED IN A WEATHERTIGHT MANNER PRESCRIBED FOR WINDOW AND DOOR FLASHING.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKING ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

PROVIDE HIGH VENTS MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

OPEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS. PROVIDE RAFTER AND ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50907
08/25/2013

KB HOME

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LAS VEGAS, INC.

5655 BADURA AVENUE
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FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	DKG Rev.	5/06/10
2	DKG Final	11/5/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/03/10
5		
6		
7		
8		

PLAN: 235.2568

SHEET: 3.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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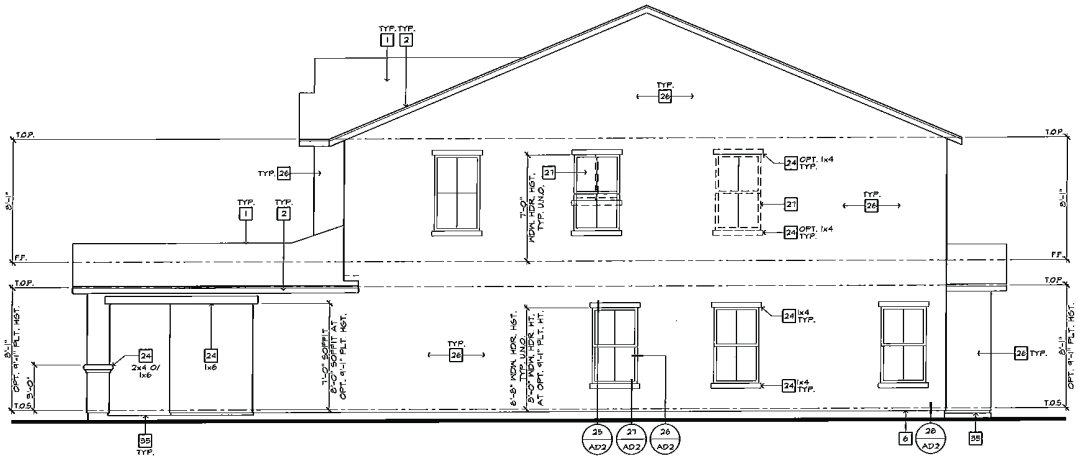
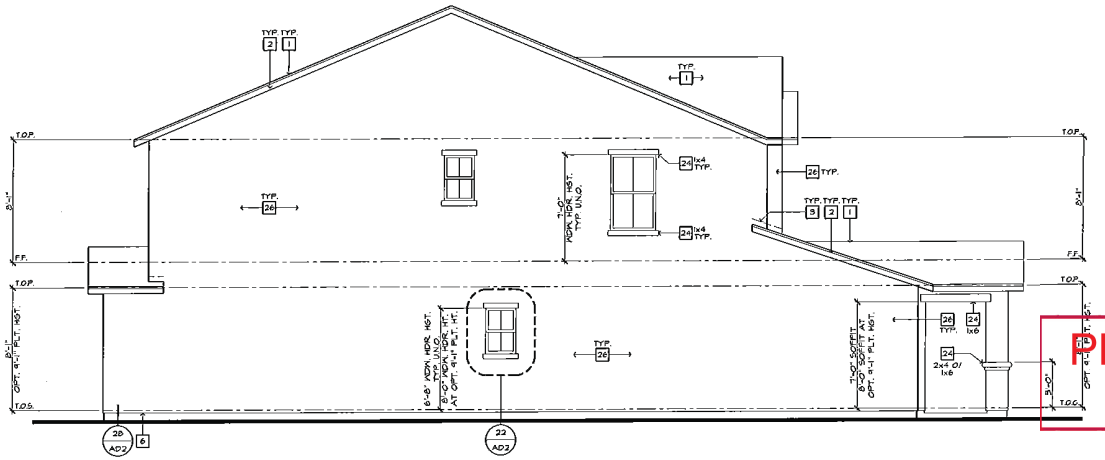
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 73/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 1/4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVIEWED BY:

1.	DRB Rev.	11/06/10
2.	DRB Final	12/5/10
3.	Div. Rev.	01/20/10
4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2568

SHEET: 3.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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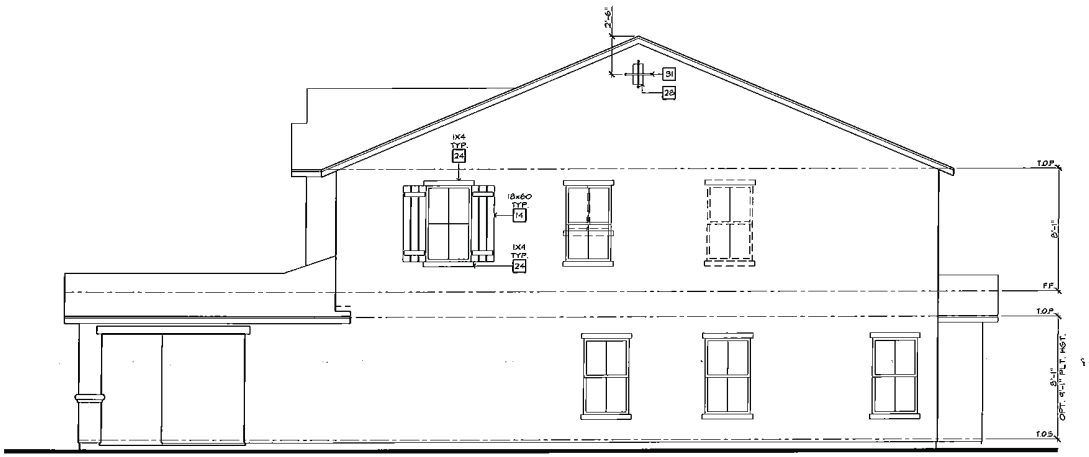
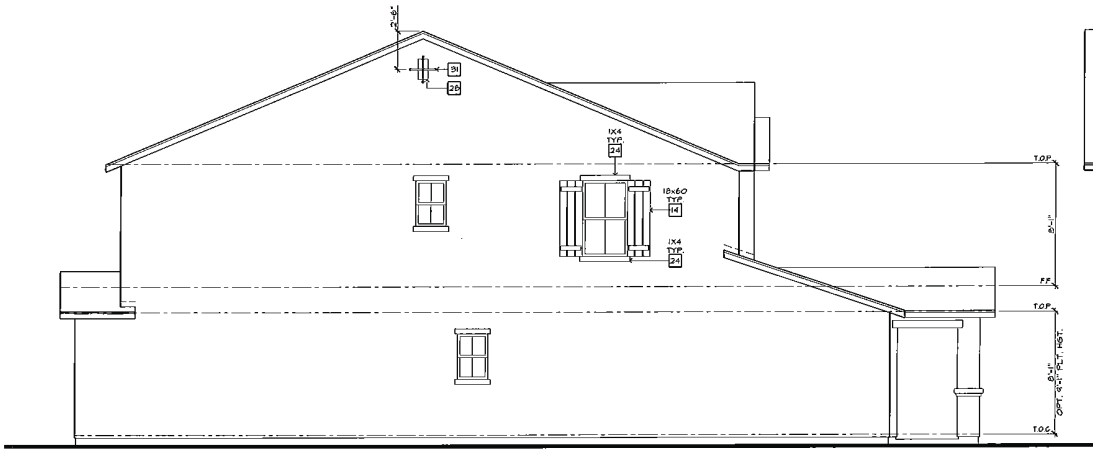
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



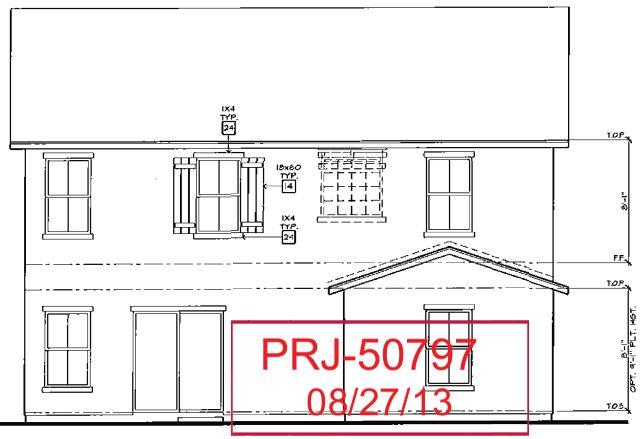
ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"X18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 5A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED IVSE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1164).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 3B/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO (S) SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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ISSUE DATE: 02/06/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY		
1	CRB Rev.	9/08/10
2	CRB Final	9/15/10
3	BW Rev.	09/30/10
4	Comp. Rev.	10/01/10
5		
6		

PLAN: 235.2568
SHEET: 3.3

HENDERSON
SPEC LEVEL E
OPEN SERIES

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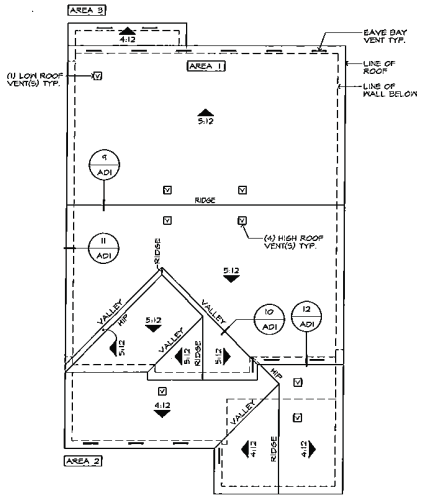
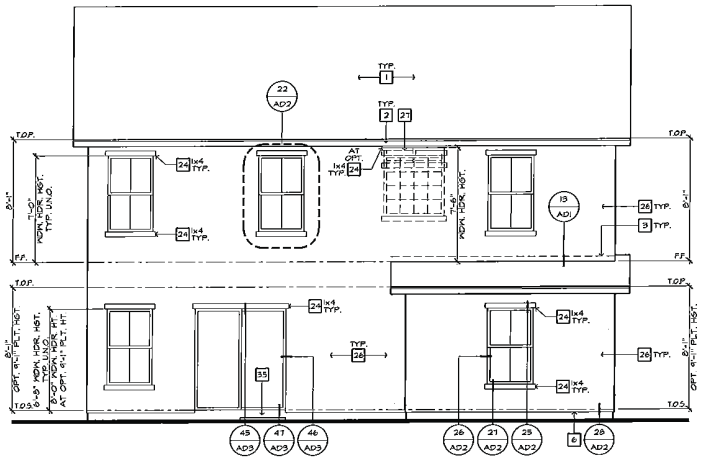
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



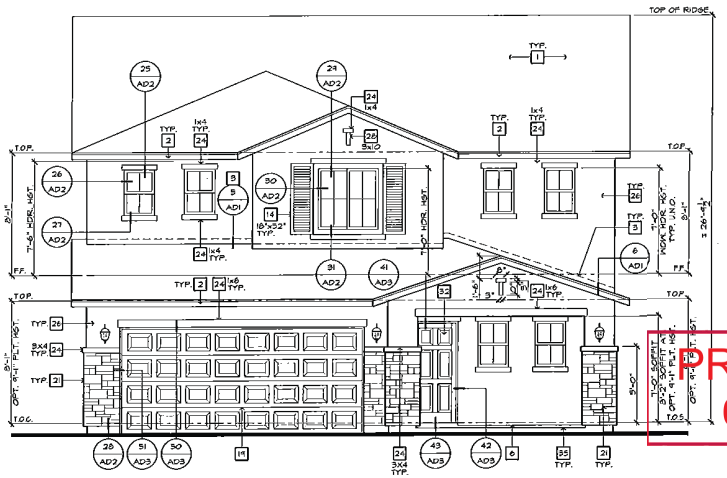
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

TUSCAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 58/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.; OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1494).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 31/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO 'J' SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" KYDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL - CONCRETE FLAT TILE - MONIER LIFETILES (ICC-ES REPORT ESR-1641).
12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.
12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEANWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY HISO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1410	SQ. FT. /300 =	4.70 SQ. FT.
		X 144 =	678 SQ. IN.
		X 50% =	339 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.

LOW

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.
(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	306 SQ. IN.
TOTAL VENTILATION PROVIDED.		731 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	387	* SQ. FT. / 150 =	258 SQ. FT.
		X 144 =	372 SQ. IN.

VENTILATION PROVIDED:

(3) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	255 SQ. IN.
(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	136 SQ. IN.
TOTAL VENTILATION PROVIDED.		391 SQ. IN.

AREA 3 / BAY AT DEN

VENTILATION REQUIRED:

ATTIC AREA	42	* SQ. FT. / 150 =	0.28 SQ. FT.
		X 144 =	40 SQ. IN.

VENTILATION PROVIDED:

(2) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	68 SQ. IN.
TOTAL VENTILATION PROVIDED.		68 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

ROOF TRUSS DESIGN TO ACCOMMODATE COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ATTIC VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-RESISTANT AND WEATHER-TIGHT. VENTS SHALL BE SEALED & FLASHED AS REQUIRED IN SUCH A MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTS A MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHERE ROOF TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50901
08/27/13

KB HOME
BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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RECEIVED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Biv Rev.	01/20/10
4	Comp. Rev.	12/6/10
5		
6		

PLAN: 235.2568
SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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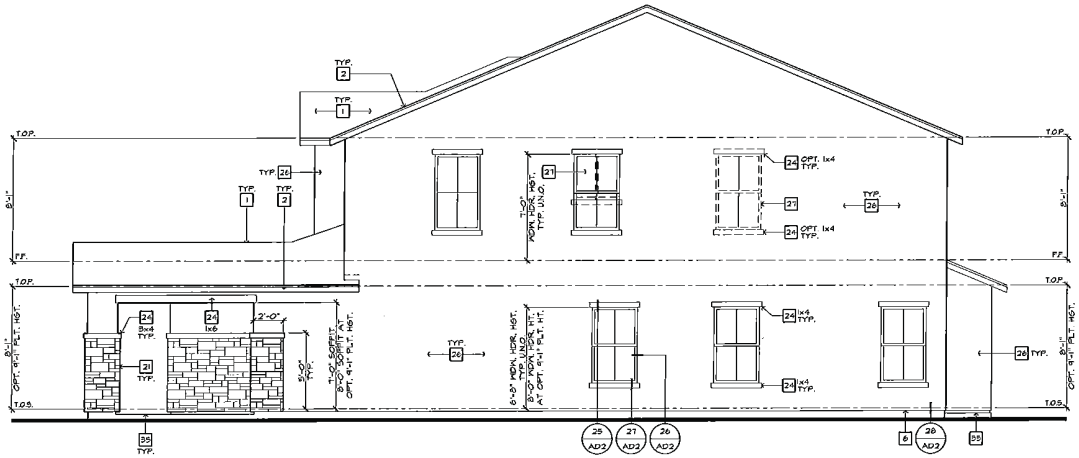
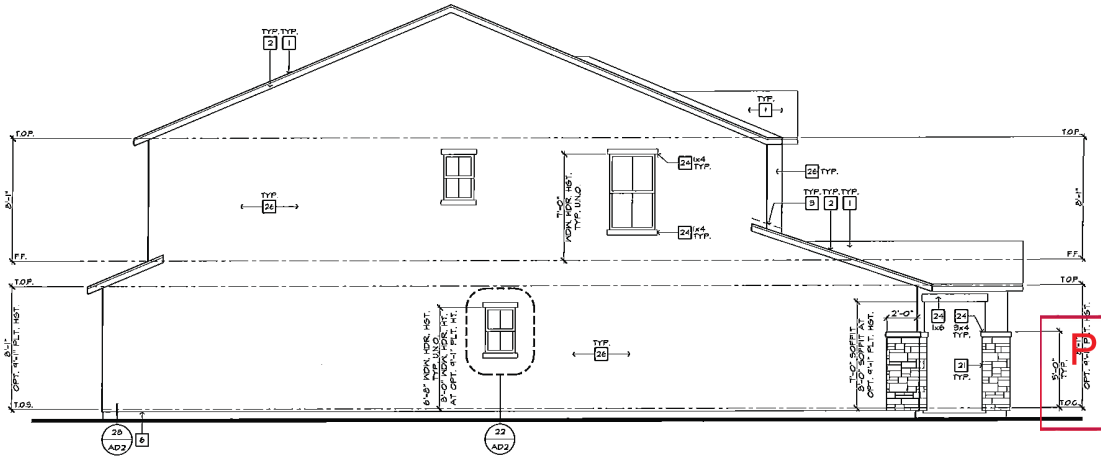
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 8B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC., OVER SIXTY (60) MINUTE ASPHALT SATURATED, GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (5") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

KB HOME

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LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

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5		
6		
7		
8		

PLAN: 235.2568

SHEET: 3.6

HENDERSON
SPEC LEVEL E
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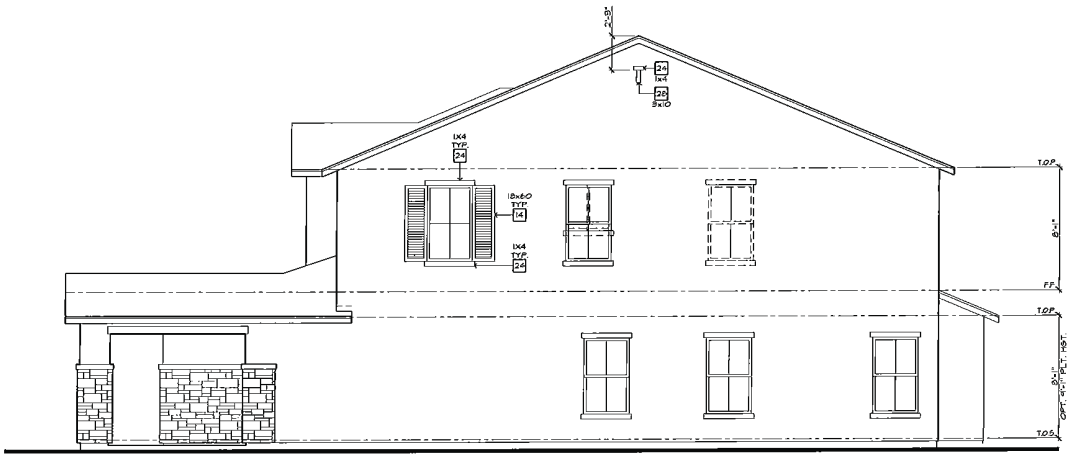
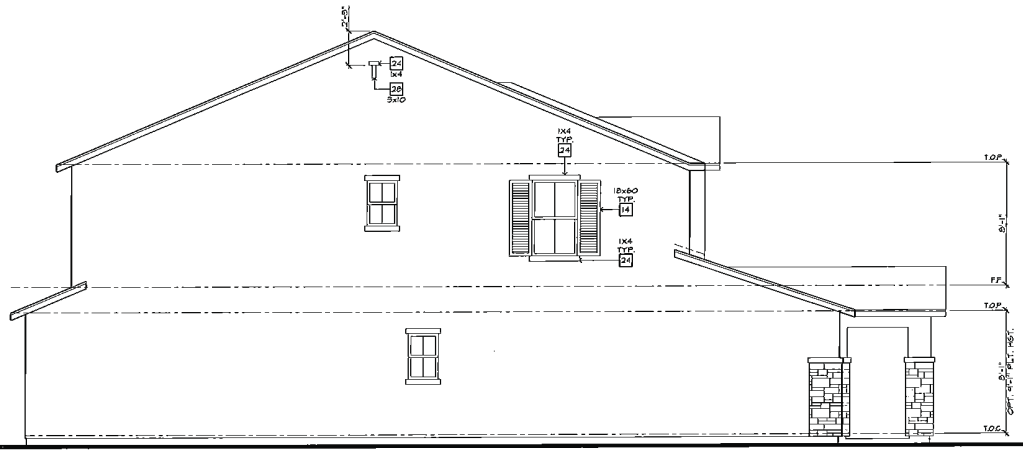
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



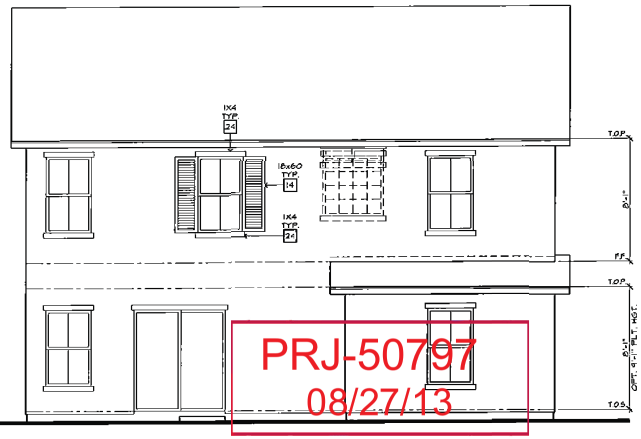
ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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2 DIVISION REVISIONS 10/11/10

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2.	DRB Final	11/15/10
3.	Div. Rev.	01/20/10
4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2568

SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

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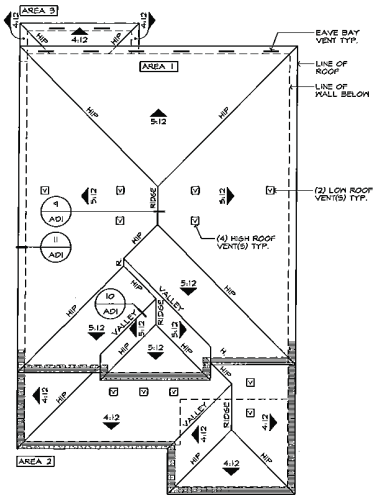
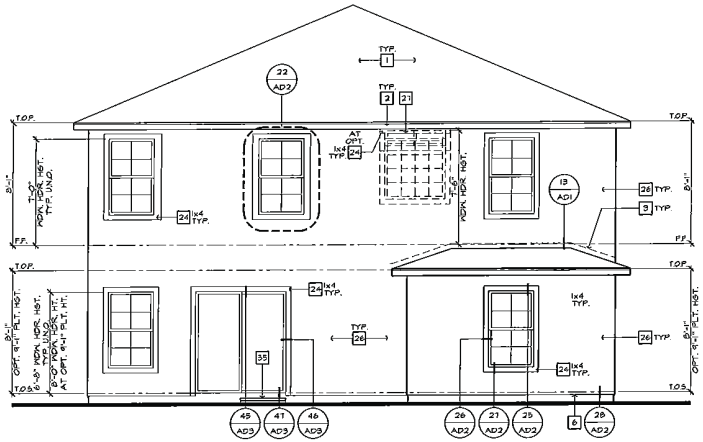
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



ROOF PLAN 'E'

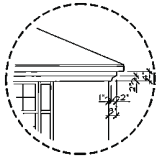
SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'E'

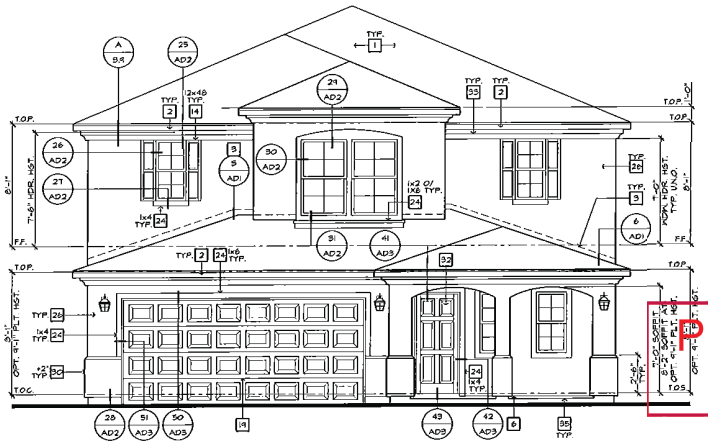
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN ITALIAN



DETAIL 'A'

N.T.S.



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN ITALIAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x2" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8S & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS 8S & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED MIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. I-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY TOMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 33/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO BY SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 14" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE FLAT TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1408	SQ. FT. /300 =	4.69 SQ. FT.
		X 144 =	676 SQ. IN.
		X 50% =	338 SQ. IN.

VENTILATION PROVIDED:

HIGH

(4) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	340 SQ. IN.
LOW		
(6) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	204 SQ. IN.
TOTAL VENTILATION PROVIDED:		680 SQ. IN.

AREA 2 / GARAGE / PORCH

VENTILATION REQUIRED:

ATTIC AREA	387	K SQ. FT. / 150 =	2.58 SQ. FT.
		X 144 =	372 SQ. IN.

VENTILATION PROVIDED:

(5) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	425 SQ. IN.
TOTAL VENTILATION PROVIDED:		425 SQ. IN.

AREA 3 / BAY AT DEN

VENTILATION REQUIRED:

ATTIC AREA	42	K SQ. FT. / 150 =	0.28 SQ. FT.
		X 144 =	40 SQ. IN.

VENTILATION PROVIDED:

(2) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	68 SQ. IN.
TOTAL VENTILATION PROVIDED:		68 SQ. IN.

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

FRAMER SHALL BE RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.

ALL ROOF TILES SHALL BE INSTALLED SO AS TO MAKE THEM WATER-TIGHT. ALL PENETRATIONS / COVERS SHALL BE SEALED & FLASHED AS REQUIRED IN A WATERTIGHT MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION BAFFLES (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO ENSURE THAT VENTING IS FREE FROM BEING BLOCKED BY INSULATION.

PROVIDE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHEN GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50907
08/27/10

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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PLAN: 235.2568

SHEET: 3.9

HENDERSON
SPEC LEVEL E
OPEN SERIES

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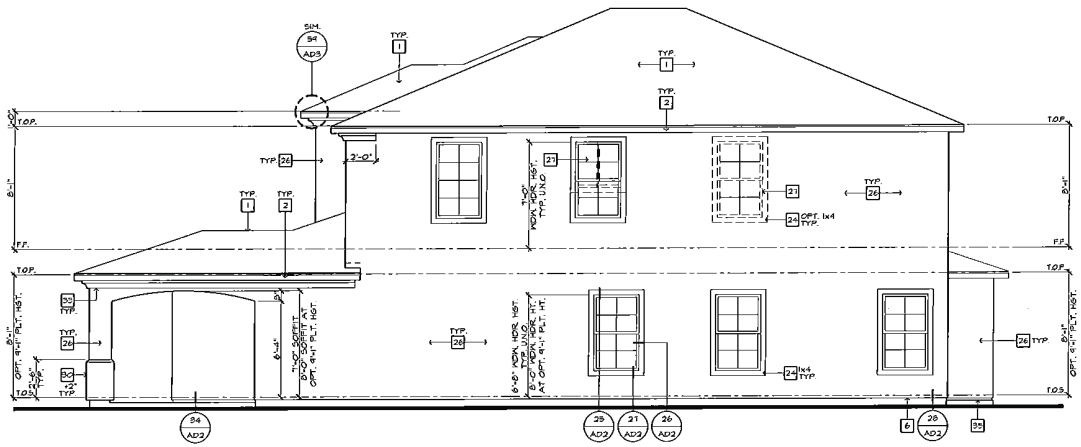
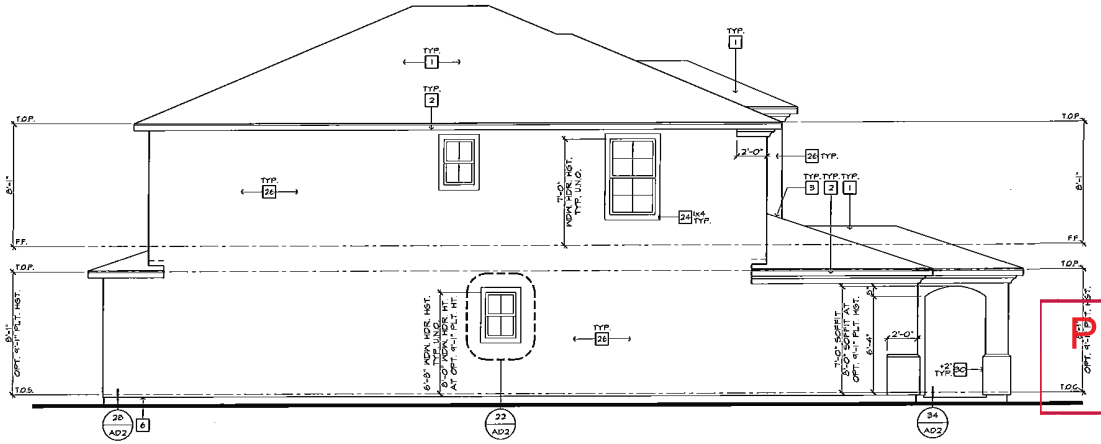


RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIATT (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1164).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 91/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 3/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 653045
DIVISION MGR.: J.C.
REVISIONS:

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1	DRB Rev.	11/05/10
2	DRB Final	11/5/10
3	Plan Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 235.2568

SHEET: 3.10

HENDERSON

SPEC LEVEL E

OPEN SERIES

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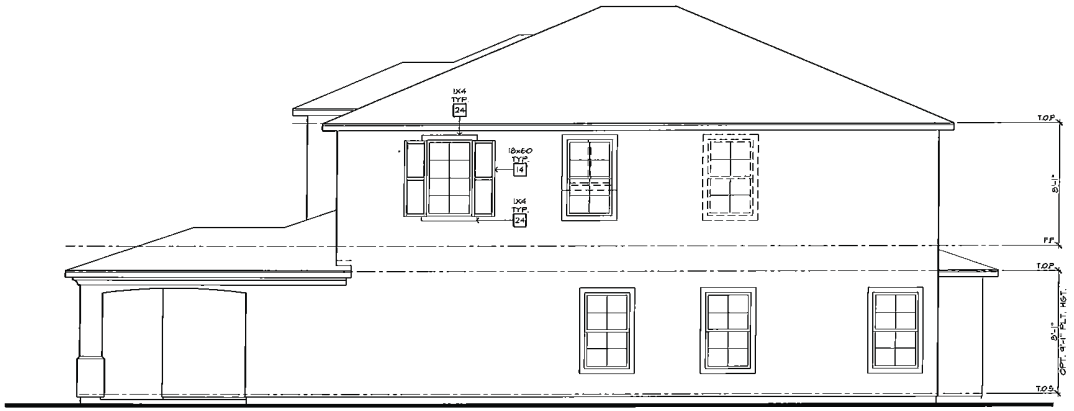
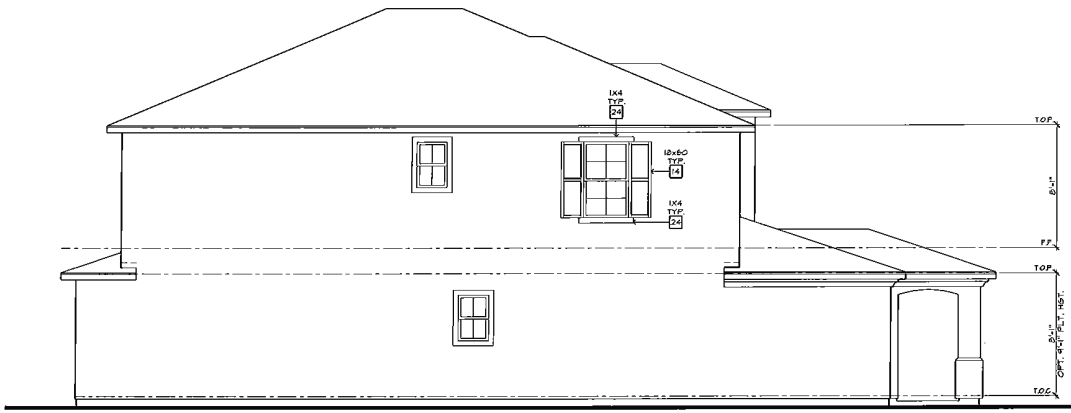
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



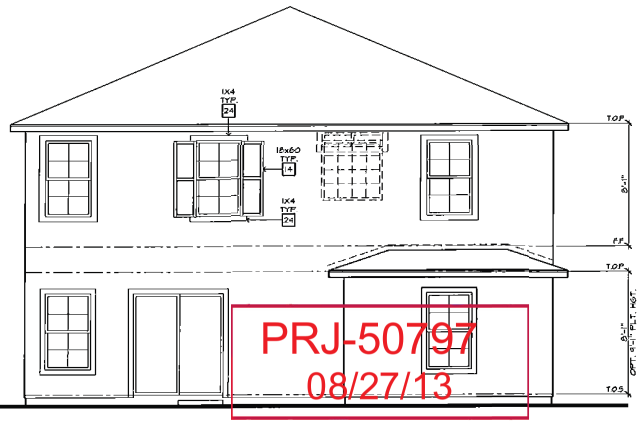
ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 19/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8C/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8C/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED #LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 32/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC. OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1994).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 27/AD3
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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2 DIVISION REVISIONS 10/11/10

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2.	DRB Final	1/13/10
3.	Plu. Rev.	01/20/10
4.	Comp. Rev.	12/21/10
5.		
6.		

PLAN: 235.2568

SHEET: 3.11

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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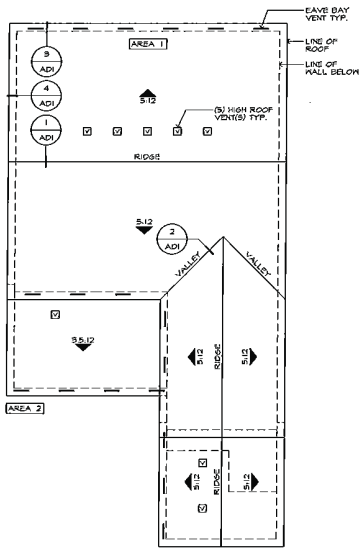
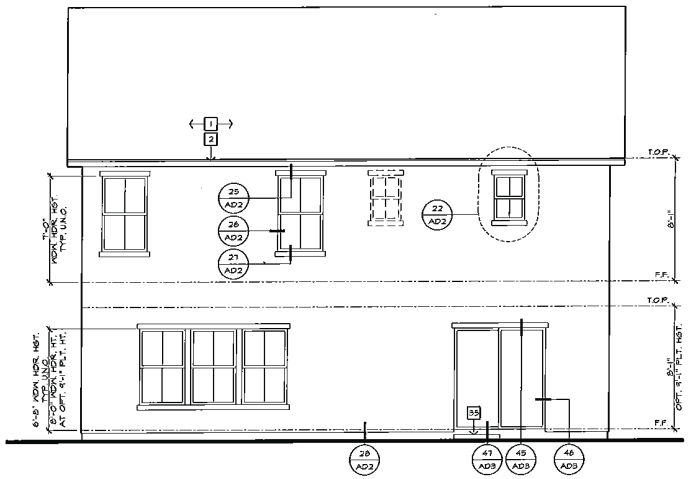
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



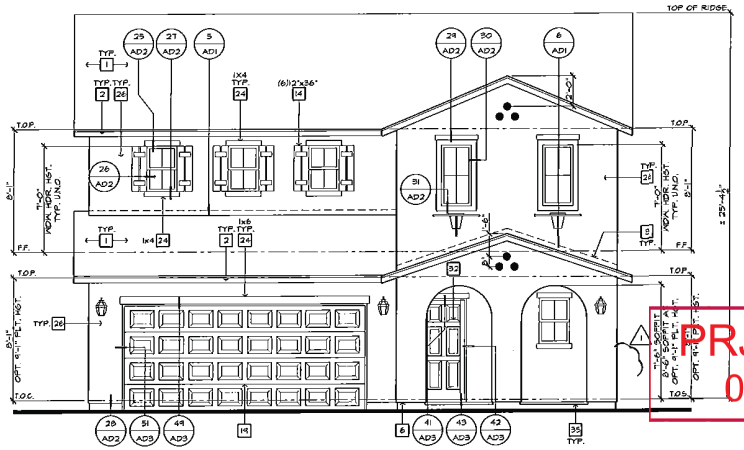
ROOF PLAN 'A'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

HACIENDA

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x9" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD3.
26. LAY-AT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY OMEGA PRODUCTS INTERNATIONAL, INC.: OVER SIDING, 6.0 PERMS (ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (CC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

5:12 — INDICATES ROOF SLOPE AND DIRECTION U.N.O.

ROOF MATERIAL: CONCRETE "S" TILE MONIER LIFETILES (ICC-ES REPORT ESR-1641).
12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.
12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.
LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY U/SO, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN
VENTILATION REQUIRED:
ATTIC AREA 1477 SQ. FT. /300 = 4.92 SQ. FT.
X 144 = 708 SQ. IN.
X 50% = 354 SQ. IN.
VENTILATION PROVIDED:
HIGH
(5) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 425 SQ. IN.
LOW
(11) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 374 SQ. IN.
TOTAL VENTILATION PROVIDED: 799 SQ. IN.

AREA 2 / GARAGE
VENTILATION REQUIRED:
ATTIC AREA 228 * SQ. FT. / 150 = 1.52 SQ. FT.
X 144 = 219 SQ. IN.
VENTILATION PROVIDED:
(1) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 85 SQ. IN.
(4) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 136 SQ. IN.
TOTAL VENTILATION PROVIDED: 221 SQ. IN.

AREA 3 / PORCH
VENTILATION REQUIRED:
ATTIC AREA 210 * SQ. FT. / 150 = 1.40 SQ. FT.
X 144 = 202 SQ. IN.
VENTILATION PROVIDED:
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
(3) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 102 SQ. IN.
TOTAL VENTILATION PROVIDED: 272 SQ. IN.

NOTES:
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.
ROOF TRUSSES TO BE DESIGNED AND COORDINATED WITH TRUSS MANUFACTURER TO ACCOMMODATE ALL ATTIC VENTS.
ROOF VENTS SHALL BE INSTALLED SO AS TO MAKE THEM WATER-PROOF. ALL CONTROLS COVERED SHALL BE SEALED & FLASHED AS REQUIRED IN A SAFE MANNER PRESCRIBED FOR WINDOWS.
PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.
ATTIC HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.
WHERE TILE OR TRUSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50707
08/27/13

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3	Rev. Rev.	03/30/10
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PLAN: 235.2712
SHEET: 3.1

HENDERSON
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OPEN SERIES

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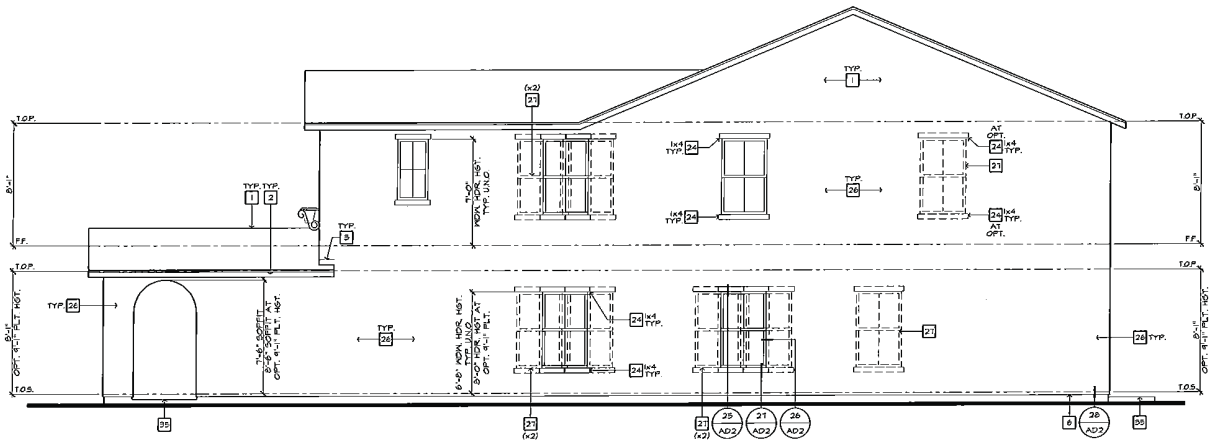
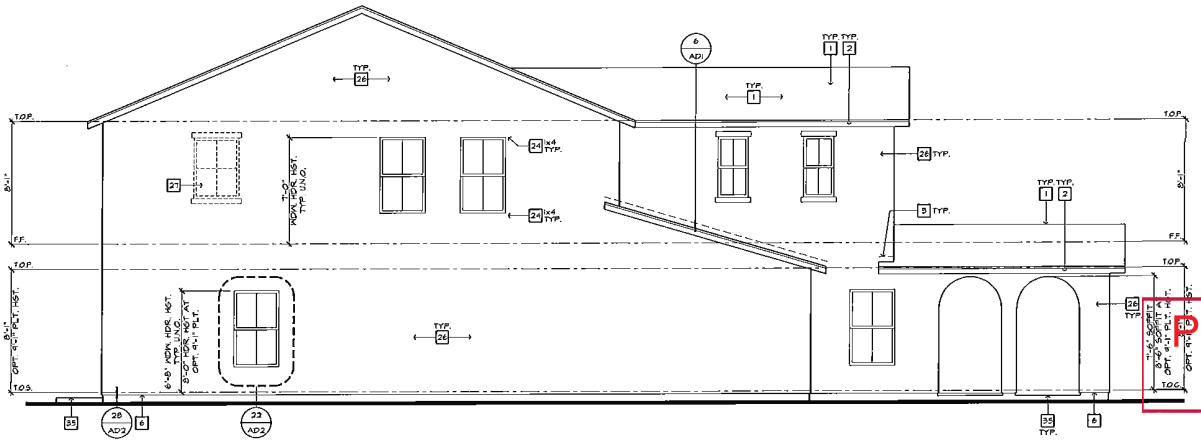


RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 88/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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PLAN: 235.2712

SHEET: 3.2

HENDERSON
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PRJ-50797
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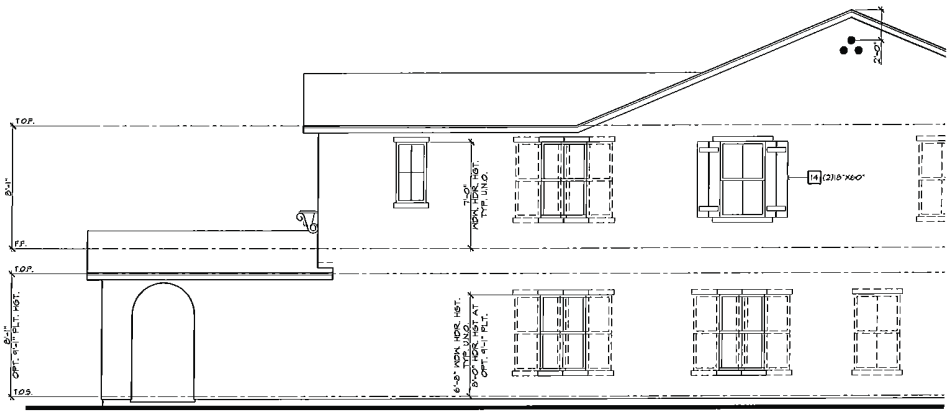
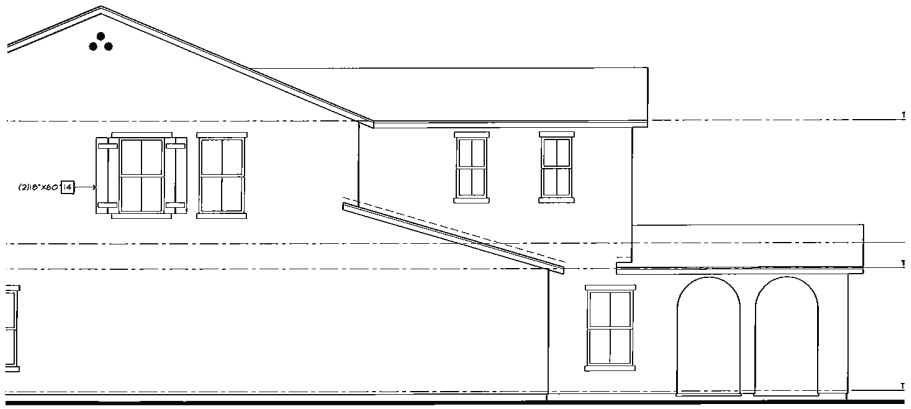


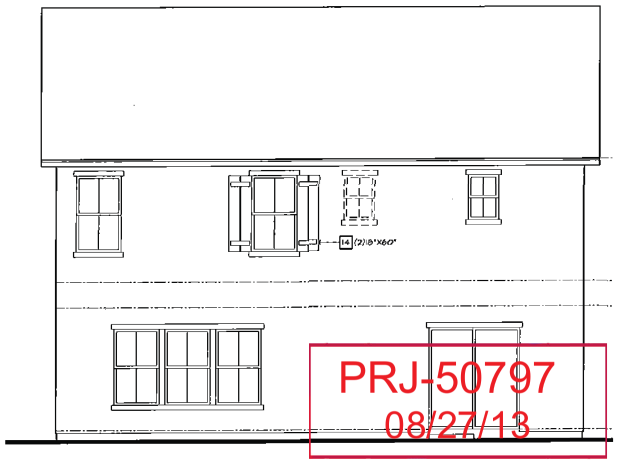
PARTIAL ENHANCED RIGHT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'A'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

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2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING & SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
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12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 75/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 85 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
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27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
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1.	DRB Rev.	11/08/10
2.	DRB Final	11/13/10
3.	Div. Rev.	01/20/10
4.	Comp. Rev	12/02/10
5.		
6.		

PLAN: 235.2712

SHEET: 3.4

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

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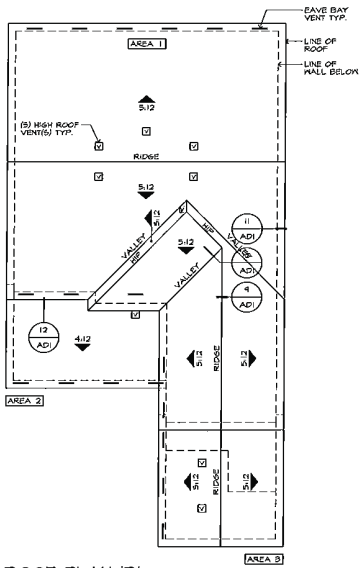
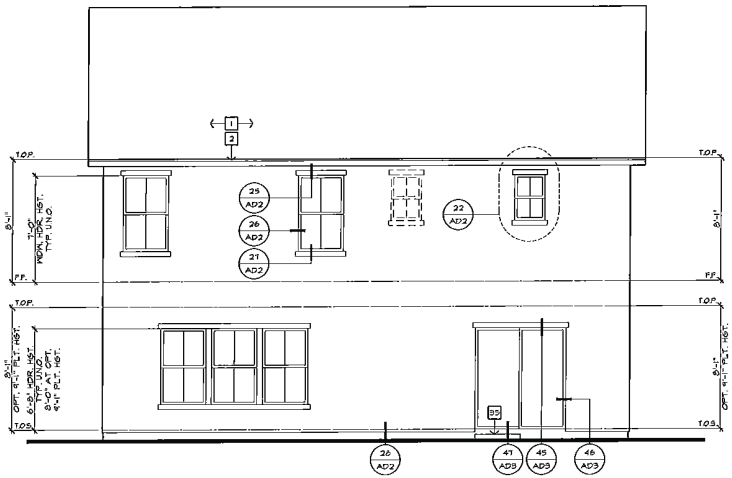
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



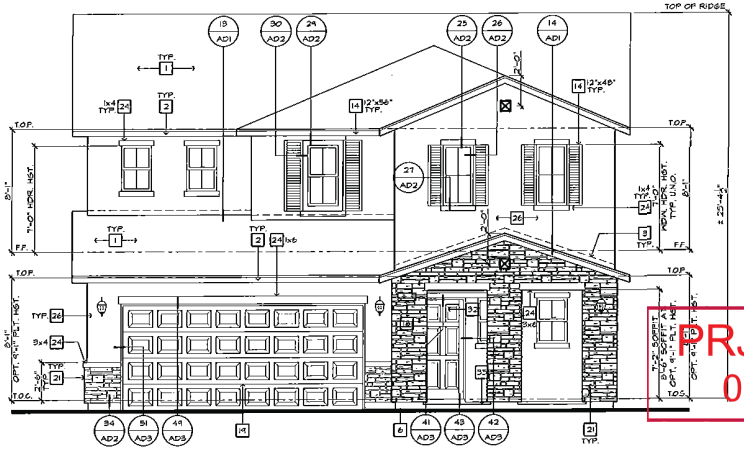
ROOF PLAN 'B'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



REAR ELEVATION 'B'

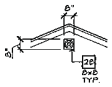
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



FRONT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

NORTHERN EUROPEAN



DETAIL "A"

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 16"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD3.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY TOMEGA PRODUCTS INTERNATIONAL, INC. (C-ES) OR CITY (BD) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

ROOF PLAN NOTES

6:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE MONIER LIFETILES (ICC-ES REPORT ER-3656)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY I/SQ, HIGH/LOW VENTING NOT REQUIRED.

AREA 1 / MAIN

VENTILATION REQUIRED:

ATTIC AREA	1465	SQ. FT. /300 =	4.88 SQ. FT.	
		X 144 =	704 SQ. IN.	
		X 50% =	352 SQ. IN.	

VENTILATION PROVIDED:

HIGH			
(5) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	425 SQ. IN.	
LOW			
(11) EAVE VENT BAY(S) AT	94 SQ. IN. EA. =	974 SQ. IN.	
TOTAL VENTILATION PROVIDED:		749 SQ. IN.	

AREA 2 / GARAGE

VENTILATION REQUIRED:

ATTIC AREA	226	* SQ. FT. / 150 =	1.51 SQ. FT.	
		X 144 =	211 SQ. IN.	

VENTILATION PROVIDED:

(1) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	85 SQ. IN.	
(4) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	136 SQ. IN.	
TOTAL VENTILATION PROVIDED:		221 SQ. IN.	

AREA 3 / PORCH

VENTILATION REQUIRED:

ATTIC AREA	224	* SQ. FT. / 150 =	1.49 SQ. FT.	
		X 144 =	215 SQ. IN.	

VENTILATION PROVIDED:

(2) ROOF TILE VENT(S) AT	85 SQ. IN. EA. =	170 SQ. IN.	
(3) EAVE VENT BAY(S) AT	34 SQ. IN. EA. =	102 SQ. IN.	
TOTAL VENTILATION PROVIDED:		272 SQ. IN.	

NOTES:

ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

MANUFACTURER TO ADD/ MODIFY/ RELOCATE COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ROOF TILES SHALL BE INSTALLED SO AS TO MAKE THEM WATER-TIGHT. ALL ROOF PENETRATIONS SHALL BE SEALED & FLASHED AS REQUIRED IN A WATER-TIGHT MANNER PRESCRIBED FOR WINDOW FLASHING.

PROVIDE APPROVED INSULATION DAMS/ BAFFLES) WHERE VENT BLOCKS ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENT HOLES FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVE VENTS.

WHERE TILE END LOSS MEMBERS BLOCK GABLE END VENTS, PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50707
08/27/13

KB HOME

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FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	1/5/10
3	Div. Rev.	03/09/10
4	Cstmr. Rev.	03/23/10
5		
6		
7		
8		

PLAN: 235.2712

SHEET: 3.5

HENDERSON
SPEC LEVEL E
OPEN SERIES

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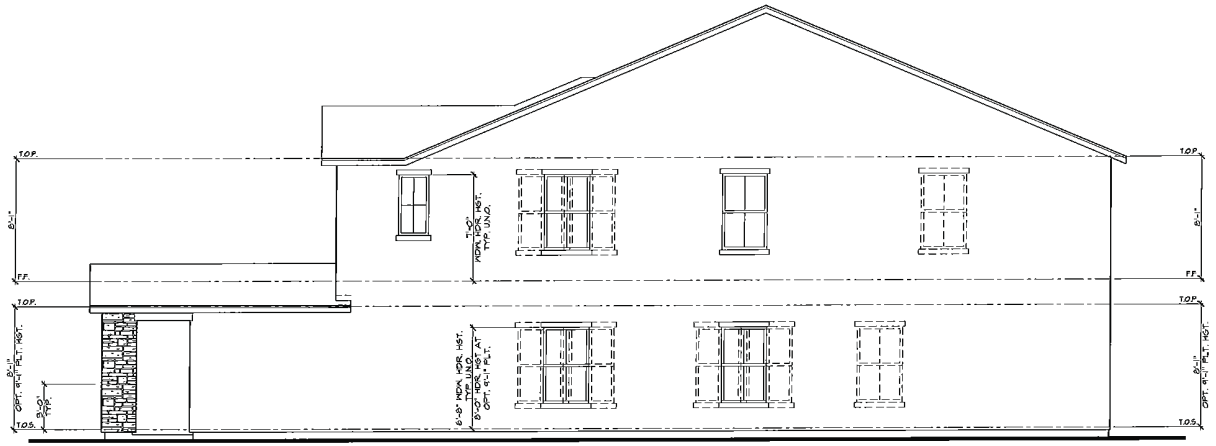
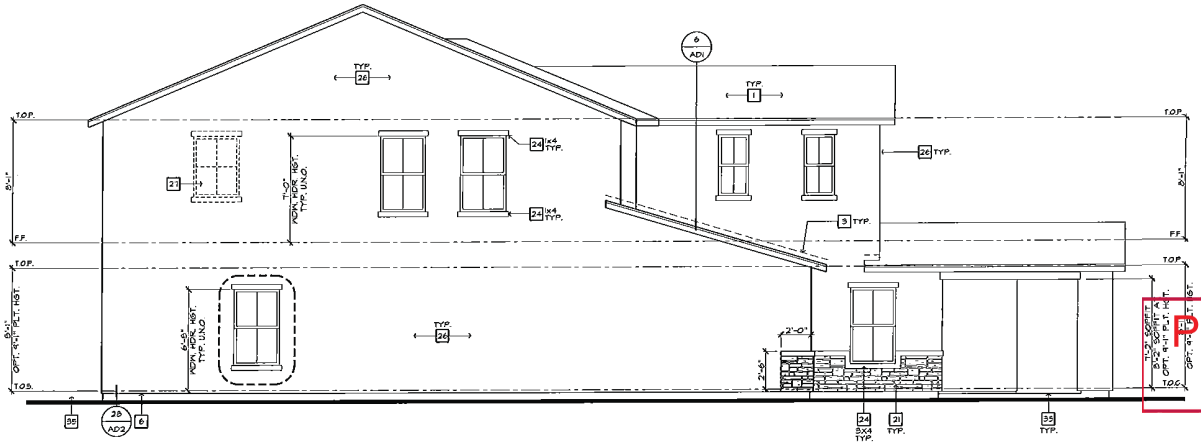
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"X2" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 18/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 85 & 86/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 83 & 86/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 84/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 30/AD2.
26. 1-COAT OMEGA DIAMOND MALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 93/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") FRAMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

KB HOME
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ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY		
REVIEWED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Div. Rev.	01/07/10
4	Comp. Rev.	12/03/10
5		
6		
7		
8		

PLAN: 235.2712
SHEET: 3.6

HENDERSON
SPEC LEVEL E
OPEN SERIES

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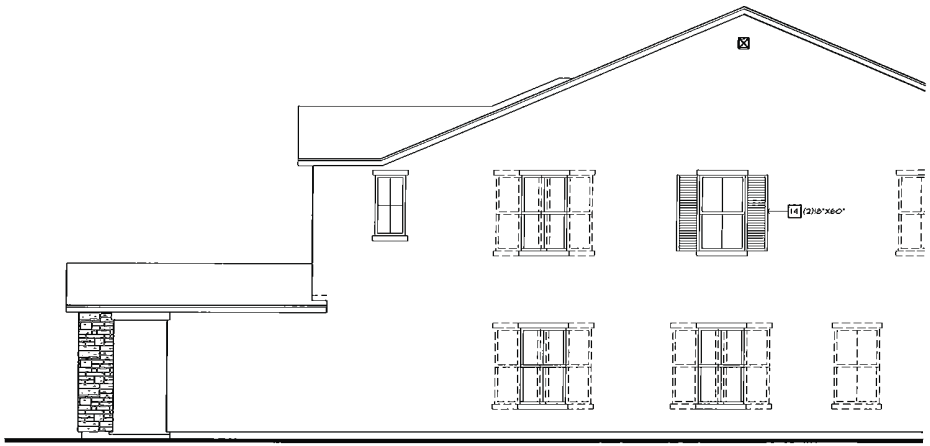
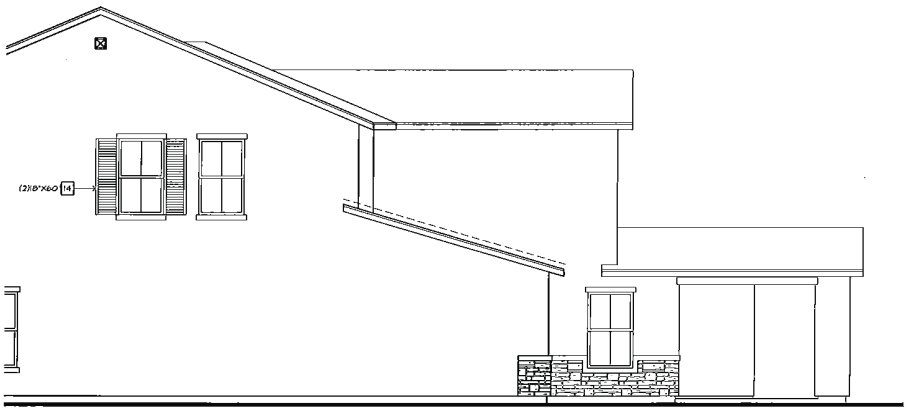
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



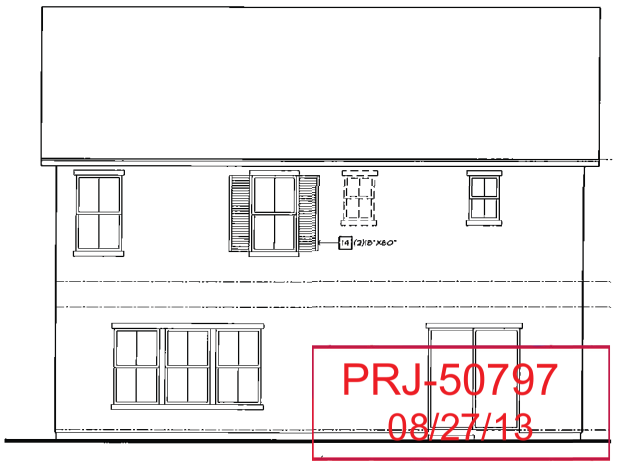
PARTIAL ENHANCED RIGHT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'B'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x8" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 5A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED WIRE LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 3B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9J/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OVER SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" X-DE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/05/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS REV.		
1	ORD Rev.	11/08/10
2	ORD Final	11/30/10
3	Div. Rev.	01/20/10
4	Comp. Rev.	12/02/10
5		
6		
7		

PLAN: 235.2712

SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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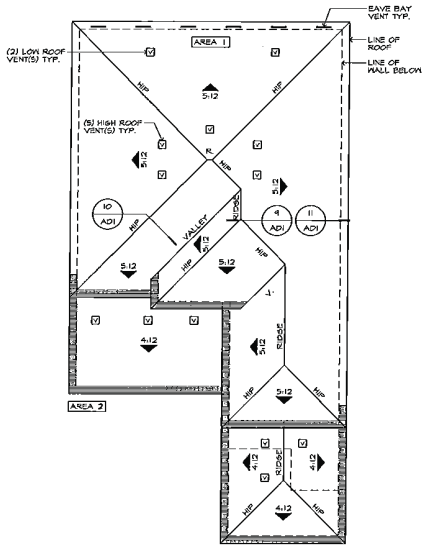
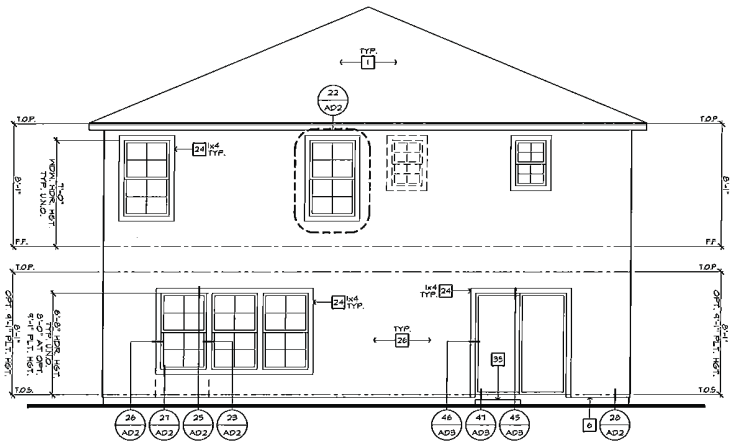
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



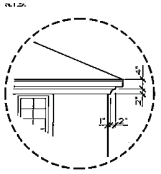
ROOF PLAN 'E'

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")



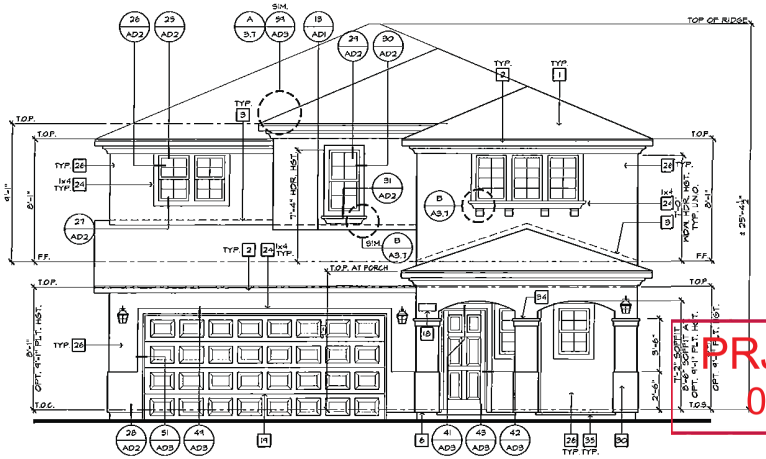
REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



DETAIL 'A'

N.T.S.



FRONT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

SOUTHERN EUROPEAN

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 2B/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/5 & 8B/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8/5 & 8B/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 9A/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED #26 LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 5B/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 9A/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO O/ SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" WIDE STUCCO CHANNEL U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

ROOF PLAN NOTES

4:12 INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE "FLAT" TILE
MONIER LIFETILES (ICC-ES REPORT ER-2636)

12" (INCHES) TYPICAL ROOF OVERHANG AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANG AT EAVE, U.N.O.

LOCATE EAVE/ RAFTER VENTS EQUALLY BALANCED AROUND HOUSE EXCEPT ABOVE SHEARWALL PANELS.

ATTIC VENT CALCULATIONS

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC. (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS. (LOW VENTING) PER I.R.C. SEC. R806.2

* CALCULATION BY V/SO, HIGH/LOW VENTING NOT REQUIRED.

INDICATES ENCLOSED STUCCO SOFFITS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION

AREA 1 / MAIN
VENTILATION REQUIRED:
ATTIC AREA 1462 SQ. FT. /300 = 4.87 SQ. FT.
X 144 = 702 SQ. IN.
X 50% = 351 SQ. IN.

VENTILATION PROVIDED:
HIGH
(5) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 425 SQ. IN.
LOW
(2) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 170 SQ. IN.
(6) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = 204 SQ. IN.
TOTAL VENTILATION PROVIDED. 799 SQ. IN.

AREA 2 / GARAGE
VENTILATION REQUIRED:
ATTIC AREA 228 * SQ. FT. / 150 = 1.52 SQ. FT.
X 144 = 219 SQ. IN.

VENTILATION PROVIDED:
(3) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.
TOTAL VENTILATION PROVIDED 255 SQ. IN.

AREA 3 / PORCH
VENTILATION REQUIRED:
ATTIC AREA 224 * SQ. FT. / 150 = 1.49 SQ. FT.
X 144 = 215 SQ. IN.

VENTILATION PROVIDED:
(3) ROOF TILE VENT(S) AT 85 SQ. IN. EA. = 255 SQ. IN.
(-) EAVE VENT BAY(S) AT 34 SQ. IN. EA. = -- SQ. IN.
TOTAL VENTILATION PROVIDED. 255 SQ. IN.

NOTES:
ALL VENT OPENINGS SHALL BE COVERED WITH 1/4" CORROSION RESISTANT METAL MESH.

ROOFING CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH TRUSS MANUFACTURER TO ACCOMODATE ALL ATTIC VENTS.

ALL ROOF SEALING IS INSTALLED SO AS TO MAKE THEM WATER-TIGHT. ROLL MOUNTED LOUVERS SHALL BE SEALED & FLASHED W/ "MOISTOP" IN THE SAME MANNER PRESCRIBED FOR WINDOW INSTALLATION.

PROVIDE APPROVED INSULATION DAMS (BAFFLES) WHERE VENT BLOCKING ARE USED BETWEEN ROOF FRAMING MEMBERS TO PREVENT VENTILATION BY FROM BEING BLOCKED BY INSULATION.

LOCATE HIGH VENTING MINIMUM 3'-0" VERTICAL DISTANCE ABOVE EAVES.

JOINT GABLE END TRUSS MEMBERS BLOCK GABLE END VENTS. PROVIDE ADEQUATE ADDITIONAL VENTILATION BY MEANS OF ROOF TILE VENTS.

PRJ-50901
08/07/10

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

KB HOME
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KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

1	DRB Rev.	5/28/10
2	DRB Final	6/15/10
3	2nd Rev.	07/21/10
4	Comp. Rev.	08/03/10
5		
6		

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RECORDED BY:

PLAN: 235.2712
SHEET: 3.7

HENDERSON
SPEC LEVEL E
OPEN SERIES

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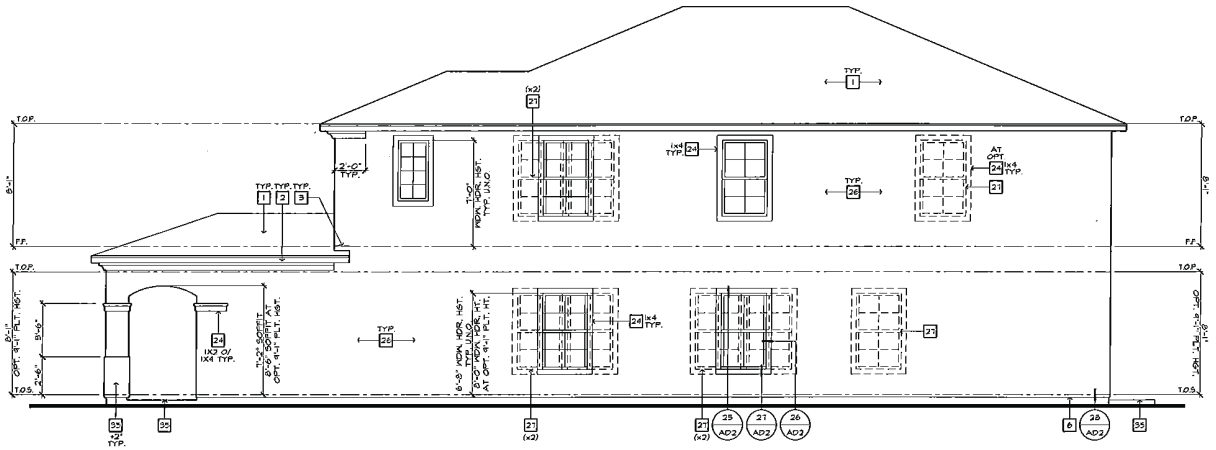
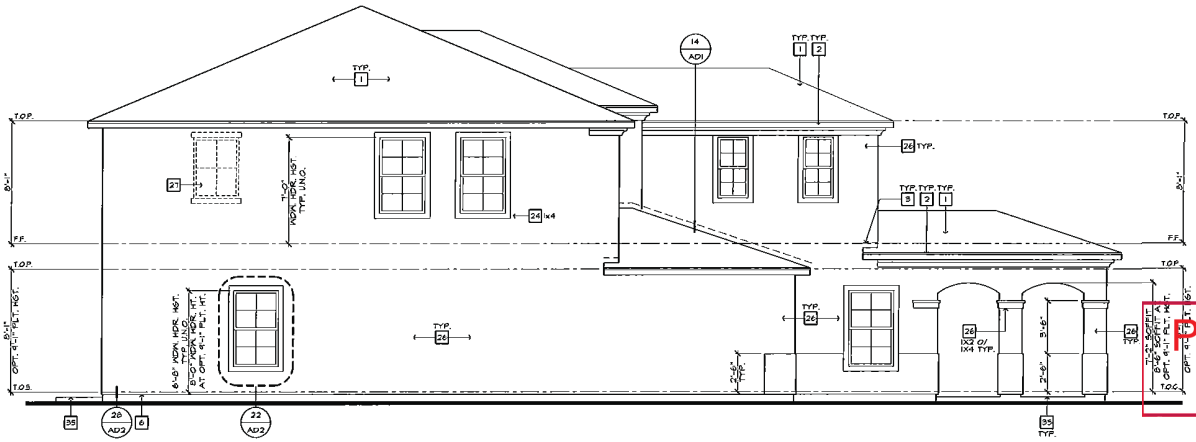


RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING + SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE + REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 15/AD4
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8/3 & 8/6/AD5.
16. GAS SERVICE METER - REFER TO DTLS. 8/3 & 8/6/AD5.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED #LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 32/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1194).
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 33/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO OR SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. 4" WIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.

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ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

REVISED BY:		
1	DRB Rev.	11/08/10
2	DRB Final	11/30/10
3	Plan Rev.	07/20/10
4	Comp. Rev.	12/03/10
5		
6		

PLAN: 235.2712

SHEET: 3.10

HENDERSON
SPEC LEVEL E
OPEN SERIES

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08/27/13

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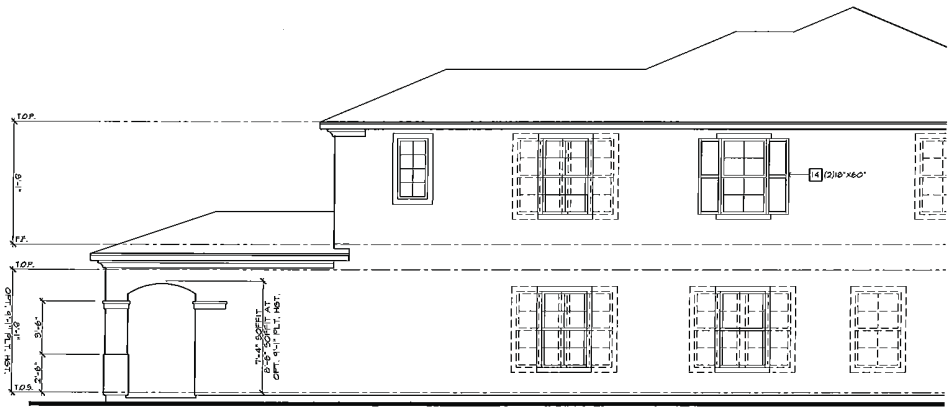
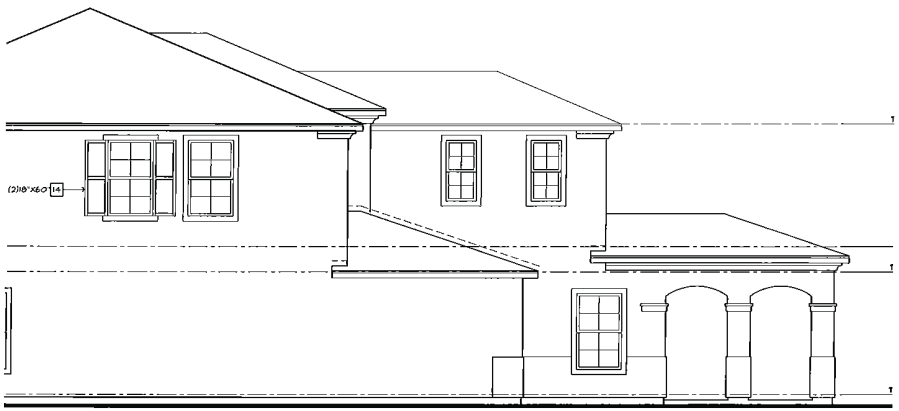


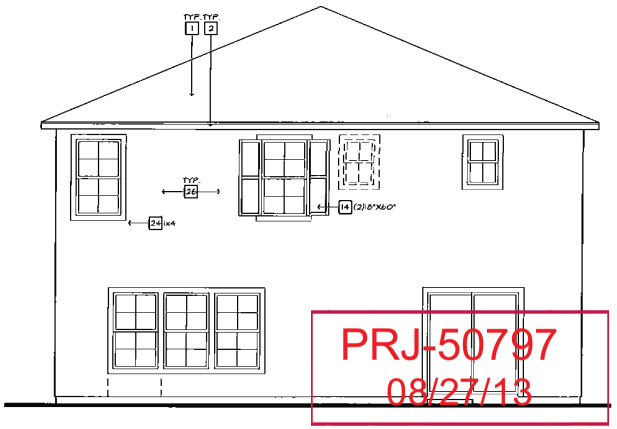
PARTIAL ENHANCED RIGHT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



PARTIAL ENHANCED LEFT ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



ENHANCED REAR ELEVATION 'E'

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

PRJ-50797
08/27/13

ELEVATION NOTES

1. ROOF MATERIAL - REFER TO ROOF NOTES.
2. 2x FASCIA/ BARGE BOARD.
3. G.I. FLASHING.
4. G.I. FLASHING @ SADDLE/ CRICKET
5. G.I. DIVERTER.
6. G.I. DRIP SCREED - SEE DTL. 28/AD2.
7. RESERVED.
8. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT.
9. 14"x18" G.I. SCREENED & LOUVERED COMBUSTION AIR VENT.
10. G.I. SCREENED & LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE - REFER TO ATTIC VENT CALCULATION.
11. RESERVED.
12. ROOF TILE VENT - REFER TO ATTIC VENT CALCULATION.
13. RAILING/ GUARDRAIL - WROUGHT IRON/ WOOD - DTL. 7B/AD4.
14. DECORATIVE SHUTTER - REFER TO ELEVATION FOR SIZE
15. SERVICE PANEL - REFER TO DTLS. 8B & 8E/AD3.
16. GAS SERVICE METER - REFER TO DTLS. 8B & 8E/AD3.
17. A/C CONDENSER - REFER TO UTILITY PLAN.
18. ILLUMINATED ADDRESS SIGN - VISIBLE FROM STREET - REFER TO UTILITY PLAN.
19. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION.
20. MASONRY VENEER.
21. 2" THICK SYNTHETIC STONE VENEER - REFER TO DTL. 34/AD2.
22. EXTERIOR PLASTER OVER PAPER BACKED #18 LATH.
23. EXTERIOR PLASTER OVER EXPANDED METAL LATH.
24. STUCCO OVER FOAM TRIM - REFER TO ELEVATION FOR SIZE.
25. 6" DIA. DECORATIVE TILE - REFER TO DTL. 38/AD2.
26. 1-COAT OMEGA DIAMOND WALL INSULATING EXTERIOR STUCCO SYSTEM BY "OMEGA PRODUCTS INTERNATIONAL, INC." OVER SIXTY (60) MINUTE ASPHALT SATURATED GRADE D KRAFT BUILDING PAPER (ICC-ES REPORT ESR-1964)
27. OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN.
28. RECESSED ELEMENT - REFER TO ELEVATION FOR SIZE- DTL. 37/AD2.
29. STUCCO/ EXTERIOR HARDBOARD SIDING COLUMN.
30. STUCCO OVER BUILT OUT FOAM TRIM.
31. DECORATIVE WROUGHT IRON.
32. ENTRY DOOR.
33. STUCCO (O) SHAPED CORBEL.
34. STUCCO OVER SHAPED FOAM TRIM.
35. CONCRETE STOOP/ PORCH/ PATIO - SEE SLAB INTERFACE PLAN.
36. ¼" RIDE STUCCO CHANNEL, U.N.O.
37. RESERVED.
38. GEORGIA - PACIFIC ENGINEERED 5/4 (1") PRIMETRIM OR APPROVED EQUAL - SEE ELEVATION FOR SIZE.
39. JAMES HARDIE FIBER-CEMENT SIDING OR APPROVED EQUAL - SEE ELEVATION FOR SIZE

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RECORD SET

1.	DRB Rev.	1/08/10
2.	DRB Final	1/13/10
3.	Bld. Rev.	03/01/10
4.	Comp. Rev.	12/02/10
5.		
6.		

PLAN: 235.2712
SHEET: 3.11

HENDERSON
SPEC LEVEL E
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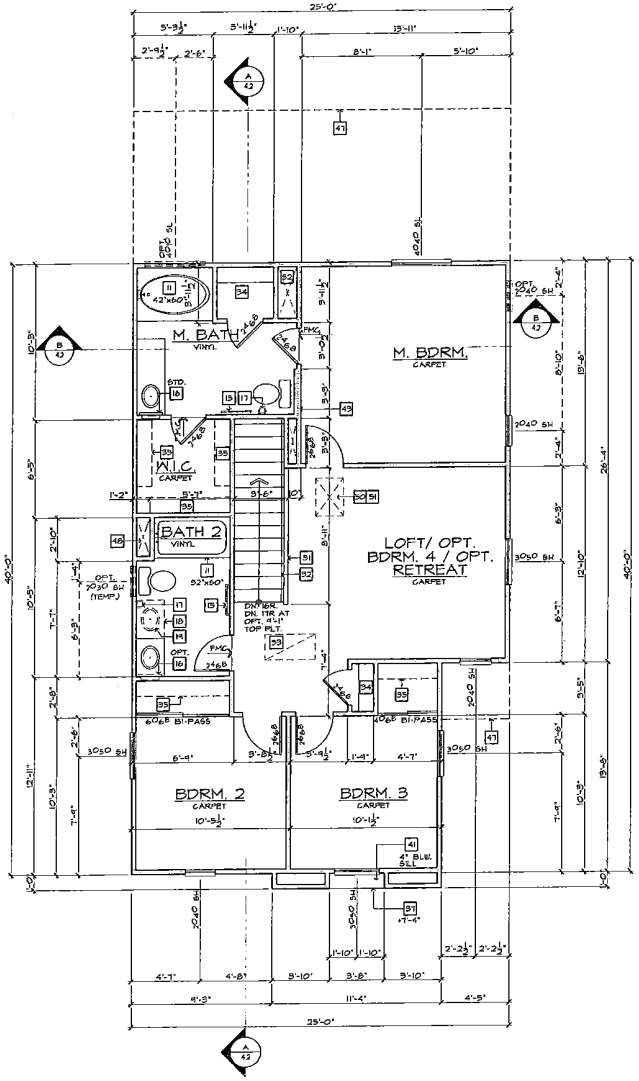
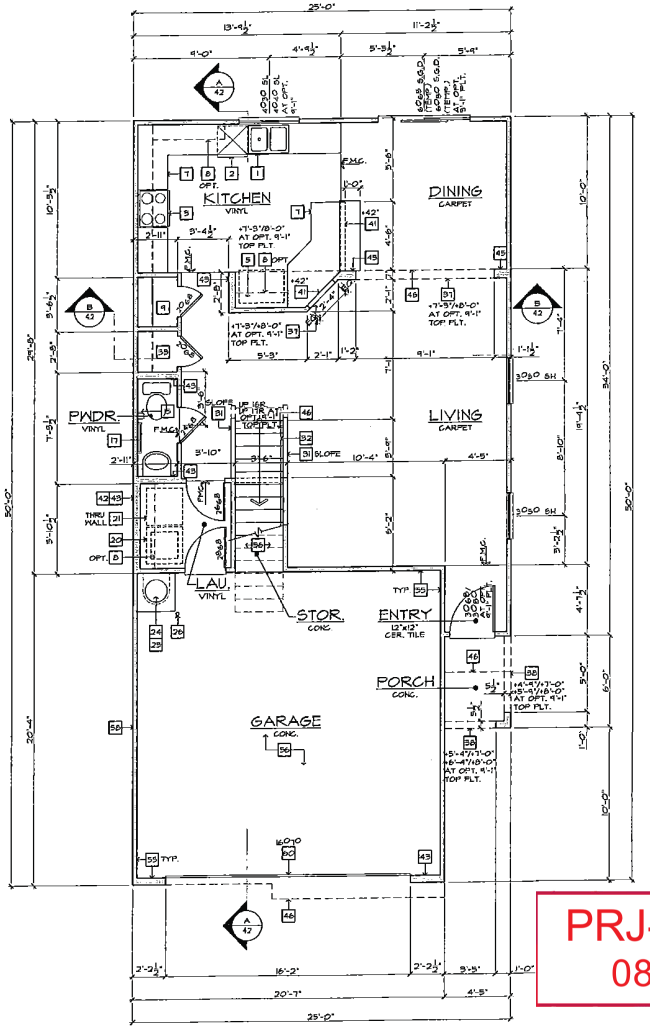


SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17") BASIC PLAN



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17") BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTED HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT 16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND PLANSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3072 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL ACRYLAGLAS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF TEMPERED GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) 150" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE 1/4" PER FOOT) - DTL. 42/AD9
23. RESERVED
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2) - DTL. 83/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL 85/AD5
27. SOFT WATER LOOP
28. RESERVED
29. RESERVED
30. RESERVED
31. 36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 88/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.7.7.1) - DTL. 69/AD4
33. GOATS W/ WIRE SHELF - DTL. 55/AD5
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF KH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-B)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 30" ATTIC ACCESS (I.R.C. SEC. R307.1, AMENDED) - DTL. 54/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUST CHASE - DTL. 45 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x10" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CLEAR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - PROGRESS RAIL ON WALL OR HOOD (SEE PLAN) - REFER TO DTL. 66 & 88/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HORSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE/ PLAN: 225.1644

FIRST FLOOR AREA	743	SQ.FT.
SECOND FLOOR AREA	901	SQ.FT.
TOTAL AREA	1644	SQ.FT.
GARAGE AREA	436	SQ.FT.
PORCH AREA (ELEVATION A,B & E)	21	SQ.FT.
OPTIONAL PATIO	80	SQ.FT.

PRJ-50797
08/23/13

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ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:

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1
2
3
4
5
6

PLAN: 225.1644
SHEET: 1.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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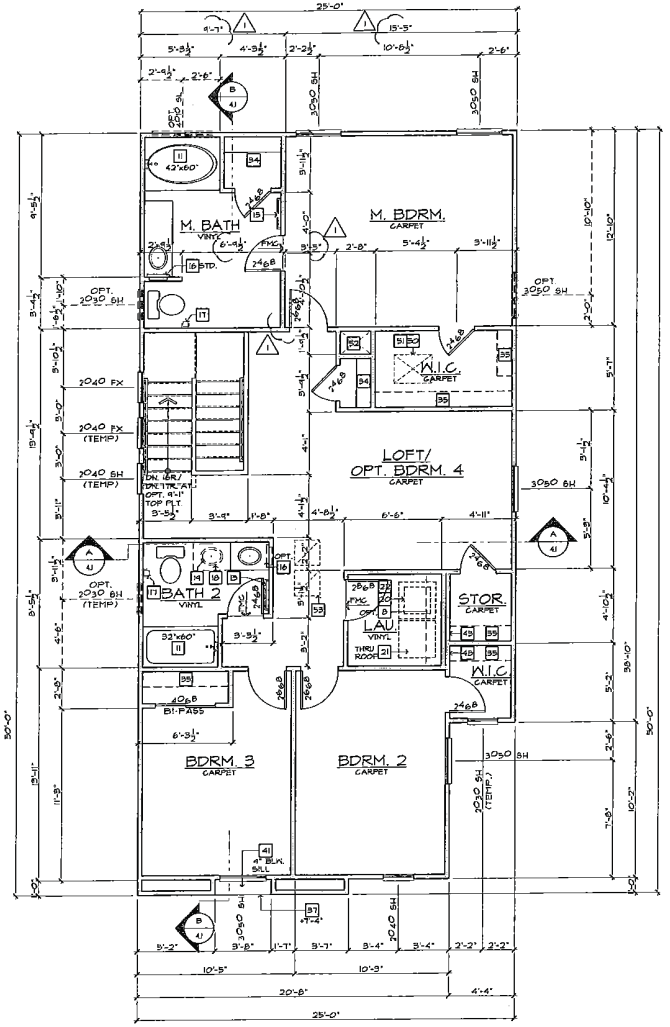
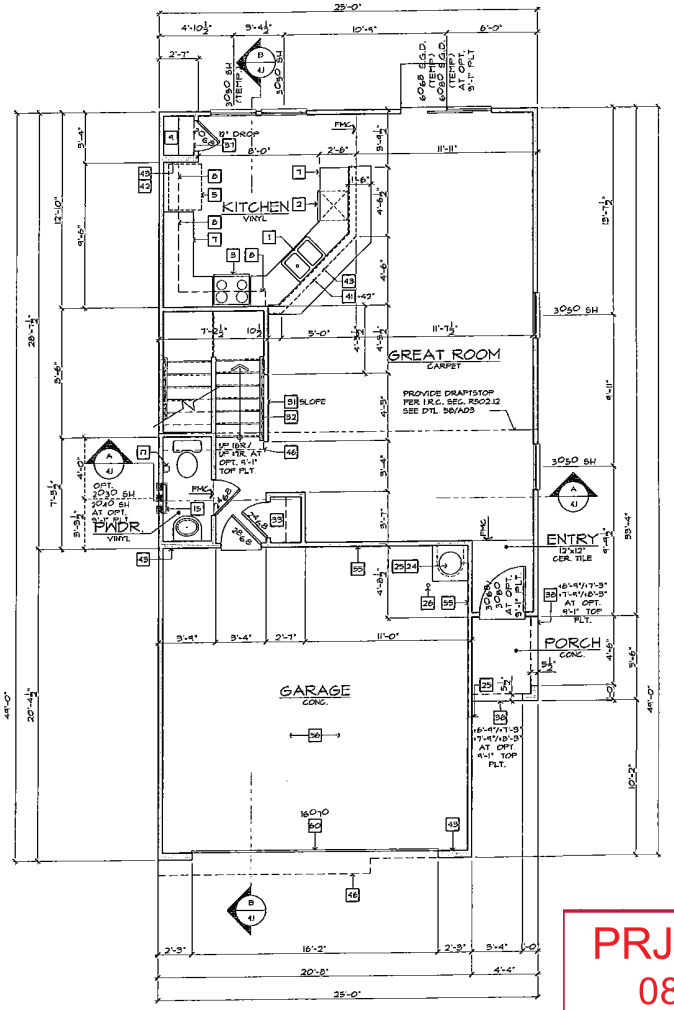
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 1644_225\1644 Plot 1644_01_BASE.dwg Jul 21, 2012 - 2:46pm

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN 'A'

SCALE 1/4"=1'-0"



FIRST FLOOR PLAN 'A'

SCALE 1/4"=1'-0"

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTED HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
4. 30" COOKTOP - IN BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPECS.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ RECESSED WASTE & VENT SYSTEM AND MAINSOIT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. OVAL/RECTANGULAR TUB WITH RECESSED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ MAINSOIT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHOWER ENCLOSURE (TEMPERED GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5))
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (6" MIN. TO 24" PER P2017) - DTL. 86/AD5
23. RESERVED
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (UPC. SEC. 508.2) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED
29. RESERVED
30. RESERVED
31. 42" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 66/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.7.7.1) - DTL. 69/AD4
33. COATS W/ WIRE SHELF - DTL. 85/AD5
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 85/AD5
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 13" VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 13" VENT TO OUTSIDE AIR (U.M.C. TABLE 5-3)
50. 22"X30" ATTIC ACCESS (I.R.C. SEC. R307.1, AMENDED) - DTL. 84/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO ITT/ITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. 5/8" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 16"X12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1¾" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1¾" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY



SQUARE FOOTAGE/ PLAN: 225.1855

FIRST FLOOR AREA	737	SQ.FT.
SECOND FLOOR AREA	1118	SQ.FT.
TOTAL AREA	1855	SQ.FT.
GARAGE AREA	420	SQ.FT.
PORCH AREA	ELEVATION "A" 24	SQ.FT.
	ELEVATION "B" 24	SQ.FT.
	ELEVATION "E" 24	SQ.FT.
OPT. COVERED PATIO	80	SQ.FT.

PRJ-50797
08/23/13

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LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 653085
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 10/15/12

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REVISED BY:
1
2
3
4
5
6

PLAN: 225.1855
SHEET: 1.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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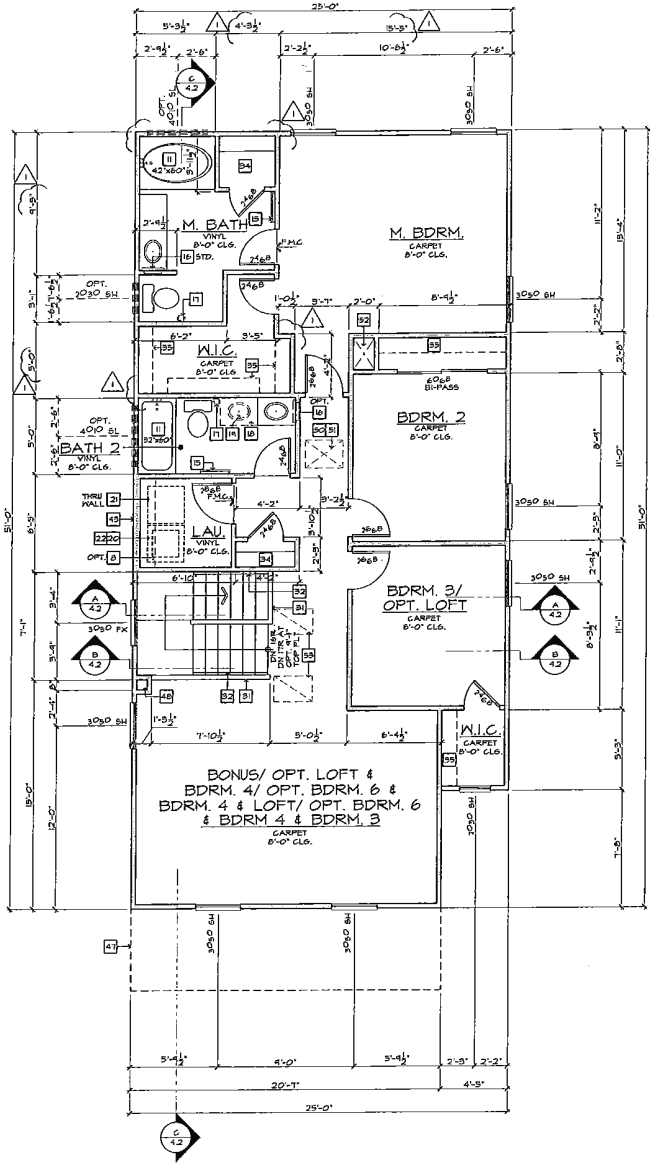
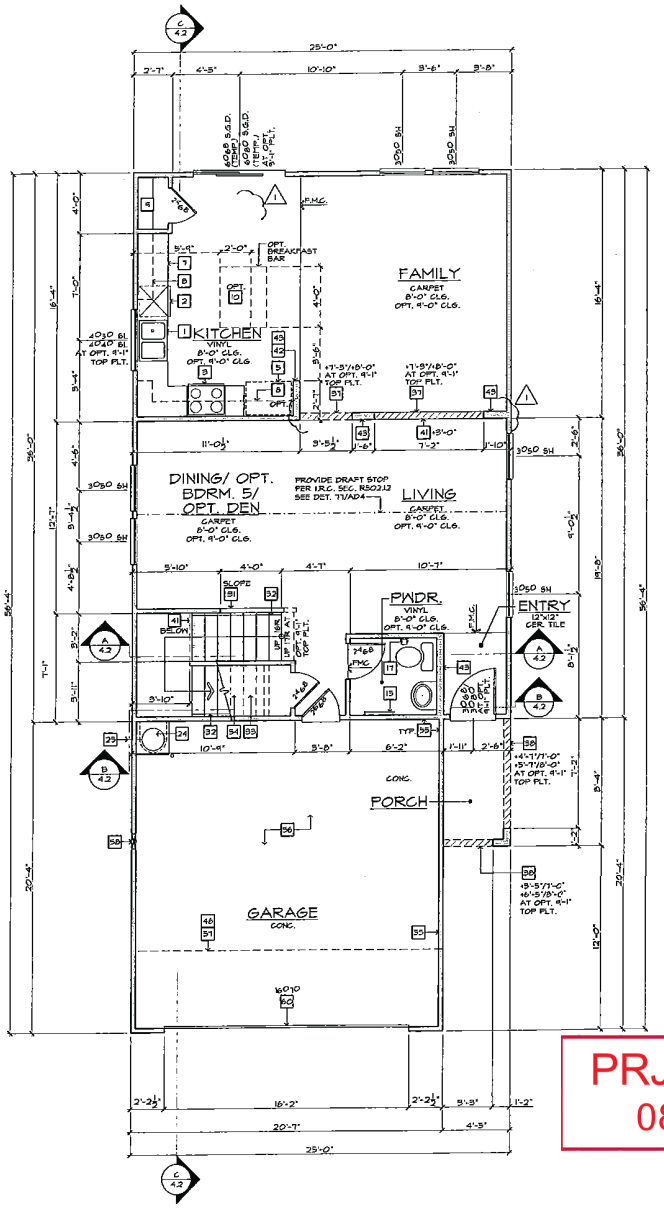
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\[650] Clark County Communities\Landings at Sunset (West 5th)\Plan 1855_2251\1855 Plot 1855_01_BASE.DWG Oct 10, 2012 - 7:40am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN 'A'

SCALE 1/4"=1'-0"



FIRST FLOOR PLAN 'A'

SCALE 1/4"=1'-0"

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTED HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPECS.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN VENT TO OUTSIDE AIR! - VERIFY W/ MANUFACTURER SPECS.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPECS.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND RAINHEAD TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3071.3 - VERIFY DIMENSIONS WITH MFG. SPECS.
12. (VALUE/WORKLAND) TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPECS. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA FACTOR OPTION IS SELECTED)
13. SHOWER PAN W/ RAINHEAD TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R3071.2)
14. SHATTERPROOF (TEMPERED) SLIDING SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5)
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 12/AD5
23. RESERVED
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (STD. SEC. 508.2) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 8" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED
29. RESERVED
30. RESERVED
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 86 & 88/AD4
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.7.7.1) - DTL. 63/AD4
33. COATS W/ WIRE SHELF - DTL. 55/AD3
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT
38. LOWERED SOFFIT - REFER TO PLAN FOR HEIGHT
39. LINE OF CEILING BREAK
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF NH "B" VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. "B" VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. F.A.U. ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 94/AD5
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R302.7
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. TABLE R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD OR EQUIVALENT PER I.R.C. TABLE R302.6 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD
57. MATERIAL TO ROOF SHEATHING
58. 14"x12", 6:1, SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE DOOR HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY W/ DOOR OPTION
61. RAILING/ HANDRAIL - WROUGHT IRON OR FOAM (SEE PLAN) - REFER TO DTL. 66 & 88/AD4 (COMPLY WITH I.R.C. TABLE R305.1)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE/ PLAN: 225.2080

FIRST FLOOR AREA	900	SQ.FT.
SECOND FLOOR AREA	1180	SQ.FT.
TOTAL AREA	2080	SQ.FT.
GARAGE AREA	418	SQ.FT.
PORCH AREA	51	SQ.FT.
OPT. PATIO AREA	112	SQ.FT.

PRJ-50797
08/23/13

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LANDINGS

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 07/23/12
PROJECT No.: 853065
DIVISION MGR.: J.C.
REVISIONS:
1 MODEL WALK REVISIONS 09/11/12

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REVIEWED BY:

PLAN: 225.2080
SHEET: 1.1

CLARK COUNTY
SPEC LEVEL C
25' OPEN SERIES

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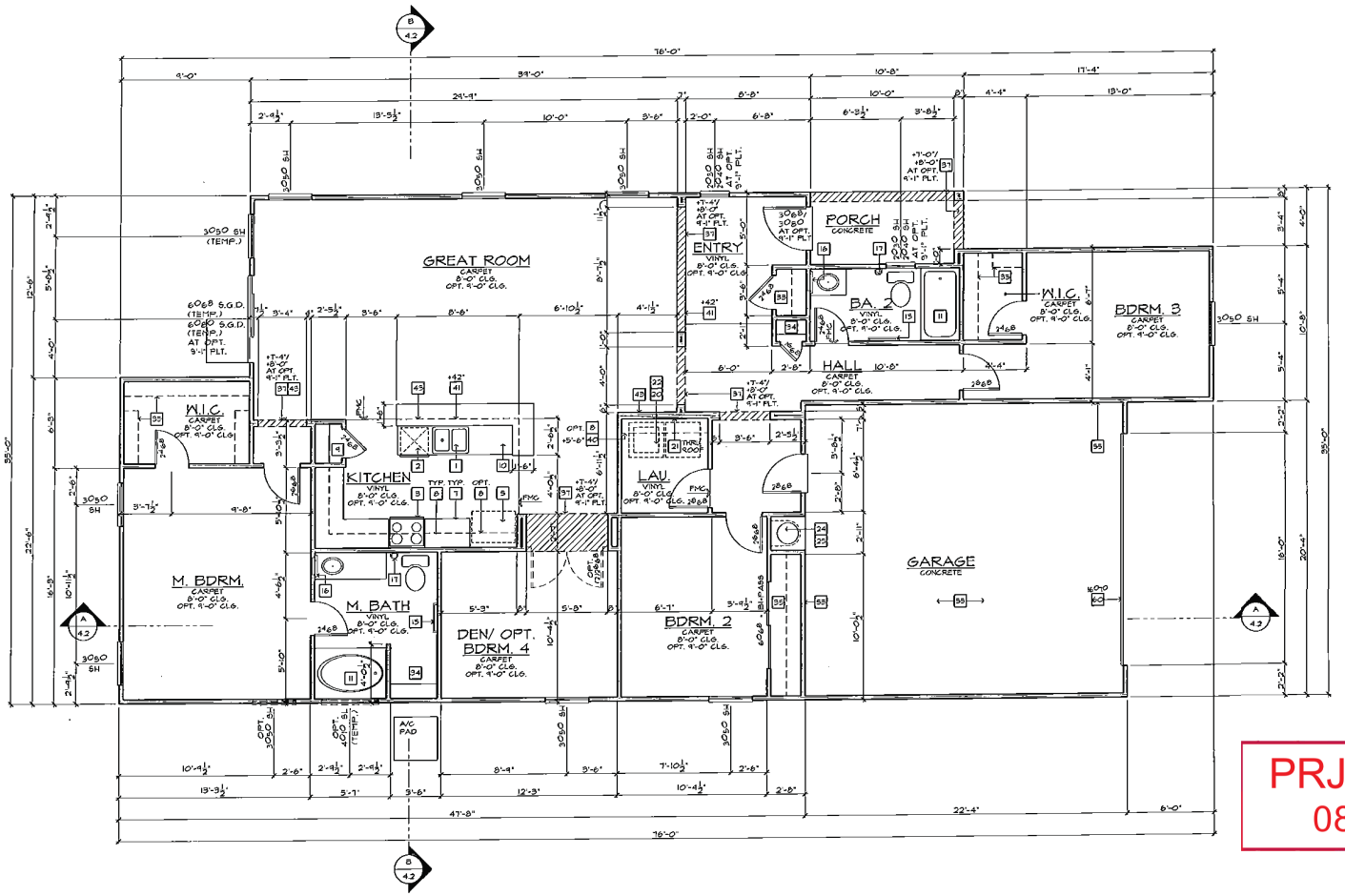
F:\DATA\ARCH\PROJECT\Southwest Region\Nevada\(850) Clark County Communities\Landings at Sunset (West 57th)\Plan 2080_225\2080 Plot 2080_01_BASE.DWG Oct 30, 2012 - 11:39am

MOD-50901 VAR-50904 WVR-50908 SUP-50906 &
SDR-50909



FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - GIVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ OLVED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/RECTANGLE TUB WITH OLVED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, (4)) - DTL. 83/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. 18" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 69/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF VH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 5-2)
50. 22"X30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 93 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2 NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ⅝" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 140 SQ. IN. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CORD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTING - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY



PRJ-50797
08/27/13

SQUARE FOOTAGE

PLAN 135.1849

FLOOR AREA		1849	SQ.FT.
TOTAL AREA		1849	SQ.FT.
GARAGE AREA		484	SQ.FT.
PORCH AREA	ELEVATION 'A'	53	SQ.FT.
	ELEVATION 'B'	53	SQ.FT.
	ELEVATION 'E'	53	SQ.FT.
OPT. PATIO AREA		115	SQ.FT.

KB HOME
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VERSANTE

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FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:

1	DRB Rev.	11/08/10
2	DRB Final	11/15/10
3	Dr. Rev.	03/25/10
4	Comp. Rev.	12/09/10
5		
6		

PLAN: 135.1849

SHEET: 1.1

HENDERSON
SPEC LEVEL E
OPEN SERIES

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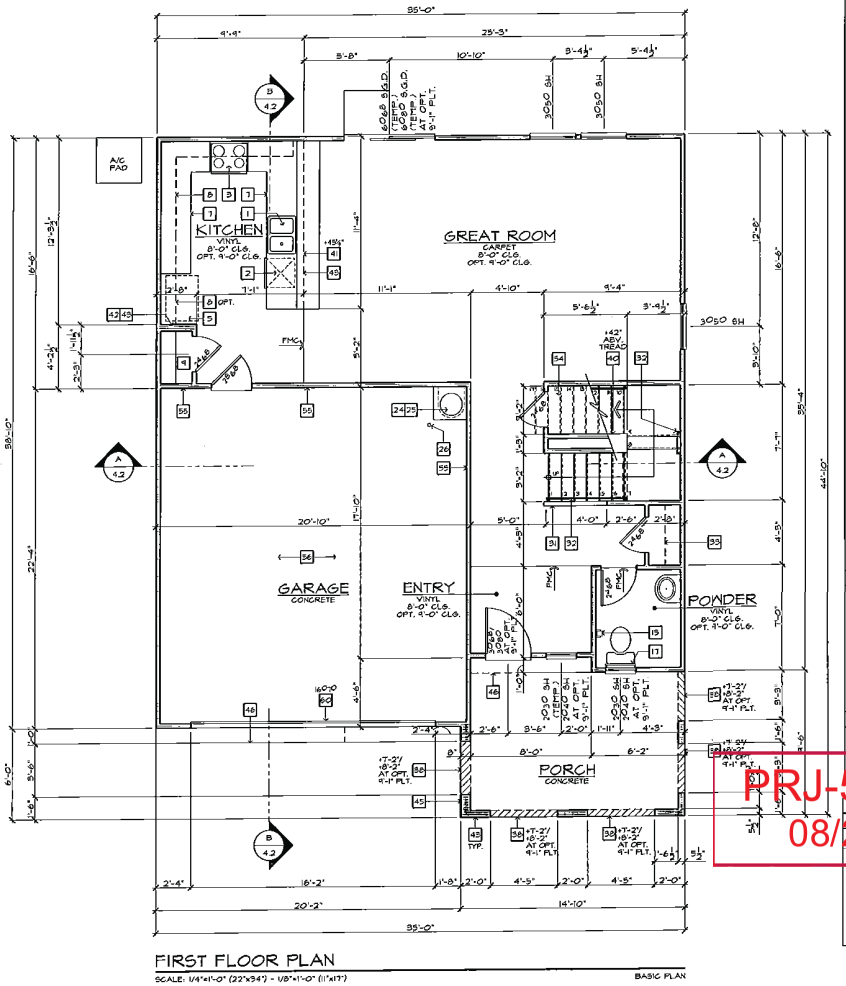
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 54" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (8) 12" DEEP WIRE SHELVES AT 16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/ROUND/ASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. B2/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 5" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL B3/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 66/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R315.8.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (5) 12" DEEP WIRE SHELVES AT 16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PVC 'D' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'D' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. B1/AD5
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (N.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" @ SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE

PLAN 235.2075

1ST. FLOOR AREA		842	SQ. FT.
SECOND FLOOR AREA		1233	SQ. FT.
TOTAL AREA		2075	SQ. FT.
GARAGE AREA		460	SQ. FT.
PORCH AREA			
	ELEVATION 'A'	146	SQ. FT.
	ELEVATION 'B'	93	SQ. FT.
	ELEVATION 'E'	93	SQ. FT.
OPT. PATIO		120	SQ. FT.
OPT. BALCONY	AT M. BDRM.	120	SQ. FT.

PRJ-50797
08/27/13

KB HOME
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LAS VEGAS, INC.

5655 BADURA AVENUE
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 12/04/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

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1	DRB Rev.	11/08/10
2	DRB Final	1/25/10
3	Pln. Rev.	05/24/10
4	Comp. Rev.	12/23/10
5		
6		

PLAN: 235.2075
SHEET: 1.1

HENDERSON
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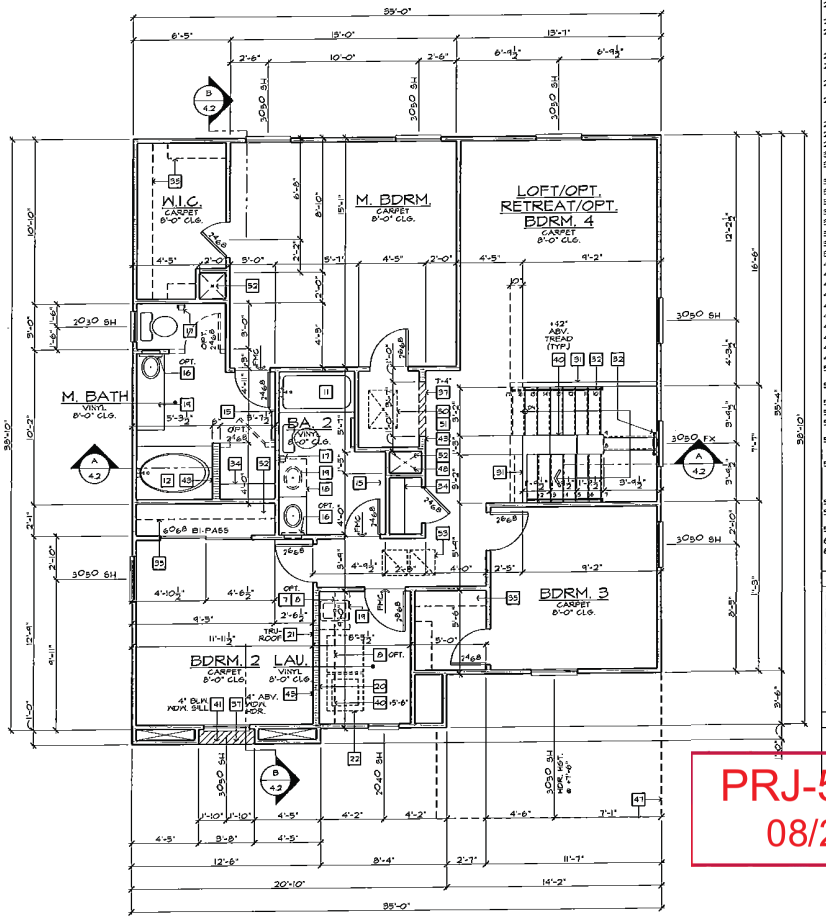
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/HOURGLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(3).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 92/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 66/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 3" VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. 3" VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 84/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5.
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x10" @ 6'-1" SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 66/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

PRJ-50797
08/27/13

KB HOME
BUILT TO ORDER

VERSANTE

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LAS VEGAS, INC.

5665 BADURA AVENUE
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TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 12/04/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISIONS:		
1	DRB Rev.	11/08/10
2	DRB Final	12/3/10
3	3Yr. Rev.	03/30/10
4	Comp. Rev.	12/03/10
5		
6		
7		

PLAN: 235.2075
SHEET: 1.2

HENDERSON
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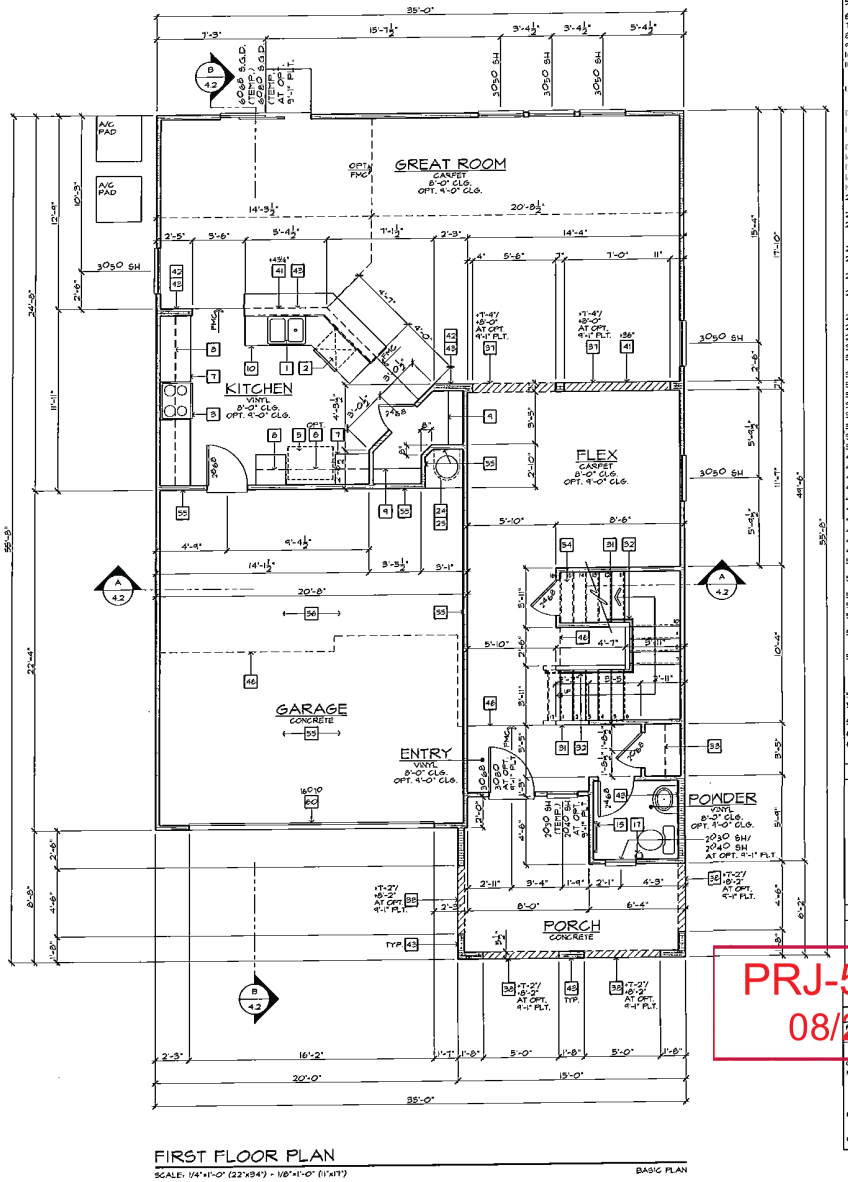
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 36" CLEAN REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED MASTIC & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3012 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/MORGLASS TUB WITH GLUED MASTIC & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R3012)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - SEPARATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4.2) - REFER TO DETAIL 83/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +38" @ HARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 80/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 69/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD5.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD5.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MECH. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 54/AD3
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½ GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ½" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.3. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 80/AD4 (COMPLY WITH I.R.C. TABLE R301.5)

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE

PLAN 235.2394

FIRST FLOOR AREA		1183	SQ. FT.
SECOND FLOOR AREA		1211	SQ. FT.
TOTAL AREA		2394	SQ. FT.
GARAGE AREA		421	SQ. FT.
PORCH AREA			
	ELEVATION 'A'	191	SQ. FT.
	ELEVATION 'B'	181	SQ. FT.
	ELEVATION 'E'	191	SQ. FT.
OPT. PATIO	PATIO 'A'	196	SQ. FT.
	PATIO 'B' W/ OPT. BALCONY ONLY	144	SQ. FT.
OPT. BALCONY	AT M. BDRM.	144	SQ. FT.

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1.	DRB Rev.	11/09/10
2.	DRB Final	11/3/10
3.	1st Rev.	12/23/10
4.	Comp. Rev.	12/17/10
5.		
6.		

PLAN: 235.2394

SHEET: 1.1

HENDERSON
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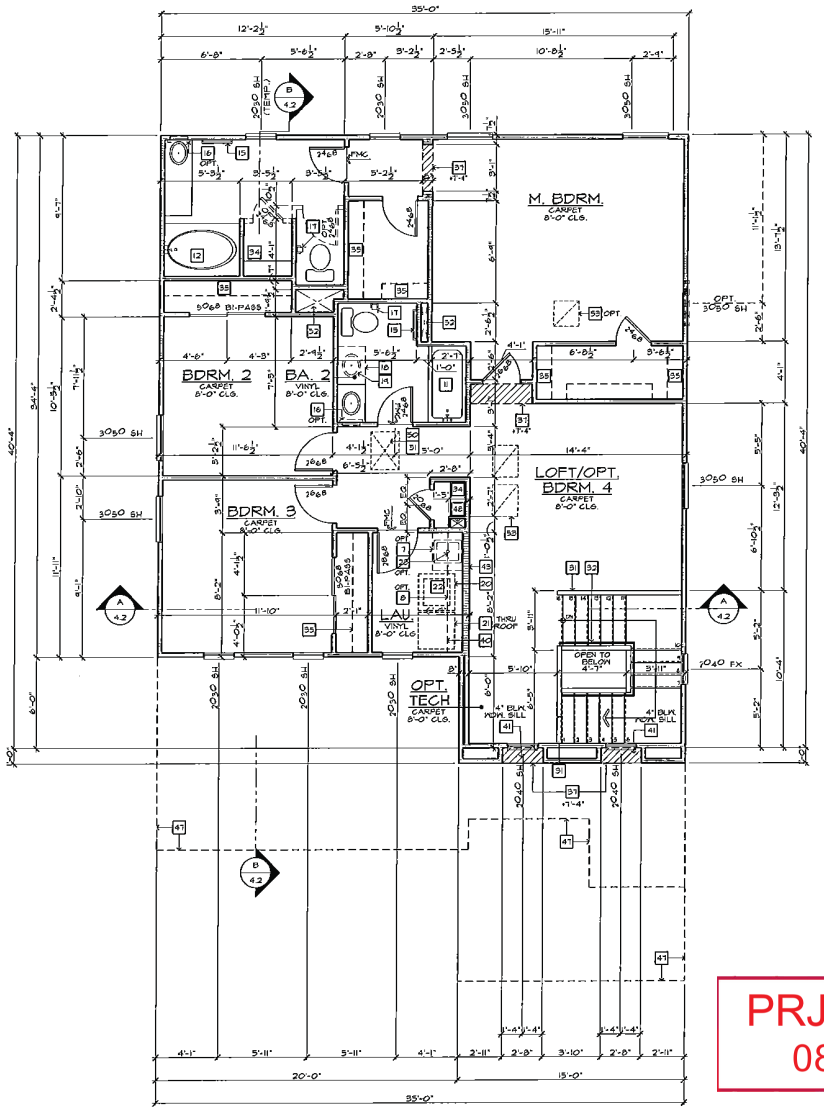
PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 91" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R3072 - VERIFY DIMENSIONS WITH MFG. SPEC'S.
12. OVAL/HOURGLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(8).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(3) - REFER TO DETAIL 69/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD3.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +66"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD3
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 1204.1) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2.
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R302.6
56. GARAGES BOVE/ATTACHED HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R302.6 NOTE: IF STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CARD HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

PRJ-50797
08/27/13

KB HOME
BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

5655 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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REVISED BY:

1.	SPEC Rev.	11/05/10
2.	SPEC Print	1/25/10
3.	Div. Rev.	02/25/10
4.	Comp. Rev.	03/09/10
5.		
6.		

PLAN: 235.2394
SHEET: 1.2

HENDERSON
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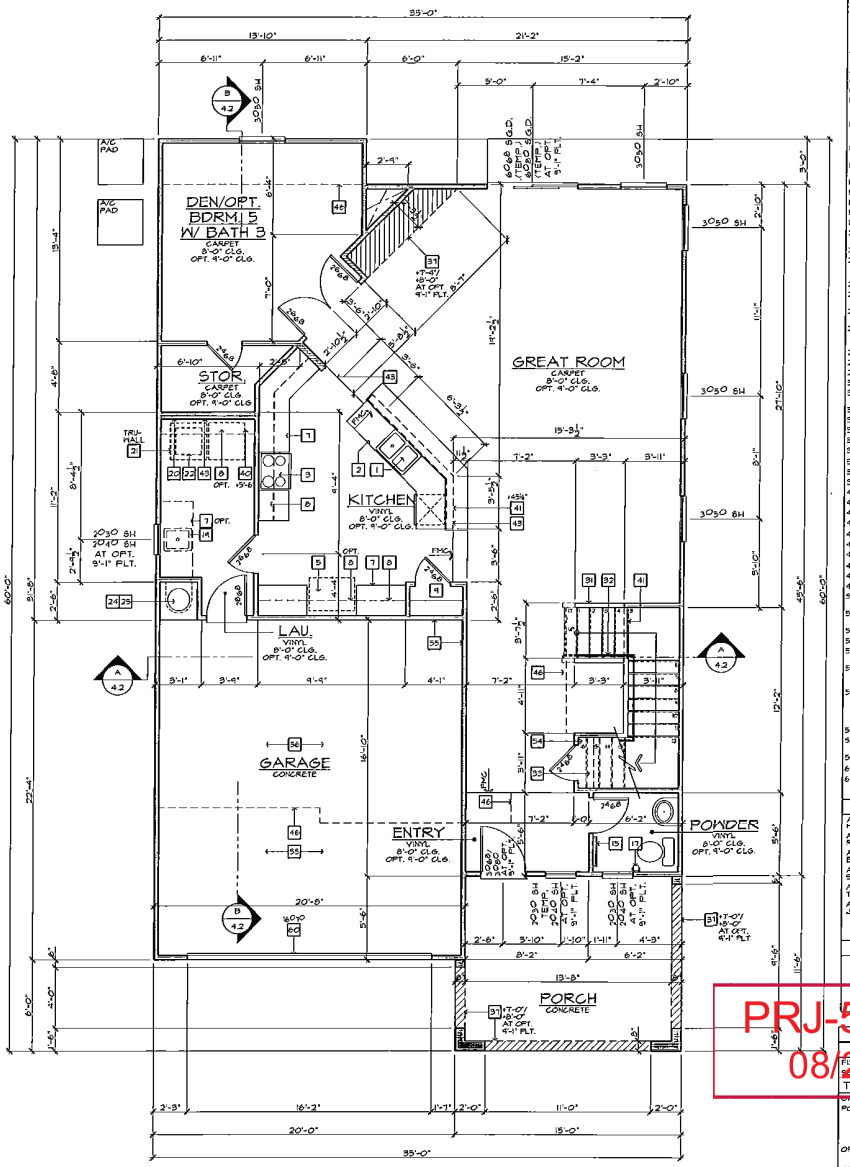

FIRST FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ GLUED MASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/HOURGLASS TUB WITH GLUED MASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2)
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN WALL).
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 92/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.3, (4) - DTL. 82/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.14(2) - REFER TO DETAIL 88/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +38" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 69/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD3.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x6 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLM. 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. P.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 8-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807.1, AMENDED) - DTL. 54/AD3.
51. P.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 43 & 44/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" G.I. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1⅜" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

SQUARE FOOTAGE

PLAN 235.2568

FIRST FLOOR AREA		1247	SQ. FT.
SECOND FLOOR AREA		1321	SQ. FT.
TOTAL AREA		2568	SQ. FT.
GARAGE AREA		423	SQ. FT.
PORCH AREA			
	ELEVATION 'J'	145	SQ. FT.
	ELEVATION 'K'	145	SQ. FT.
	ELEVATION 'L'	145	SQ. FT.
OPT. PATIO		128	SQ. FT.
OPT. BALCONY	AT M. BDRM.	128	SQ. FT.

PRJ-50797
08/07/13

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FAX: (702) 266-8603

ISSUE DATE: 02/05/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	DRB Rev.	10/08/10
2	DRB Final	11/3/10
3	Div. Rev.	03/31/10
4	Comp. Rev.	12/02/10
5		
6		

PLAN: 235.2568
SHEET: 1.1

HENDERSON
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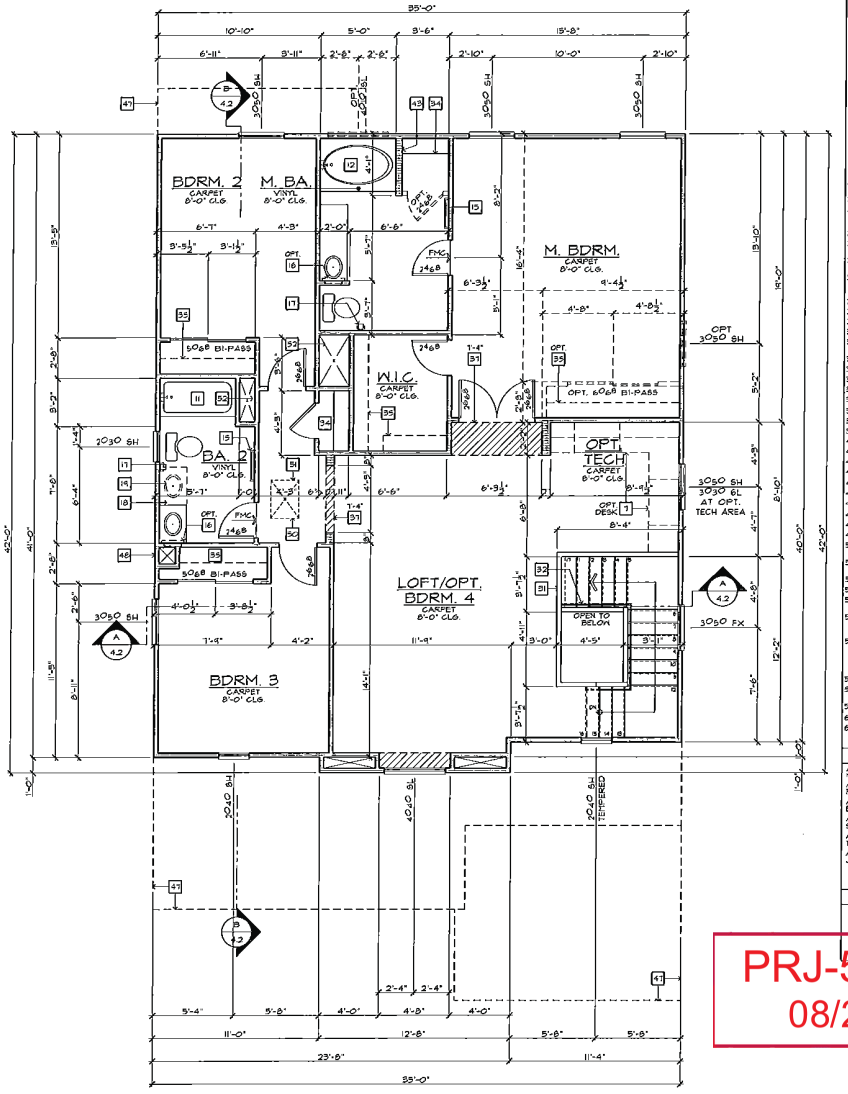

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN. (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 34" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/SHOWER COMBINATION W/ GLUED WASTE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/HOURGLASS TUB WITH GLUED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE: PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES (RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 42/ADS
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM. PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2, 14) - DTL. 82/ADS
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 9" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508H(2) - REFER TO DETAIL 83/ADS
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +30" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 68/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/ADS.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/ADS.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
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41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF PLH 'B' VENT FROM BELOW (U.P.C. TABLE 5-3)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/ADS
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/ADS
52. DUCT CHASE - DTL. 43 & 44/ADS - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER I.R.C. R302.6
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R302.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" GI SCREENED & COVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

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ISSUE DATE: 02/08/10
PROJECT No.: 853045
DIVISION MGR.: J.C.
REVISIONS:

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1	SMG Rev.	11/20/10	
2	SMG Final	11/30/10	
3	Div. Rev.	01/20/10	
4	Comp. Rev.	12/22/10	
5			
6			

PLAN: 235.2568
SHEET: 1.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

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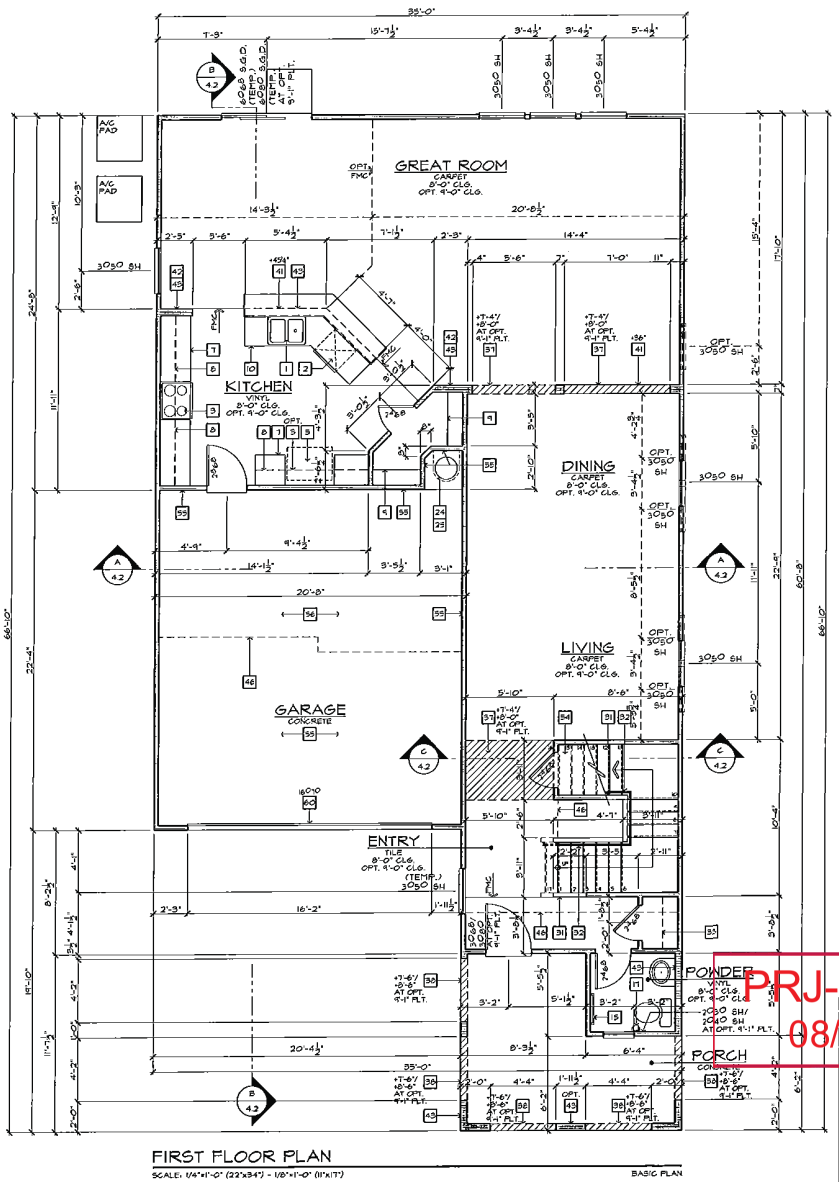
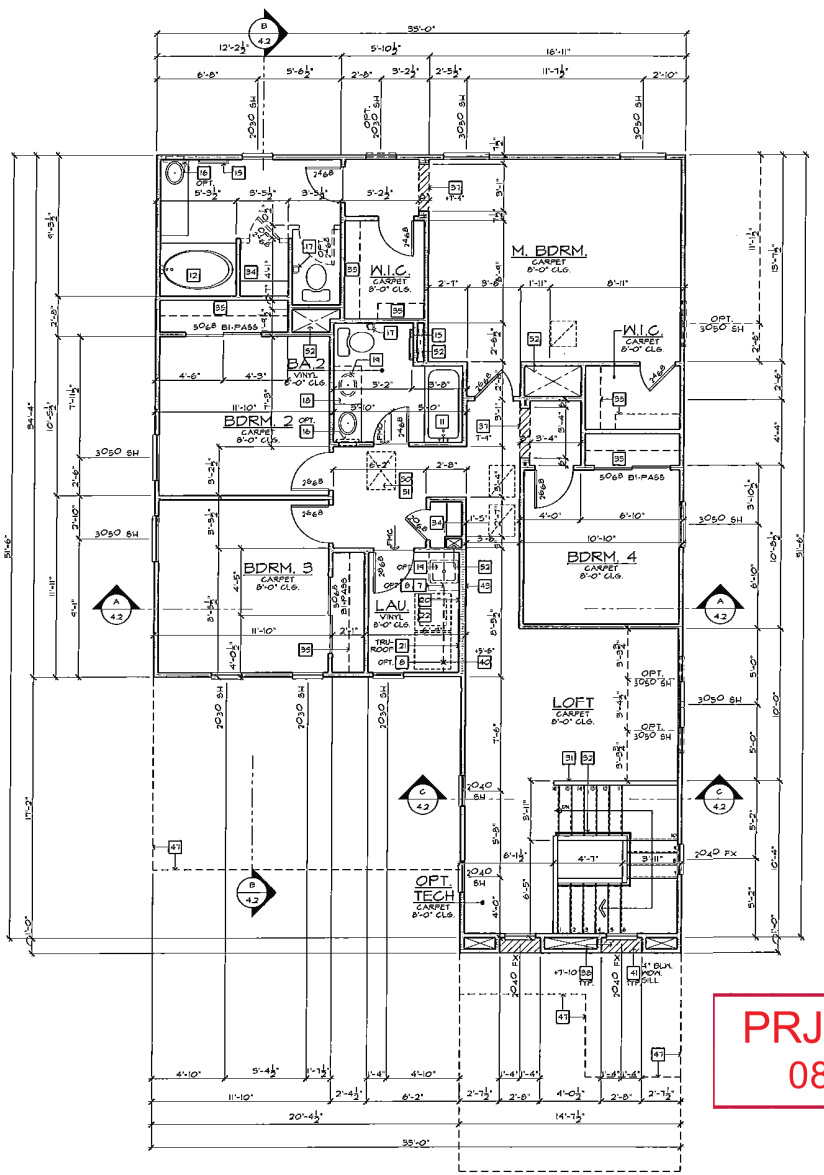
MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909


GREAT ROOM
CARPET
8'-0" CLG.
OPT. 9'-0" CLG.
KITCHEN
VINYL
8'-0" CLG.
OPT. 9'-0" CLG.
DINING
CARPET
8'-0" CLG.
OPT. 9'-0" CLG.
LIVING
CARPET
8'-0" CLG.
OPT. 9'-0" CLG.
GARAGE
CONCRETE
ENTRY
TILE
8'-0" CLG.
OPT. 9'-0" CLG.
(TEMP.)
POWDER
VINYL
8'-0" CLG.
OPT. 9'-0" CLG.
PORCH
CONC.
A/C PAD
A/C PAD
3050 SH
OPT. 3050 SH
OPT. FMC
FMC
OPT. PL.
OPT. 4'-1" PLT.
OPT. 4'-0" PLT.
OPT. 4'-1" PLT.
OPT. 4'-0" CLG



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

BASIC PLAN

FLOOR PLAN NOTES

1. SINK WITH GARBAGE DISPOSAL - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
2. DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
3. SLIDE-IN RANGE - OVEN COMBINATION W/ VENTLESS HOOD ABOVE - VERIFY DIMENSIONS W/ MANUFACTURER SPEC'S.
4. 30" COOKTOP - W/ BUILT-IN HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR) - VERIFY W/ MANUFACTURER SPEC'S.
5. 24" CLEAR REFRIGERATOR SPACE W/ PLUMBING FOR ICEMAKER (RECESSED IN WALL)
6. DOUBLE OVEN - VERIFY W/ MANUFACTURER SPEC'S.
7. BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8. UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9. PANTRY WITH (5) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
10. ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11. TUB/ SHOWER COMBINATION W/ SLIDED HASSE & VENT SYSTEM AND WAINSCOT TO 6 FEET ABOVE THE FLOOR PER I.R.C. SEC. R307.2 - VERIFY DIMENSIONS WITH MFG. SPEC'S
12. OVAL/HOURGLASS TUB WITH SLIDED WASTE & VENT SYSTEM - VERIFY DIMENSIONS W/ MFG. SPEC'S. (NOTE, PROVIDE 12"X12" ACCESS PANEL WHEN SPA MOTOR OPTION IS SELECTED)
13. SHOWER PAN W/ WAINSCOT TO 6 FEET ABOVE THE FLOOR - VERIFY DIMENSIONS W/ MFG. (I.R.C. SEC. R307.2).
14. SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOWEL BAR PER I.R.C. SEC. R308.4(5).
15. TOWEL BAR - PROVIDE 2x SOLID BACKING
16. OPT. RECESSED MEDICINE CABINET (MIRRORED) +50" A.F.F.
17. TOILET PAPER HOLDER
18. OPTIONAL EXTEND VANITY - REFER TO INTERIOR ELEVATIONS.
19. OPTIONAL SINK - REFER TO INTERIOR ELEVATIONS.
20. PROVIDE WATER & WASTE FOR WASHER (WASHER CONTROL VALVES RECESSED IN WALL)
21. DRYER VENT TO OUTSIDE AIR (U.M.C. SEC. 504.3)
22. PROVIDE DRAIN PAN BELOW WASHER WITH OVERFLOW DRAIN TO OUTSIDE - TERMINATE AT FLOOR LEVEL WITH ELBOW DOWN (SLOPE ¼" PER FOOT) - DTL. 92/AD5
23. RESERVED.
24. WATER HEATER - LOCATE ON AN 18" PLATFORM, PROVIDE SEISMIC BRACING (U.P.C. SEC. 508.2 (4) - DTL. 83/AD5
25. TEMPERATURE & PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR PER PLUMBING PLANS & DETAILS
26. 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 12" EMBEDMENT INTO CONCRETE PER U.P.C. SEC. 508.1.4(2) - REFER TO DETAIL 89/AD5
27. SOFT WATER LOOP
28. RESERVED.
29. RESERVED.
30. RESERVED.
31. +36" GUARDRAIL/WALL (I.R.C. SEC. R312.1 & R312.2) - DTL. 66 & 68/AD4.
32. 34"-38" HIGH HANDRAIL (I.R.C. SEC. R311.5.6.1) - DTL. 63/AD4.
33. COATS W/ WIRE SHELF - DTL. 55/AD3.
34. LINEN WITH (3) 12" DEEP WIRE SHELVES AT +16", +42" & +68"
35. WARDROBE W/ WIRE SHELF - DTL. 55/AD3.
36. MEDIA NICHE - REFER TO INTERIOR ELEVATIONS.
37. FLAT SOFFIT - REFER TO PLAN FOR HEIGHT.
38. ARCHED SOFFIT - REFER TO PLAN FOR HEIGHT.
39. LINE OF CEILING BREAK.
40. INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
41. LOW WALL - REFER TO PLAN FOR HEIGHT
42. LOCATION OF PLUMBING WASTE DROP FROM ABOVE
43. 2x6 WALL
44. 2x8 BALLOON FRAMED WALL - REFER TO STRUCTURAL
45. DOUBLE 2x4 WALL
46. LINE OF FLOOR ABOVE
47. LINE OF FLOOR BELOW
48. ROUTE OF MIN. 'B' VENT FROM BELOW (U.P.C. TABLE 5-5)
49. F.A.U. 'B' VENT TO OUTSIDE AIR (U.M.C. TABLE 6-2)
50. 22"x30" ATTIC ACCESS (I.R.C. SEC. R807), AMENDED) - DTL. 54/AD3.
51. F.A.U. IN ATTIC - PROVIDE ATTIC ACCESS PANEL (U.M.C. SEC. 904.11) - REFER TO UTILITY PLAN - DTL. 81/AD5
52. DUCT CHASE - DTL. 93 & 94/AD5 - REFER TO MECH. PLAN
53. RETURN AIR GRILL (R.A.G.) - REFER TO MECH. PLAN
54. ½" GYPSUM BOARD ON CEILING & WALLS AT USEABLE SPACE UNDER STAIRS PER I.R.C. SEC. R311.2.2.
55. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN ½" GYP. BOARD APPLIED TO THE GARAGE SIDE PER SEC. R309.2
56. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE 'X' GYP. BOARD PER I.R.C. SEC. R309.2. NOTE: THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN ½" GYP. BOARD.
57. MATERIAL TO ROOF SHEATHING
58. 14"x12" GI. SCREENED & LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE GURB HEIGHT
59. PROVIDE 100 SQ. IN. FOR MAKE-UP AIR (U.M.C. SEC. 504.3.2)
60. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
61. RAILING/ GUARDRAIL - WROUGHT IRON OR WOOD (SEE PLAN) - REFER TO DTL. 66 & 68/AD4 (COMPLY WITH I.R.C. TABLE R301.5).

GENERAL PLAN NOTES

ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.

ALL INTERIOR DOORS TO BE HOLLOW CORE 1⅜" THICK, U.N.O. - REFER TO PLAN FOR SIZE.

ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1⅜" THICK EXTERIOR GRADE - REFER TO PLAN FOR SIZE.

ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1⅜" THICK W/ SELF CLOSER AND TIGHT FITTINGS - REFER TO PLAN FOR SIZE.

ALL ENTRY DOORS AND EXTERIOR FRENCH DOOR STILES & RAILS TO BE SOLID CORE 1¾" THICK - REFER TO PLAN FOR SIZE.

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.

INTERIOR KEY

KB HOME

BUILT TO ORDER

VERSANTE

KB HOME
LAS VEGAS, INC.

5665 BADURA AVENUE
LAS VEGAS, NV 89118
TEL: (702) 266-8400
FAX: (702) 266-8603

ISSUE DATE: 02/06/10
PROJECT No.: 853015
DIVISION MGR.: J.C.
REVISIONS:

FOR INTERNAL USE ONLY

REVISED BY:		
1	DRB Rev.	11/05/10
2	DRB Final	11/5/10
3	Dev. Rev.	12/20/10
4	Comp. Rev.	12/27/10
5		
6		

PLAN: 235.2712

SHEET: 1.2

HENDERSON
SPEC LEVEL E
OPEN SERIES

PRJ-50797
08/27/13

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

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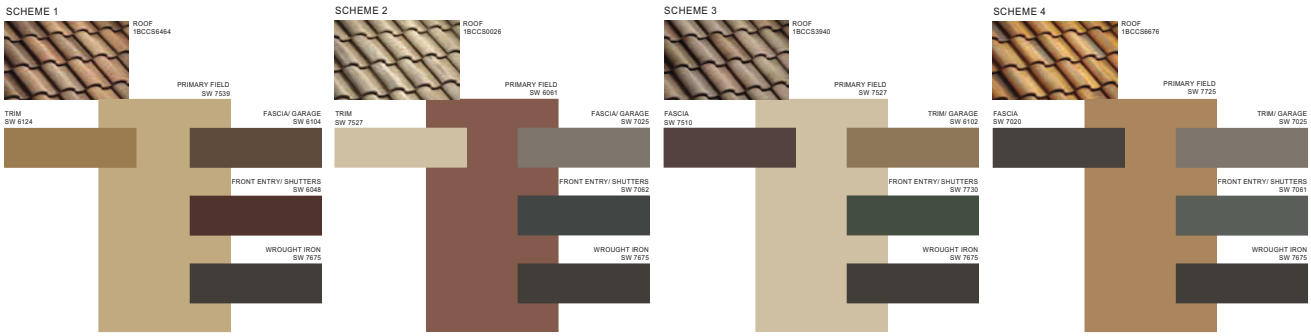
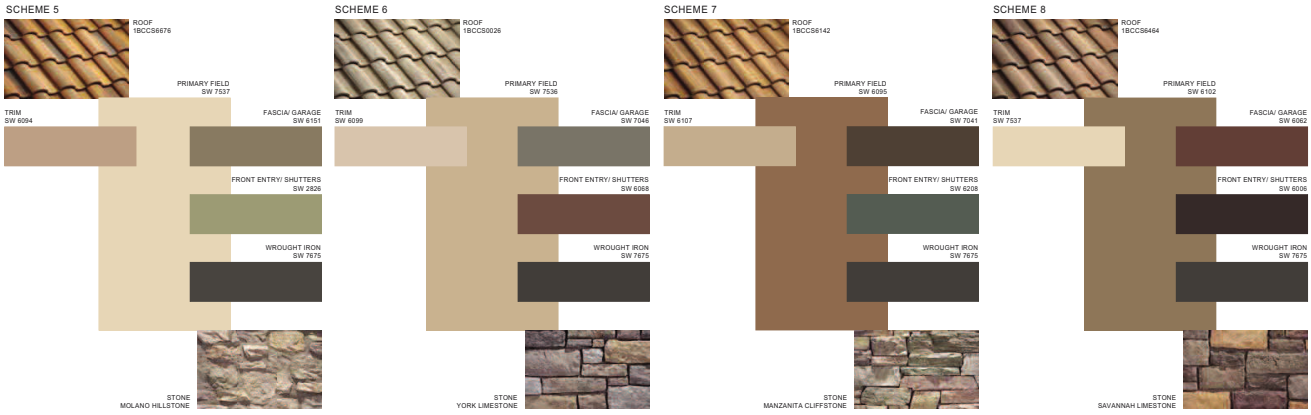
KB HOME BUILT TO ORDER

LAS VEGAS DIVISION
REV. OCTOBER 15, 2012

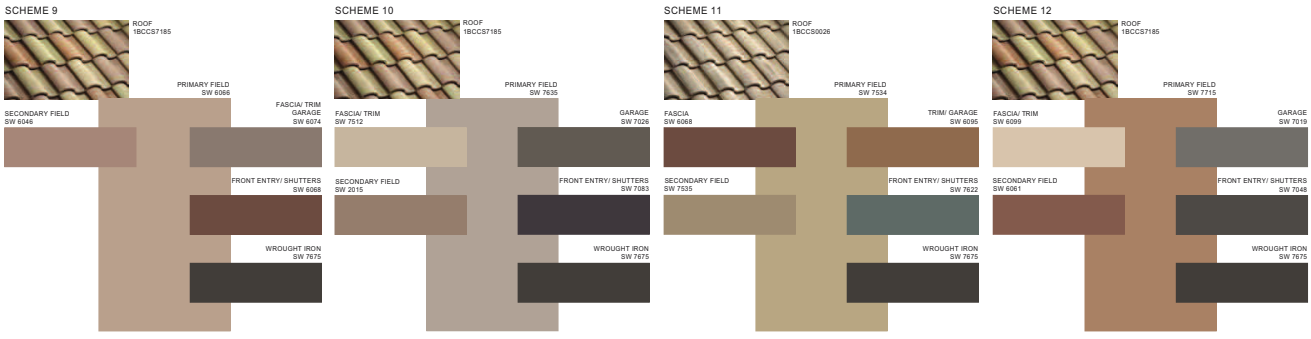
"A" SPANISH COLONIAL ELEVATION



"B" TUSCAN ELEVATION



"E" SOUTHERN ITALIAN ELEVATION



KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.

MOD-50901 VAR-50904 WVR-50908 SUP-50906 & SDR-50909

PRJ-50797
08/27/13

RCI Engineering

July 27, 2013

City of Las Vegas
Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter Major Modification, SDR, SUP, and Waiver for APN 125-28-101-008 – Centennial and Grand Montecito

On behalf of our client KB Home we have prepared the following justification letter in support of a Major Modification to the Town Center Master Plan for the above referenced parcel. The subject landholding consists of a 37.21 acre parcel located on the east side of Grand Montecito Parkway and south of Centennial Parkway. The subject landholding is currently undeveloped.

Major Modification

The proposed request is for a modification to the Town Center Master Plan for the subject Parcel, which currently has a land use plan designation of GC-TC (General Commercial). This application will reserve the GC-TC land use for the northern most 250 feet, the Centennial Parkway frontage consisting of approximately 8.6 acres, and modify the land use for the balance of the site, approximately 28.6 acres, to SX-TC. The goal of this modification is to provide a General Commercial development site at the intersection of Centennial Parkway frontage while creating an opportunity to introduce a residential component on the balance of the site, while preserving the right to develop the site with Service Commercial uses if market demands warrant.

Based upon development trends within the area the requested modification is in accordance with the changing nature of the Town Center Master Plan to include increased residential development opportunities. The subject site was initially planned with a General Commercial designation based upon the parcels Centennial Parkway frontage. The subject site is also along the gateway transitioning from residential uses to the south and west to the more intense commercial core of the Town Center Master Plan adjacent to the US-95 freeway and its interchange system. Based upon this gateway frontage, Centennial Parkway, the proposal has been structured to maintain the commercial use along the Centennial Parkway frontage while providing residential uses transitioning away from the Town Center Core. Furthermore the proposed density of the residential development will act to provide transitional zoning from the adjacent commercial uses to the east to the less intense

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

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08/27/13

MOD-50901, VAR-50904, WVR-50908, SUP-50906, SDR-50909

residential uses to the south and west. Additionally the subject sites proximity to the Thunderbird Family Sports complex and City of Las Vegas Raptor Play Park justify the intended use appropriate.

Along with the above referenced Major Modification application an accompanying Site Development Review Application, Special Use Permit and Waiver Application have been filed. These applications will work to facilitate the proposed 200 lot single family residential development proposed by the applicant.

Site Development Review

The proposed development will consist of a single family detached residential subdivision containing 200 residential lots and 14 common element open spaces lots, for a gross density of 7.34 dwelling units per acre. The development will be accessed directly from Grand Montecito Parkway via a private median divided and gated entry road, with a secondary emergency and pedestrian access provided at the southwest corner of the development via an emergency access gate located at the terminus of the cul-de-sac to Grand Montecito Parkway. The internal roadway system will consist of a system of 45' wide private streets which will have a four foot (4') wide sidewalk located along both sides and will include the code required five foot (5') wide amenity zone adjacent to both sides of the roadway. The internal roadway system will have a connectivity index score of 1.09, and will provide 1 pedestrian access links.

The projects Grand Montecito frontage improvements will include a two and a half foot amenity zone and a detached five foot sidewalk, in accordance with the Town Center Primary Arterial roadway requirements. Additionally there will be a 10 foot wide landscape buffer along the projects Grand Montecito Frontage to provide enhanced landscape buffering.

The development will contain two separate standard lot sizes. The first being a standard 35 feet wide and 95 feet deep lot and the second being a standard 45 foot wide by 105 foot deep lot . A standard 18 foot long driveway along with 10 foot rear and 5 foot side setbacks will be used for home plotting for all homes.

The Town Center Development Standards require open space in the amount of 20%. Based upon this the 11.85 acre site will require open space totaling 237,227 square feet. With the proposed development plan 63,949 square feet of dedicated open space will provided, for a total open space amount of 5.4%. An accompanying variance application has been included with this application for the reduced open space being provided and will be discussed at length later within this justification.

The development will offer two separate home product lines. The first product line, for the 35 foot wide standard lots, will provide four separate floor plans with three distinct

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SDR-50909

elevations offered for each plan. This product line will consist of all two story floor plans and will range in size from 1,644 s.f. to 2,080 s.f. The second product line, for the 45 foot wide standard lots will consist of four separate floor plans with three distinct elevations offered for each plan. This product line will consist of one single story and three two story floor plans and will range in size from 1,849 s.f. to 2,712 s.f.

Special Use Permit

The proposed development will require a use permit to allow private streets within the Town Center Master Plan. The development will be served by a system of 45' foot wide private roadways, served by a single gated entry from Grand Montecito Parkway. The proposed roadway section will include the code required 5 foot wide amenity zone, located immediately adjacent to the private roadways 4 foot wide sidewalk.

Waiver

In order to facilitate development with the applicant proposed 42 foot wide gated private roadway section a waiver of Title 19.04, complete street standards, will be requires. Through the creation of private, rather than public streets the financial obligation along with the associated liability can be transferred from the City of the Communities Home Owners Association. This will allow the community to be developed in accordance with the programming goals of KB home while saving the City of Las Vegas the perpetual maintenance fees associated with public roadways.

Variance

As previously discussed the Town Center Development Standards require open space in the amount of 20% for development within the SX-TC Land Use district. Based upon this the 11.85 acre site will require open space totaling 237,227 square feet. With the proposed development plan 63,949 square feet of dedicated open space will provided, for a total open space amount of 5.4%. Since the project has been proposed as a gated community the possibility to utilize a more traditional Town Center residential land use, ML-TC for example, is not afforded Since the Town Center Development Standards Manual strictly prohibits gated communities within the residential land use districts. The desire to provide a gated community has forced the applicant to utilize the SX-TC land Use, driving the requirements for the 20% open space. Were this development allowed to utilize the residential land use the open space requirement would reduce to 7% of the sites total developed area. Since the proposed development will develop completely as single family detached residential, without multi family or other mixed use components the SX-TC Land Use requirement of 20% is excessive. The proposed open space, 5.4 % has been configured to provide a central open space amenity which can be programmed with varied uses which will provide appeal to all members within the community. At this time park/open space programming has not been determined but a combination of passive and active recreation

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SDR-50909

facilities as well as dogpark are being considered. We feel that the overall density of the project, which is relatively low for the Town Center Master Plan at 7.34 du/ac, does not warrant the required 20%, or even the would be required 7% if a residential land use were being pursued. Additional consideration for the requested variance should be the developments close proximity to the Thunderbird sports complex, 1200 feet away, and the City of Las Vegas Raptor Park, 700 feet away.

We are confident that the proposed development will meet both he needs of the residents of the City of Las Vegas as well as the goals of the Town Center Master Plan. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,

RCI Engineering

Chris Thompson, P.E.
Principal

3281 S. Highland Drive, Suite 810 - Las Vegas, NV 89109 - Main 702.453.0800
www.RCINEVADA.com

PRJ-50797
08/27/13

MOD-50901, VAR-50904, WVR-50908, SUP-50906
SDR-50909

City of Las Vegas Agenda Item No.: **31.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

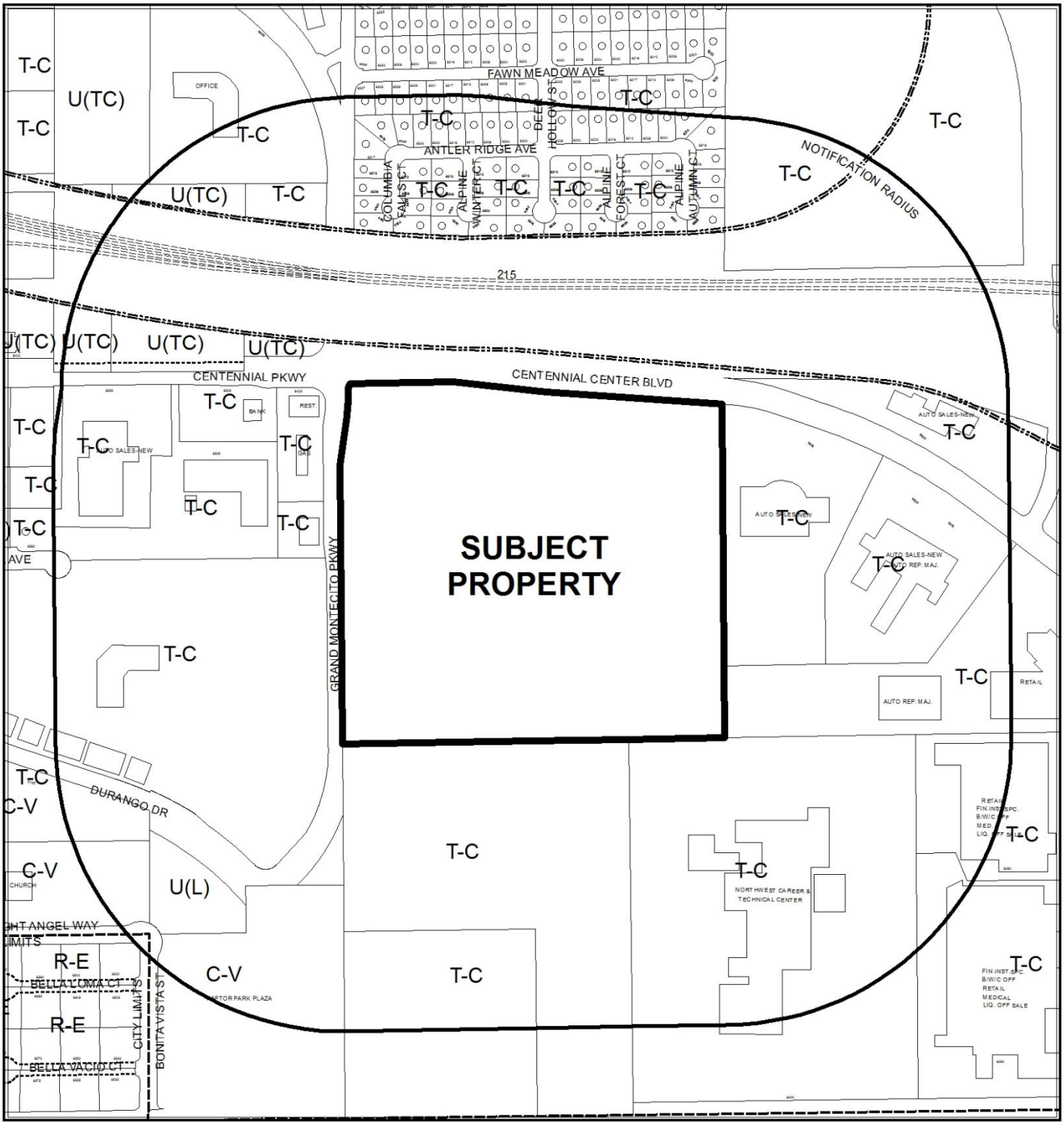
SUBJECT:
VAR-50904 - VARIANCE RELATED TO MOD-50901 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Variance TO ALLOW 63,949 SQUARE FEET OF OPEN SPACE WHERE 237,227 SQUARE FEET IS REQUIRED on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps - VAR-50904, WVR-50908, SUP-50906 and SDR-50909
3. Supporting Documentation



CASE: **VAR-50904, SUP-50906, WVR-50908 AND SDR-50909 (PRJ-50797)**

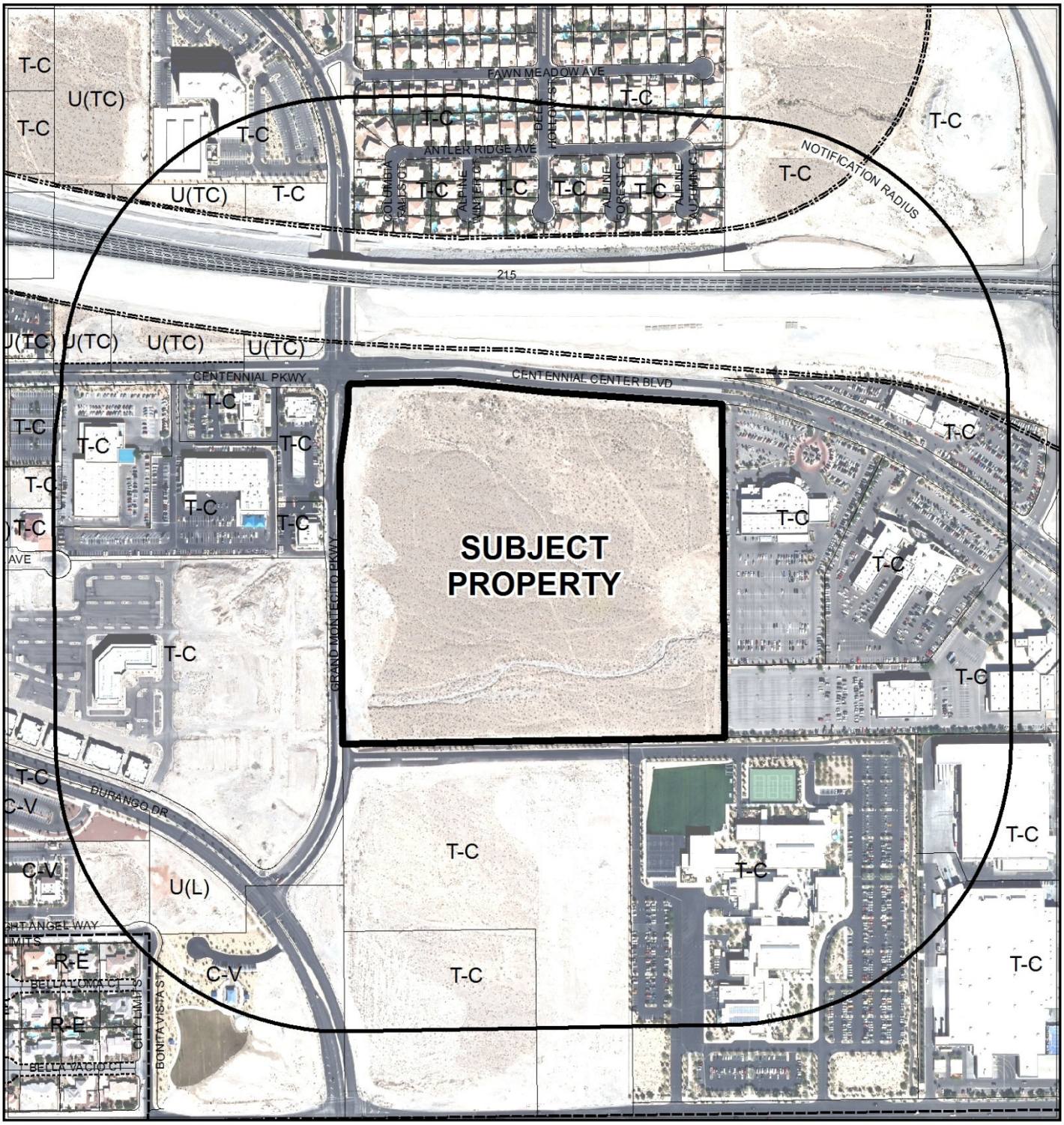
RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)



CASE: **VAR-50904, SUP-50906, WVR-50908 AND SDR-50909 (PRJ-50797)**

0 400 800 Feet

RADIUS: 1000 FEET

SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

PROPOSED SPECIAL LAND USE DESIGNATION OF SUBJECT PROPERTY:

SX-TC (SUBURBAN MIXED USE - TOWN CENTER)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50904 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

Name of Representative: RCI Engineering

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C **proposed** T-C **Zoning: existing** GC-TC **proposed** SX-TC

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, #810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-50904
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf

PRJ-50797
08/27/13

City of Las Vegas Agenda Item No.: **32.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
WVR-50908 - WAIVER RELATED TO MOD-50901 AND VAR-50904 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Waiver of Title 19.04 TO ALLOW 45-FOOT WIDE PRIVATE STREETS WITH FOUR-FOOT SIDEWALKS IN A GATED DEVELOPMENT WHERE COMPLETE STREETS STANDARDS REQUIRE 47-FOOT WIDE PRIVATE STREETS WITH FIVE-FOOT SIDEWALKS on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-50908 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

Name of Representative: RCI Engineering

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: WAIVER

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C **proposed** T-C **Zoning: existing** GC-TC **proposed** SX-TC

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, #810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of June, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	WVR-50908
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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PRJ-50797
08/27/13

City of Las Vegas Agenda Item No.: **33.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-50906 - SPECIAL USE PERMIT RELATED TO MOD-50901, VAR-50904 AND WVR-50908 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC - For possible action on a request for a Special Use Permit FOR PRIVATE STREETS WITHIN TOWN CENTER adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50906 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

Name of Representative: RCI Engineering

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: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SPECIAL USE PERMIT

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C proposed T-C **Zoning:** existing GC-TC proposed SX-TC

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, #810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

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Property Owner Signature* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50906
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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PRJ-50797
08/27/13

City of Las Vegas Agenda Item No.: **34.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-50909 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-50901, VAR-50904, WVR-50908 AND SUP-50906 - PUBLIC HEARING - APPLICANT: KB HOME - OWNER: MARY BARTSAS 20, LLC -For possible action on a request for a Site Development Plan Review FOR A PROPOSED 200-UNIT SINGLE FAMILY (MEDIUM-LOW) RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A 10-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 27.23 acres adjacent to the east side of Grand Montecito Parkway, approximately 455 feet south of Centennial Center Boulevard (portion of APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)], Ward 6 (Ross) [PRJ-50797].

C.C.: 11/20/2013

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50909 APN: 125-28-101-008

Name of Property Owner: Bartsas Mary 20, LLC

Name of Applicant: KB Home

Name of Representative: RCI Engineering

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

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Sharron B. Prusse

Print Name: SHARRON B. PRUSSE

Subscribed and sworn before me

This 24 day of July, 2013

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

PRJ-50797
08/27/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) SEC Grand Montecito Parkway and Centennial Parkway

Project Name Centennial and Grand Montecito Residential **Proposed Use** Residential

Assessor's Parcel #(s) a portion of 125-28-101-008 **Ward #** 6

General Plan: existing T-C proposed T-C **Zoning:** existing GC-TC proposed SX-TC

Commercial Square Footage NA **Floor Area Ratio** NA

Gross Acres 27.23 **Lots/Units** 200 **Density** 7.30

Additional Information SEE JUSTIFICATION LETTER

PROPERTY OWNER Bartsas Mary 20, LLC **Contact**

Address 601 S. Rancho Drive, #23C **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89106

E-mail Address

APPLICANT KB Home **Contact** Bobby Williamson

Address 5655 Badura Avenue **Phone:** (702) 266-8556 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address bwilliamson@kbhome.com

REPRESENTATIVE RCI Engineering **Contact** Chris Thompson

Address 3281 S. Highland Drive, #810 **Phone:** (702) 453-0800 **Fax:** (702) 453-0801

City Las Vegas **State** NV **Zip** 89109

E-mail Address cthompson@rcinevada.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Sharon B. Prusse

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

Print Name Sharon B Prusse

Subscribed and sworn before me

This 24 day of July, 20 13.

Notary Public in and for said County and State

AARON M LOWERY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134001511
MY COMMISSION EXPIRES FEBRUARY 1, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50909
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10/27/08

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PRJ-50797
08/27/13

City of Las Vegas Agenda Item No.: **35.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

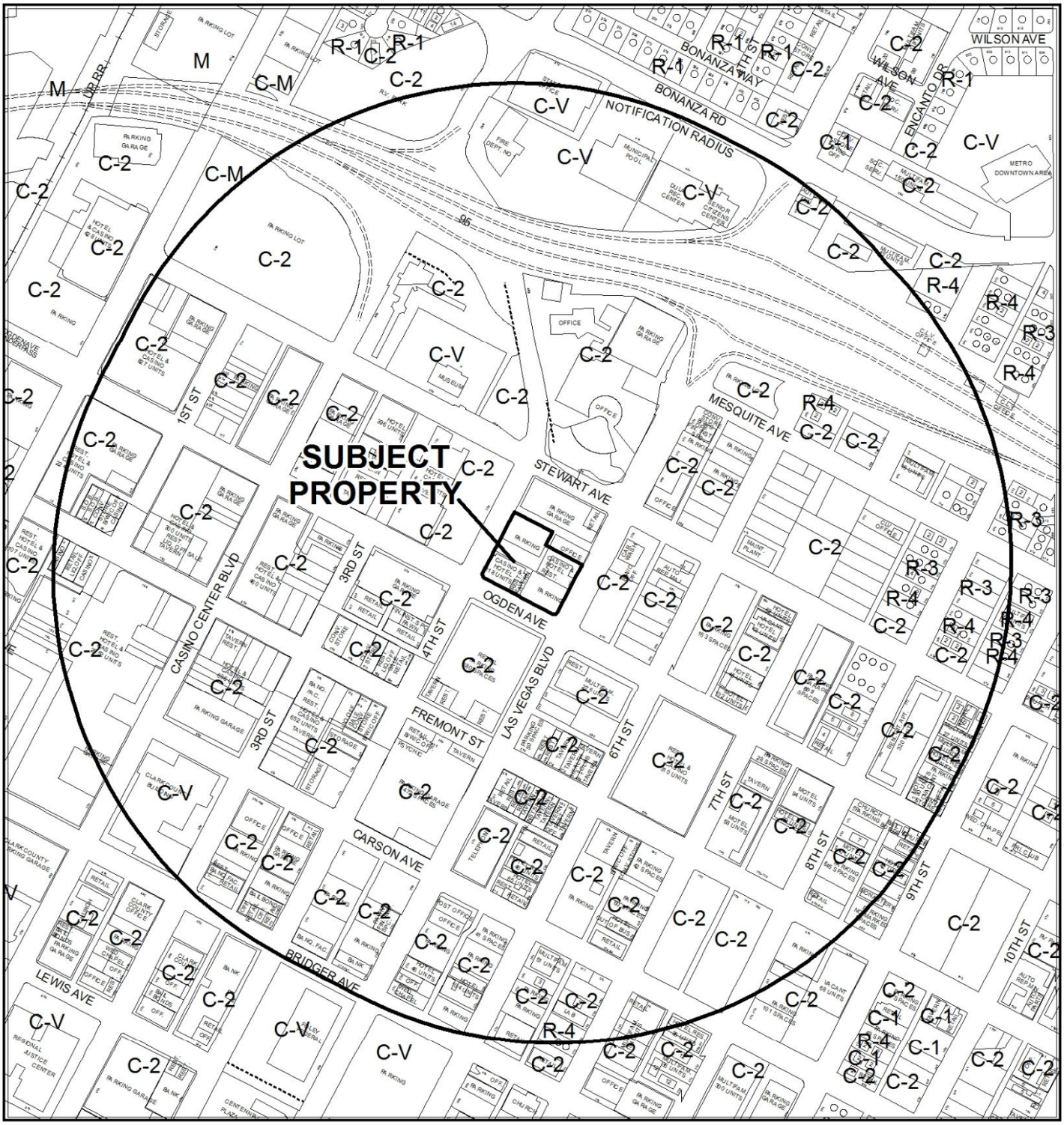
SUBJECT:
VAR-50822 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - Request for a Variance TO ALLOW A PROPOSED SEVEN-FOOT WALL on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

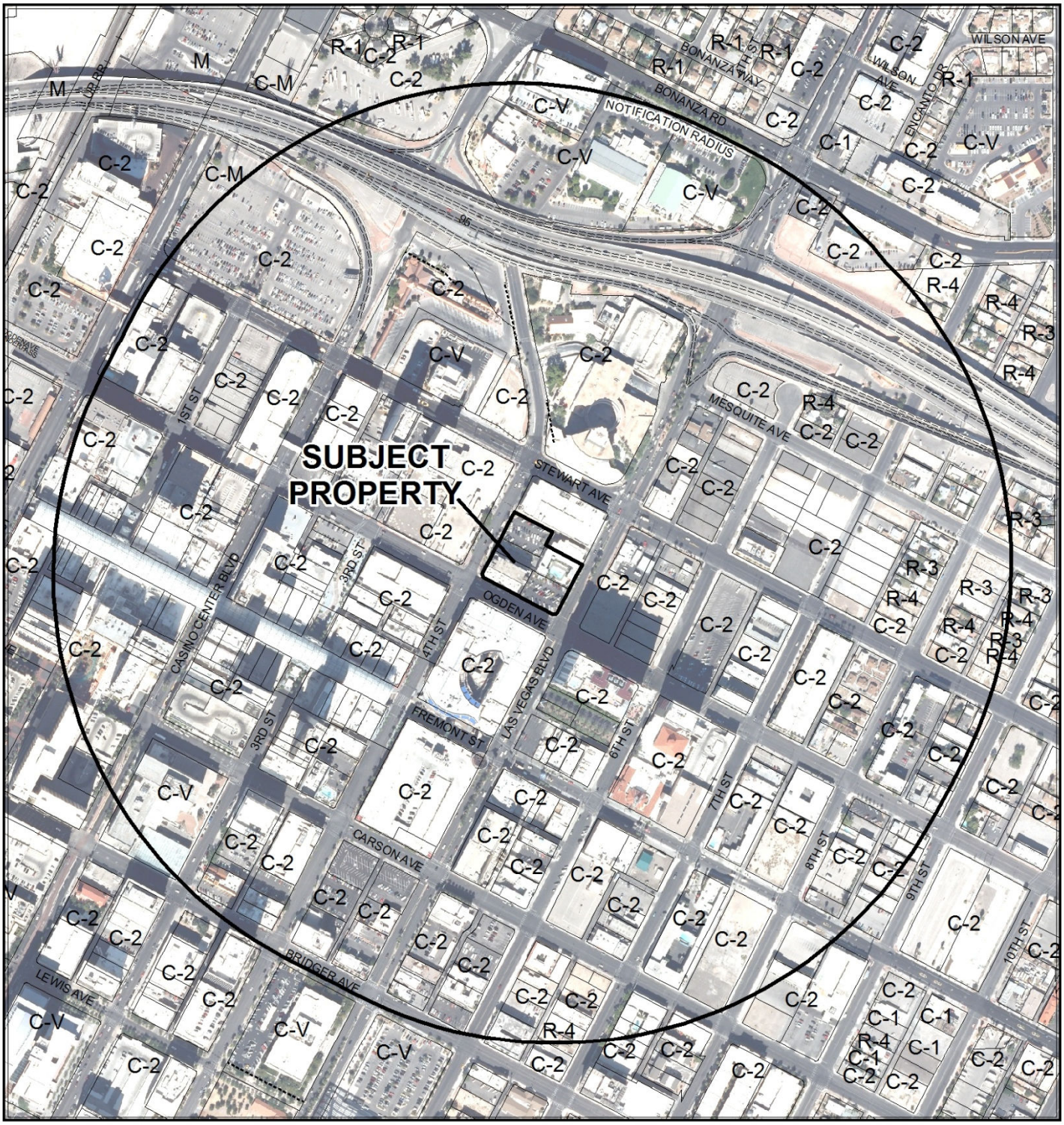
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50822, SUP-50823, SUP-50824, and SDR-50826
2. Conditions and Staff Report - VAR-50822, SUP-50823, SUP-50824, and SDR-50826
3. Supporting Documentation
4. Photos - VAR-50822, SUP-50823, SUP-50824, and SDR-50826
5. Justification Letter



CASE: **VAR-50822, SUP-50823, SUP-50824 AND SDR-50826 (PRJ-50606)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



CASE: **VAR-50822, SUP-50823, SUP-50824 AND SDR-50826 (PRJ-50606)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50822 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50822 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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**

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City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VAR

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Proposed 6 1/2 ft. fence **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-001 & 139-34-515-005 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	VAR-50822
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50686 08/22/13

Revised 10/27/08

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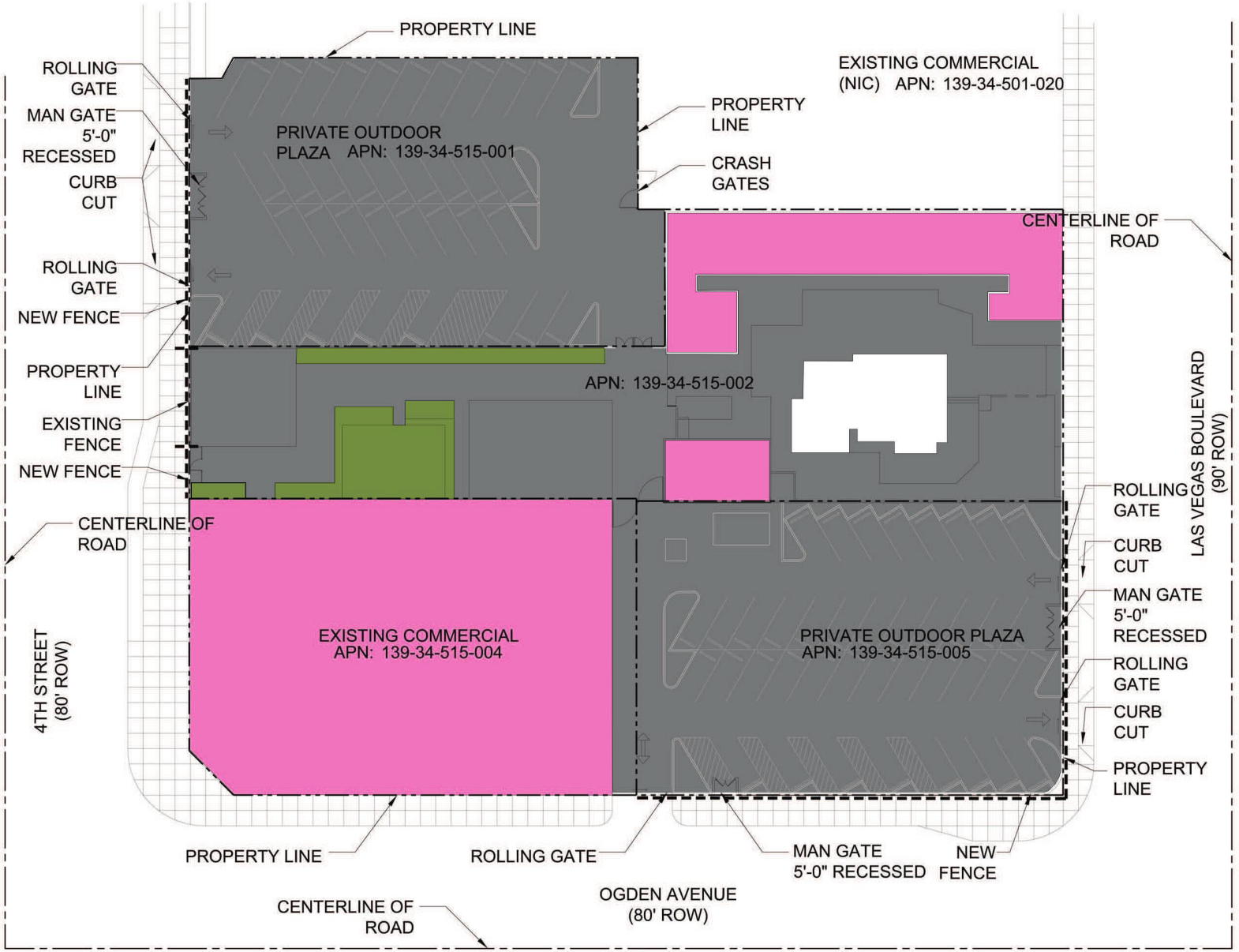


1 SITE PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V.2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62°04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

PRJ-50606
08/22/13

VAR-50822 SUP-50823
SUP-50824 & SDR-50826

Issues and Revisions

Consultant:

Project: GOLD SPIKE
217 Las Vegas Blvd. North , Las Vegas, NV 89101

Drawing: SITE PLAN

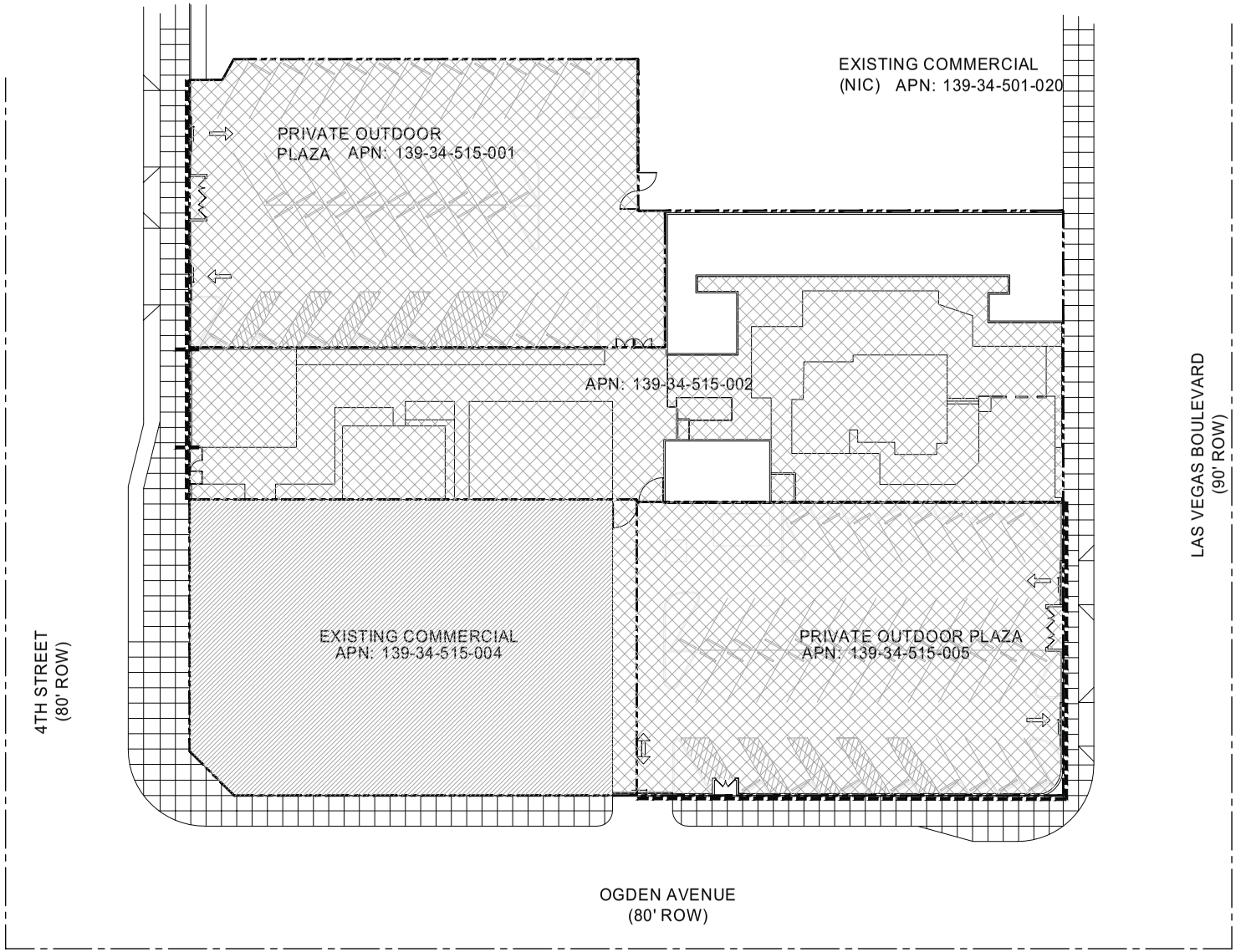
CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 13-0402

Sheet No.: AS1.01



BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V.2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62 04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

1 SITE PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

INTERIOR: 12,609 SQ.FT.
EXTERIOR: 41,566 SQ. FT.

INTERIOR TAVERN AREA
EXTERIOR TAVERN AREA

PRJ-50606
08/22/13

Issues and Revisions

Consultant:

Project: GOLD SPIKE
217 Las Vegas Blvd. North , Las Vegas, NV 89101

Drawing:

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751

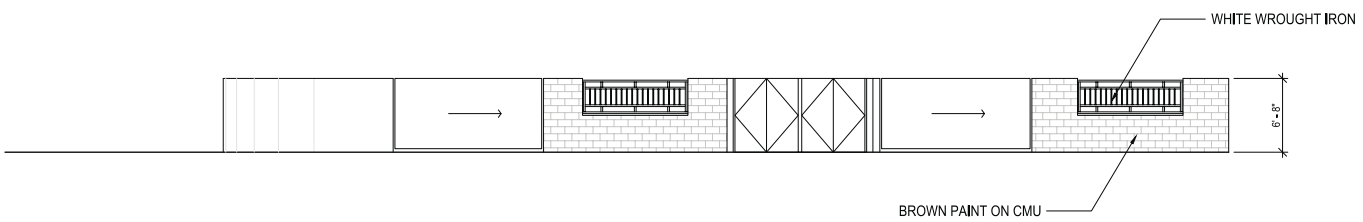
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

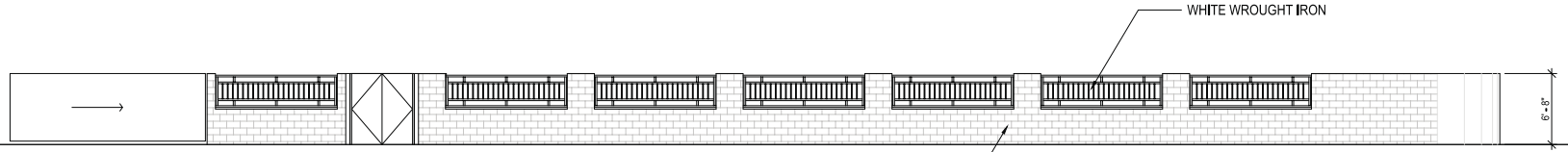
Project No.: 13-0402

Sheet No.:
AS1.01A

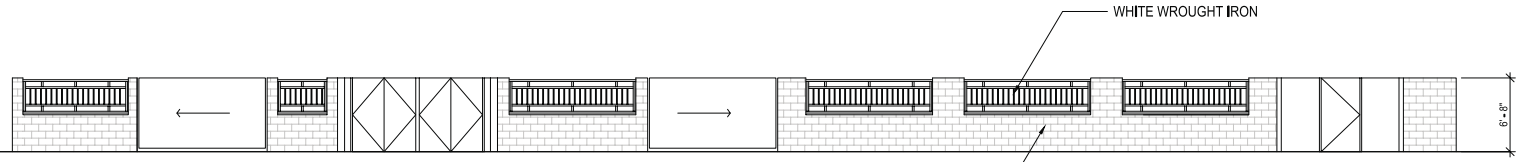
VAR-50822, SUP-50823, SUP-50824
SDR-50826



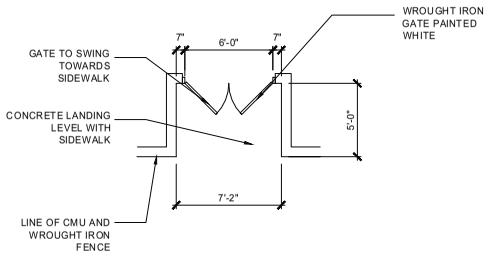
1 EAST ELEVATION - LAS VEGAS BOULEVARD
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - OGDEN AVENUE
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - 4TH STREET
SCALE: 1/8" = 1'-0"



4 TYPICAL GATE DETAIL
SCALE: 1/4" = 1'-0"

Issues and Revisions

Consultant:

Project: GOLD SPIKE
217 Las Vegas Blvd. North, Las Vegas, NV 89101

Drawing: EXTERIOR FENCE ELEVATIONS

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

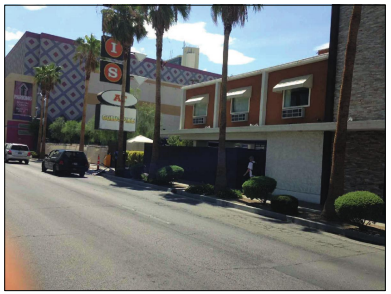
Seal

PRJ-50606
08/22/13

Project No.: 13-0402

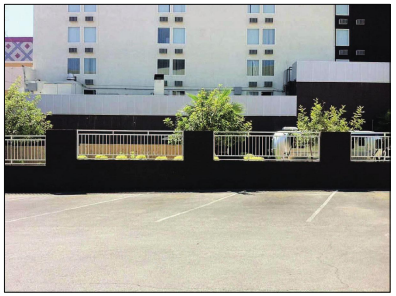
Sheet No.: A6.01

VAR-50822 SUP-50823 SUP-50824
SDR-50826



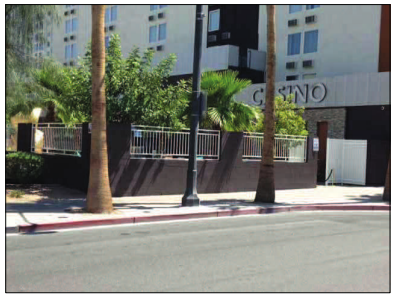
1 EXISTING WEST FENCE ELEVATION

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



2 EXISTING COURTYARD FENCE - NORTH ELEVATION

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



3 EXISTING EAST FENCE ELEVATION

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

Issues and Revisions

Consultant:

Project: GOLD SPIKE

217 Las Vegas Blvd. North , Las Vegas, NV 89101

Drawing: IMAGES

CSPA

CRAIG SEAN PALACIOS Architect
702.241.9751

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Seal

PRJ-50606
08/22/13

Project No.: 13-0402

Sheet No.: A6.01A

VAR-50822 SUP-50823 SUP-50824
SDR-50826

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
VAR - APN 139-34-515-001 & 139-34-515-005 – Proposed 6 ½ Foot Wall

Dear Mr. Fagg:

Please accept this as our official justification letter for a request for a Variance TO ALLOW A PROPOSED 6 ½ -FOOT WALL at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial).

The proposed 6 ½ -foot wall will allow for closing off and securing a flexible space for temporary festivals, food trucks, other events and match the existing fence height around the rest of the property. Also, this will provide a much needed amenity to the new wave of urbanites that are now living and working Downtown. The proposed wall and related outdoor plaza will allow Downtown employees a new place to gather in a controlled environment.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler

PRJ-50606
08/22/13

VAR-50822

City of Las Vegas Agenda Item No.: **36.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-50823 - SPECIAL USE PERMIT RELATED TO VAR-50822 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - Request for a Special Use Permit FOR A PROPOSED 118-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50823 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Single Room Occupancy Residence **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-004 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

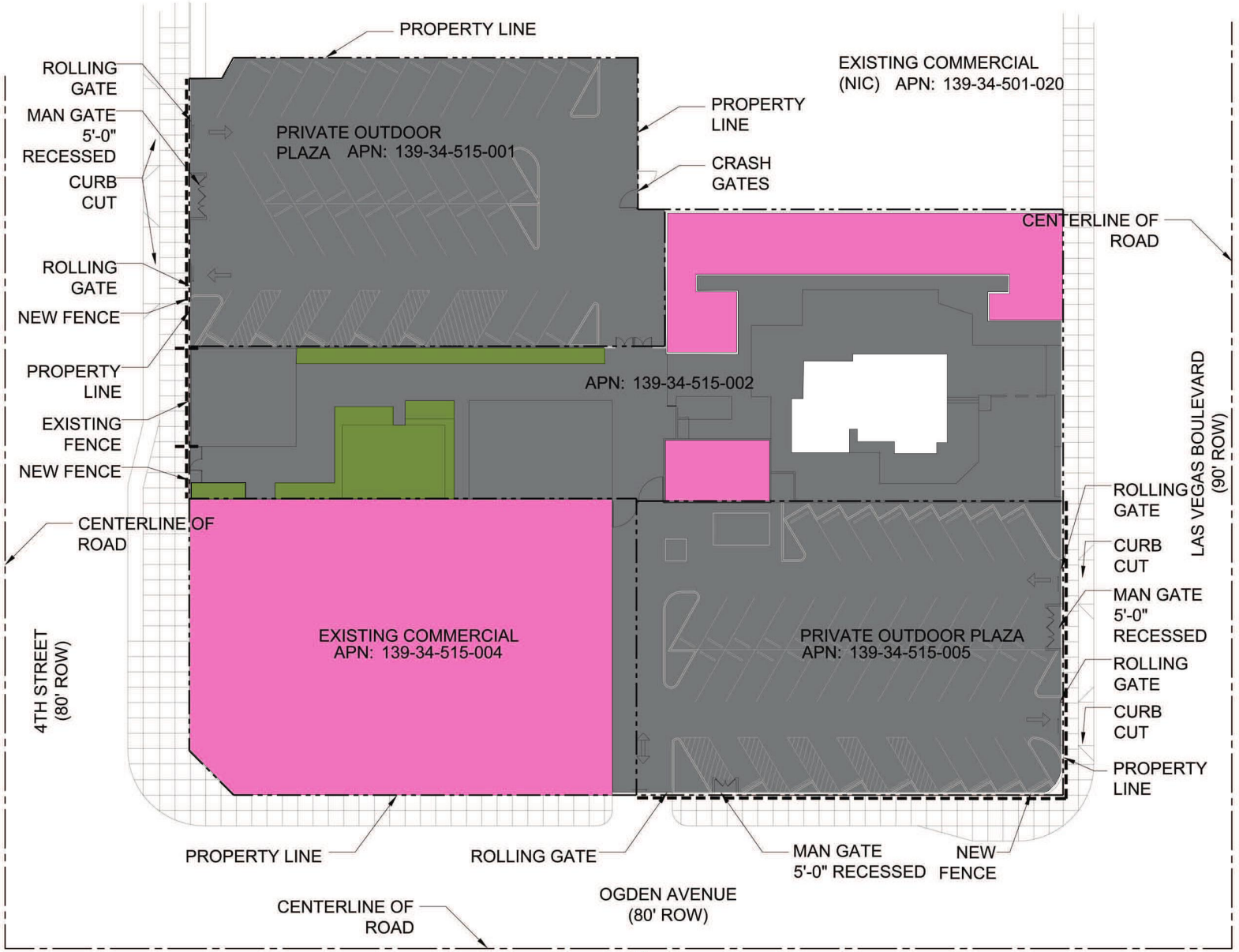
Case #	SUP-50823
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50699
08/22/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



1 SITE PLAN
SCALE: 1/16" = 1'-0"

PLAN NORTH

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V.2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62°04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SUP-50823

Issues and Revisions

Consultant:

Project: GOLD SPIKE
217 Las Vegas Blvd. North , Las Vegas, NV 89101

Drawing: SITE PLAN

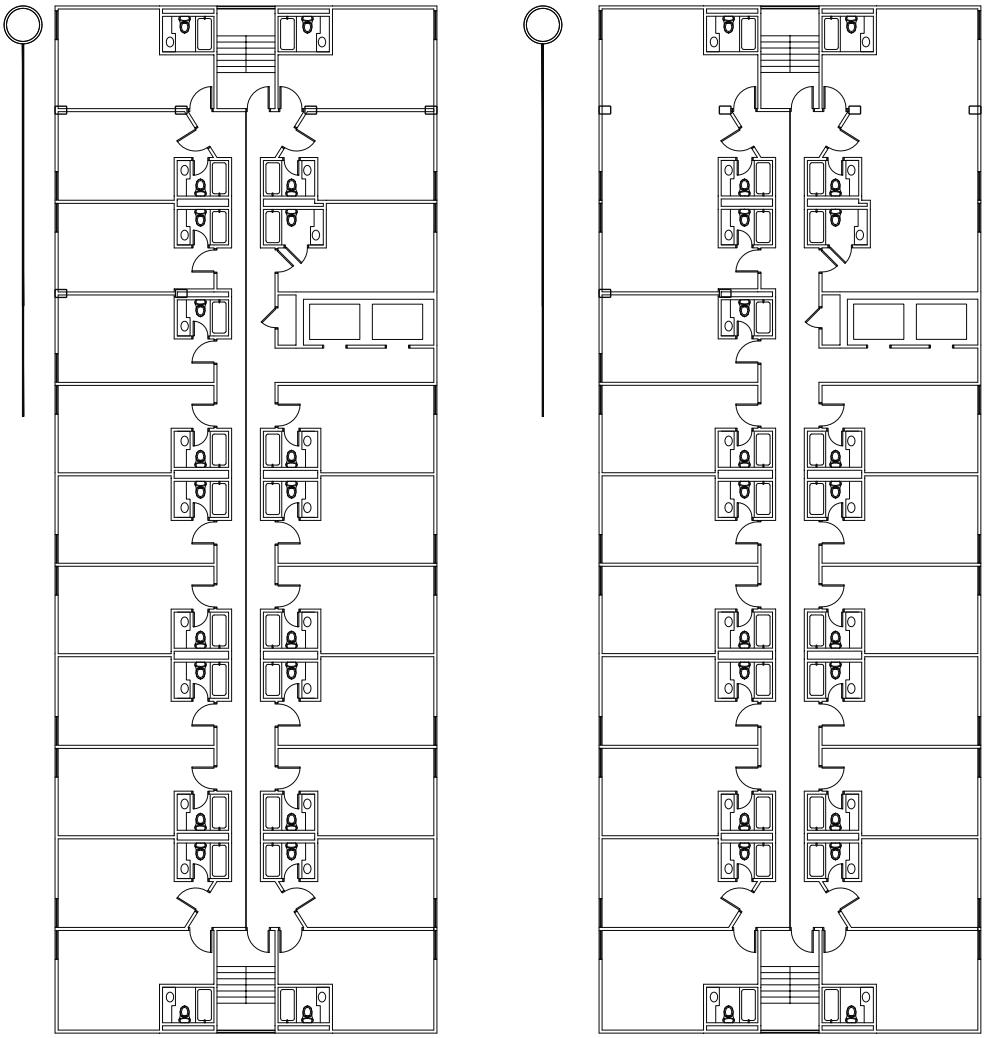
CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751

These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 13-0402

Sheet No.: AS1.01



SUP-50823

4"%"

CSPA

5 4

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-515-004 – Single Room Occupancy Residence

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for proposed single room occupancy residence. The Application for a SUP FOR A PROPOSED 162-UNIT SINGLE ROOM OCCUPANCY RESIDENCE IN AN EXISTING BUILDING on 0.34 acres at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed Single Room Occupancy Residence will allow Downtown employees a new place to live. This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-50606
08/22/13
SUP-50823

City of Las Vegas Agenda Item No.: **37.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SUP-50824 - SPECIAL USE PERMIT RELATED TO VAR-50822 AND SUP-50823 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - Request for a Special Use Permit FOR THE PROPOSED EXPANSION OF THE EXISTING TAVERN USE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50824 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SUP

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Expansion Existing Tavern Use **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-001 & 139-34-515-005 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

Darlene A. Nepp-Rockwood

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SUP-50824
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50696
08/22/13

Revised 10/27/08

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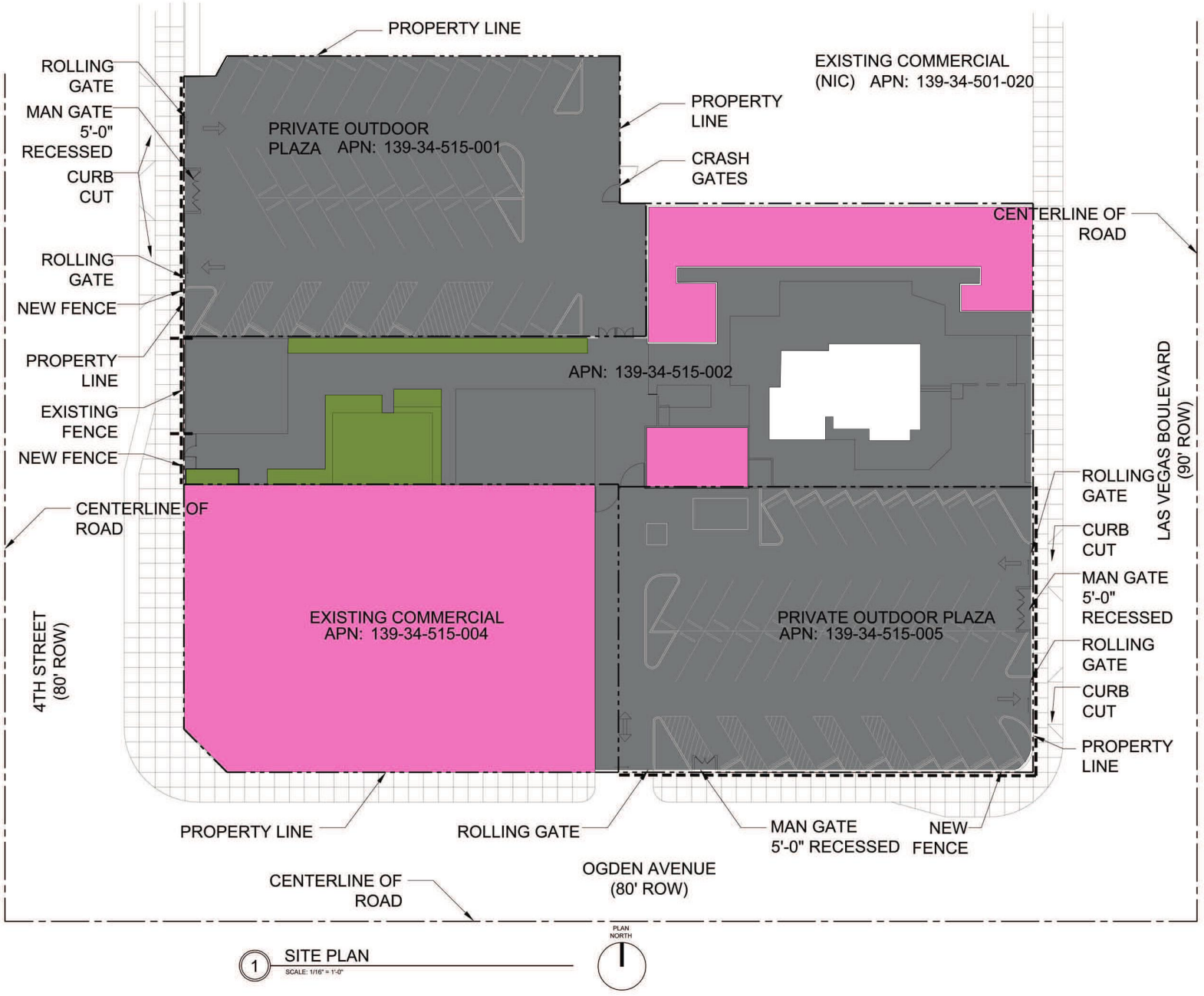


1 SITE PLAN
SCALE: 1/16" = 1'-0"

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V.2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62°04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

Issues and Revisions

Consultant:

Project: GOLD SPIKE
217 Las Vegas Blvd. North , Las Vegas, NV 89101

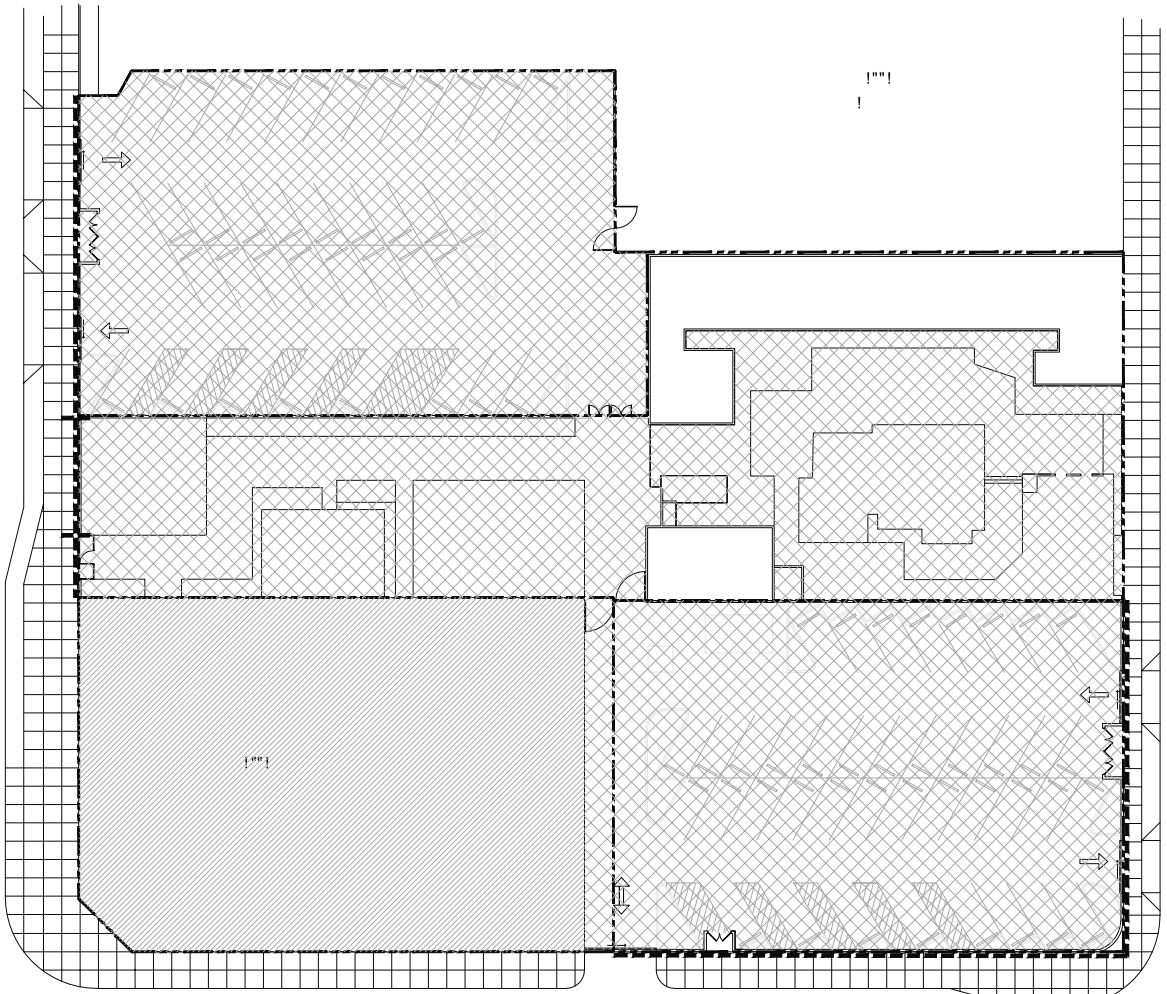
Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 13-0402
Sheet No.: AS1.01

SUP-50824



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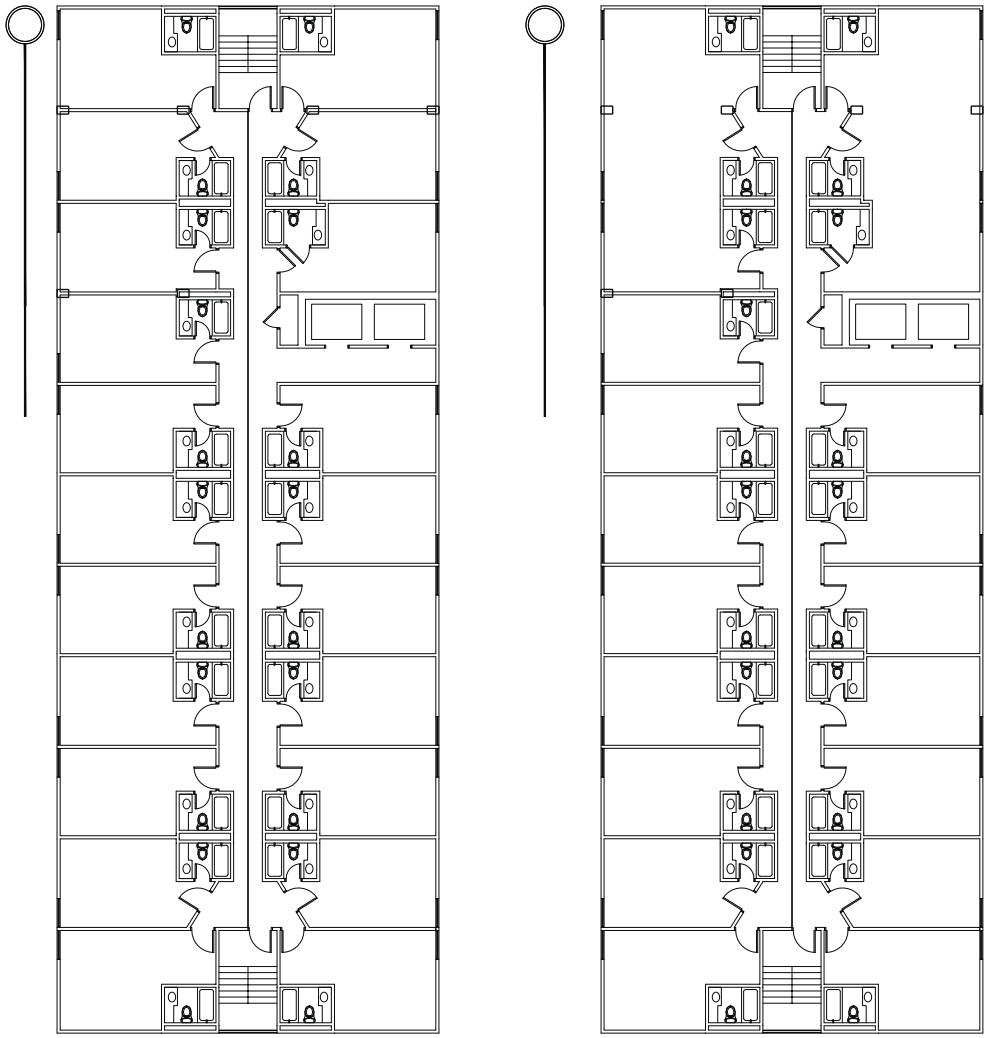
CSPA

SUP-50824



SUP-50824

4"%"

CSPA

!

54

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SUP – APN 139-34-515-001 & 139-34-515-005 – Expansion of existing tavern use

Dear Mr. Fagg:

Please accept this as our official justification letter for an SUP for a proposed expansion of existing tavern use. The Application for a SUP FOR THE PROPOSED 41,566 SQUARE FOOT EXPANSION OF EXISTING TAVERN USE on 0.67 acres at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed expansion of existing tavern use will allow flexible space for temporary festivals, food trucks and other events and provide a much needed amenity to the new wave of urbanites that are now living and working Downtown.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,

Todd Kessler

PRJ-50606
08/22/13

SUP-50824

City of Las Vegas Agenda Item No.: **38.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-50826 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-50822, SUP-50823 AND SUP-50824 - PUBLIC HEARING - APPLICANT/OWNER: 217 LVB, LLC - Request for a Site Development Plan Review FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO SINGLE-ROOM OCCUPANCY RESIDENCE on 1.55 acres at 217 North Las Vegas Boulevard (APNs 139-34-515-001, 002, 004, and 005), C-2 (General Commercial) Zone, Ward 5 (Barlow)[PRJ-50606.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation
3. Justification Letter

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-50826 APN: 139-34-515-001 & 139-34-515-005

Name of Property Owner: 217 LVB, LLC

Name of Applicant: Gold Spike

Name of Representative: Todd Kessler

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: Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

PRJ-50606
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SDR

Project Address (Location) 217 N. Las Vegas Blvd. Las Vegas NV 89101

Project Name Gold Spike Private Outdoor Plaza **Proposed Use** _____

Assessor's Parcel #(s) 139-34-515-001 & 139-34-515-005 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing C2 proposed _____

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

Gross Acres 0.34 **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER 217 LVB, LLC **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

APPLICANT 217 LVB, LLC **Contact** Todd Kessler

Address 300 N. Las Vegas Blvd., #110 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89101

E-mail Address todd@rgglv.com

REPRESENTATIVE _____ **Contact** Todd Kessler

Address PO Box 1570 **Phone:** (702) 953-4320 **Fax:** (702) 477-0045

City Las Vegas **State** NV **Zip** 89125

E-mail Address todd@rgglv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Andrew B. Donner

Subscribed and sworn before me

This 21 day of August, 20 13.

_____

Notary Public in and for said County and State

DARLENE A. NEPP-ROCKWOOD
Notary Public, State of Nevada
Appointment No. 96-2068-1
My Appt. Expires February 22, 2017

FOR DEPARTMENT USE ONLY

Case #	SDR-50826
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50826 08/22/13

Revised 10/27/08

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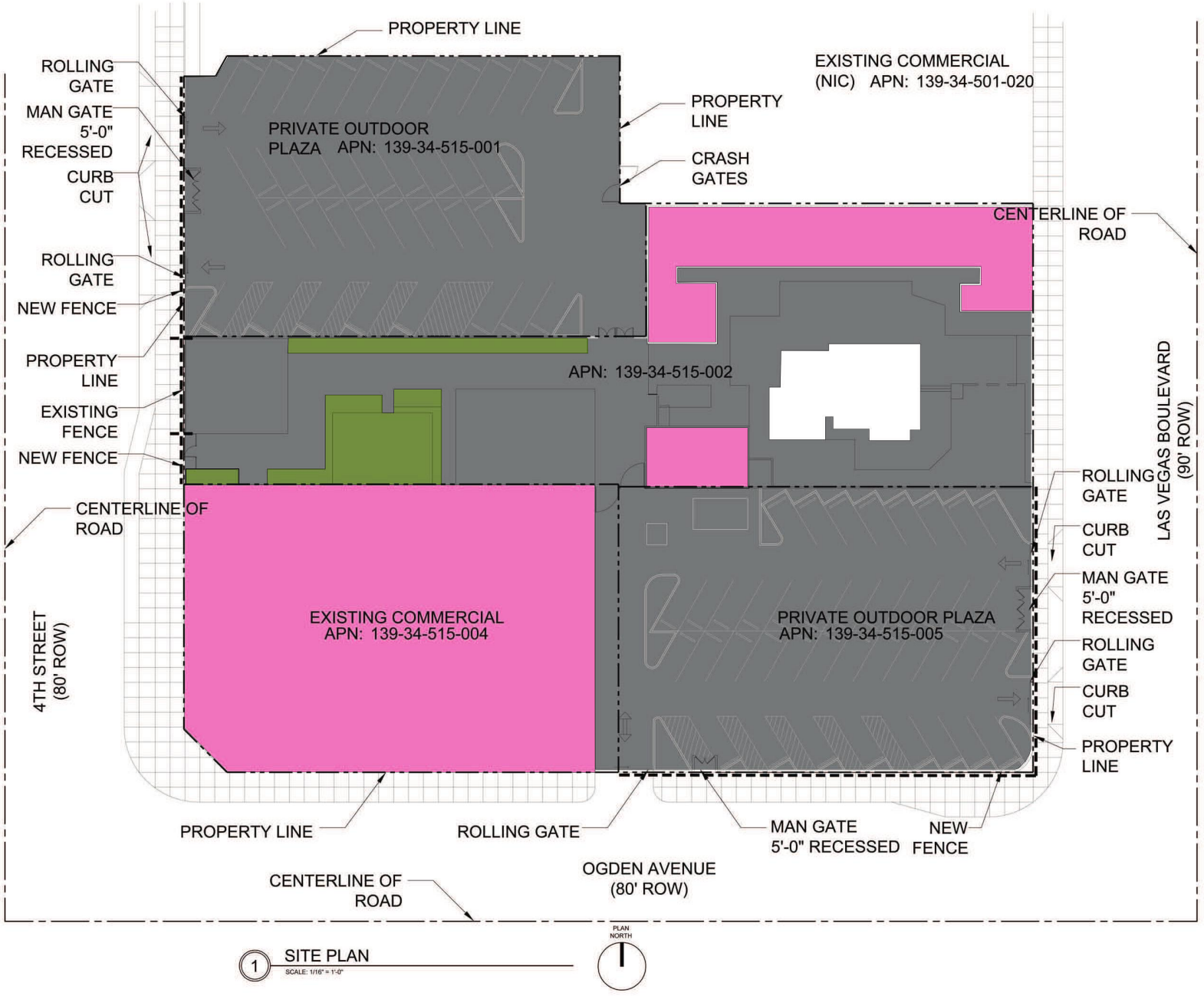


1 SITE PLAN
SCALE: 1/16" = 1'-0"

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK "6C01 34SW6" - BEING AN ALUMINUM RIVET AND PLATE INT HE TOP OF THE CURB ONT HE EAST SIDE OF MAIN STREET BETWEEN BONNEVILLE AVENUE AND GARCES AVENUE AT LIGHT POLE.

ELEVATION: 2027.08 FEET
871.8554 METERS

CITY OF LAS VEGAS BENCHMARK BOOK V.2007 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARINGS:
N62°04'38"W, BEING THE CENTERLINE OF OGDEN AVENUE AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

Issues and Revisions

Consultant:

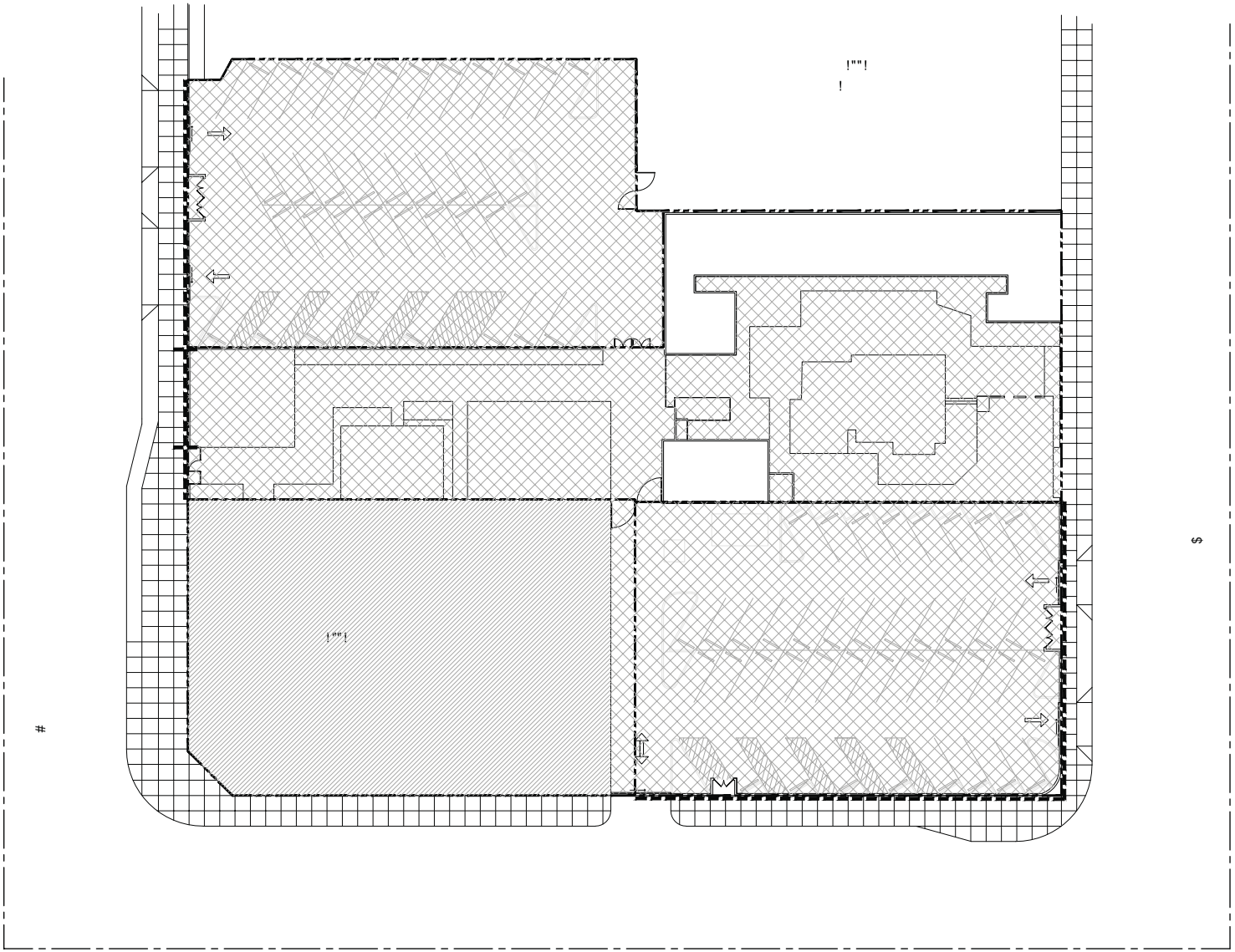
Project: GOLD SPIKE
217 Las Vegas Blvd. North , Las Vegas, NV 89101
Drawing: SITE PLAN

CSPA
CRAIG SEAN PALACIOS Architect
702.241.9751
These Documents, as Instruments of Service, are and shall remain the Property of the Design Professional. Do Not Scale These Drawings.

Seal

Project No.: 13-0402
Sheet No.: AS1.01

SDR-50826



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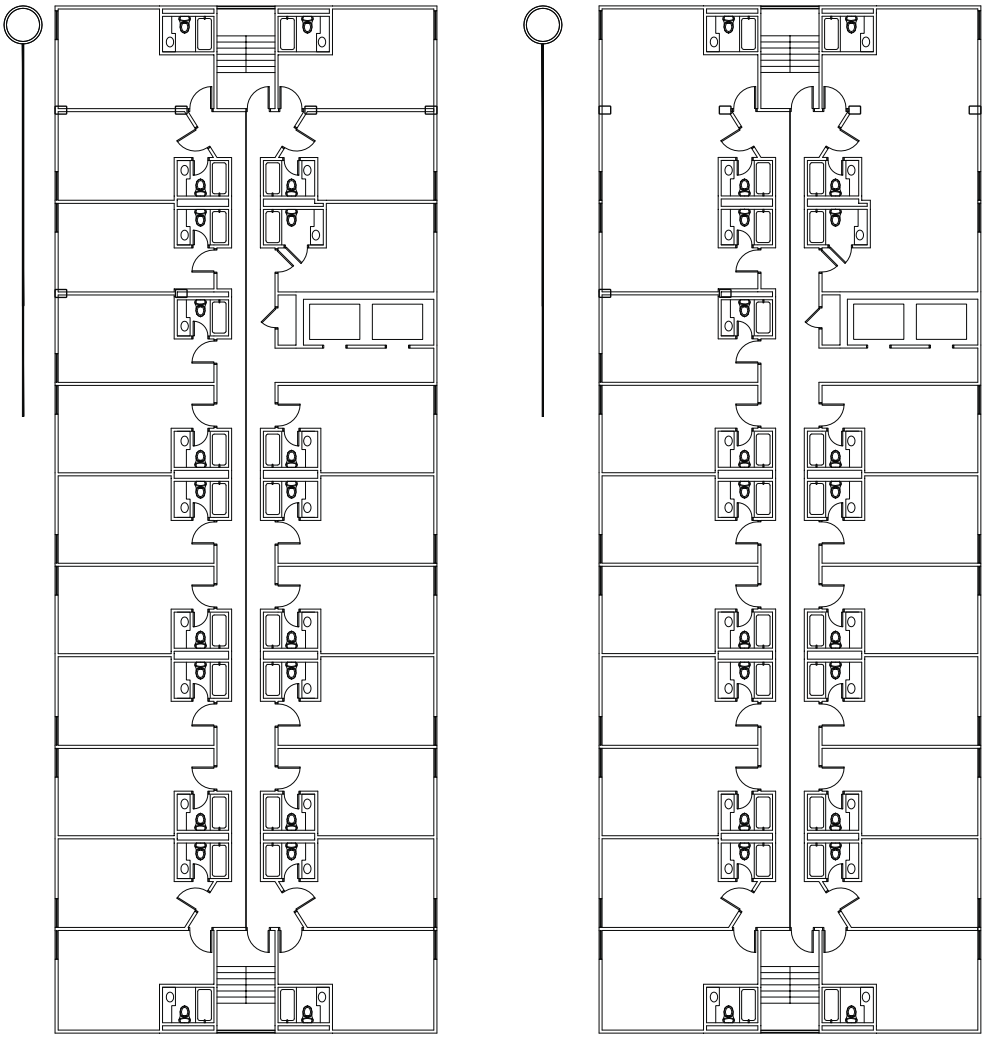

SDR-50826

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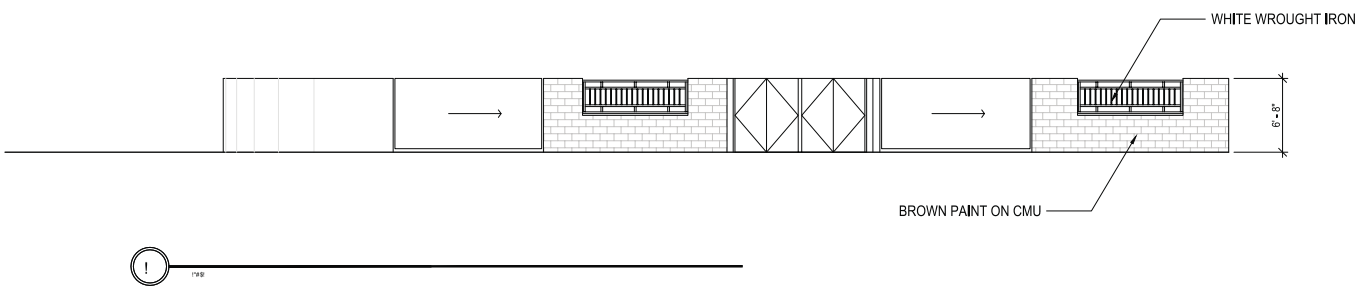

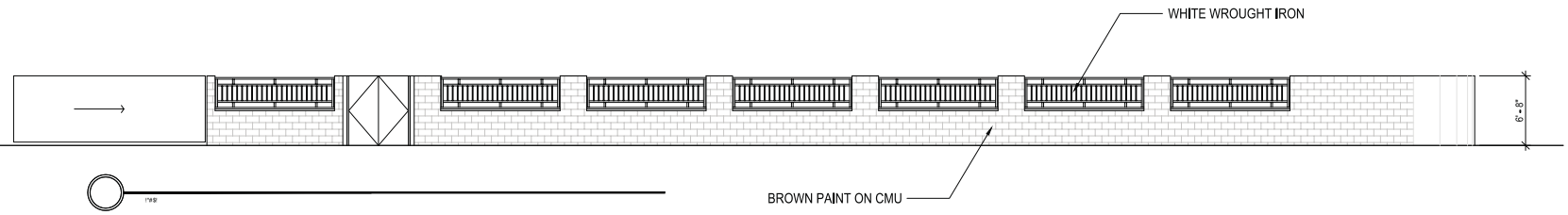

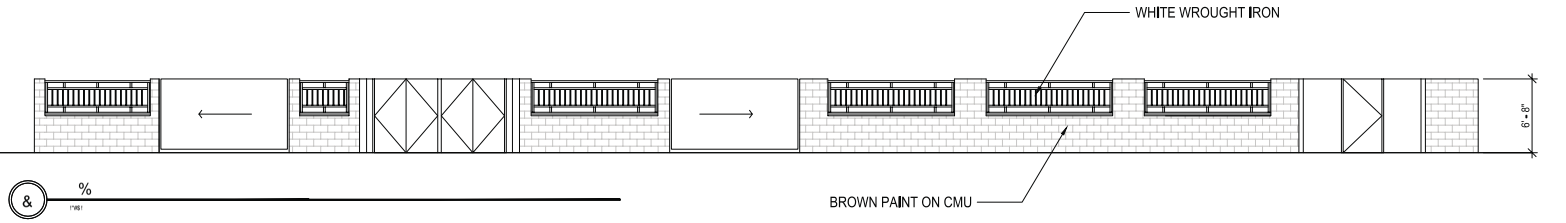

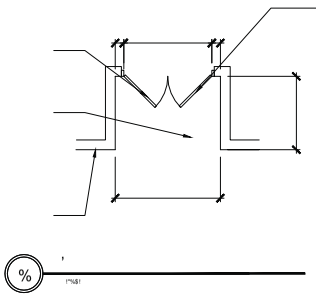

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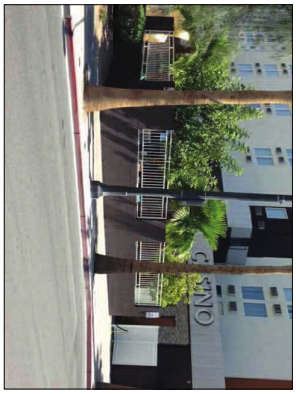
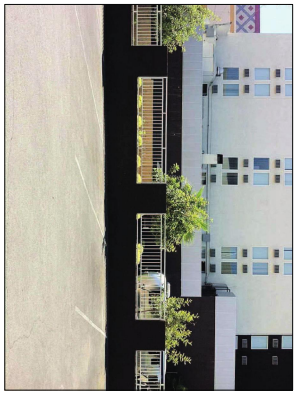
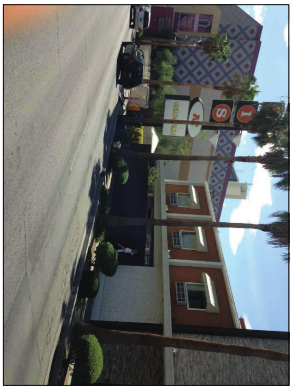
SDR-50826







SDR-50826

45%"4

CSPA

64!

TODD KESSLER
300 Las Vegas Blvd. North – Suite 110
Las Vegas, NV 89101

August 22, 2013

Flinn Fagg
City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: JUSTIFICATION LETTER
SDR - APN 139-34-515-001 & 139-34-515-005 – Private Outdoor Plaza

Dear Mr. Fagg:

Please accept this as our official justification letter for an SDR for proposed private outdoor pedestrian plaza. The Applications are for a SDR FOR A PROPOSED PRIVATE PEDESTRIAN PLAZA AND THE CONVERSION OF A THREE-STORY, 162-UNIT HOTEL TO A SINGLE-ROOM OCCUPANCY RESIDENCE on 0.67 acres at 217 N. Las Vegas Blvd., Las Vegas, Nevada 89101 zoned C-2 (General Commercial) is attached.

The proposed Private Outdoor Plaza will allow flexible space for temporary festivals, food trucks and other events and provide a much needed amenity to the new wave of urbanites that are now living and working Downtown. The single room occupancy will provide an inexpensive place for downtown employees to live.

This establishment will further enhance the revitalization of Downtown by making it a destination that attracts tourists and locals as well as assist in the success of the current revitalization of downtown. This will not change the history and culture that has been well established in Downtown, but will rather create more energy and help enhance the attractiveness of the Downtown Renaissance.

If you have any questions and/or concerns, please do not hesitate to contact me.

Sincerely,



Todd Kessler

PRJ-50606
08/22/13

SDR-50826

City of Las Vegas Agenda Item No.: **39.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

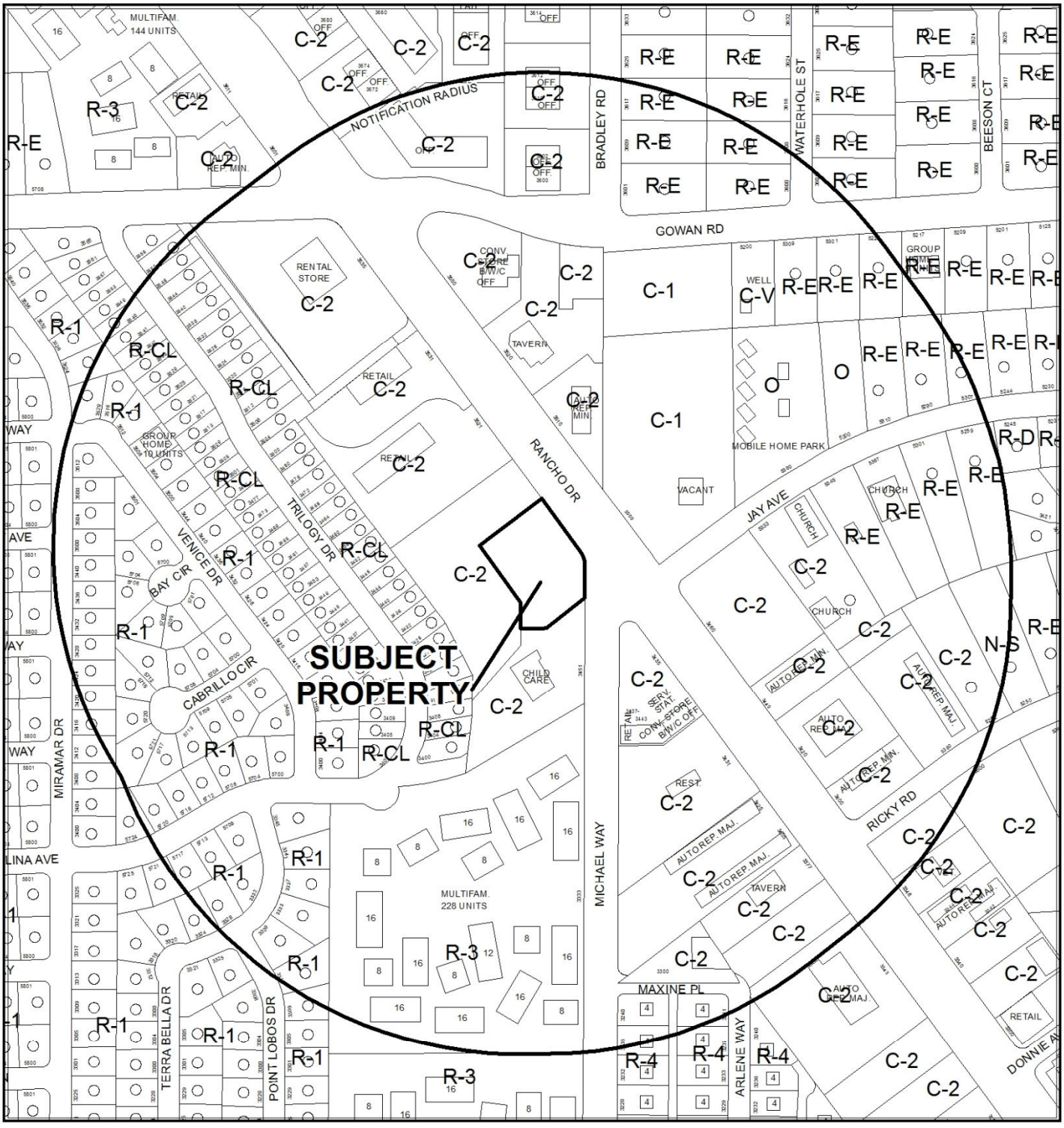
SUBJECT:
VAR-50841 - VARIANCE - PUBLIC HEARING - APPLICANT: V & V TACK AND FEED - OWNER: BARTSAS MARY 13, LLC - Request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

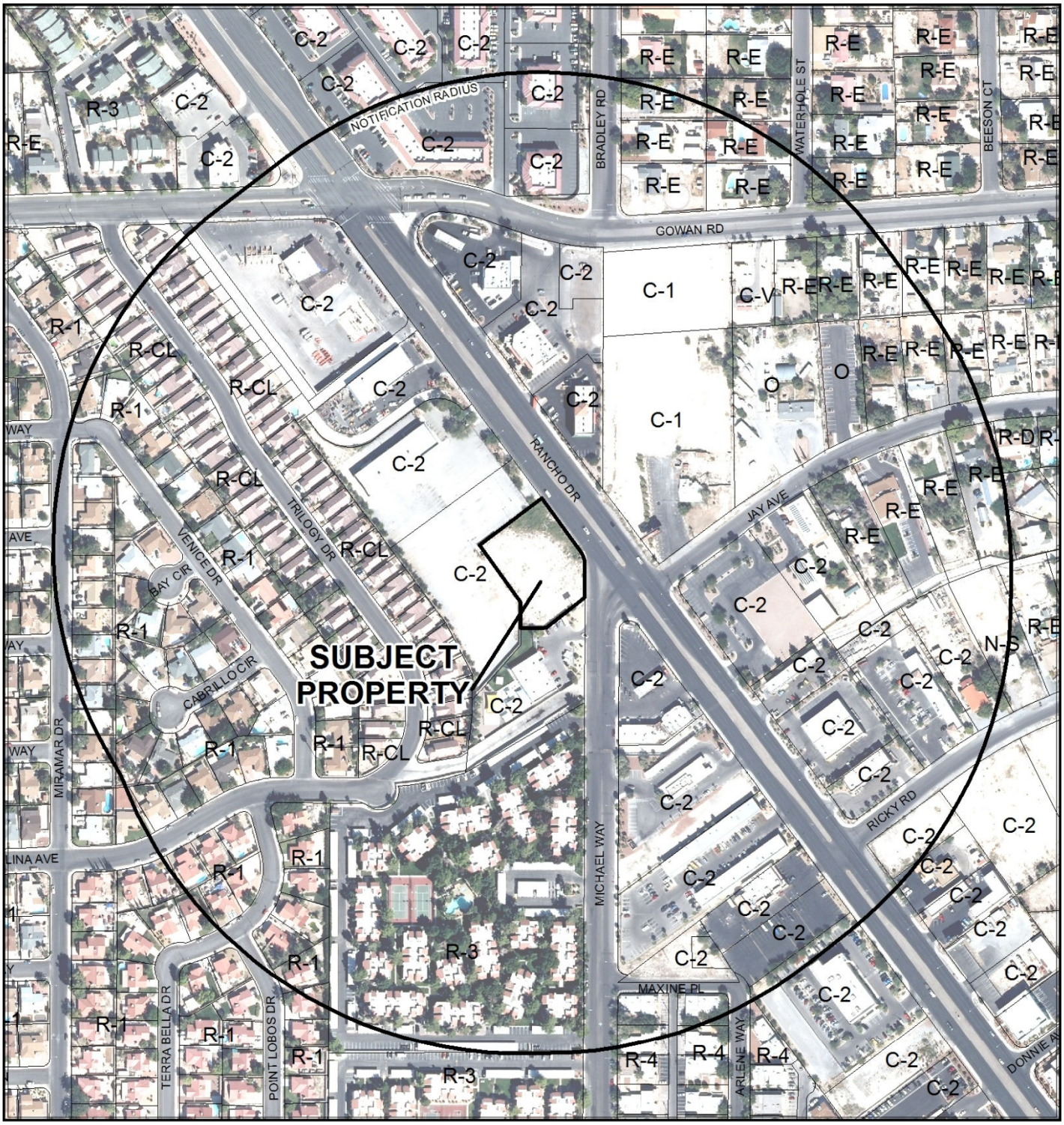
BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50841, VAR-50842 and SDR-50840
2. Conditions and Staff Report - VAR-50841, VAR-50842 and SDR-50840
3. Supporting Documentation
4. Photos - VAR-50841, VAR-50842 and SDR-50840
5. Justification Letter - V AR-50841, VAR-50842 and SDR-50840



CASE: **VAR-50841, VAR-50842 AND SDR-50840 (PRJ-50625)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



0 300 600 Feet

CASE: **VAR-50841, VAR-50842 AND SDR-50840 (PRJ-50625)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-50841

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50841
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50625
08/22/13

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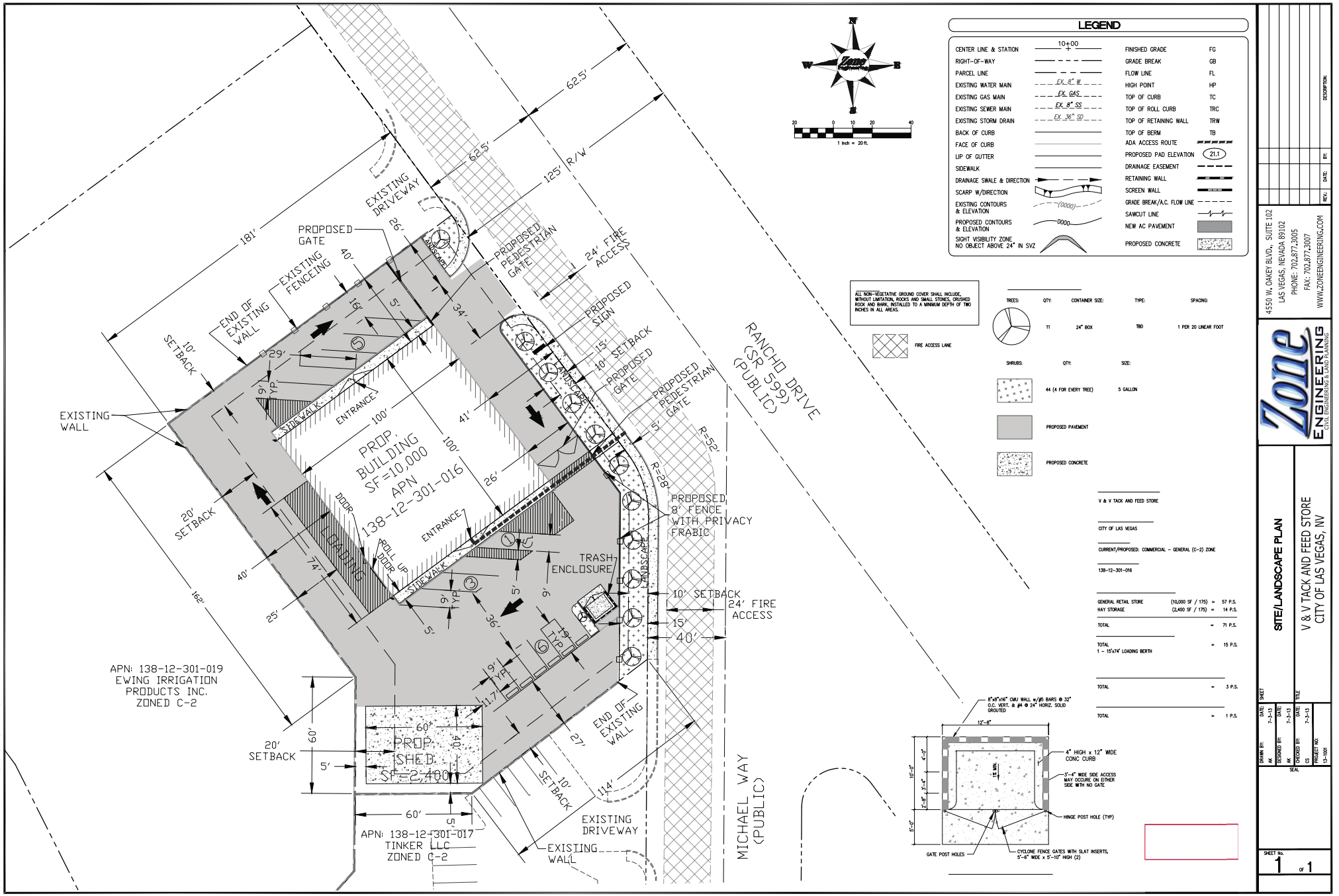

VAR-50841 VAR-50842
SDR-50840

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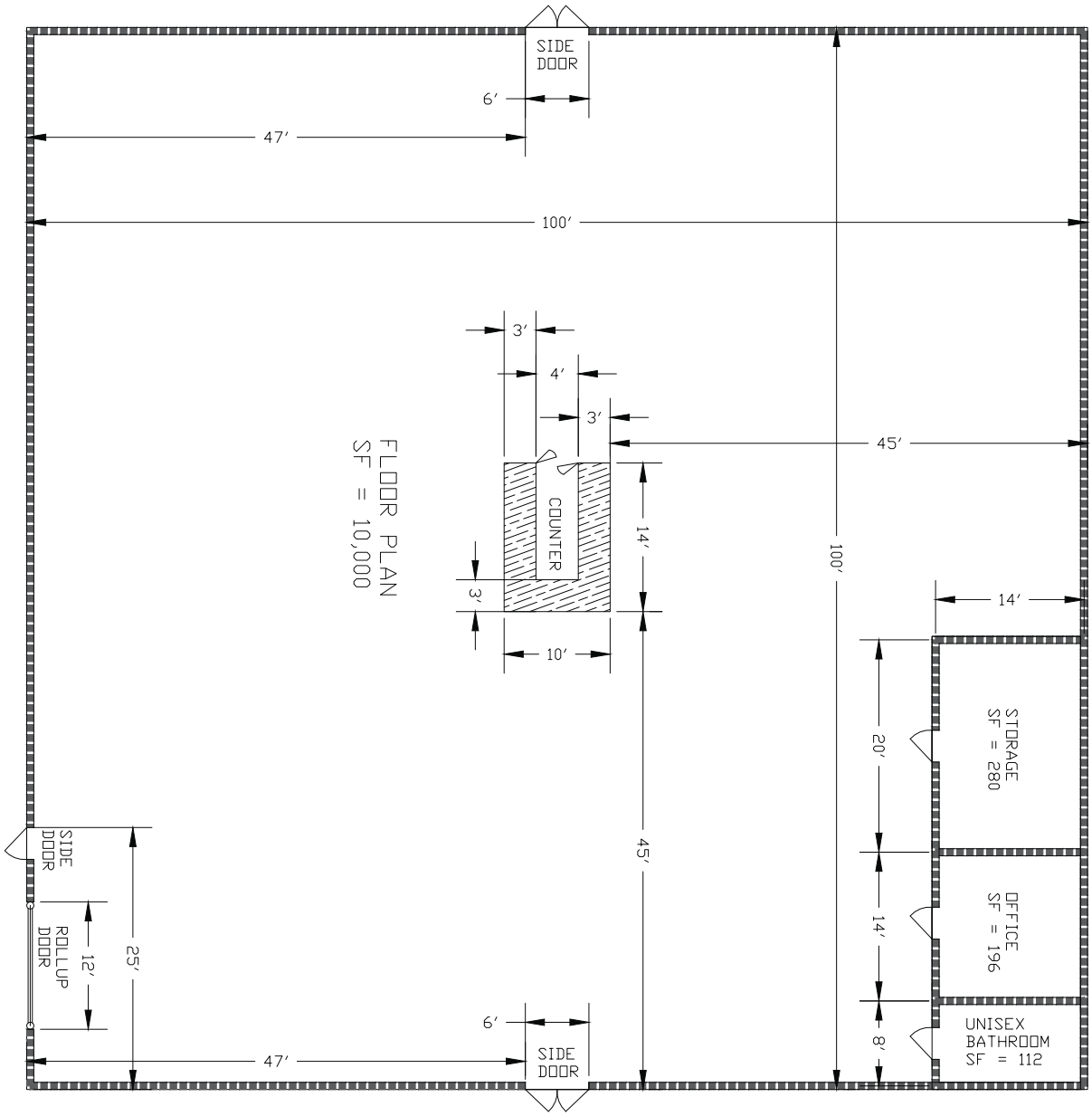
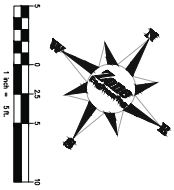




VAR-50841 VAR-50842 SDR-50840

SHEET No. 1 of 1

DRAWN BY: AK	DATE: 7-3-13
DESIGNED BY: AK	DATE: 7-3-13
CHECKED BY: CS	DATE: 7-3-13
PROJECT NO: 13-1001	

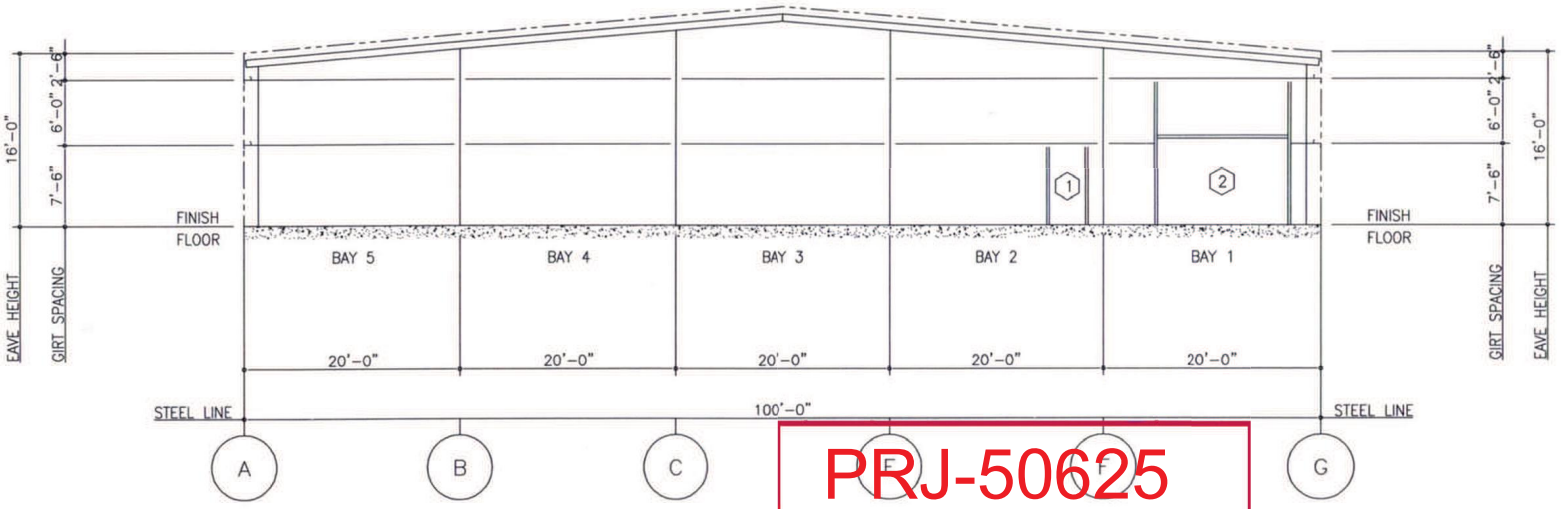
SHEET TITLE: FLOOR PLAN

V & V TACK AND FEED STORE
CITY OF LAS VEGAS, NV

Zone ENGINEERING
CIVIL ENGINEERING & LAND PLANNING

4550 W. OAKEY BLVD., SUITE 102
LAS VEGAS, NEVADA 89102
PHONE: 702.877.3005
FAX: 702.877.3007
WWW.ZONEENGINEERING.COM

REV.:	DATE:	BY:	DESCRIPTION:



ENDWALL ELEVATION AT LINE 1 FOR BUILDING 1

**ALL GIRT SPACINGS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

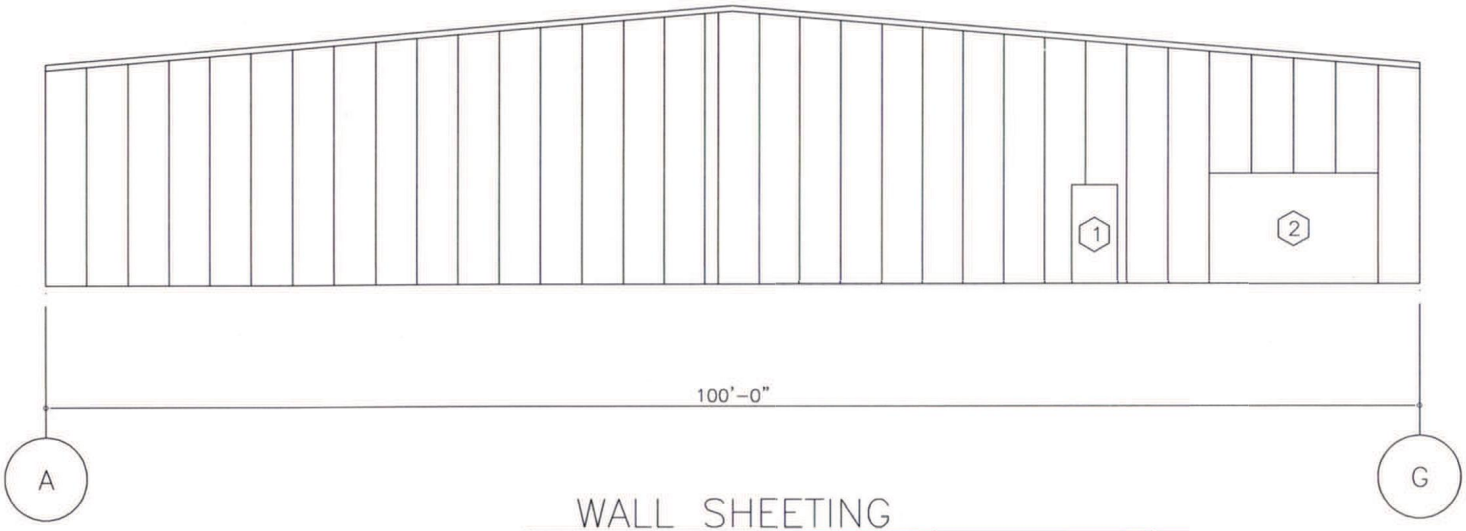
FRAMED OPENING SCHEDULE

ID NUMBER	QTY	SIZE		OPENING INFO	
		WIDTH	HEIGHT	LOCATED	TYPES
1	1	3'-4"	7'-2"	FACTORY	WALKDOOR
2	1	12'-0"	8'-0"	FACTORY	OVERHEAD

FACING SOUTH

PRJ-50625
08/22/13

VAR-50841 VAR-50842 SDR-50840



WALL SHEETING

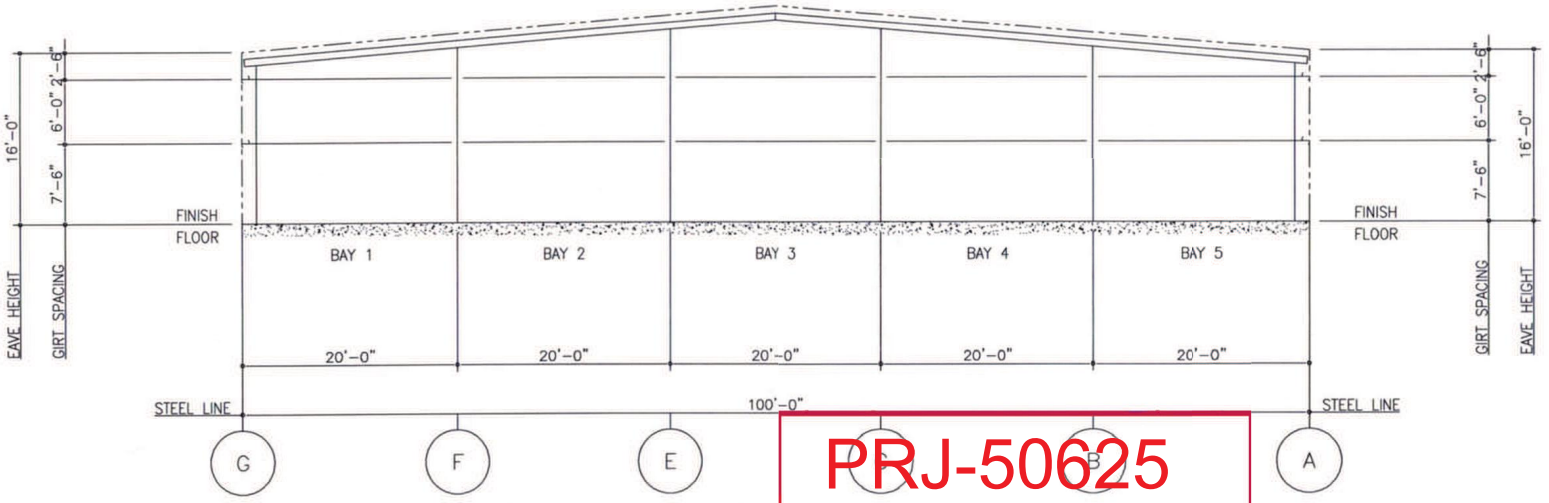
PANELS: 26 GA. CLASSIC WALL – COLOR: TAN

PRJ-50625
08/22/13

FRAMED OPENING SCHEDULE					
ID NUMBER	QTY	SIZE WIDTH	SIZE HEIGHT	OPENING INFO LOCATED	OPENING INFO TYPES
1	1	3'-4"	7'-2"	FACTORY	WALKDOOR
2	1	12'-0"	8'-0"	FACTORY	OVERHEAD

FACING SOUTH

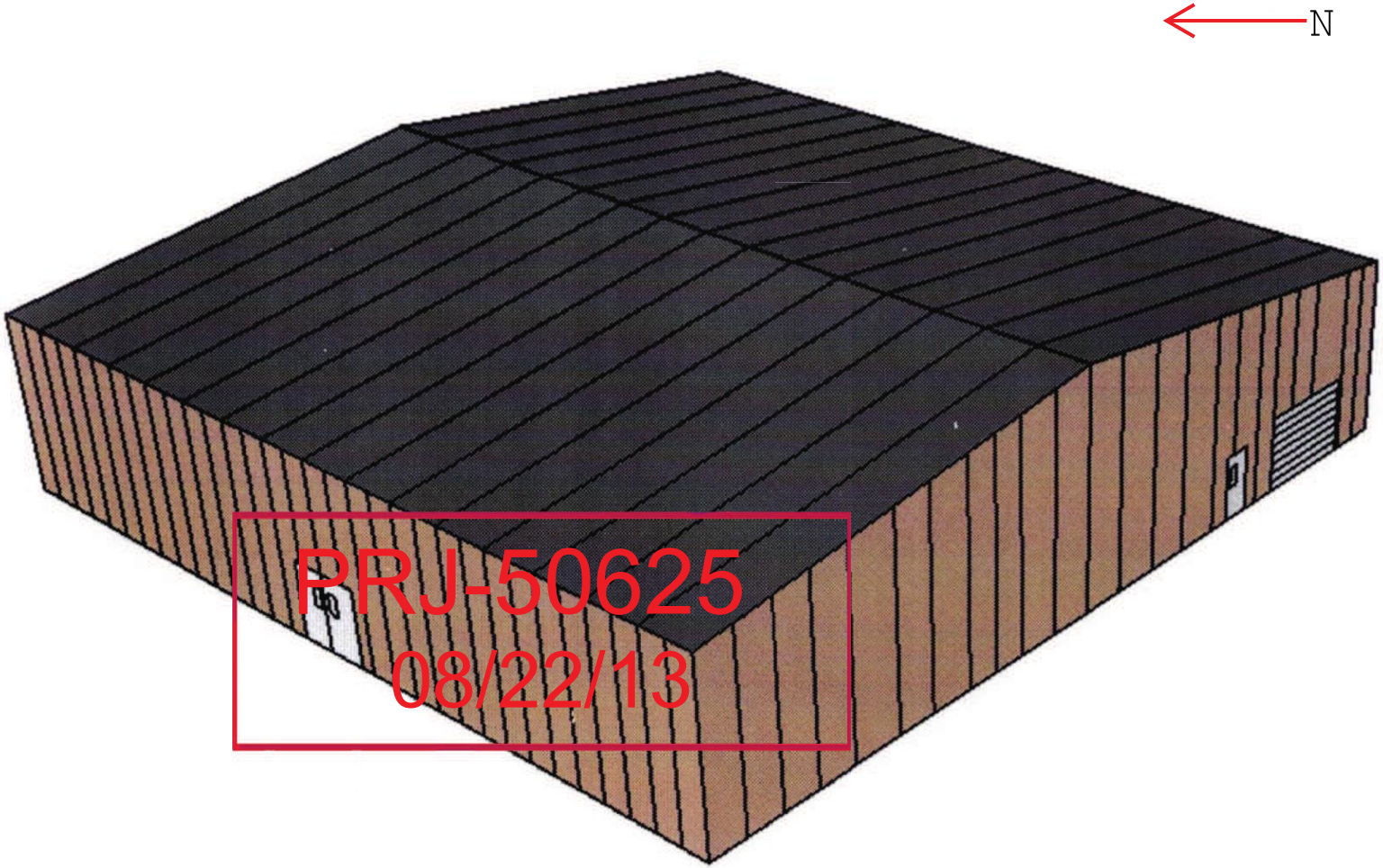
VAR-50841 VAR-50842 SDR-50840



PRJ-50625
08/22/13

FACING NORTH

VAR-50841 VAR-50842 SDR-50840



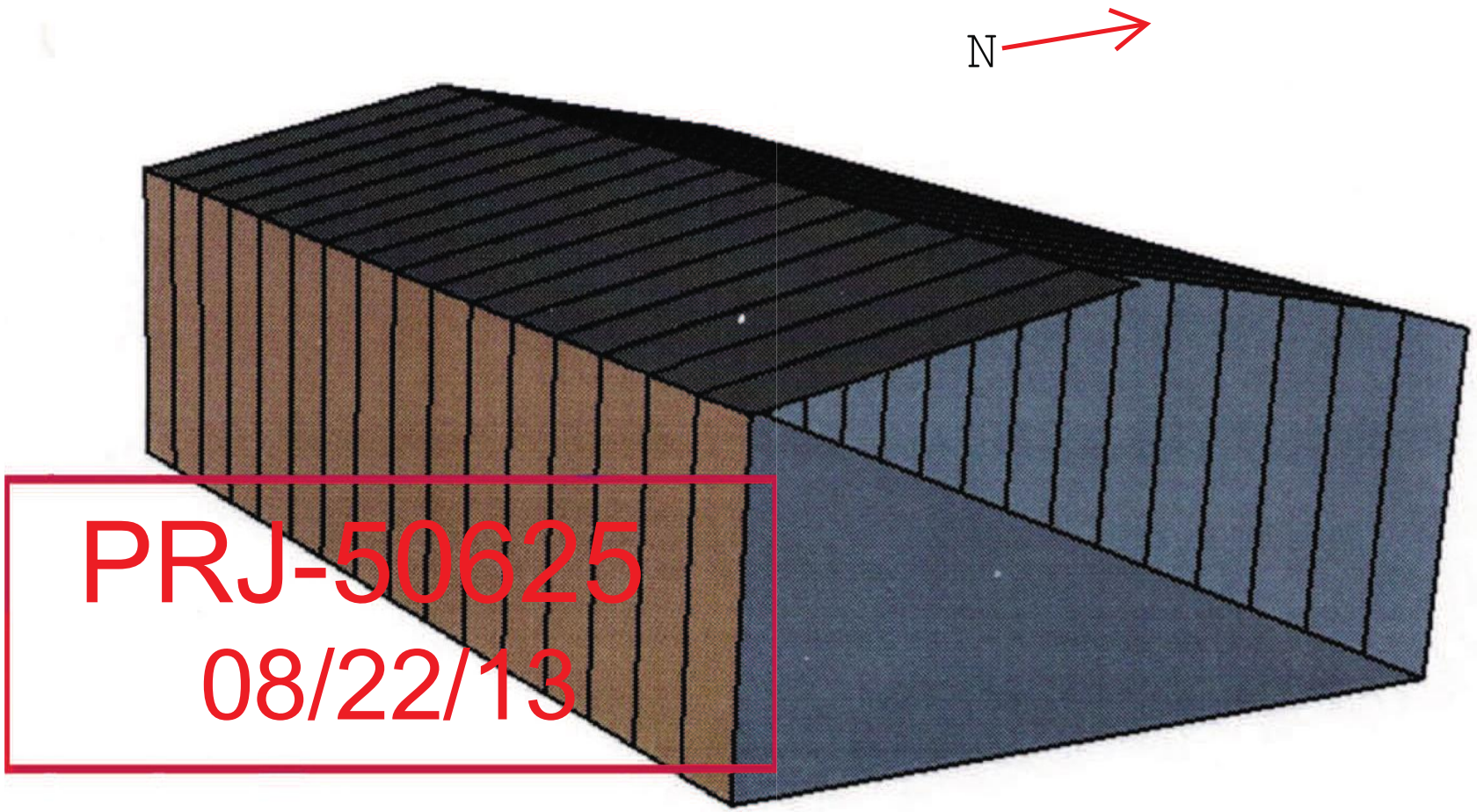
VAR-50841 VAR-50842 SDR-50840

COLOR 3D RENDERING OF THE PROPOSED BUILDING



COLOR 3D RENDERING OF THE PROPOSED BUILDING

VAR-50841 VAR-50842 SDR-50840



PRJ-50625
08/22/13

COLOR 3D RENDERING OF THE HAY STORAGE

VAR-50841 VAR-50842 SDR-50840

BURNISHED SLATE (BS)

EVERGREEN (EG)

AZTEC BLUE (AB)

BRICK RED (BR)

COLOR OF ROOF TO BE SIMILAR TO THIS COLOR

COLOR OF BUILDING TO BE SIMILAR TO THIS COLOR

SAGEBRUSH TAN (SB)

FOX GRAY (FG)

LIGHTSTONE (LS)

POLAR WHITE (PW)

Color Samples

PRJ-50625

08/22/13



VAR-50841 VAR-50842 SDR-50840

1-800-292-0111

The proposed 8’ Chainlink Fence with Privacy Frabic will be similar to the once shown in the picture



VAR-50841 VAR-50842 SDR-50840

PHOTO SAMPLE OF PROPOSED BUILDING



PHOTO SAMPLE OF PROPOSED BUILDING



PHOTO SAMPLE OF PROPOSED BUILDING

VAR-50841 VAR-50842 SDR-50840





PHOTO SAMPLE OF PROPOSED HAY SHED



PHOTO SAMPLE OF PROPOSED HAY SHED



PHOTO SAMPLE OF PROPOSED HAY SHED

4550 W. Oakey Boulevard, Suite 102
Las Vegas, Nevada 89102
Tel: (702) 877-3005
Fax: (702) 877-3007

August 22, 2013

Department of Planning
City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106
Tel: (702) 229-6301
Fax: (702) 474-0352

RE: Request for Site Development Review for V&V Tack and Feed Store at Rancho & Michael, (APN 138-12-301-016)

Dear Sir or Madam,

This letter is being submitted on behalf of the property owner, Bartsas Mary 13 LLC, as a request for Site Development Review (SDR) for the referenced parcel above. The subject site is approximately one (1) acre in size located at the southwest corner of Rancho Drive and Michael Way; and is presently defined by APN 138-12-301-016 within Section 12, Township 20 South and Range 60 East. The proposed development is a tack and feed store that will include a 10,000 ft^2 metal warehouse/retail building and a 2,400 ft^2 hay storage shed. There is one (1) proposed driveway off of Rancho Drive for this development. The location of the proposed driveway has already been reviewed and approved by Mr. Michael Yates with Nevada Department of Transportation (NDOT). The current and proposed zoning for the subject parcel is C-2 (General Commercial); therefore, the proposed development should satisfied as a permitted use under the current Unified Development Code (Title 19). The operation hours for the proposed store are Monday thru Saturday from 9am to 7pm and Sunday from 10am to 6pm.

In accordance to the Las Vegas Zoning Code Chapter 19.04, the required parking for General Retail Store (3,500 ft^2 or more) is one (1) space for every 175 square feet of gross floor area and 1 handicap space for every twenty-five (25) required parking spaces. Therefore, the total required parking spaces will be Seventy-one (71) with a minimum of 3 handicap spaces with at least one (1) of those be van accessible. The proposed development will provide fifteen (15) parking spaces and one (1) handicap van accessible space. As such, a variance of parking spaces is being requested as part of this SDR submittal. A table is provided on the next page showing the average hourly customer count during normal operating hours from August 2012 to August 2013. As shown, the parking as proposed is more than adequate to support the proposed development.

PRJ-50625
08/22/13

VAR-50841 VAR-50842
SDR-50840

Average Customer Count per hour from 8/2012 to 8/2013	
Store Hours	# of Customer per hour
9am – 10am	2
10am – 11am	3
11am – 12pm	3
12pm – 1pm	3
1pm – 2pm	4
2pm – 3pm	4
3pm – 4pm	4
4pm – 5pm	4
5pm – 6pm	3
6pm – 7pm	3

The proposed hay storage shed will be situated at the southwest corner of the site, roughly five (5) feet away from the south and west property line. The shed will be a three (3) sided shed with the opening side facing east. A variance is being requested as part of this SDR submittal for the proposed shed to be situated within the required setback pursuant to Title 19.08.080. The developer is also requesting a second variance with this SDR submittal requesting the elimination of the required landscape buffers along the south, west and north side of the site pursuant to Title 19.08.080. These variance are needed to allow for proper traffic circulation and to provide the best functionality of the site for the proposed business.

The variance and wavier as requested in this SDR submittal is vital for the development of this project and are needed in order for the business to function properly on a daily basis. Without approval of the variance and wavier it will not be economically feasible for the site to be developed. The site as proposed allows the developer to provide the highest service to customers with little to no negative impact to adjacent properties and City of Las Vegas.

All other plans and documents is submitted along with this letter for your review. Should you have any questions or need any additional information, please feel free to contact me. Thank you.

Sincerely,

Chi-Ying Seto

Chi-Ying Seto, P.E.
Project Manager

PRJ-50625
08/22/13
VAR-50841 VAR-50842
SDR-50840

City of Las Vegas Agenda Item No.: **40.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAR-50842 - VARIANCE - PUBLIC HEARING - APPLICANT: V&V TACK AND FEED - OWNER: BARTSAS MARY 13 LLC - Request for a Variance TO ALLOW A 17 PARKING SPACES WHERE 71 SPACES ARE REQUIRED at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50841].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

VAR-50842

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702) 3660103 **Fax:** (702) 3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702) 7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50842
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50625
08/22/13

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City of Las Vegas Agenda Item No.: **41.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
SDR-50840 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-508420 AND VAR-50841 - PUBLIC HEARING - APPLICANT: V&V TACK AND FEED - OWNER: 217 LVB, LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SDR-50840

Case Number: PRJ-50625 APN: 138-12-301-016

Name of Property Owner: BARTSAS MARY 13, LLC

Name of Applicant: FRANK VEILLEUX

Name of Representative: CHI-YING SETO

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: Aaron Hansen

Subscribed and sworn before me

This 19th day of August, 2013

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

PRJ-50625
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT REVIEW

Project Address (Location) RANCHO DR. & MICHAEL WY.

Project Name V & V TACK AND FEED STORE **Proposed Use** GEN. RETAIL

Assessor's Parcel #(s) 138-12-301-016 **Ward #** 5

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

Commercial Square Footage 12,400 **Floor Area Ratio** 29%

Gross Acres 1.00 **Lots/Units** N/A **Density** N/A

Additional Information

PROPERTY OWNER BARTSAS MARY 13 LLC **Contact** AARON HANSEN

Address 601 RANCHO DR. #C23 **Phone:** (702)3660103 **Fax:** (702)3669413

City LAS VEGAS **State** NV **Zip** 89106

E-mail Address

APPLICANT V & V TACK AND FEED **Contact** FRANK VEILLEUX

Address 3696 N. RANCHO DR. **Phone:** (702)7681538 **Fax:**

City LAS VEGAS **State** NV **Zip** 89130

E-mail Address tackfeed@gmail.com

REPRESENTATIVE ZONE ENGINEERING **Contact** CHI-YING SETO

Address 4550 W. OAKEY BLVD., SUITE 102 **Phone:** (702) 877-3005 **Fax:** (702) 877-3007

City LAS VEGAS **State** NV **Zip** 89102

E-mail Address cseto@zoneengineering.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name AARON HANSEN

Subscribed and sworn before me

This 19th day of August, 2013.

Dorothea M Sherwood

Notary Public in and for said County and State

DOROTHEA M. SHERWOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084033715
My Commission Expires September 26, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	SDR-50840
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50625
08/22/13

f:\depot\Application Packet\Application Form.pdf

City of Las Vegas Agenda Item No.: **42.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

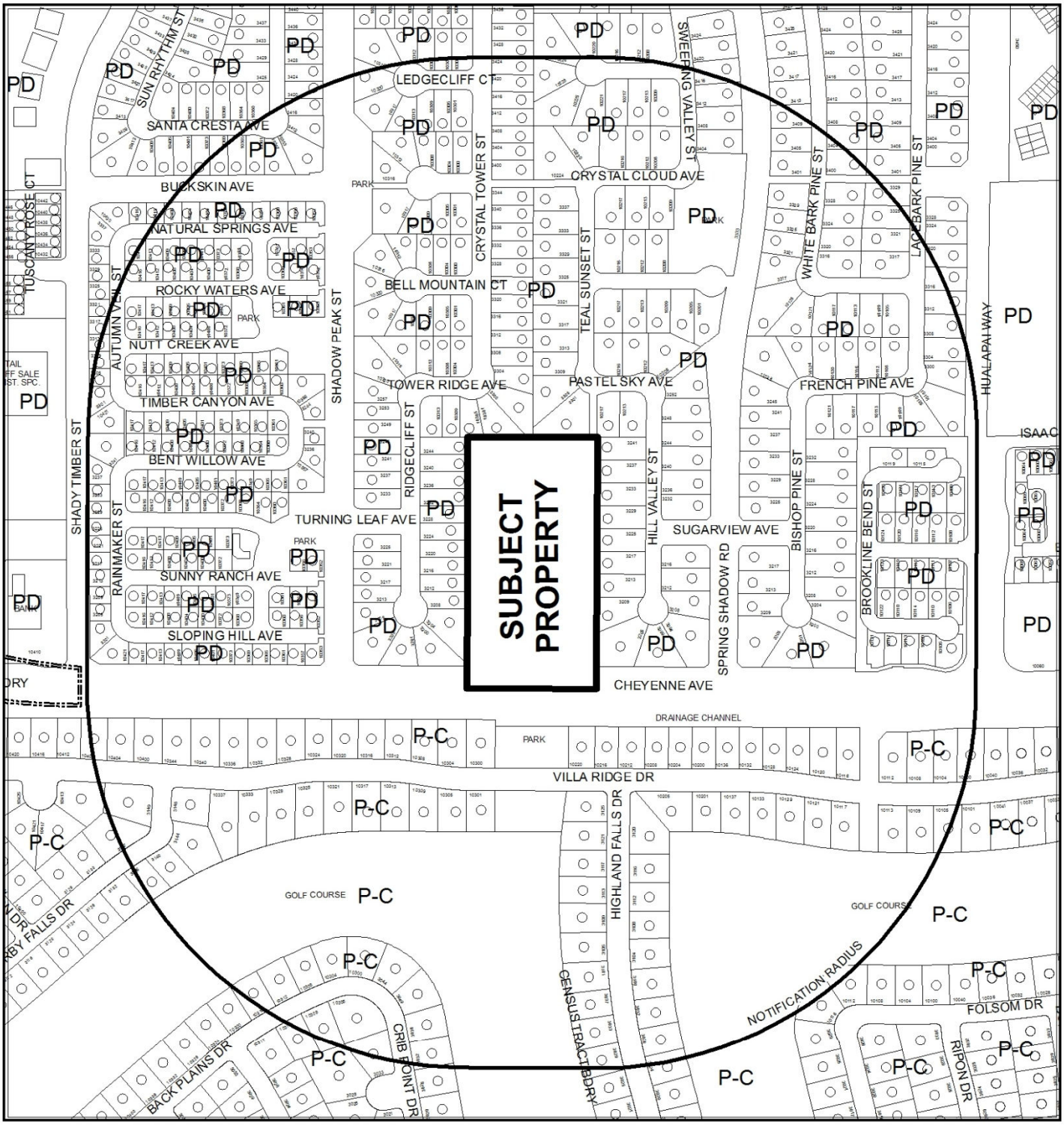
SUBJECT:
VAR-50848 - VARIANCE - PUBLIC HEARING - APPLICANT:ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW NO SIDEWALKS ALONG THE EAST AND NORTH PERIMETERS WHERE SIDEWALKS ARE REQUIRED on 5.18 gross acres at 10302 West Cheyenne Avenue (APN 137-12-801-004), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps - VAR-50848 and TMP-50847
2. Conditions and Staff Report - VAR-50848 and TMP-50847
3. Supporting Documentation
4. Photos - VAR-50848 and TMP-50847
5. Justification Letter - VAR-50848 and TMP-50847



CASE: **VAR-50848 AND TMP-50847 (PRJ-50740)**

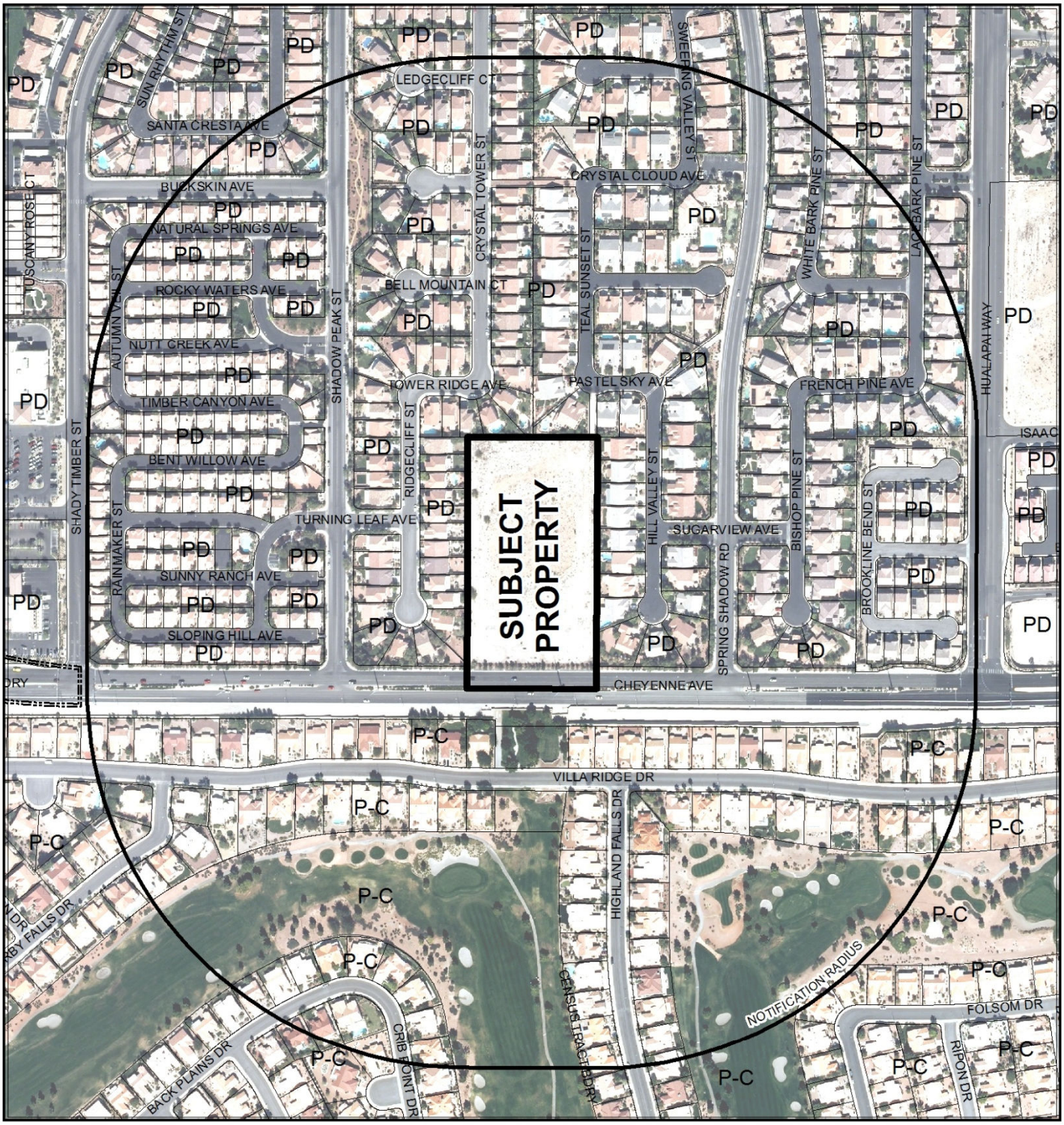
0 300 600 Feet

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 300 600 Feet

CASE: **VAR-50848 AND TMP-50847 (PRJ-50740)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: U (UNDEVELOPED)[PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-50848 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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: James McCormick

Print Name: JAMES McCORMICK

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-50740
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Variance - to remove Sidewalk

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James McCormick

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

Print Name JAMES McCORMICK

Subscribed and sworn before me

This 20th day of May, 20 13.

Notary Public in and for said County and State

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAR-50848
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50740
08/22/13

f:\depot\Application Packet\Application Form.pdf

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On May 20, 2013 before me, Gabriel Angel Gomez, Notary Public
(Here insert name and title of the officer),

personally appeared James McCormick,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (is)/~~are~~ subscribed to the within instrument and acknowledged to me that (he)/~~she/they~~ executed the same in (his)/~~her/their~~ authorized capacity~~(ies)~~, and that by (his)/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

GABRIEL ANGEL GOMEZ
COMM. # 1984953
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. JULY 13, 2016

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Major Modification to be added to
(Title or description of attached document)

Lone Mountain Master Plan
(Title or description of attached document continued)

Number of Pages 1 Document Date 5-20-13

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other

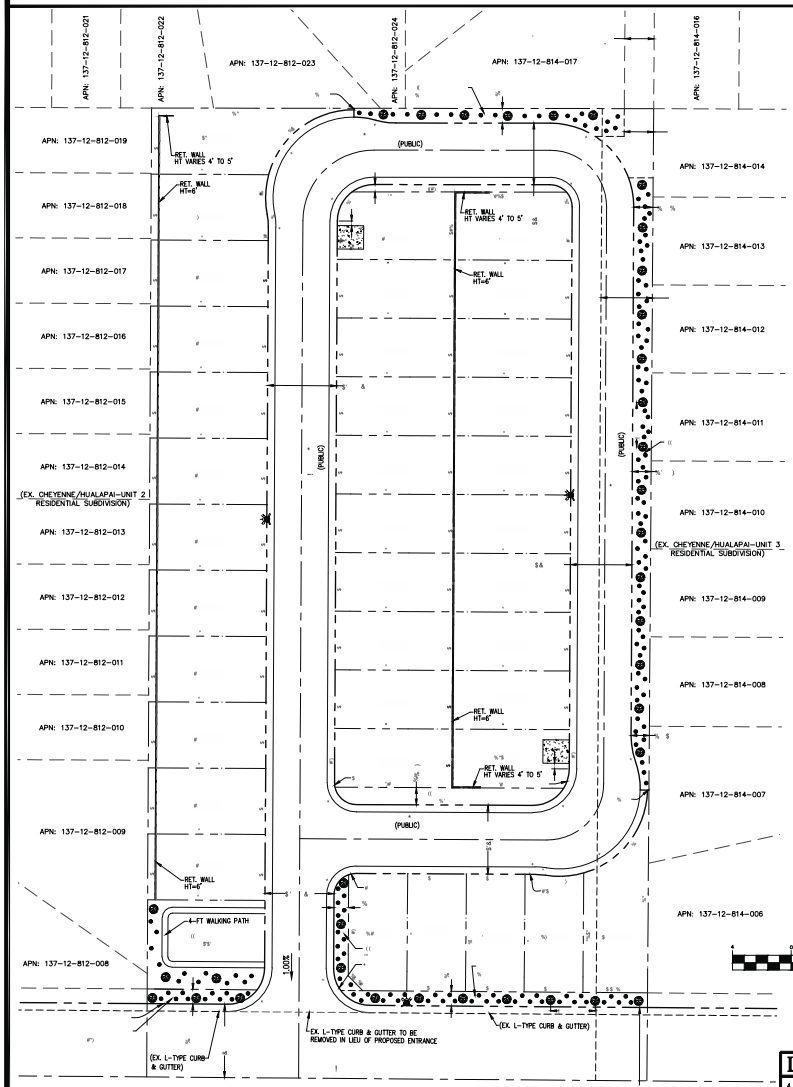
INSTRUCTIONS FOR COMPLETING THIS FORM

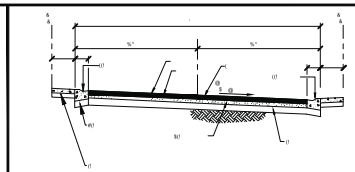
Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

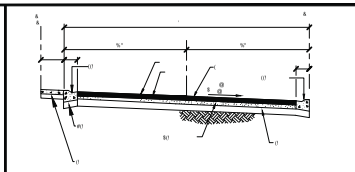
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

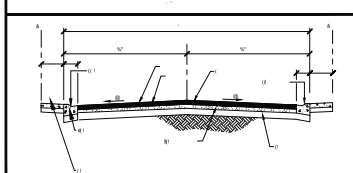
PRJ-50740
08/22/13

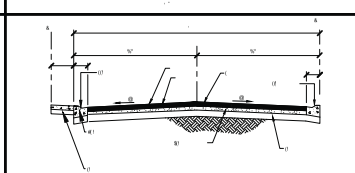
SITE PLAN OF CHEYENNE WEST OF HUALAPAI



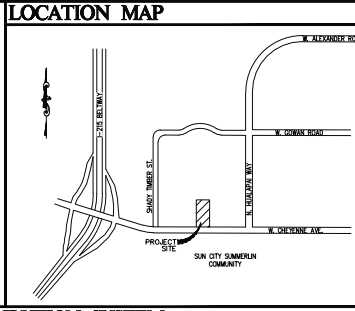








LOCATION MAP

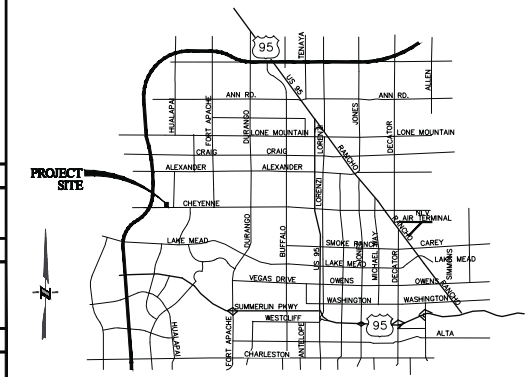


UTILITY DISTRIBUTION SYSTEM

WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN LOCATED IN CHEYENNE AVENUE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE. THE LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PUBLIC SEWER STUB LOCATED AT THE NORTHWEST CORNER OF THE PROJECT SITE. THE CITY OF LAS VEGAS IS THE PURVEYOR.

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

NORTH 89°32'44" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 89 OF SURVEYS, AT PAGE 44.

BENCHMARK

RIVET AND PLATE IN TOP OF CURB ON THE SOUTH SIDE OF CHEYENNE +/- 1/4 MILE WEST OF HUALAPAI WAY.
853.656m/2801.36FT (NAVD 88 DATUM)

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

SITE INFORMATION

LANDSCAPING REQUIREMENTS

ALONG HUALAPAI RIGHT-OF-WAY: 10-FT LANDSCAPE STRIP WITH WALL

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.

2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT ZONING
DENSITY ALLOWED: 8 UNITS/GROSS ACRE
TYPICAL LOT AREA: 3,200 SQ. FT.
MAX. HEIGHT: 35 FEET

SETBACKS

FRONT YARD: 10 FEET
GARAGE: 18 FEET
INTERIOR SIDE YARD: 5 FEET
STREET CORNER SIDE YARD: 10 FEET
REAR YARD: 10 FEET

VARIANCES

1. CROSS-FALL STREET SECTIONS FOR THE INTERIOR 47-FT WIDE STREETS

2. RETAINING WALLS IN EXCESS OF 6'-0" IN HEIGHT

3. DRIVEWAY SEPARATION FROM CURB RETURN IS 3-FT MINIMUM FOR LOTS 27 AND 37.

WAIVERS

NONE

UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE., 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 VIA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6355 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE., 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOUNDER CITY, NV 89005

ENGINEER

TANEY ENGINEERING
6050 S. JONES BLVD, SUITE #100
LAS VEGAS, NEVADA 89118
PHONE: 702-362-8844
FAX: 702-362-5233

SUBDIVIDER/DEVELOPER

ADAVEN HOMES
MR. NATHAN WHITE
9112 DILENTA AVENUE
LAS VEGAS, NV 89129
PHONE: 702-365-8588
FAX: 702-998-9885

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 32003C2150 E, DATED SEPTEMBER 27, 2002.

DRAINAGE NOTE

A 20-FT PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED IS PROPOSED AT THE NORTHEAST CORNER OF THE PROJECT SITE.

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
RETAINING WALL	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

37 LOTS x 250 GPD/LOT = 9,250 GPD (AVERAGE)
37 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 32,375 GPD (PEAK)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	RT	RIGHT
BC	BACK OF CURB	R/W	RIGHT-OF-WAY
BOR	BACK OF CURB RADIUS	SS	SANITARY SEWER
BVC	BEGINNING OF VERTICAL CURVE	SW	SIDEWALK
BM	BENCH MARK	STA	STATION
CATV	CABLE TELEVISION	SD	STORM DRAIN
CL	CENTERLINE	STD	STANDARD
CBC	CITY OF BOULDER CITY	SL	STREETLIGHT
CC	CLARK COUNTY	TC	TOP OF CURB
CO	CLEAN OUT	TYP	TYPICAL
CY	CUBIC YARD	VERT	VERTICAL
DI	DROP INLET	VC	VERTICAL CURVE
DG	DESIGN GRADE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EC	END OF CURVE	W	WATER
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EX	EXISTING		
FG	FINISH GRADE		
FF	FINISH FLOOR ELEVATION		
FT	FEET		
FH	FIRE HYDRANT		
FL	FLOW LINE		
GB	GRADE BREAK		
HP	HIGH POINT		
INV	INVERT		
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LF	LINEAR FEET		
LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
NTS	NOT TO SCALE		
OC	ON CENTER		
PI	POINT OF INTERSECTION		
PRC	POINT OF REVERSE CURVE		
PC	POINT OF CURVE		
PT	POINT OF TANGENCY		
PCC	POINT OF COMPOUND CURVE		
PP	POWER POLE		
PL	PROPERTY LINE		
PB	PULL BOX		
R	RADIUS		

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726

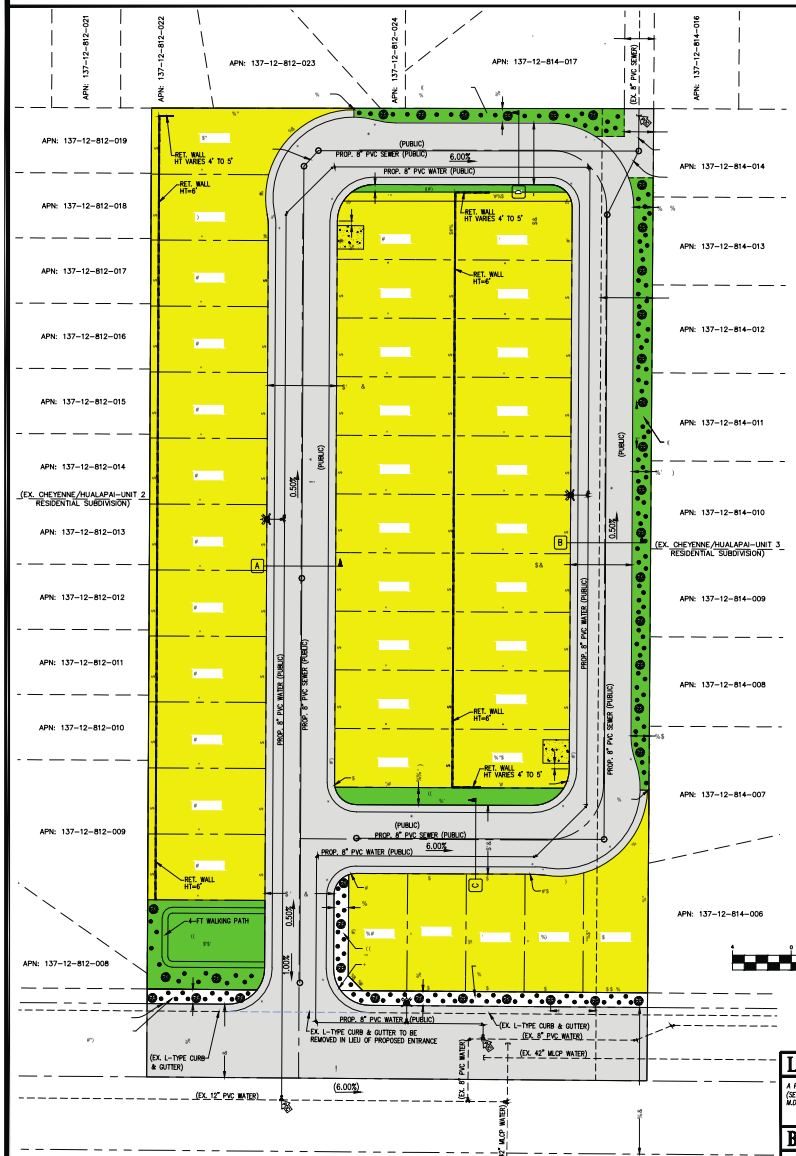
Call Two Working Days Before You Dig!
Dig | Safely. Dig | Safely
1-800-227-2600

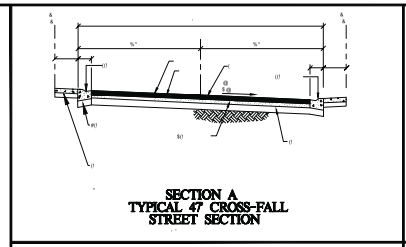
NO.	DESCRIPTION	DATE	BY	APPR.

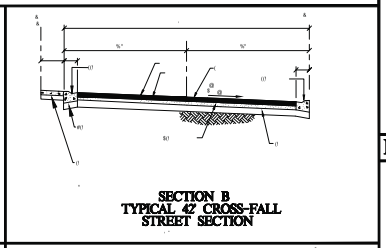
DATE: 08.14.13
SCALE: 1"=40'
JOB NO: ADV-13-002
DESIGNED BY: RDC
DRAWN BY: ADB
SHEET NAME:
SHEET:

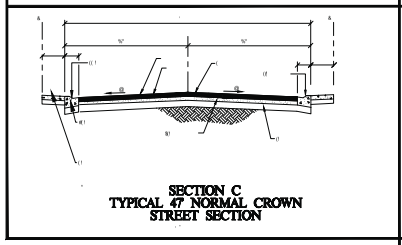
VAR-50848 & TMP-50847

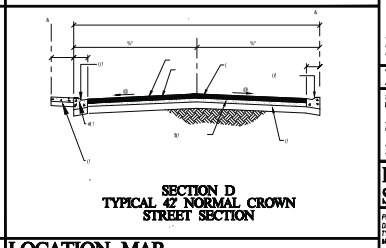
SITE PLAN OF CHEYENNE WEST OF HUALAPAI





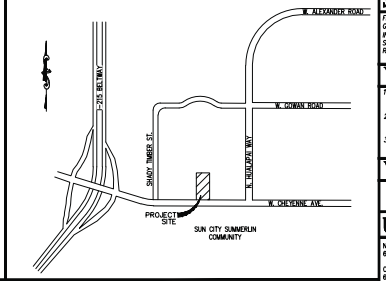






GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LOCATION MAP

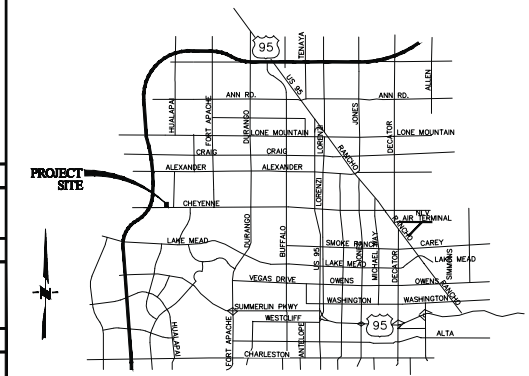


UTILITY DISTRIBUTION SYSTEM

WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN LOCATED IN CHEYENNE AVENUE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE. THE LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PUBLIC SEWER STUB LOCATED AT THE NORTHWEST CORNER OF THE PROJECT SITE. THE CITY OF LAS VEGAS IS THE PURVEYOR.

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BASIS OF BEARING

NORTH 89°32'44" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 89 OF SURVEYS, AT PAGE 44.

BENCHMARK

RIVET AND PLATE IN TOP OF CURB ON THE SOUTH SIDE OF CHEYENNE +/- 1/4 MILE WEST OF HUALAPAI WAY.
853.656m/2801.36FT (NAVD 88 DATUM)

SITE INFORMATION

137-12-801-004

LANDSCAPING REQUIREMENTS

ALONG HUALAPAI RIGHT-OF-WAY: 10-FT LANDSCAPE STRIP WITH WALL

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGETATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE, LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

DEVELOPMENT NOTES:

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPLIED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT ZONING
DENSITY ALLOWED: 8 UNITS/GROSS ACRE
TYPICAL LOT AREA: 3,200 SQ. FT.
MAX. HEIGHT: 35 FEET

SETBACKS

FRONT YARD: 10 FEET
GARAGE: 18 FEET
INTERIOR SIDE YARD: 5 FEET
STREET CORNER SIDE YARD: 10 FEET
REAR YARD: 10 FEET

VARIANCES

1. CROSS-FALL STREET SECTIONS FOR THE INTERIOR 47-FT WIDE STREETS
2. RETAINING WALLS IN EXCESS OF 6'-0" IN HEIGHT
3. DRIVEWAY SEPARATION FROM CURB RETURN IS 3-FT MINIMUM FOR LOTS 27 AND 37.

WAIVERS

NONE

UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE, 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 VIA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6355 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE, 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOUNDER CITY, NV 89005

ENGINEER

TANEY ENGINEERING
6050 S. JONES BLVD, SUITE #100
LAS VEGAS, NEVADA 89118
PHONE: 702-362-8844
FAX: 702-362-5233

SUBDIVIDER/DEVELOPER

ADAVEN HOMES
MR. NATHAN WHITE
9112 DILENTA AVENUE
LAS VEGAS, NV 89129
PHONE: 702-365-8588
FAX: 702-998-9885

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 32003C2150 E, DATED SEPTEMBER 27, 2002.

DRAINAGE NOTE

A 20-FT PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED IS PROPOSED AT THE NORTHEAST CORNER OF THE PROJECT SITE.

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
RETAINING WALL	
CENTERLINE	
RIGHT-OF-WAY	
CUT LINE-ASPHALT	
EASEMENT	
BOUNDARY LINE	
SEWER LINE	
WATER LINE	
PROPERTY LINE	
FIRE HYDRANT	

SEWER CONTRIBUTION

37 LOTS x 250 GPD/LOT = 9,250 GPD (AVERAGE)
37 LOTS x 250 GPD/LOT X 3.5 PEAK FACTOR = 32,375 GPD (PEAK)

ABBREVIATIONS

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LVVWD	LAS VEGAS VALLEY WATER DISTRICT		
MH	MANHOLE		
MAX	MAXIMUM		
MIN	MINIMUM		
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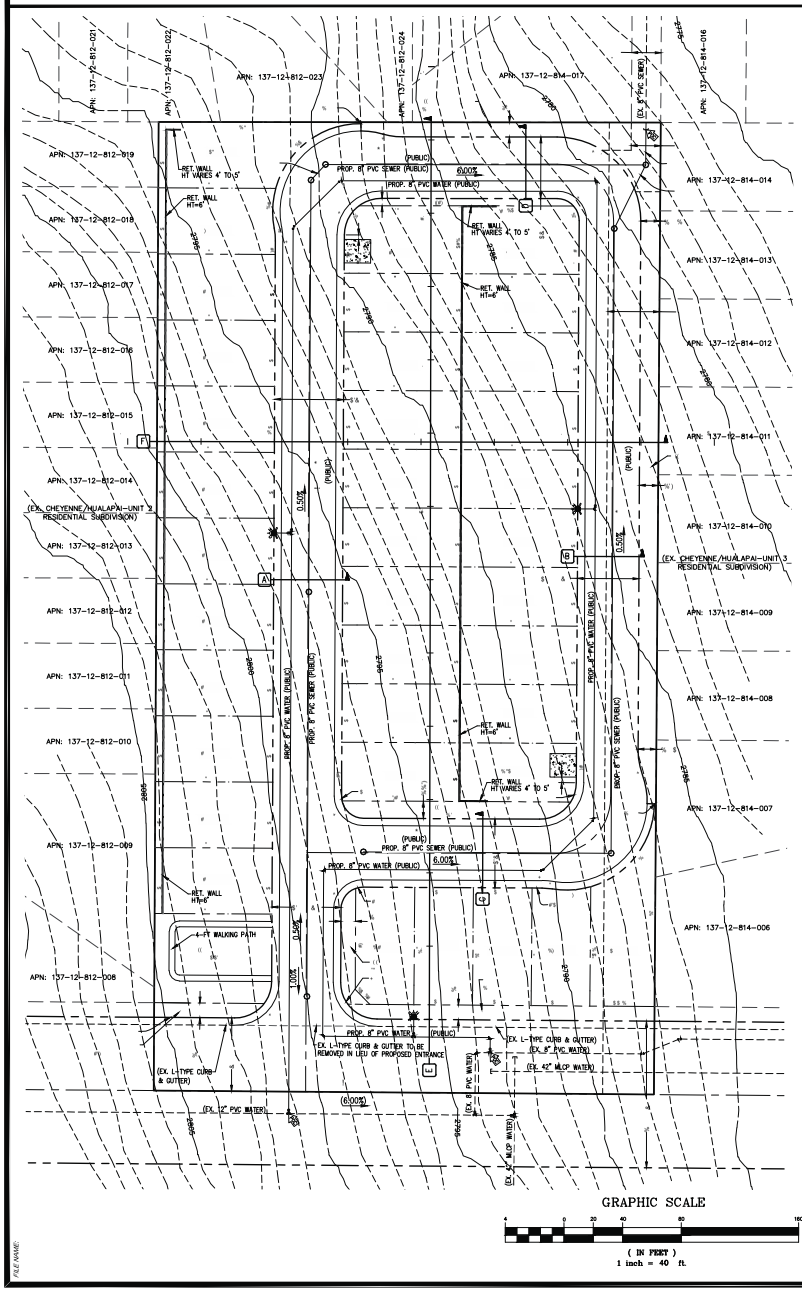
NO.	DESCRIPTION	DATE	BY	APPR.

DATE: 08.14.13
SCALE: 1"=40'
JOB NO: ADV-13-002
DESIGNED BY: RDC
DRAWN BY: ADB
SHEET NAME:
SHEET:

VAR-50848 & TMP-50847

TENTATIVE MAP OF CHEYENNE WEST OF HUALAPAI

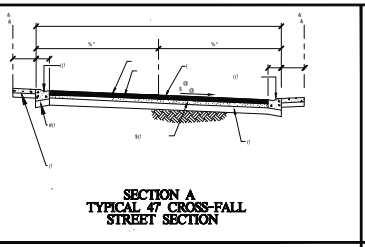


GRAPHIC SCALE

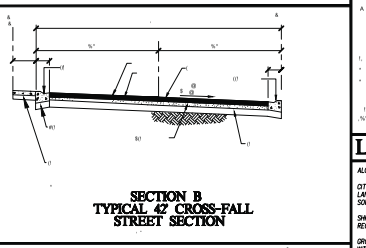
4 0 20 40 80 160

(IN FEET)

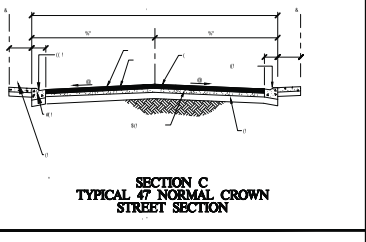
1 inch = 40 ft.



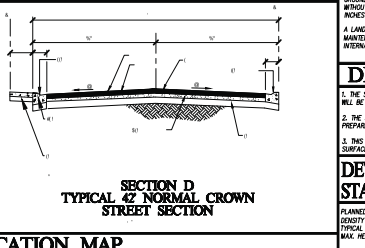
SECTION A
TYPICAL 47' CROSS-FALL
STREET SECTION



SECTION B
TYPICAL 42' CROSS-FALL
STREET SECTION

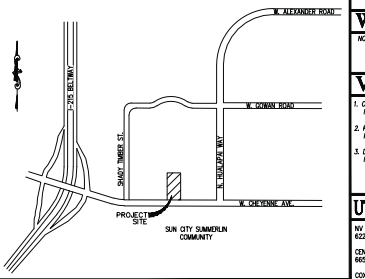


SECTION C
TYPICAL 47' NORMAL CROWN
STREET SECTION



SECTION D
TYPICAL 42' NORMAL CROWN
STREET SECTION

LOCATION MAP



UTILITY DISTRIBUTION SYSTEM

WATER: THE NEAREST WATER CONNECTION IS AN EXISTING 8" PUBLIC MAIN LOCATED IN CHEYENNE AVENUE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE. THE LAS VEGAS VALLEY WATER DISTRICT IS THE PURVEYOR

SEWER: THE NEAREST SEWER CONNECTION IS AN EXISTING 8" PUBLIC SEWER STUB LOCATED AT THE NORTHWEST CORNER OF THE PROJECT SITE. THE CITY OF LAS VEGAS IS THE PURVEYOR.

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

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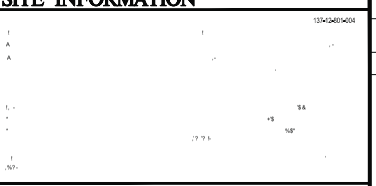
NORTH 89°32'44" WEST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 89 OF SURVEYS, AT PAGE 44.

BENCHMARK

RIVET AND PLATE IN TOP OF CURB ON THE SOUTH SIDE OF CHEYENNE +/- 1/4 MILE WEST OF HUALAPAI WAY
853.856m/2801.36FT (NAVD 88 DATUM)

SITE INFORMATION



LANDSCAPING REQUIREMENTS

ALONG HUALAPAI RIGHT-OF-WAY: 10-FT LANDSCAPE STRIP WITH WALL

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30-FT ON CENTER. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

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3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT DISTRICT ZONING
DENSITY ALLOWED: 8 UNITS/GROSS ACRE
TYPICAL LOT AREA: 3,200 SQ. FT.
MAX. HEIGHT: 35 FEET

WAIVERS

NONE

VARIANCES

1. CROSS-FALL STREET SECTIONS FOR THE INTERIOR 47-FT WIDE STREETS
2. RETAINING WALLS IN EXCESS OF 6'-0" IN HEIGHT
3. DRIVEWAY SEPARATION FROM CURB RETURN IS 3-FT MINIMUM FOR LOTS 27 AND 37.

OWNERS

APN: 137-12-801-004
JMJ CHEYENNE PARTNERS LLC
112 CASA MONTANA COURT
BOULDER CITY, NV 89005

ENGINEER

TANEY ENGINEERING — PHONE: 702-362-8844
6050 S. JONES BLVD, SUITE #100 — FAX: 702-362-5233
LAS VEGAS, NEVADA 89118

SUBDIVIDER/DEVELOPER

ADAVEN HOMES — PHONE: 702-365-8588
MR. NATHAN WHITE — FAX: 702-998-9885
9112 DOLENTA AVENUE
LAS VEGAS, NV 89129

FLOOD ZONE

THE PROJECT SITE IS IN ZONE X, AN AREA OUTSIDE THE 500-YEAR FLOOD PLAIN. FIRM PANEL 32003C2150 E, DATED SEPTEMBER 27, 2002.

DRAINAGE NOTE

A 20-FT PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED IS PROPOSED AT THE NORTHEAST CORNER OF THE PROJECT SITE.

UTILITY COMPANIES

NV ENERGY
6226 W. SAHARA AVE, 367-5555

CENTRAL TELEPHONE COMPANY DBA CENTURY LINK
6650 VIA AUSTI PARKWAY, 244-7400

COX COMMUNICATIONS
1700 VEGAS DRIVE, 598-2100

SOUTHWEST GAS CORP.
6355 SHATZ STREET, 365-2202

SILVER STATE DISPOSAL SERVICE INC.
770 E. SAHARA AVE, 735-5151

CITY OF LAS VEGAS (SEWER)
333 N. RANCHO DRIVE, 229-6276

LAS VEGAS VALLEY WATER DISTRICT (WATER)
1001 SOUTH VALLEY VIEW BLVD, 870-2011

LEGEND

DESIGN ELEVATION	10.00
EXISTING ELEVATION	(10.00)
SCARP (SLOPE VARIES)	
EXISTING CONTOUR (1' INTERVAL)	
EXISTING CONTOUR (5' INTERVAL)	
DIRECTION OF FLOW	
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RIGHT-OF-WAY	
CUT LINE-ASPHALT	
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CATV	CABLE TELEVISION	SD	STORM DRAIN
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PB	PULL BOX		
R	RADIUS		

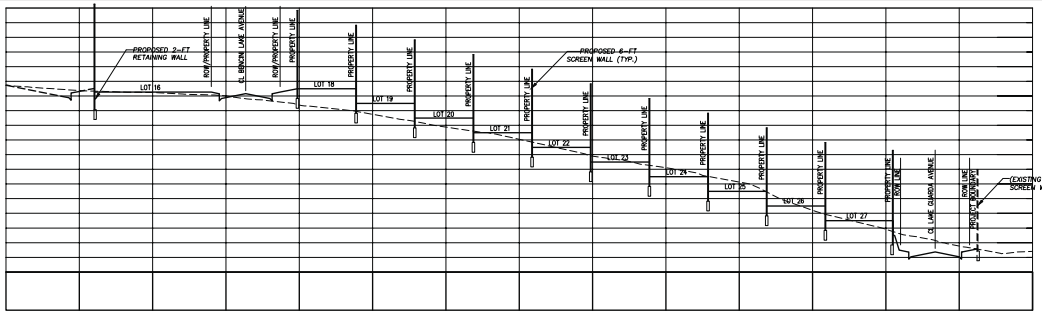
NO.	DESCRIPTION	BY	DATE	APPR.

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726

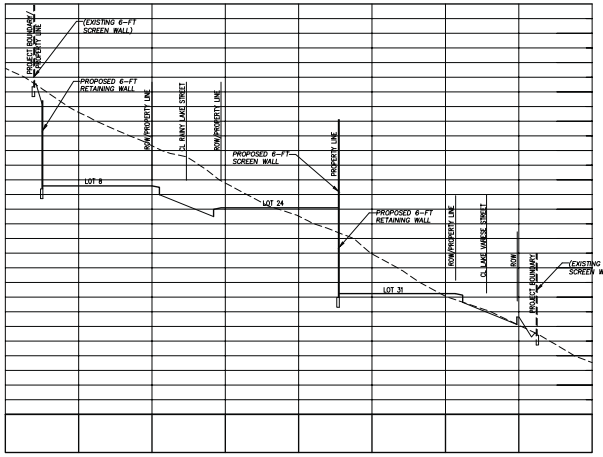
Call Two Working Days Before You Dig
Dig | Safely. Dig | Safely
1-800-227-2600

DATE:	08.21.13
SCALE:	1"=40'
JOB NO:	ADV-13-002
DESIGNED BY:	RDC
DRAWN BY:	ADB
SHEET NAME:	
SHEET:	

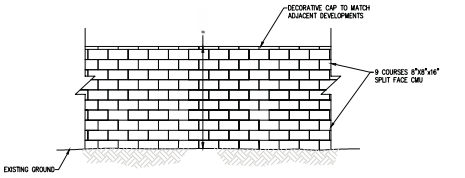
VAR-50848 & TMP-50847



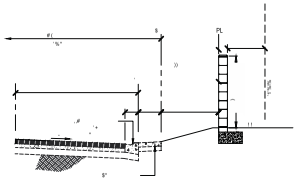
SECTION E
SCALE: 1"=40' HORIZ., 1"=4' VERT.



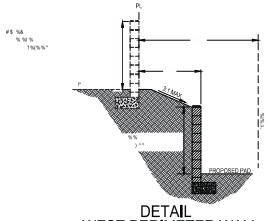
SECTION F
SCALE: 1"=40' HORIZ., 1"=4' VERT.



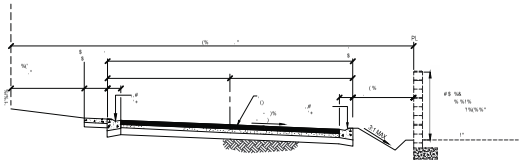
PERIMETER DECORATIVE BLOCK WALL SECTION
(ADJACENT TO CHEYENNE AVENUE)



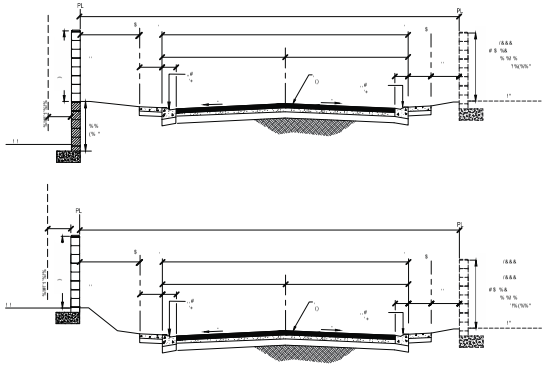
DETAIL
SOUTH PERIMETER WALL



DETAIL
WEST PERIMETER WALL



DETAIL
EAST PERIMETER WALL



DETAILS
NORTH PERIMETER WALL

NO.	DESCRIPTION	BY	DATE	APPR.

ROBERT D. CUNNINGHAM
Exp. 12-31-14
CIVIL
No. 15726

DATE:	08.21.13
SCALE:	1"=40'
JOB NO:	ADV-13-002
DESIGNED BY:	RDC
DRAWN BY:	ADB
SHEET NAME:	
SHEET:	

FILE NAME:

VAR-50848 & TMP-50847

TANEY ENGINEERING
6030 SOUTH JONES BLVD. #100
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

August 22, 2013

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, NV 89106
Phone: (702) 229-5410

RE: Justification letter for Sidewalk Variance

To Whom It May Concern:

Taney Engineering, on behalf of the applicant, Adaven Homes, respectfully submits this Tentative Map for Cheyenne and Hualapai, a residential subdivision proposed in the City of Las Vegas. Along with this project we a requesting a variance for removing a portion of sidewalk and reducing the width of the right-of-way from 47-ft to 42-ft within the proposed subdivision adjacent to Open Space Area "B." This is being removed in accordance with comments made by Richard Bonar at the Planning Commission meeting held on 08/13/13.

The removal of the sidewalk in this area was suggested due to the fact that no homes will front this portion of the sidewalk, so the maintenance of sidewalk in this area would be an unnecessary expense for the City. Also, this allows greater landscape and open space area which will expand the buffer between the existing and proposed subdivisions.

We are hopeful that this letter satisfactorily describes our intent. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Rebecca Chiriboga
Taney Engineering

PRJ-50740
08/22/13
VAR-50848 & TMP-50847

City of Las Vegas Agenda Item No.: **43.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
TMP-50847 - TENTATIVE MAP RELATED TO VAR-50848 - PUBLIC HEARING - APPLICANT: ADAVEN HOMES, LLC - OWNER: J M J CHEYENNE PARTNERS, LLC - Request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.18 acres at 10302 West Cheyenne Avenue (APN 137-12-801-004),PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-50740]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 7 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50847 APN: 137-12-801-004

Name of Property Owner: JMJ Cheyenne Partners, LLC

Name of Applicant: Adaven Homes

Name of Representative: Taney Engineering

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: James McCormick

Print Name: JAMES McCORMICK

Subscribed and sworn before me

This 14th day of May, 2013

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

PRJ-50740
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) 10302 W Cheyenne

Project Name Cheyenne West of Hualapai **Proposed Use** Single Family

Assessor's Parcel #(s) 137-12-801-004 **Ward #** 4

General Plan: existing _____ proposed _____ **Zoning:** existing U(PCD) proposed PD

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

Gross Acres 5.0 **Lots/Units** 40 **Density** 8/per ac

Additional Information _____

PROPERTY OWNER JMJ Cheyenne Partners, LLC **Contact** _____

Address 4429 Village Rd **Phone:** _____ **Fax:** _____

City Long Beach **State** CA **Zip** 90808

E-mail Address _____

APPLICANT Adaven Homes **Contact** Nathan White

Address 9112 Dolente Ave **Phone:** (702) 526-9919 **Fax:** _____

City Las Vegas **State** NV **Zip** 89129

E-mail Address nathanw@adavenhomes.com

REPRESENTATIVE Taney Engineering **Contact** Amber Dolce

Address 6030 S Jones Blvd, Suite 100 **Phone:** (702) 362-8844 **Fax:** (702) 362-5233

City Las Vegas **State** NV **Zip** 89118

E-mail Address amberd@taneycorp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* James M Cormick

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

Print Name JAMES McCORMICK

Subscribed and sworn before me

This 14th day of MAY, 20 13.

Joan McCormick, notary public

Notary Public in and for said County and State

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	TMP-50847
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

f:\depot\Application Packet\Application Form.pdf

PRJ-50740
08/22/13

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

On 14 MAY 2013 (DATE) before me, JOAN McCORMICK, NOTARY PUBLIC (INSERT NAME, TITLE OF OFFICER – E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared, JAMES McCORMICK

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOAN MCCORMICK
COMM. #1894356
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. JULY 2, 2014

Joan McCormick, Notary public (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT APPLICATION/PETITION - TENTATIVE MAP

DATE OF DOCUMENT 14 May 2013 NUMBER OF PAGES 1

SIGNERS(S) OTHER THAN NAMED ABOVE _____

SIGNER'S NAME _____ SIGNER'S NAME _____

RIGHT THUMBPRINT	RIGHT THUMBPRINT

PRJ-50740
08/22/13

To order supplies, please contact McGlone Insurance Services, Inc. at (916) 484 0804

City of Las Vegas Agenda Item No.: **44.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

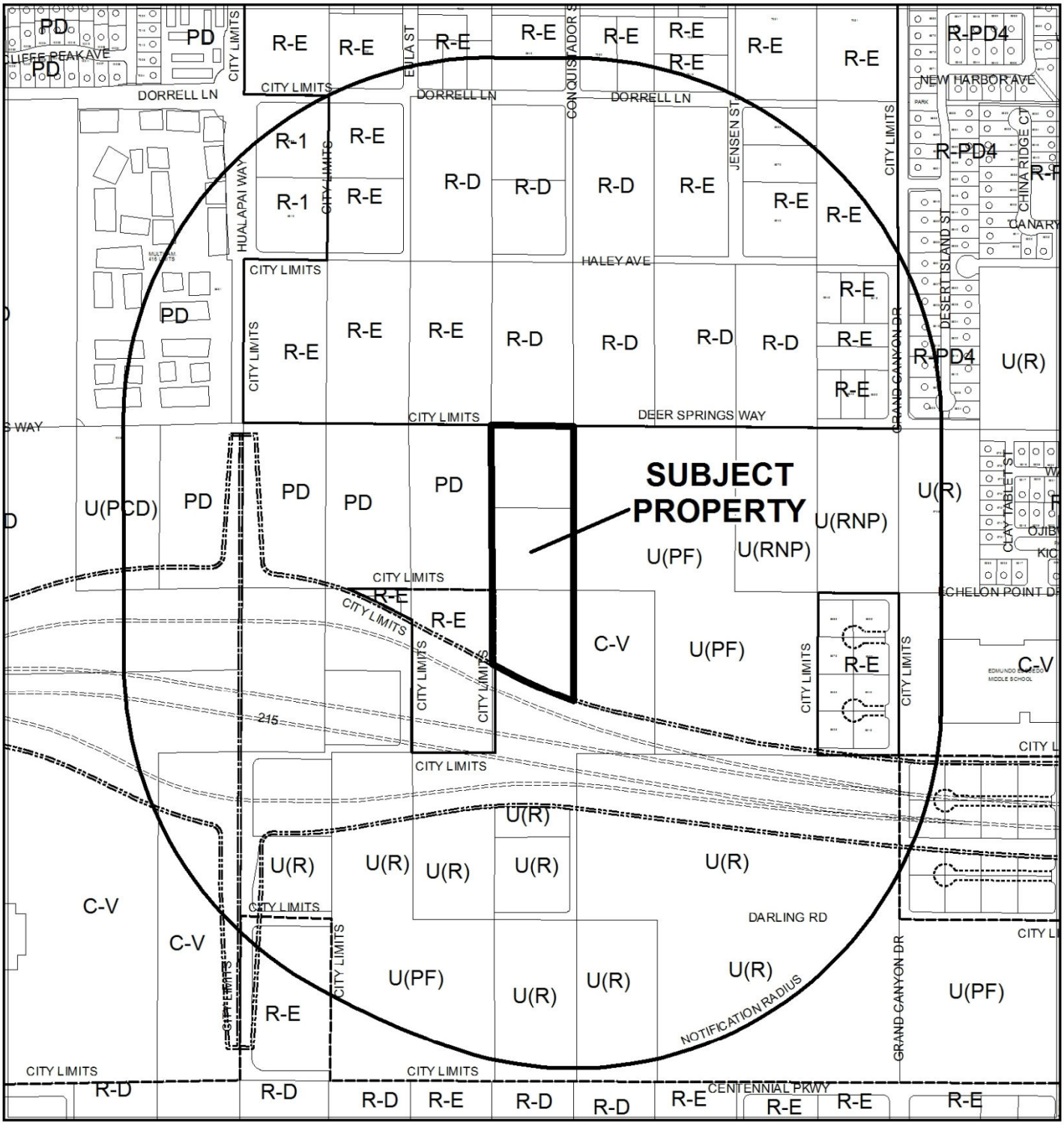
SUBJECT:
TMP-50852 - TENTATIVE MAP RELATED TO VAC-50851 - BRISTLE FALLS - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a request for a Tentative Map FOR A 62-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.97 acres adjacent to the south side of Deer Springs Way, approximately 1,010 feet east of Hualapai Way (APNs 125-19-301-004, 005 and 013), R-CL (Single Family Compact-Lot) Zone, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report - TMP-50852 and VAC-50851
3. Supporting Documentation
4. Photos - TMP-50852 and VAC-50851
5. Justification Letter - TMP-50852 and VAC-50851



0 400 800 Feet

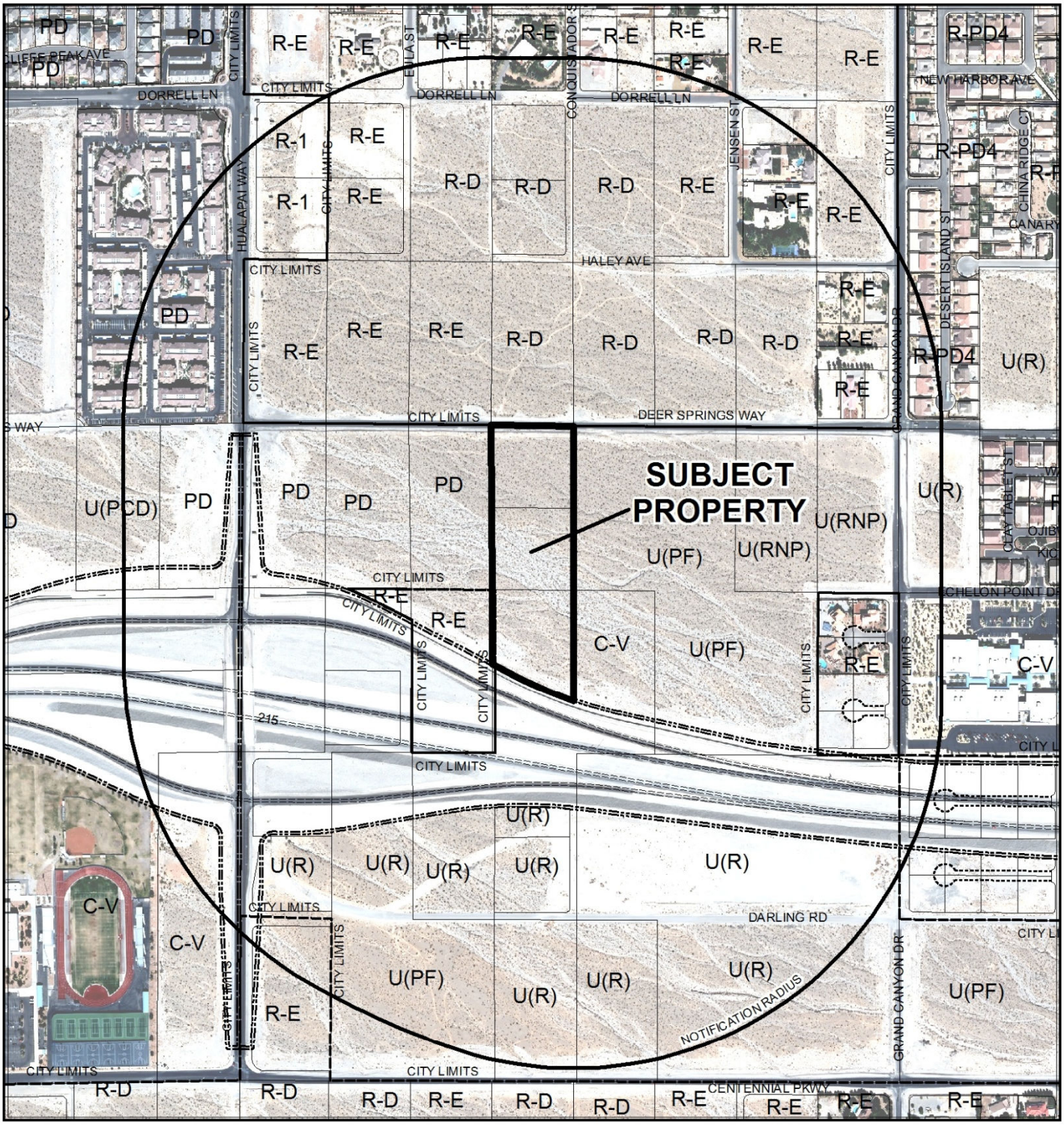
CASE: **TMP-50852 (PRJ-49909)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N



0 400 800 Feet

CASE: **TMP-50852 (PRJ-49909)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING OF SUBJECT PROPERTY: R-CL (SINGLE FAMILY COMPACT-LOT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50852 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

Name of Applicant: Ryland Homes

Name of Representative: Jeff Stevens

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: Iyad William Haddad

Subscribed and sworn before me

This 6th day of June, 2013

Janet M. Savage

Notary Public in and for said County and State

NOTARY PUBLIC
JANET M. SAVAGE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 4, 2015
No: 07-2584-1

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-50852 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215 LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN - Jason Kepple

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: Charles L Geisendorf

Subscribed and sworn before me

This 31st day of May, 2013

Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 09-11017-1
My Appt. Expires Aug. 14, 2013

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SW corner of Deer Springs and Conquistador

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-004 & 005 **Ward #** 6

General Plan: existing PCD **proposed** ML **Zoning: existing** PD **proposed** R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.97+ **Lots/Units** 62 **Density** 7.8

Additional Information

PROPERTY OWNER Deer Springs Way Trust **Contact**

Address 900 S. Las Vegas Boulevard, Suite 810 **Phone:** **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road, Suite 200 **Phone:** 360-7500 **Fax:** 360-7560

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Keppie

Address 2727 S. Rainbow Boulevard **Phone:** 873-7550 **Fax:** 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Iyad William Haddad

Subscribed and sworn before me

This 6th day of June, 20 13.

Janet M. Savage

Notary Public in and for said County and State

NOTARY PUBLIC
JANET M. SAVAGE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 4, 2015
No: 07-2584-1

Revised 10 27 08

FOR DEPARTMENT USE ONLY

Case #	TMP-50852
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

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PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map

Project Address (Location) SW corner of Deer Springs and Conquistador

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-013 **Ward #** 6

General Plan: existing PCD **proposed** ML **Zoning: existing** PD **proposed** R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.97+ **Lots/Units** 62 **Density** 7.8

Additional Information

PROPERTY OWNER Hualapai & 215, LLC **Contact** Charles Geinsendorf

Address 2300 W. Sahara Ave. **Phone:** 873-5868 **Fax:** 548-6335

City Las Vegas **State** NV **Zip** 89146

E-mail Address charles@clgtd.com

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road, Suite 200 **Phone:** 360-7500 **Fax:** 360-7560

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Boulevard **Phone:** 873-7550 **Fax:** 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address jasonk@vtnnv.com

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Property Owner Signature* [signature]

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

Print Name Charles L Geisendorf

Subscribed and sworn before me

This 31st day of May, 20 13.

Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 08-11017-1
My Appt. Expires Aug. 14, 2013

Revised 10 27 08

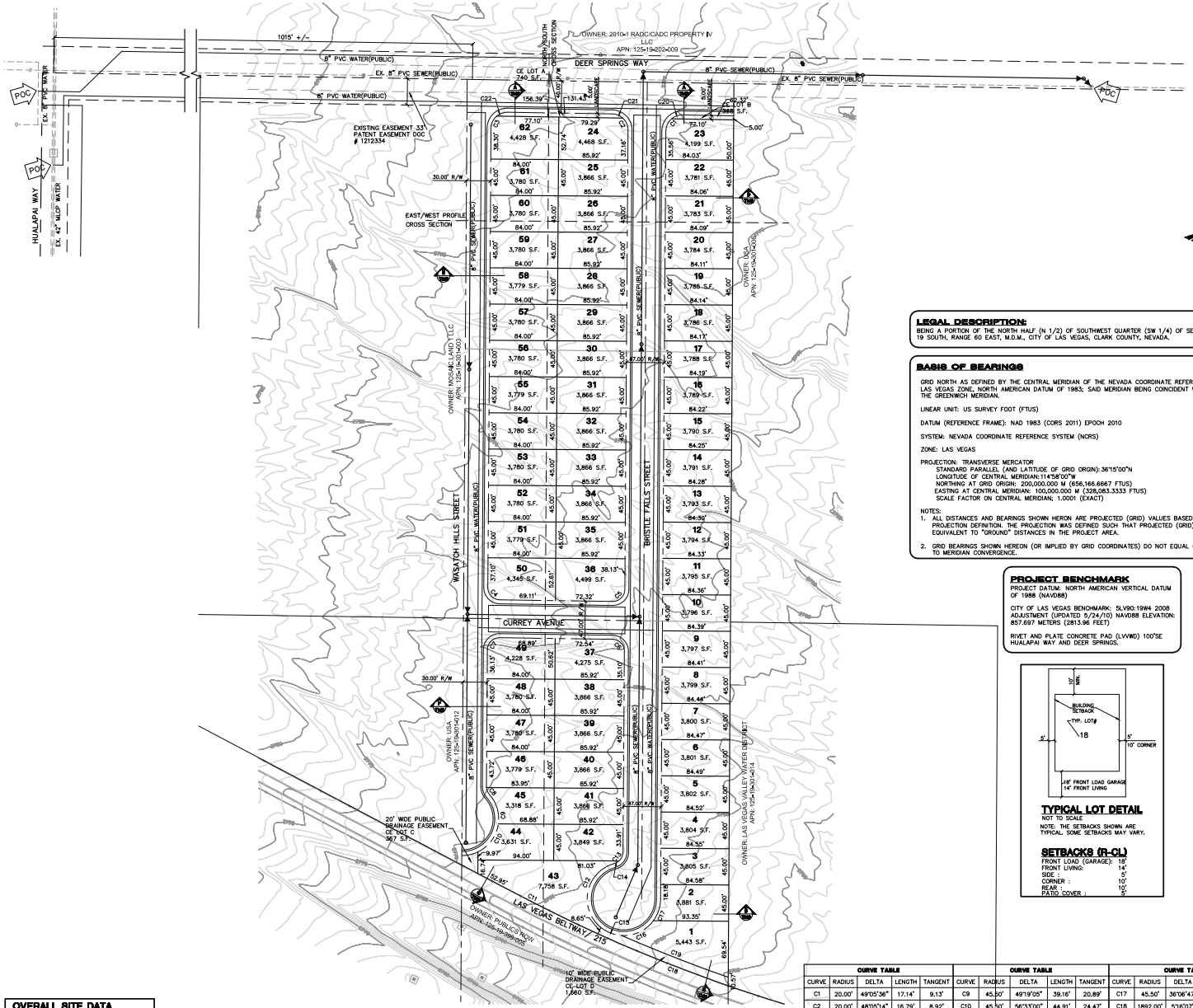
FOR DEPARTMENT USE ONLY

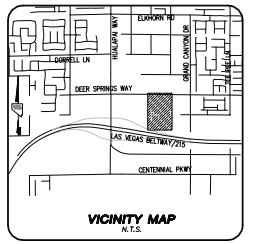
Case #	TMP-50852
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

f: depot\Application Packet\Application Form.pdf

PRJ-49909
08/22/13





VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE
60 0 30 60 120
1" = 60'

LEGAL DESCRIPTION:
BEING A PORTION OF THE NORTH HALF (N 1/2) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING CONCIDENT WITH 114°58' WEST OF THE GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FTUS)

DATUM (REFERENCE FRAME): NAD 1983 (CORS 2011) EPOCH 2010

SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)

ZONE: LAS VEGAS

PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°58'00"W
NORTHING AT GRID ORIGIN: 200,000.000 M (656,166.6667 FTUS)
EASTING AT CENTRAL MERIDIAN: 100,000.000 M (328,083.3333 FTUS)
SCALE FACTOR ON CENTRAL MERIDIAN; 1.0001 (EXACT)

NOTES:
1. ALL DISTANCES AND BEARINGS SHOWN HERON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

PROJECT BENCHMARK
PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CITY OF LAS VEGAS BENCHMARK: 5LV90:19W4 2008 ADJUSTMENT (UPDATED 5/24/10) NAVD88 ELEVATION: 857.697 METERS (2813.96 FEET)

RIVET AND PLATE CONCRETE PAD (LVVWD) 100'SE HUALAPAI WAY AND DEER SPRINGS.

TYPICAL LOT DETAIL
NOT TO SCALE
NOTE: THE SETBACKS SHOWN ARE TYPICAL SOME SETBACKS MAY VARY.

SETBACKS (R-CL)

FRONT LOAD (GARAGE):	18'
FRONT LIVING:	14'
SIDE :	5'
CORNER :	10'
REAR :	5'
PATIO COVER :	5'

LEGEND

	STREET CENTERLINE
	PARCEL BOUNDARY
	LOT LINE
	SETBACK LINE
EX 8"S	EXISTING SEWER LINE AND MANHOLE
EX 8"W	EXISTING WATER LINE
8"S	PROPOSED SEWER LINE AND MANHOLE
8"W	PROPOSED WATER LINE
18" SD	PROPOSED STORM DRAIN
20	LOT NUMBER
1	BLOCK NUMBER
POC	POINT OF CONNECTION TO EXIST. UTILITIES
3.14%	RATE OF GRADE AND DIRECTION OF SLOPE (APPLIES TO BOTH STREET AND SEWER UNLESS OTHERWISE NOTED)
2675	EXISTING CONTOUR LINE
C.E.	COMMON ELEMENT AREA
	STREET LIGHT
	FIRE HYDRANT

GENERAL NOTES
1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS :
   WATER.....LAS VEGAS VALLEY WATER DISTRICT
   ELECTRIC.....NEVADA ENERGY
   GAS.....SOUTHWEST GAS CORPORATION
   SEWER.....CITY OF LAS VEGAS
   SOLID WASTE DISPOSAL.....REPUBLIC SERVICES
   TELEPHONE.....CENTURY LINK
3. UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION :
   AVERAGE FLOW = 0.0155
   PEAK FLOW (3.6)= 0.0558
5. BUILDING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON STREETS AND STORM DRAINS.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY: FEMA FIRM PNL NO. 32003C1745 E
8. ALL INTERIOR SEWER AND WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
9. ALL INTERIOR STREETS ARE 47' WIDE PUBLIC UNLESS OTHERWISE SHOWN.
10. ALL PROPERTY LINE RADIUS = 20' AT INTERSECTIONS UNLESS OTHERWISE SHOWN.
11. THIS SUBDIVISION WILL HAVE CC&R'S & TO MAINTAIN LANDSCAPING IN PERPETUITY BY THE HOME OWNER'S ASSOCIATION.
12. THERE ARE NO OBSERVABLE FAULTS OR FISSURES ON OR NEAR THIS SITE.
13. SEEPS, SPRINGS, OR OTHER INDICATIONS OR HIGH GROUND WATER LEVELS LEVELS WERE NOT NOTED ON THE SUBJECT PROPERTY.
14. THERE ARE NO EXISTING STRUCTURES & OTHER PHYSICAL FEATURES.
15. THERE ARE NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT	CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	49°05'36"	17.14'	9.13'	C9	45.50'	49°19'05"	39.16'	20.89'	C17	45.50'	36°06'47"	28.68'	14.83'
C2	20.00'	48°05'14"	16.79'	8.92'	C10	45.50'	56°33'00"	44.91'	24.47'	C18	1892.00'	5°16'07"	173.98'	87.05'
C3	20.00'	49°05'36"	17.14'	9.13'	C11	1892.00'	3°27'04"	113.96'	57.00'	C19	1882.00'	4°19'30"	142.07'	71.07'
C4	15.00'	89°34'43"	23.45'	14.89'	C12	45.50'	125°40'20"	99.80'	88.67'	C20	20.00'	45°46'01"	15.98'	8.44'
C5	15.00'	84°56'16"	22.25'	13.74'	C13	15.00'	47°39'25"	12.48'	6.62'	C21	20.00'	37°10'29"	12.98'	6.73'
C6	15.00'	84°07'31"	22.02'	13.54'	C14	15.00'	26°30'59"	6.94'	3.53'	C22	20.00'	41°24'35"	14.45'	7.56'
C7	15.00'	90°25'17"	23.67'	15.11'	C15	45.50'	35°25'16"	28.13'	14.53'					
C8	45.50'	49°19'05"	39.16'	20.89'	C16	45.50'	56°58'00"	45.24'	24.69'					

OVERALL SITE DATA

CURRENT ZONING :	PD
PROPOSED ZONING :	R-CL
GROSS AREA :	7.97 AC
NUMBER OF LOTS :	62
PROPOSED DENSITY :	7.8 DUA
NUMBER OF COMMON ELEMENTS :	1
OPEN SPACE REQUIRED :	0 S.F.
USABLE OPEN SPACE PROVIDED :	0 S.F.

APN#: 125-19-301-004, 125-19-301-005
125-19-301-013

OWNER/DEVELOPER
RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500
CONTACT : JEFF STEVENS

LOT DATA

CURRENT ZONING :	PD
PROPOSED ZONING :	R-CL
GROSS AREA :	7.97 AC
NUMBER OF LOTS :	62
PROPOSED DENSITY :	7.8 DUA

Call before you Dig 1-800-227-2600

Call before you Overhead 1-702-227-2929

PRC-09909
10/22/13

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

RYLAND HOMES
8925 W. RUSSELL ROAD, SUITE 200
LAS VEGAS, NV. 89148
(702) 360-7500

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LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.CTINNV.COM
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TENTATIVE MAP

BRISTLE FALLS

DRAWN BY: DM — MAY, 2013
DESIGNED BY: — MAY, 2013
CHECKED BY: AC
SCALE: 1"=60' HORIZ. NA VERT.
PROJECT NO: 2393

EXPIRES 06-30-14
PROFESSIONAL ENGINEER — AARON M. YAMACHIKA — No. 16079 — CIVIL — STATE OF NEVADA

SHEET TM1
1 OF 2 SHEETS
DRAWING NO.

TMP-50852

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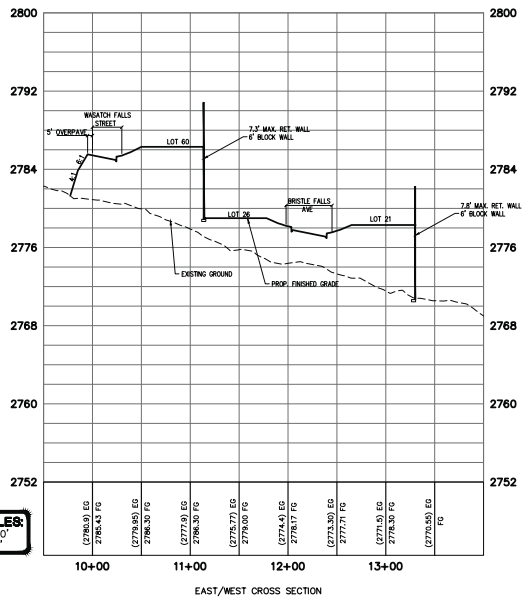

EAST/WEST CROSS SECTION

PROFILE SCALES:
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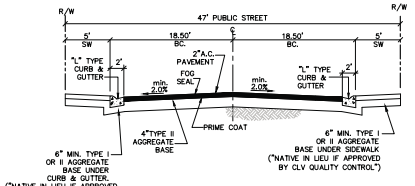
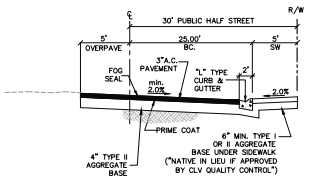
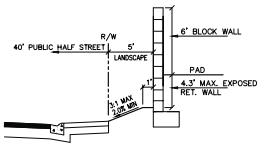
VERT. = 1"=6'



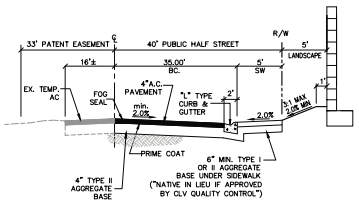
TYPICAL 47' STREET SECTION
CURREY AVENUE
N.T.S.



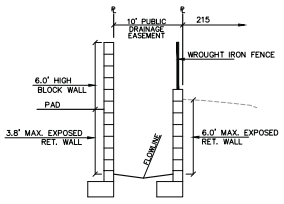
TYPICAL 30' HALF STREET SECTION
WASATCH HILLS STREET
N.T.S.



A NORTH PERIMETER SECTION
N.T.S.



TYPICAL 40' HALF STREET SECTION
DEER SPRINGS WAY
N.T.S.



B SOUTH PERIMETER SECTION 1
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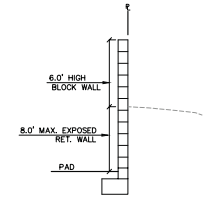
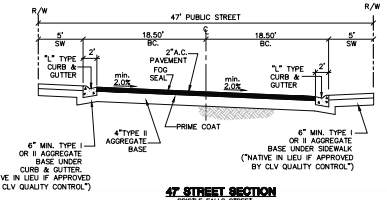
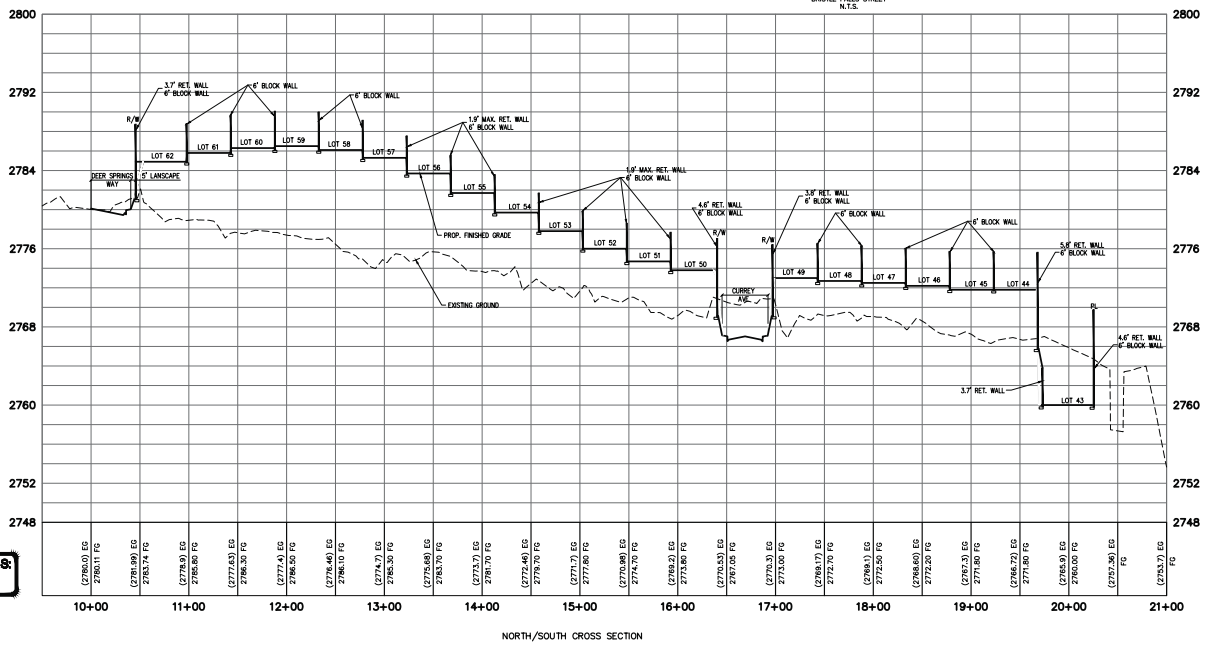


C SOUTH PERIMETER SECTION 2
N.T.S.

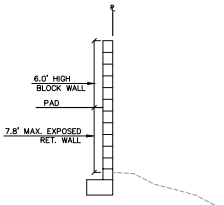


47 STREET SECTION
BRISTLE FALLS STREET
N.T.S.



NORTH/SOUTH CROSS SECTION

PROFILE SCALES:
HORZ. = 1"=60'
VERT. = 1"=6'



D EAST PERIMETER SECTION
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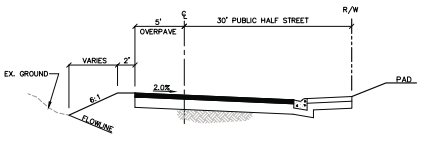

E WEST PERIMETER SECTION 1
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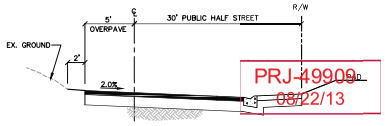

F WEST PERIMETER SECTION 2
N.T.S.

PRJ-49909
08/22/13

7							
6							
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1							
REV	DATE	BY	REVISION				

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LAS VEGAS, NV. 89148
(702) 360-7500

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TENTATIVE MAP

BRISTLE FALLS

DRAWN BY: JM — MAY 2013
DESIGNED BY:
CHECKED BY: AY — MAY 2013
PROJECT NO: 2512 — SCALE: HORZ. 1"=60' VERT. NA

EXPIRES 06-30-14
PROFESSIONAL ENGINEER — STATE OF NEVADA
AARON M. YAMACHIKA
No. 16079
CIVIL

SHEET
TM2
2 OF 2 SHEETS
DRAWING NO.

TMP-50852

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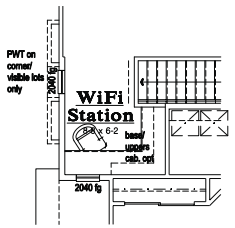
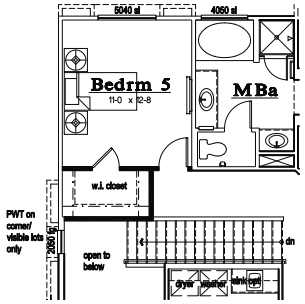
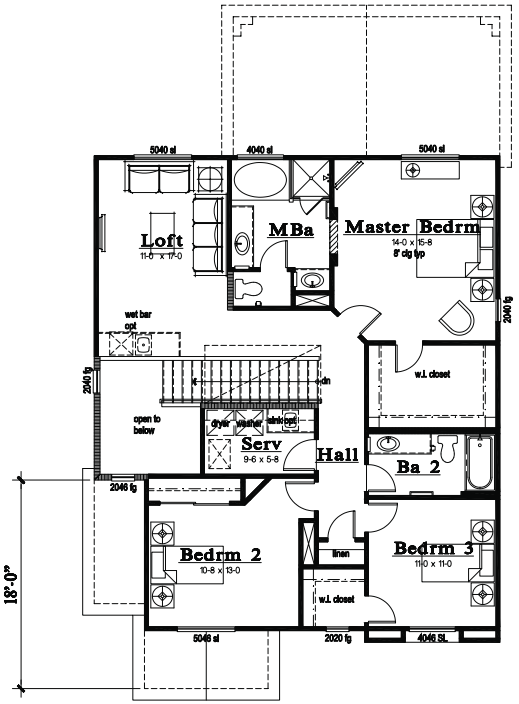


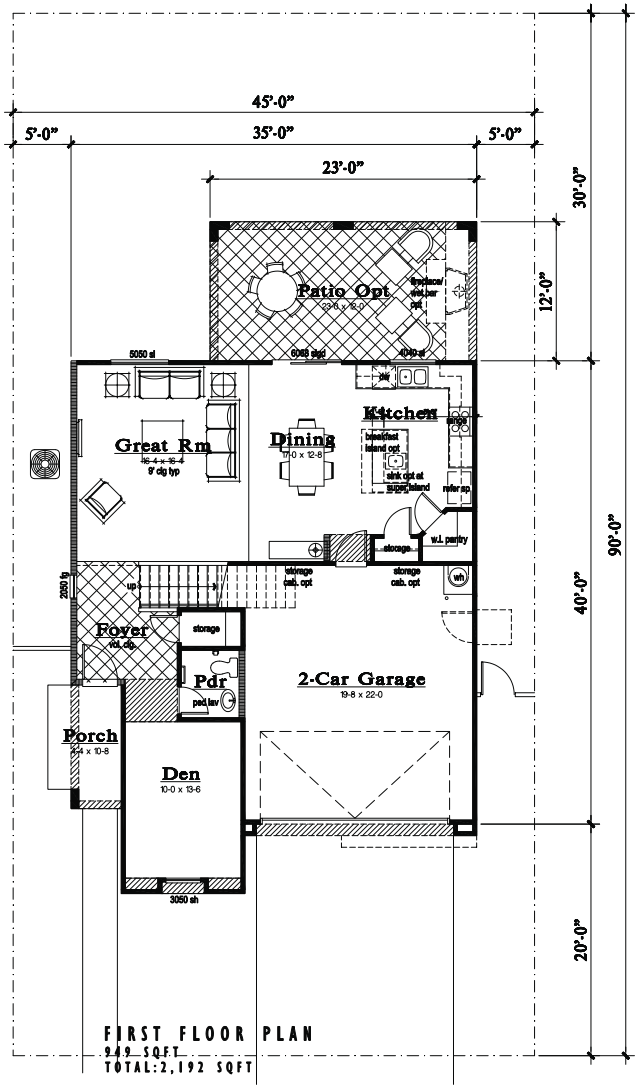
WiFi Station OPT



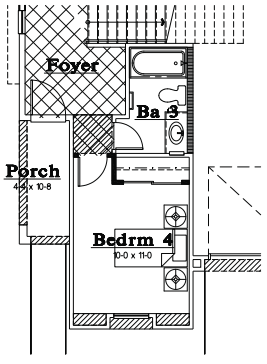
BEDROOM 5 OPT



SECOND FLOOR PLAN
1,243 SQFT



FIRST FLOOR PLAN
949 SQFT
TOTAL:2,192 SQFT



BEDROOM 4 OPT

TACINGA RIDGE

FLOOR PLAN 2192

Scale

A1.0

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DATE 02/04/2013

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08/2018

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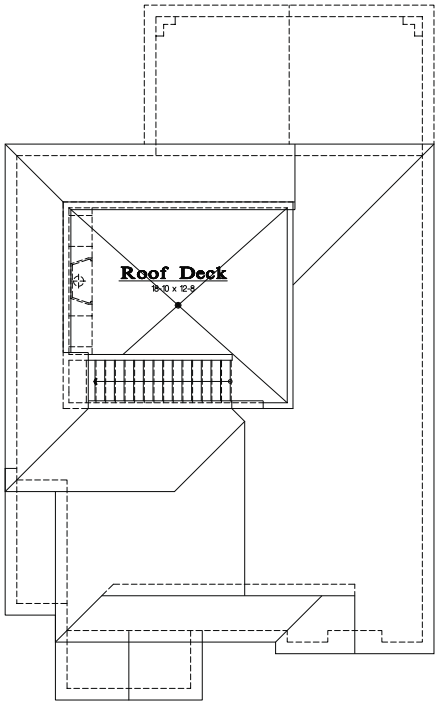
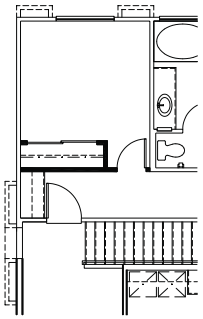
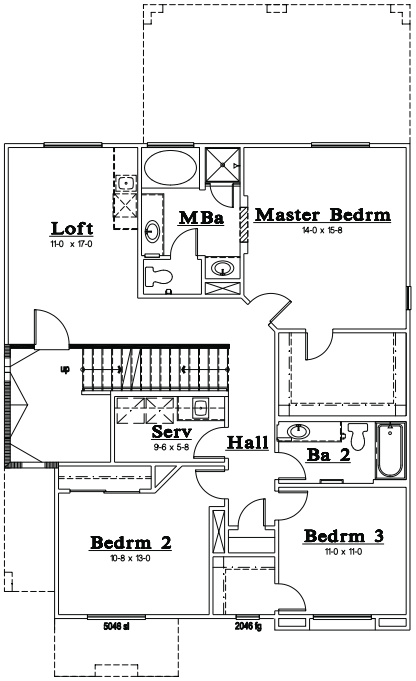


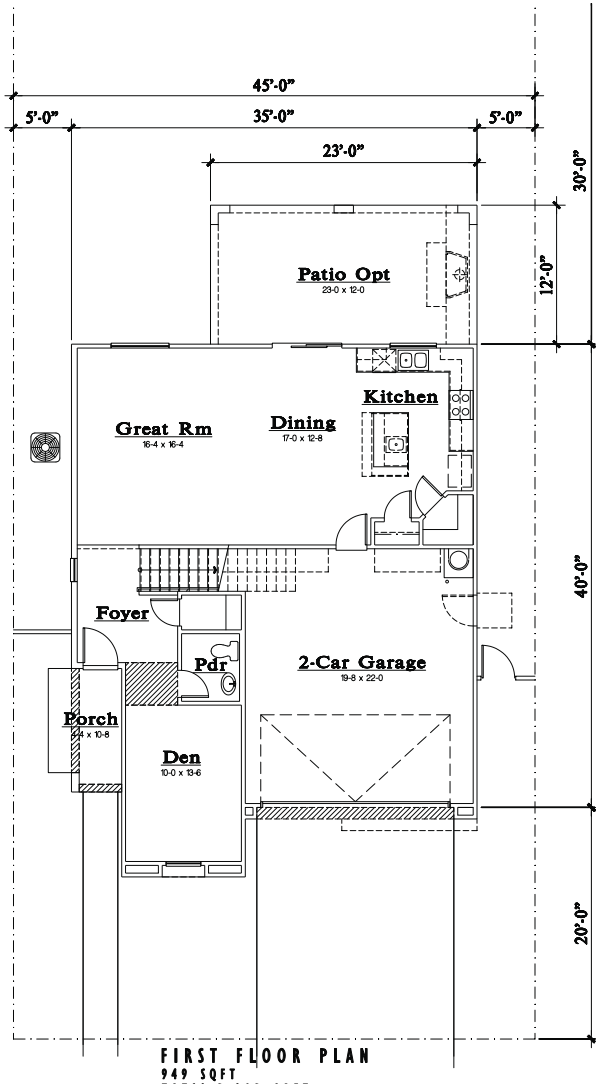
ROOF DECK PLAN
290 SQFT



BEDROOM 5 OPT



SECOND FLOOR PLAN
1,243 SQFT



FIRST FLOOR PLAN
949 SQFT
TOTAL:2,192 SQFT

TACINGA RIDGE

CONCEPTUAL FLOOR PLAN 2192 W/ ROOF DECK OPTION

A1.1

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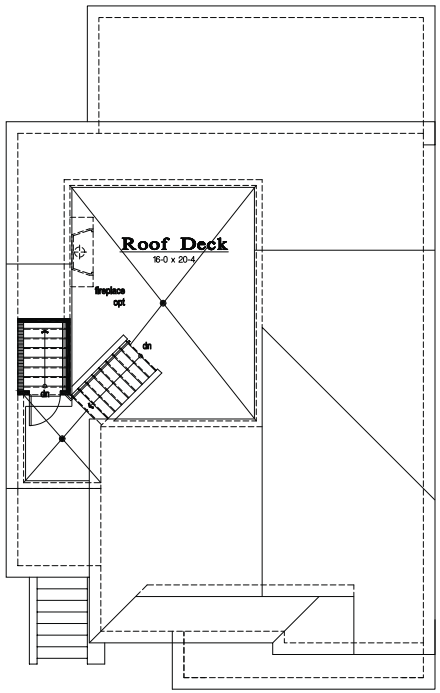
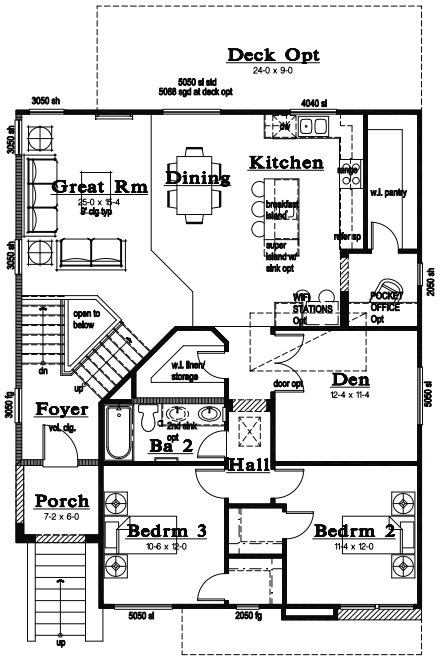
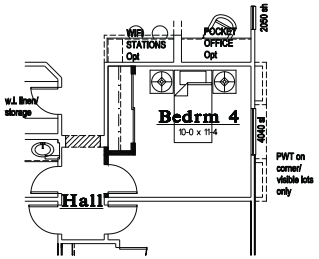


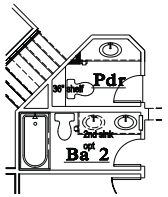
ROOF DECK OPT
306 SQFT



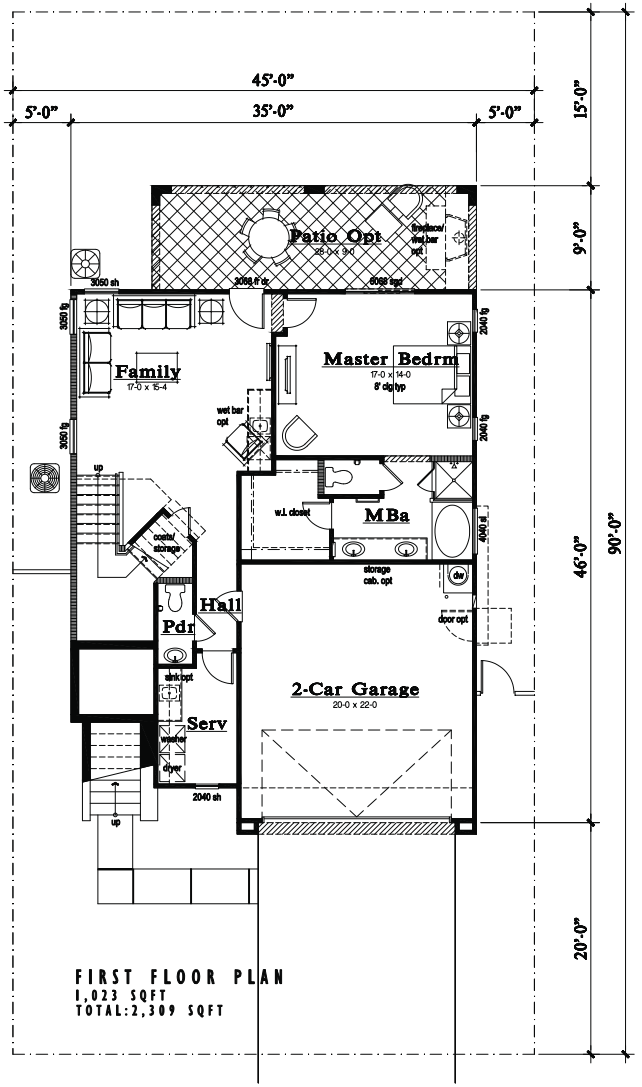
SECOND FLOOR PLAN
1,286 SQFT



BEDROOM 4 OPT



POWDER OPT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL:2,309 SQFT

Scale

TACINGA RIDGE

FLOOR PLAN 2309

A2.0

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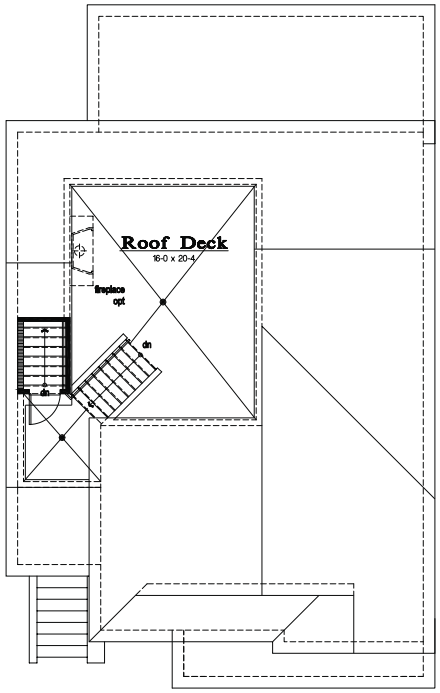
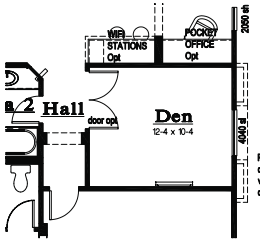


306 SQFT

ROOF DECK OPT



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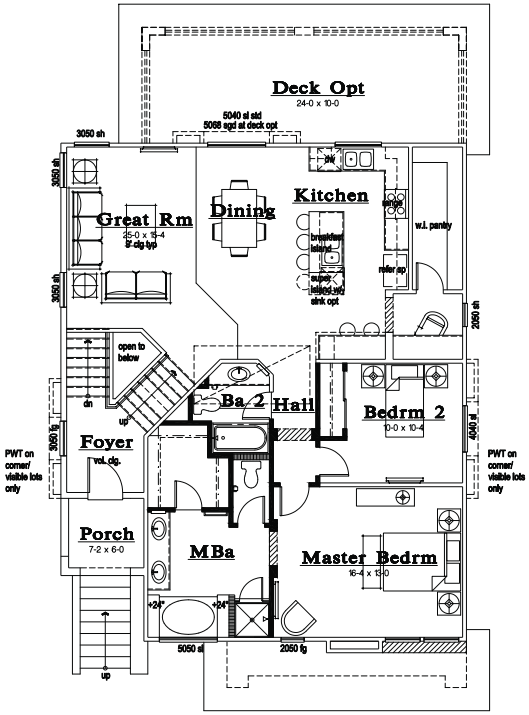
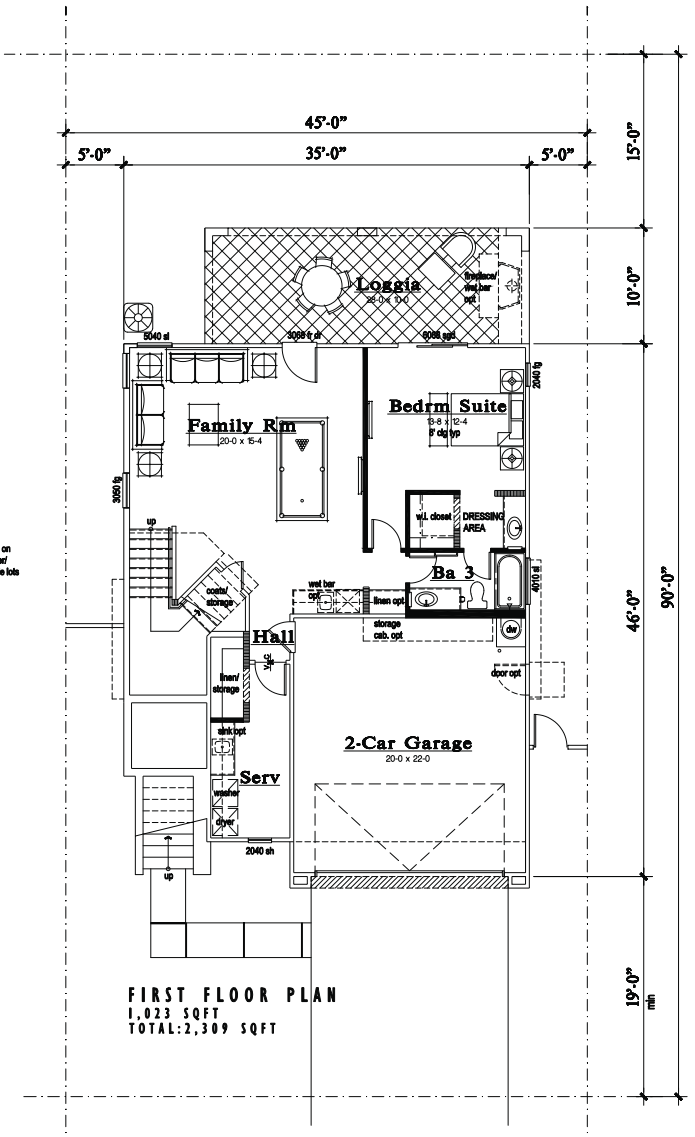


SECOND FLOOR PLAN
1,286 SQFT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL:2,309 SQFT

TACINGA RIDGE

FLOOR PLAN 2309 - MASTER UP OPTION

Scale

A2.1

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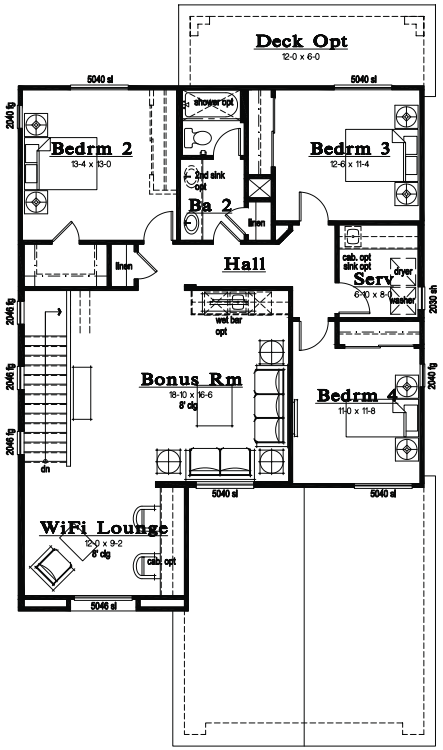
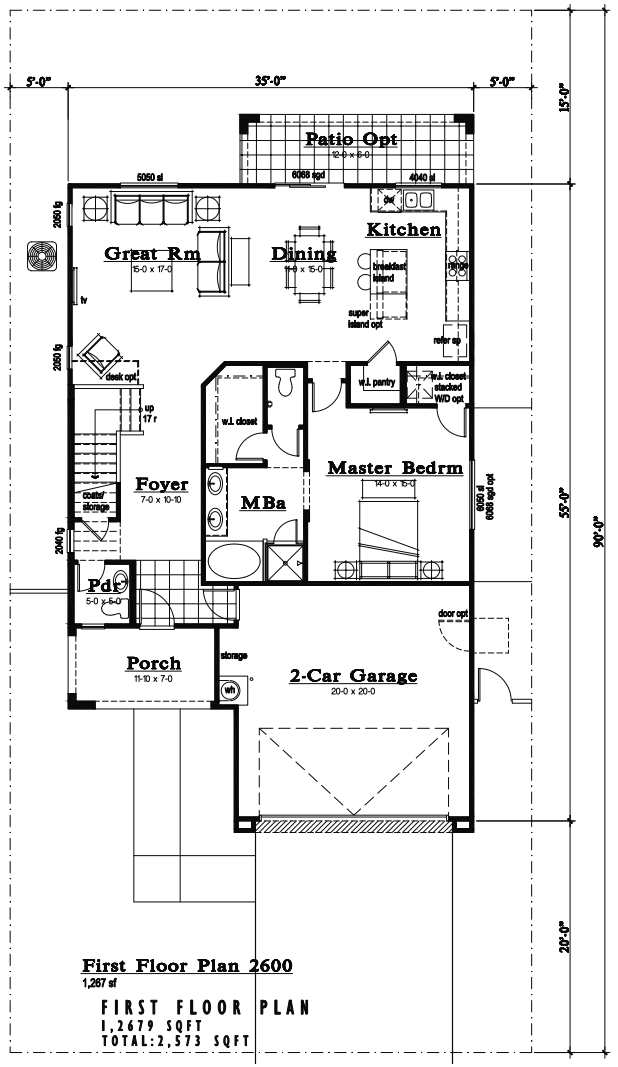


Second Floor Plan 2600
1,333 sf

SECOND FLOOR PLAN
1,306 SQFT



First Floor Plan 2600
1,267 sf

FIRST FLOOR PLAN
1,2679 SQFT
TOTAL:2,573 SQFT

TACINGA RIDGE

FLOOR PLAN 2600

Scale

A4.0

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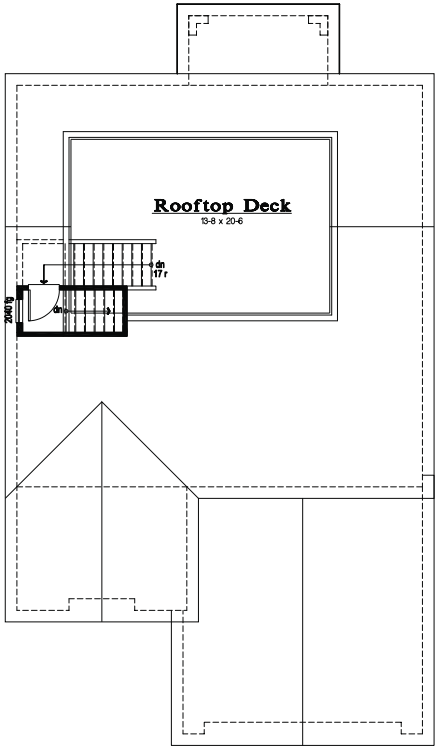
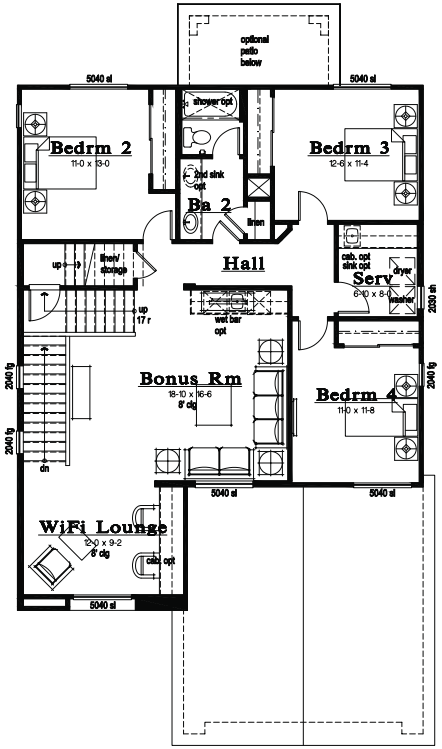
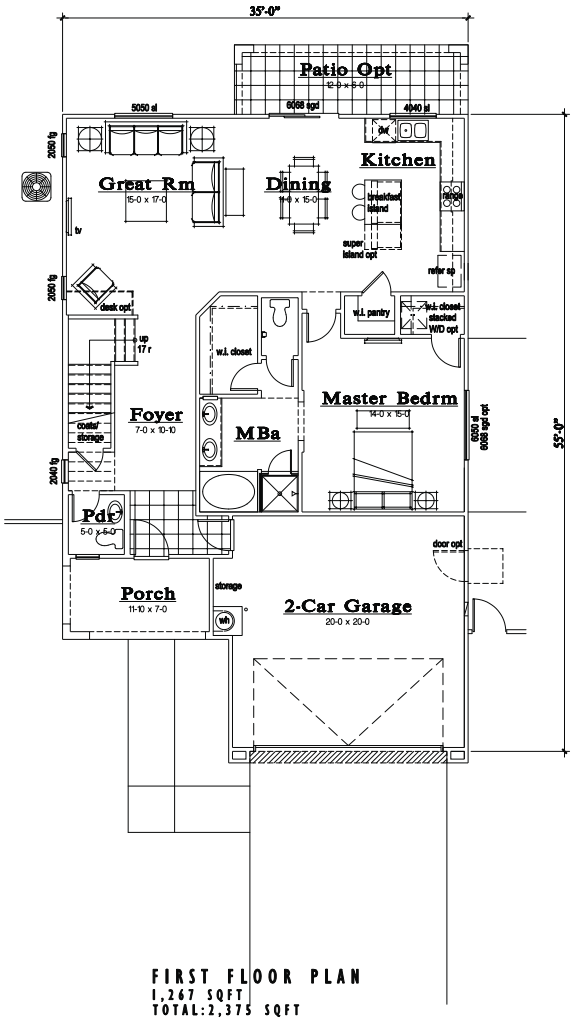


ROOF DECK PLAN
426 SQFT



Second Floor Plan 2573
w/ Rooftop Option
1,306 sf

SECOND FLOOR PLAN
1,306 SQFT



FIRST FLOOR PLAN
1,267 SQFT
TOTAL:2,375 SQFT

TACINGA RIDGE

CONCEPTUAL FLOOR PLAN 2600 W/ ROOF DECK OPTION

Scale

A4.1

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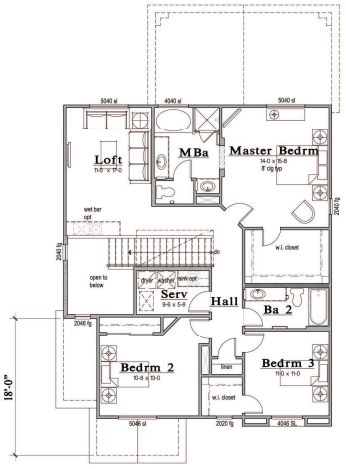
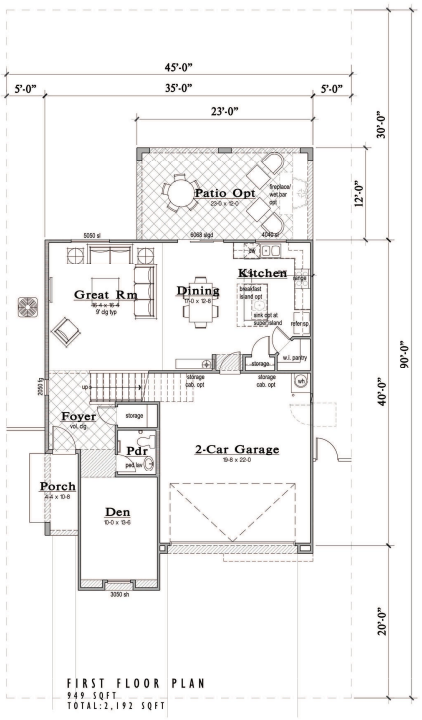


SECOND FLOOR PLAN
1,243 SQFT



FIRST FLOOR PLAN
949 SQFT
TOTAL:2,192 SQFT



2192A
Spanish Colonial



2192B
Southern Italian



2192C
Tuscany

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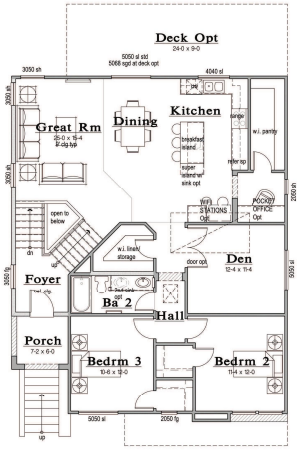
Plan 2192 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

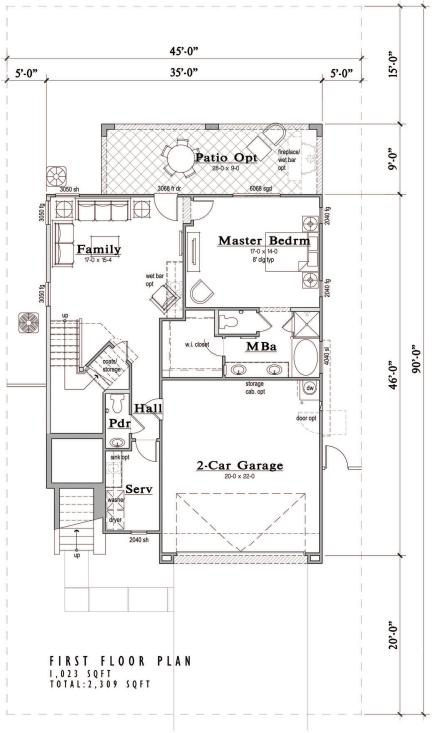
Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

04-24-2013

TMP-50852



SECOND FLOOR PLAN
1,286 SQFT



FIRST FLOOR PLAN
1,023 SQFT
TOTAL: 2,309 SQFT



2309A
Spanish Colonial



2309B
Southern Italian



2309C
Tuscany

PRJ-49909
08/22/13

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ENCANTERRA

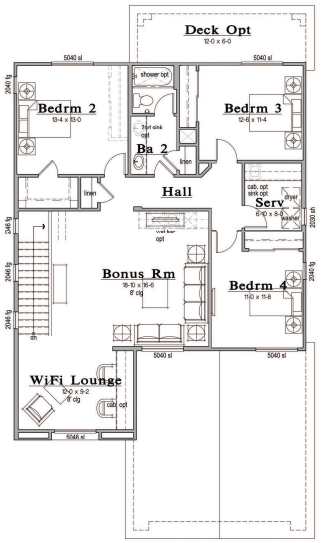
Plan 2309 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

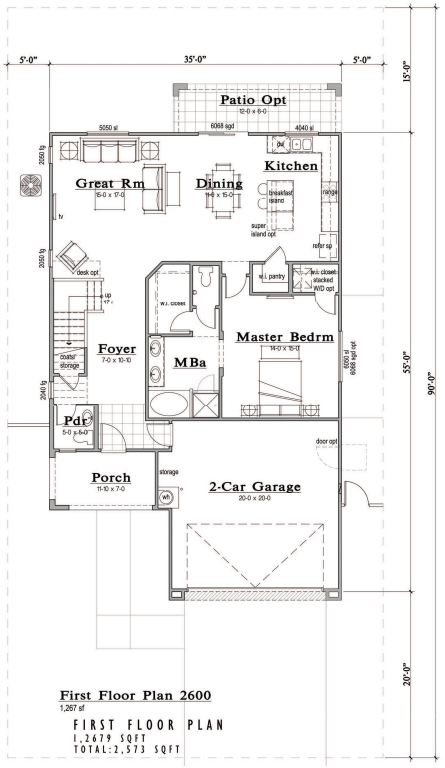
04-24-2013

TMP-50852



Second Floor Plan 2600
1,333 sf

SECOND FLOOR PLAN
1,306 SQFT



First Floor Plan 2600
1,267 sf

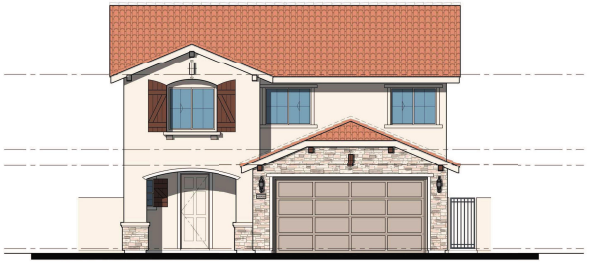
FIRST FLOOR PLAN
1,2679 SQFT
TOTAL:2,573 SQFT



2600A
Spanish Colonial



2600B
Southern Italian



2600C
Tuscany

PRJ-49909
08/22/13

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ENCANTERRA

Plan 2600 - Conceptual Floor Plans & Elevations

Las Vegas, Nevada
Clark County

Project Contact: Brian Ratanakhom **Email:** brattana@ryland.com **Division President:** Dana Rogers

04-24-2013

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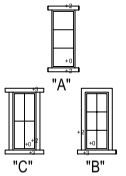
2192A
Spanish Colonial



Window Trim Detail



2192B
Southern Italian



2192C
Tuscany

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2192

Scale

A1.2

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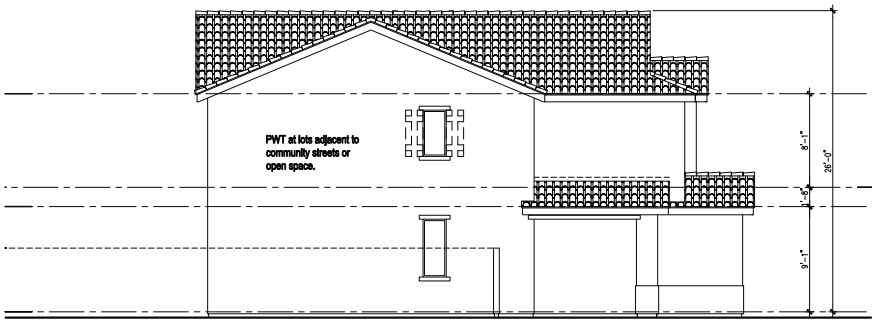

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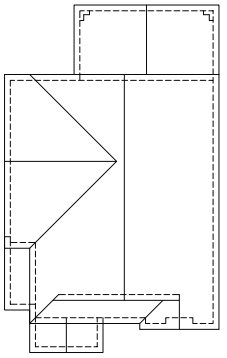
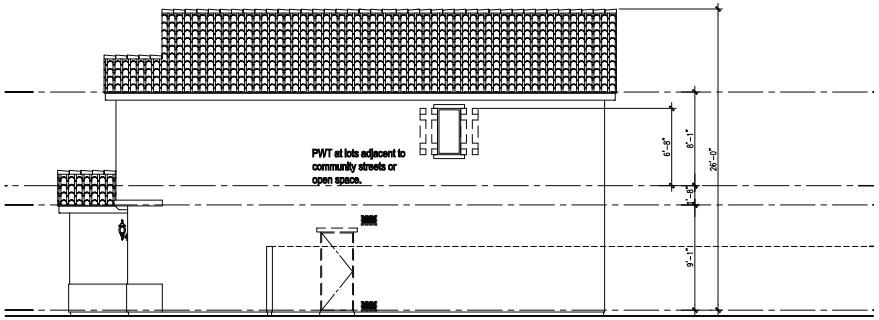


ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192A

Scale

A1.3

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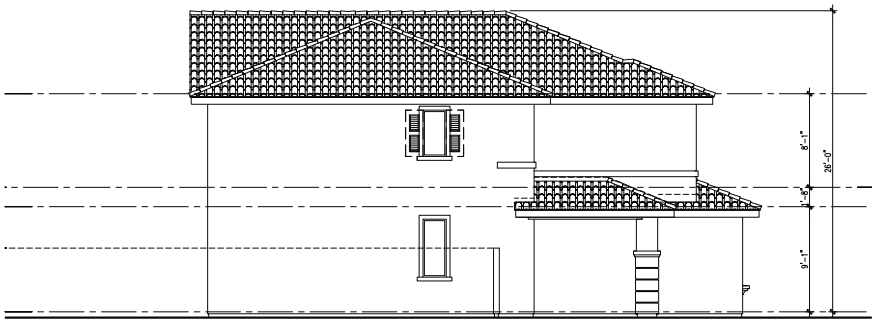

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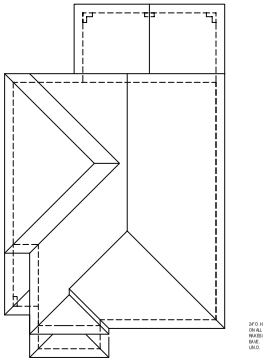
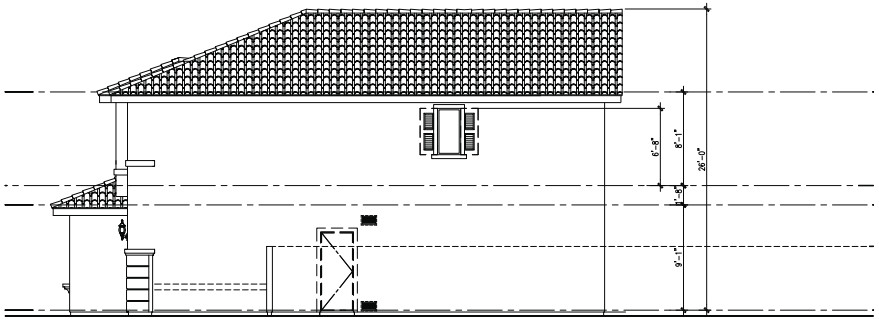


ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192B

Scale

A1.4

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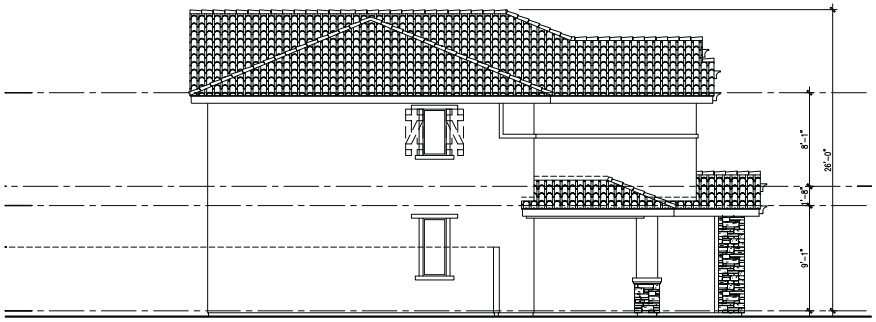

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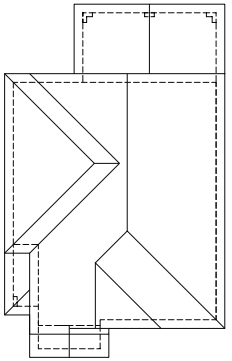
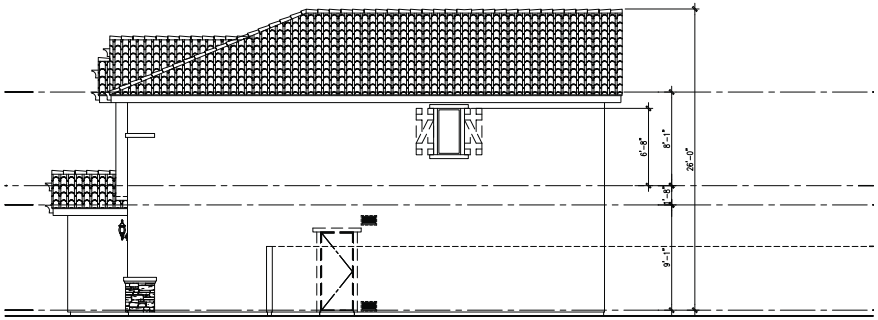


ROOF PLAN
SCALE: 1/8"=1'-0"



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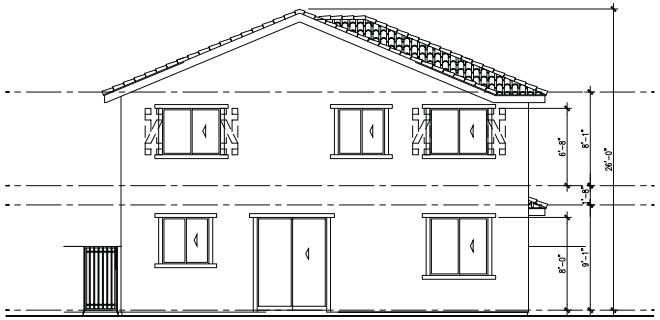

REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS PLAN - 2192C

Scale

A1.5

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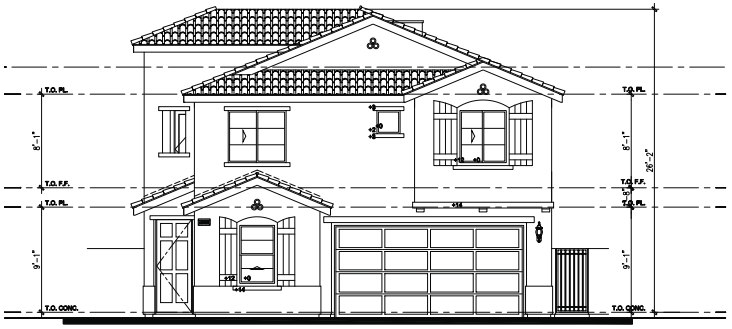
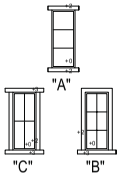


2192A
Spanish Colonial
with Roof Top Deck Option



Window Trim Detail



2192B
Southern Italian
with Roof Top Deck Option



2192C
Tuscany
with Roof Top Deck Option

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

CONCEPTUAL FRONT ELEVATIONS - PLAN 2192 W/ ROOF DECK OPTION

TACINGA RIDGE

Scale

A1.6

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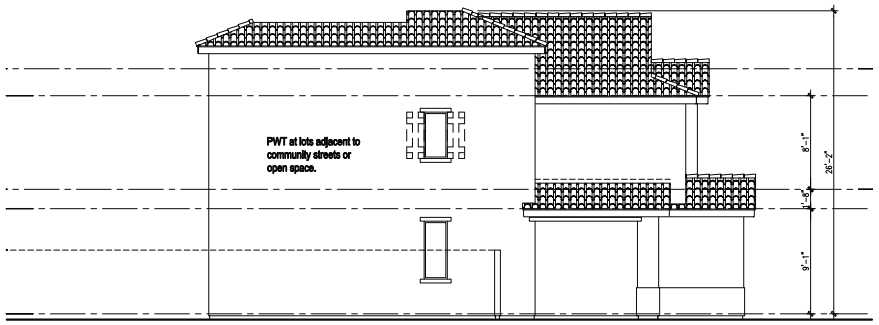

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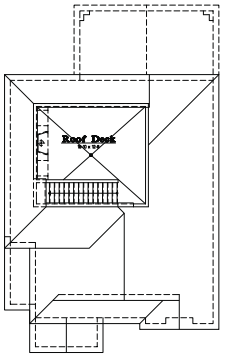
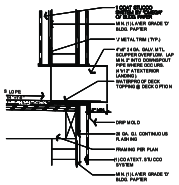


ROOF PLAN
SCALE: 1/8"=1'-0"



SCUPPER DETAIL
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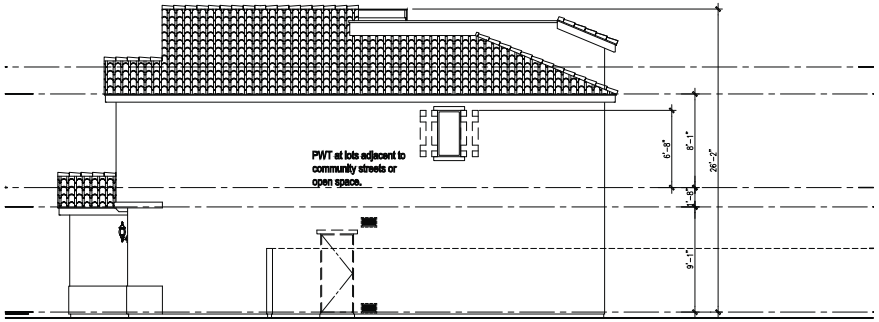

RIGHT



REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
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8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192A W/ ROOF DECK OPTION

Scale

A1.7

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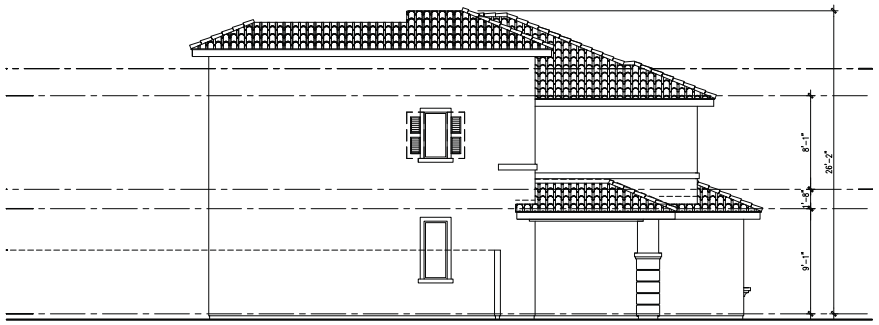

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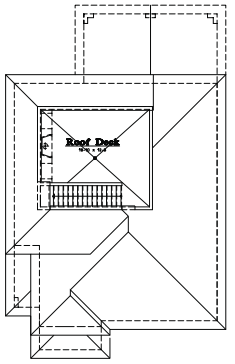
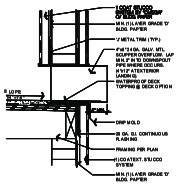
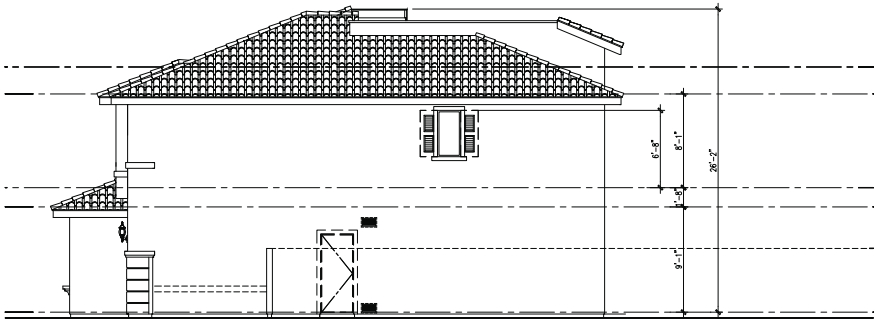


ROOF PLAN
SCALE: 1/8"=1'-0"



SCUPPER DETAIL
SCALE: 1"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192B W/ ROOF DECK OPTION

Scale

A1.8

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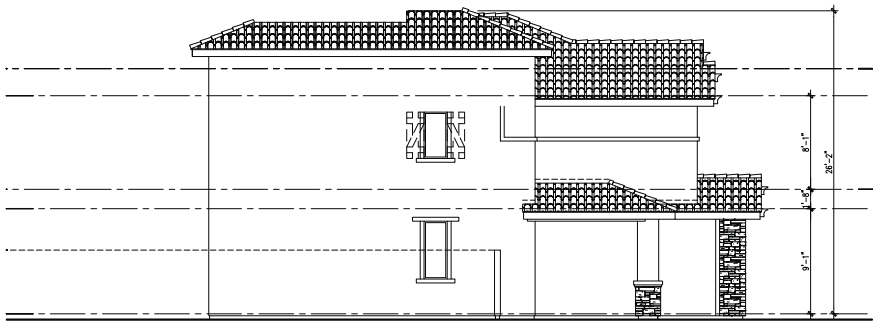

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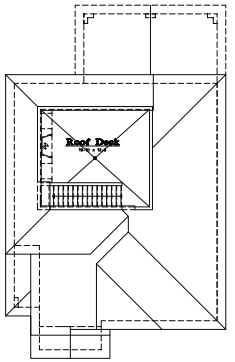
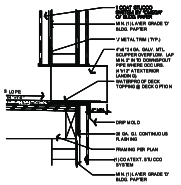
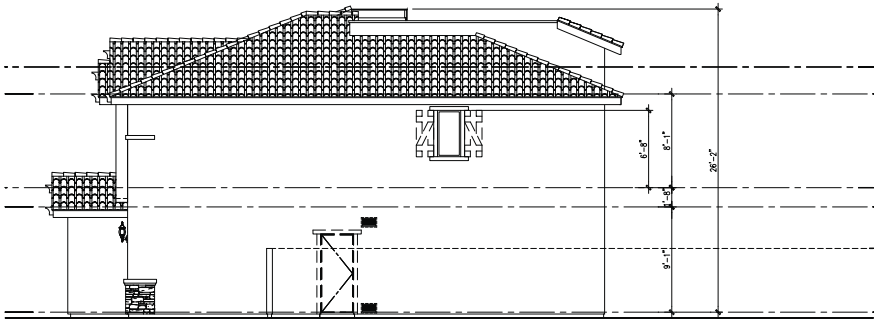


ROOF PLAN
SCALE: 1/8"=1'-0"



SCUPPER DETAIL
SCALE:1"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
5. Stucco foam corbel - dash finish
6. Optional court wall
7. 2x6 Exposed wood fascia
8. Shaped foam corbel
9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2192C W/ ROOF DECK OPTION

Scale

A1.9

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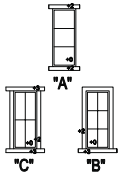
2309A
Spanish Colonial



Window Trim Detail



2309B
Southern Italian



2309C
Tuscany

Building Materials List

1. Not Used
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12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2309

Scale

A2.2

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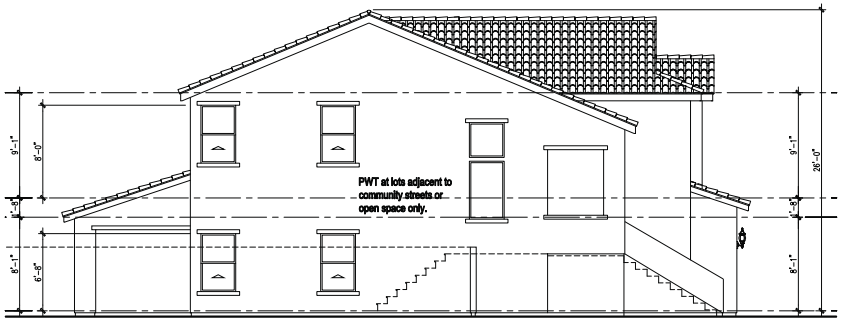

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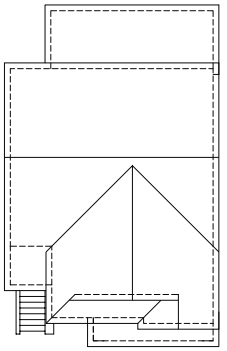
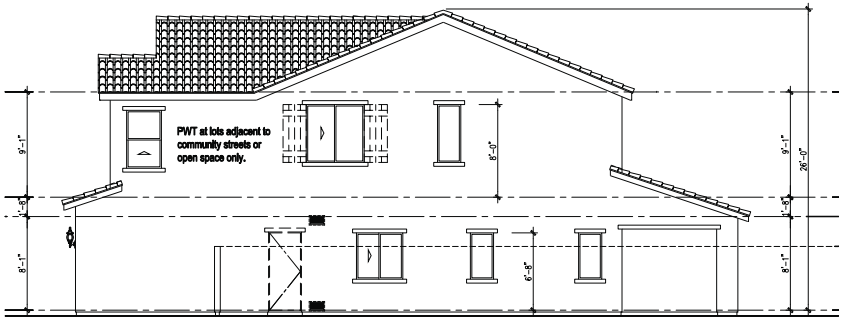


ROOF PLAN
SCALE: 1/8"=1'-0"



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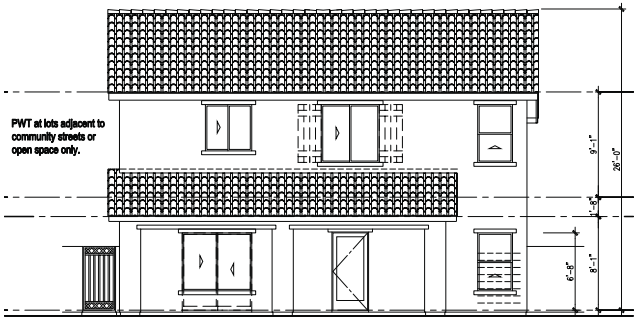

REAR

Building Materials List

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9. Metal reglet
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11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309A

Scale

A2.3

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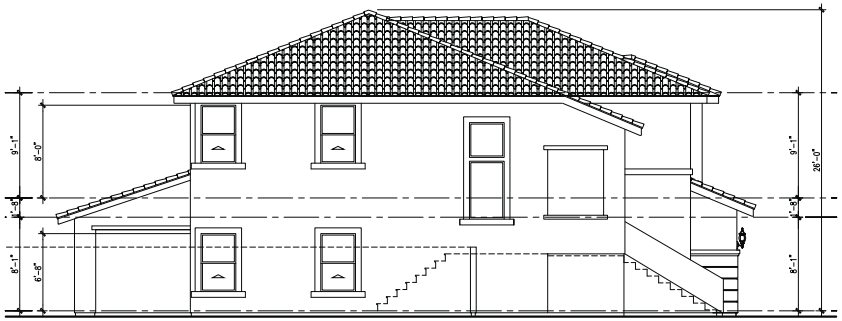

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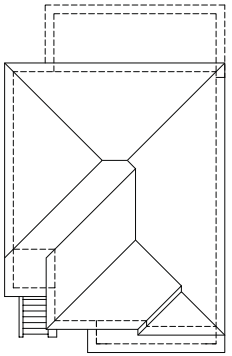
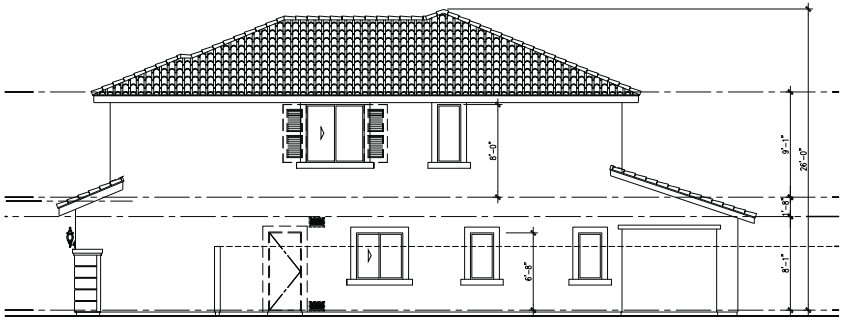


ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
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3. Stucco - dash finish
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11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309B

Scale

A2.4

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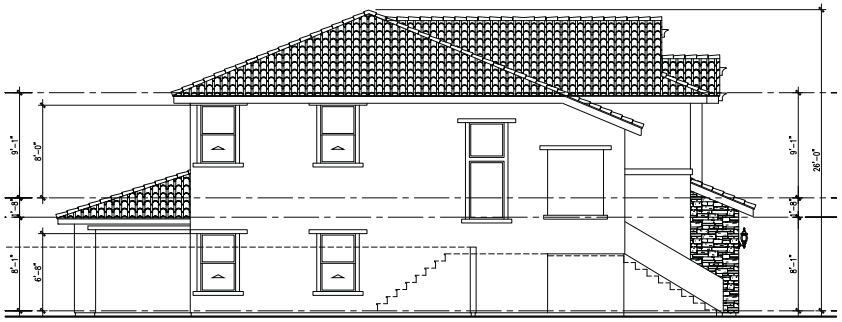

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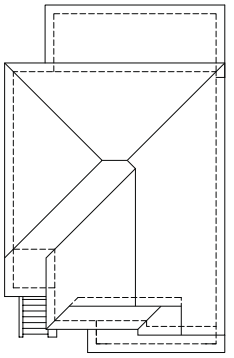
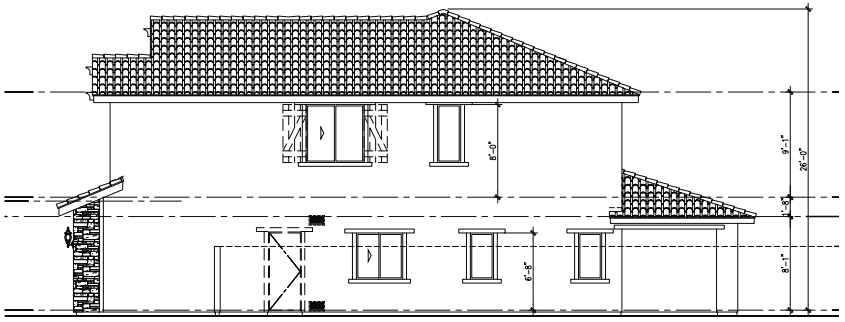


ROOF PLAN
SCALE: 1/8"=1'-0"



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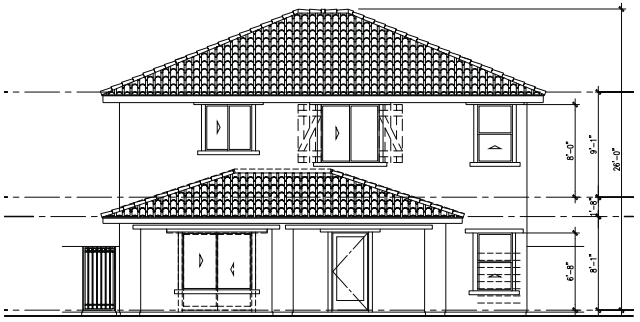

REAR

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9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
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13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309C

Scale

A2.5

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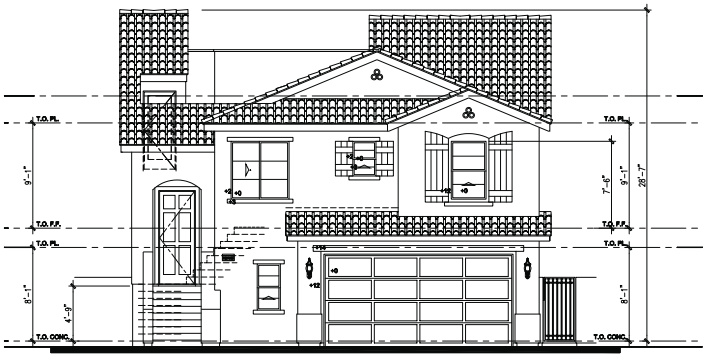
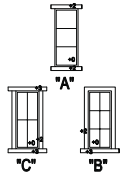


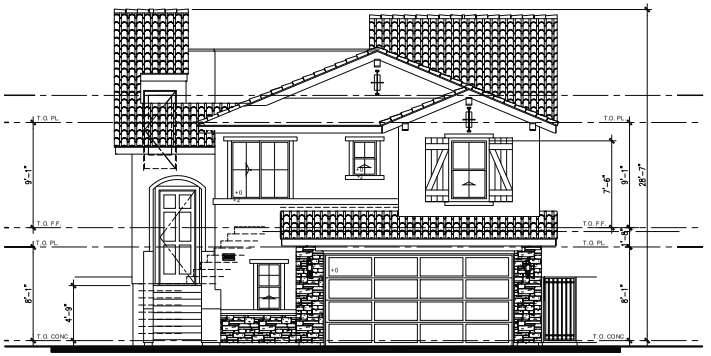
2309A
Spanish Colonial
with Roof Top Deck Option



Window Trim Detail



2309B
Southern Italian
with Roof Top Deck Option



2309C
Tuscany
with Roof Top Deck Option

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
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11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2309 W/ ROOF DECK OPTION

Scale

A2.6

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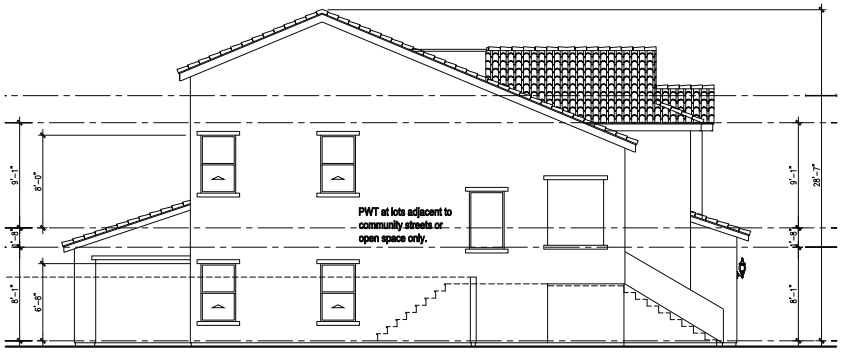

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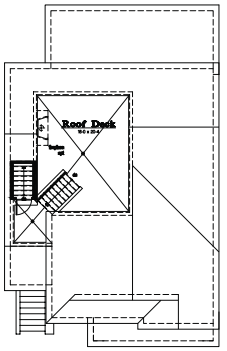
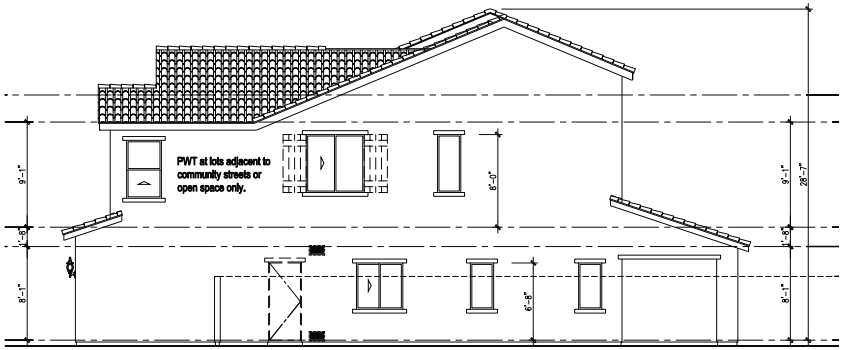


ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
2. "Flat" Conc. Roof Tile
3. Stucco - dash finish
4. Stucco foam trim/sill - dash finish
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9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309A W/ ROOF DECK OPTION

TACINGA RIDGE

Scale

A2.7

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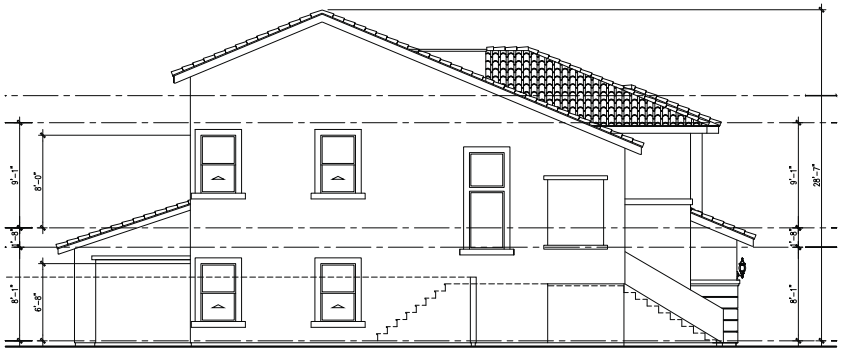

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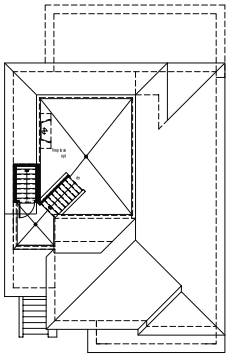
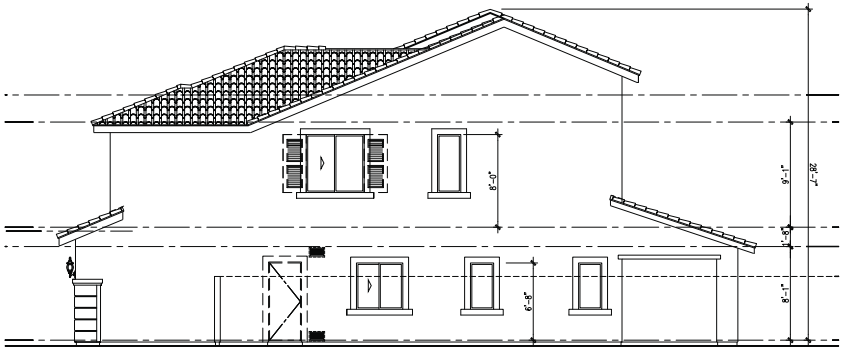


ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT



REAR

Building Materials List

1. Not Used
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9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309B W/ ROOF DECK OPTION

Scale

A2.8

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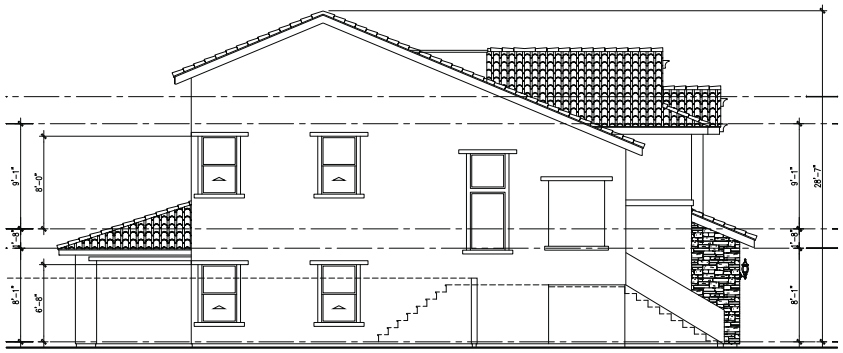

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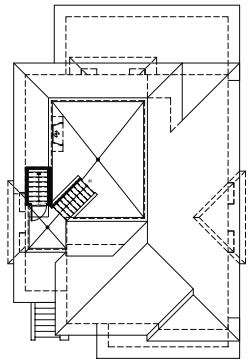
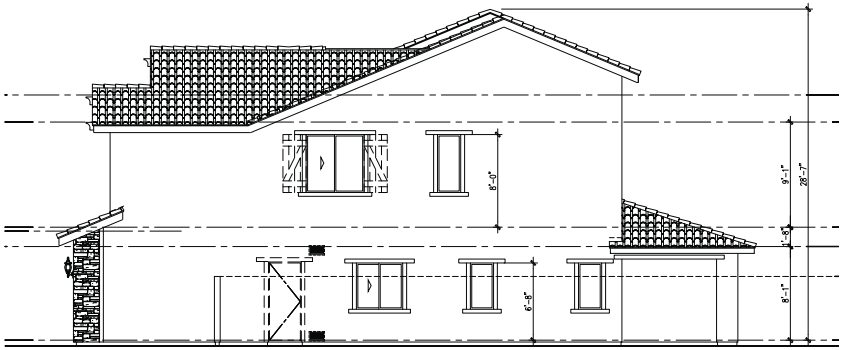


ROOF PLAN
SCALE: 1/8"=1'-0"



RIGHT



REAR

Building Materials List

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9. Metal reglet
10. Wrought iron gate/ guardrail
11. Scupper - color to match stucco
12. Carriage roll up garage door
13. Exterior lighting
14. Faux attic vent

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2309C W/ ROOF DECK OPTION

Scale

A2.9

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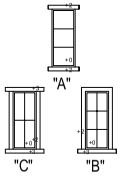
2600A
Spanish Colonial



Window Trim Detail



2600B
Southern Italian



2600C
Tuscany

TACINGA RIDGE

CONCEPTUAL FRONT ELEVATIONS - PLAN 2600

A4.2

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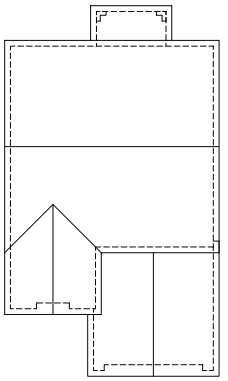

ROOF PLAN
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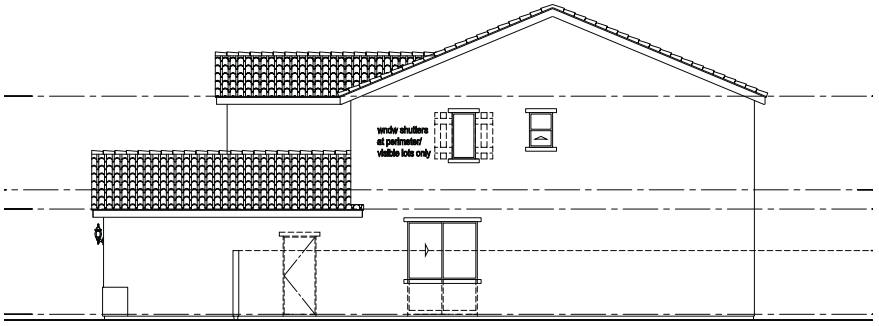

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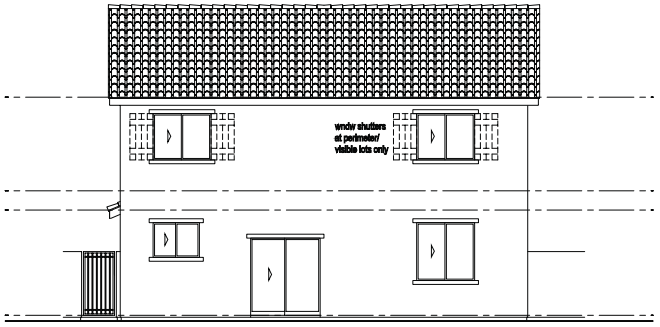

REAR

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600A

Scale

A4.3

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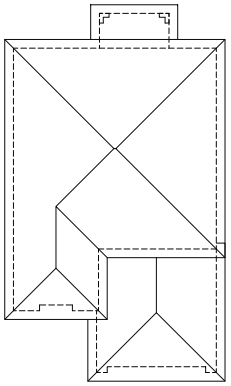
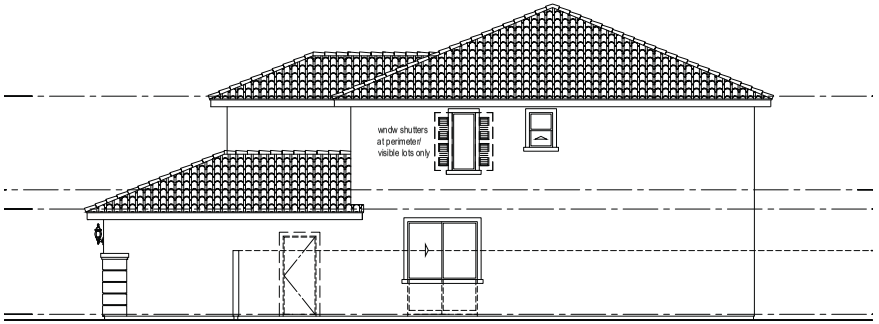


ROOF PLAN
SCALE: 1/8"=1'-0"



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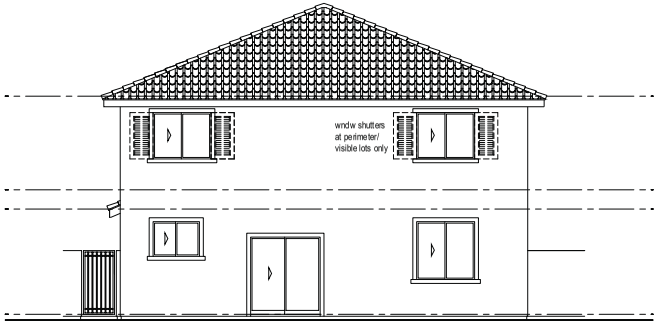

REAR

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600B

Scale

A4.4

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Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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Irvine, CA 92614
949.851.2133
ktgy.com

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PRJ-49999
08/22/13
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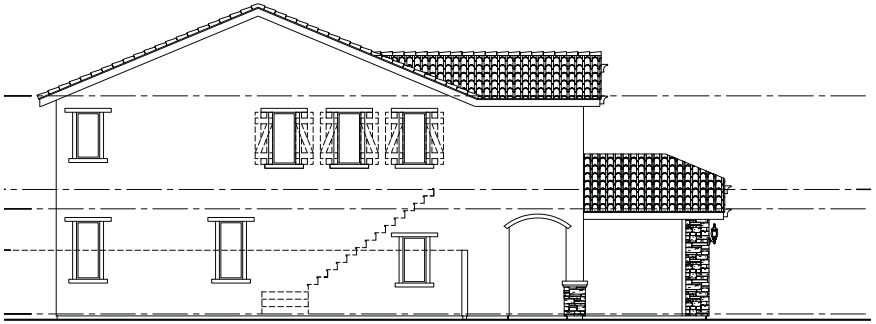
TMP-50852



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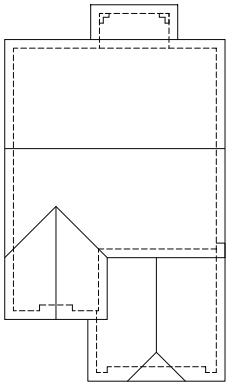

ROOF PLAN
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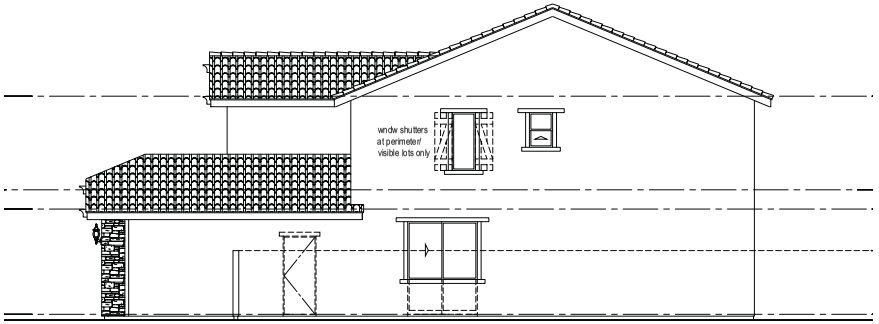

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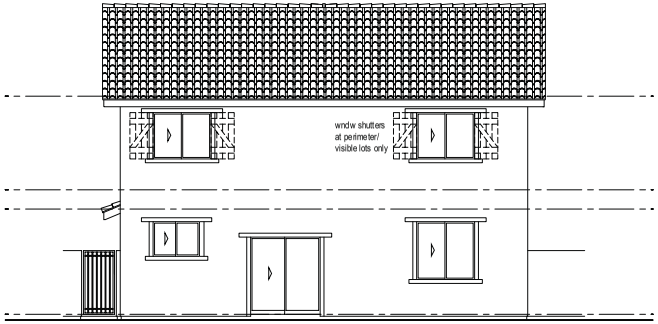

REAR

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS PLAN - 2600C

Scale

A4.5

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www.ryland.com

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Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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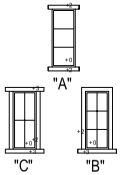
2600A
Spanish Colonial
with Roof Top Deck Option



Window Trim Detail



2600B
Southern Italian
with Roof Top Deck Option



2600C
Tuscany
with Roof Top Deck Option

CONCEPTUAL FRONT ELEVATIONS - PLAN 2600 W/ ROOF DECK OPTION

TACINGA RIDGE

Scale

A4.6

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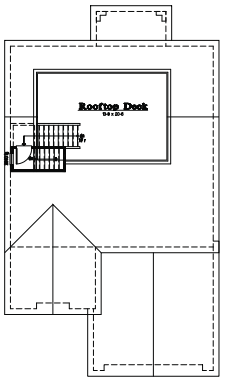
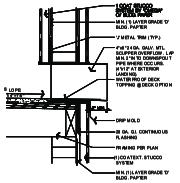
LEFT



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



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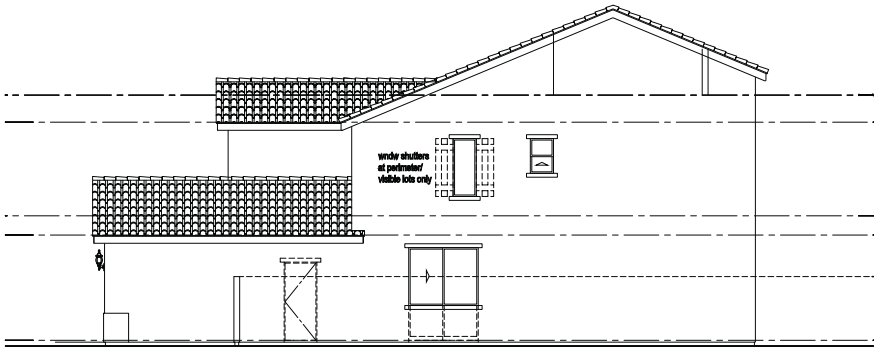

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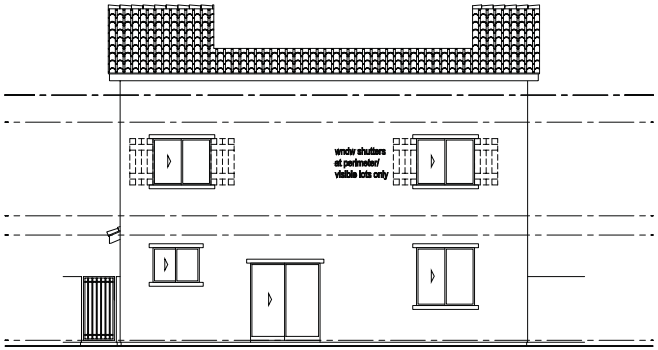

REAR

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600A W/ ROOF DECK OPTION

Scale

A4.7

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Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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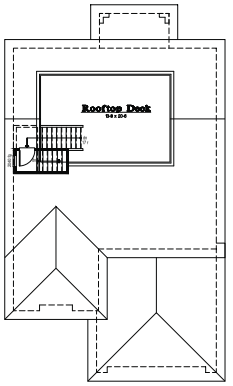
LEFT



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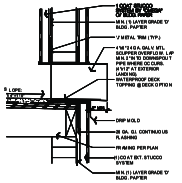

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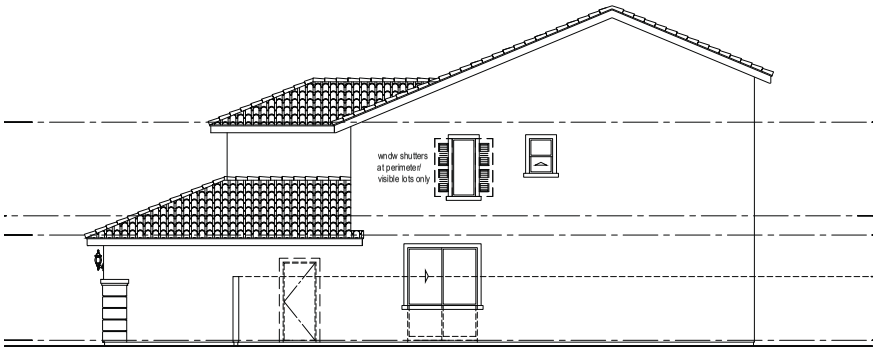

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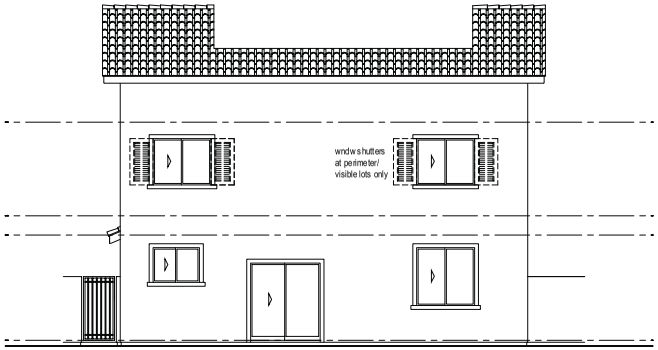

REAR

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600B W/ ROOF DECK OPTION

Scale

A4.8

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Mountain's Edge
Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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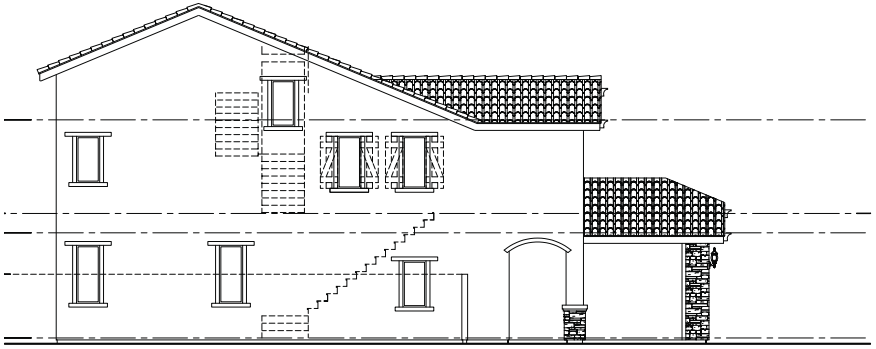

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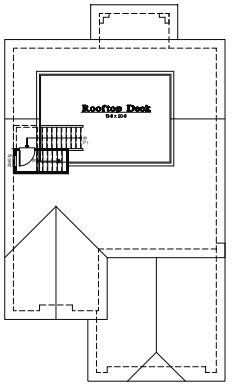
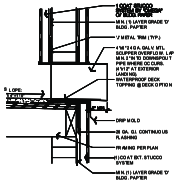


ROOF PLAN
SCALE: 1/8"=1'-0"



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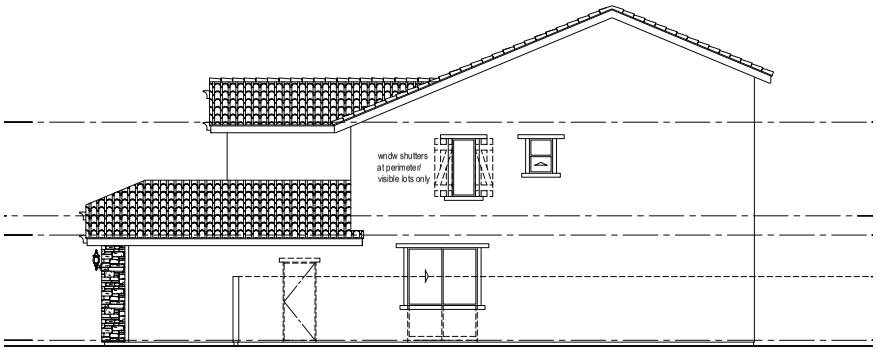

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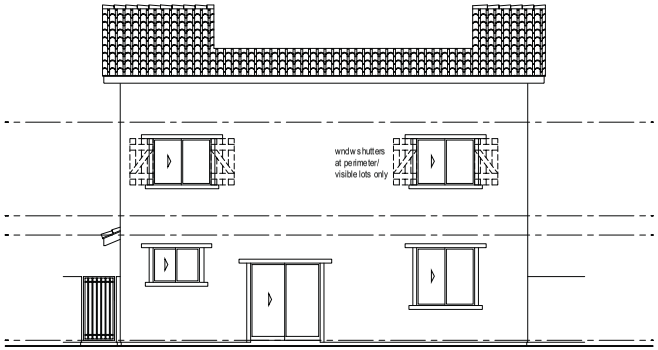

REAR

TACINGA RIDGE

CONCEPTUAL EXTERIOR ELEVATIONS - PLAN 2600C W/ ROOF DECK OPTION

Scale

A4.9

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Clark County, NEVADA
KTGY # 2013-0013 DATE 02/04/2013

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August 13, 2013
WO 7519

City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada 89106

Attention: Planning Staff

SUBJECT: TENTATIVE MAP REQUEST FOR BRISTLE FALLS
APN 125-19-301-004, 005 AND 013

On behalf of our client, Ryland Homes Nevada LLC, VTN Nevada respectfully requests that City of Las Vegas consider this tentative map application. The location of the site is near the intersection of Deer Springs Way and Conquistador Street.

A single family residential subdivision is being proposed with 62 lots. A final map will be submitted after the approval of this tentative map.

VTN is also requesting an administrative deviation for the connectivity ratio. The connectivity ratio has been calculated to be 1.25 where 1.30 is required for R-CL. This is only 4% below the requirement.

Should you have any questions regarding the project, please do not hesitate to contact this office at 873-7550.

Sincerely,

VTN Nevada

Aaron Yamachika, P.E.
Principal

TMP-50852
PRJ-49909
08/22/13

City of Las Vegas Agenda Item No.: **45.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
VAC-50851 - VACATION - PUBLIC HEARING - APPLICANT: RYLAND HOMES NEVADA, LLC - OWNER: DEER SPRINGS WAY TRUST, ET AL - For possible action on a Petition to Vacate U.S. Government Patent Easements generally located south of Deer Springs Way, approximately 1,010 feet east of Hualapai Way, Ward 6 (Ross) [PRJ-49909]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends DENIAL.

BACKUP DOCUMENTATION:
1. Consolidated Backup
2. Location and Aerial Maps
3. Supporting Documentation

Consistent with the City's sustainability efforts to reduce paper use, backup documentation pertaining to related items will appear as backup under the first item. This item includes such consolidated backup documentation. Please refer to the first related application in the subject line of the Agenda Summary Page.



CASE: VAC-50851 (PRJ-49909)

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Feet

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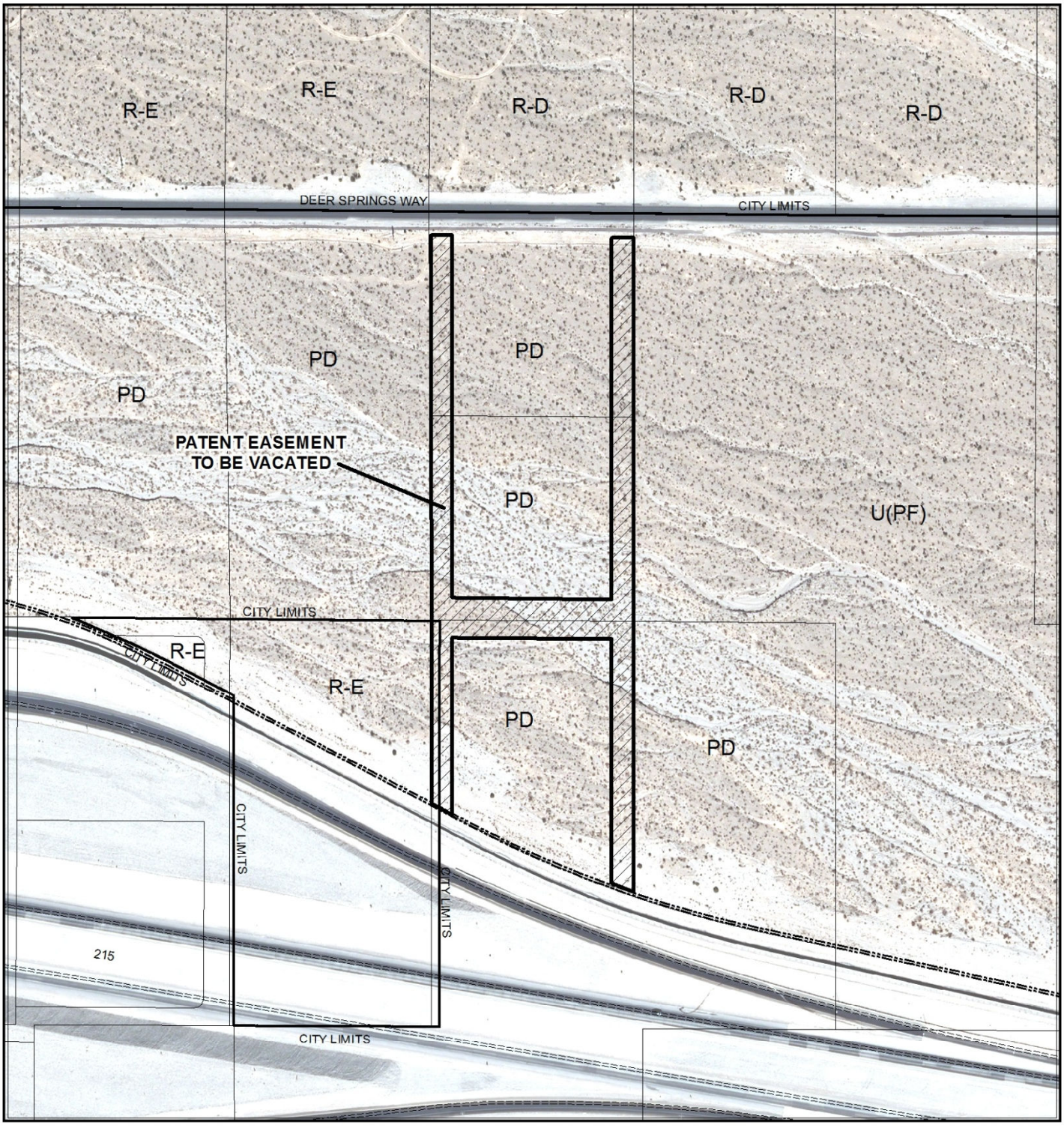

CASE: VAC-50851 (PRJ-49909)

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Feet

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50851 APN: 125-19-301-013

Name of Property Owner: Hualapai & 215 LLC

Name of Applicant: Ryland Homes

Name of Representative: VTN - Jason Kepple

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: Charles L Geisendorf

Subscribed and sworn before me

This 31st day of May, 2013

Yesenia Pastrano

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 09-11017-1
My Appt. Expires Aug. 14, 2013

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-50851 APN: 125-19-301-004 & 005

Name of Property Owner: Deer Springs Way Trust

Name of Applicant: Ryland Homes

Name of Representative: Jeff Stevens

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: Iyad William Haddad

Subscribed and sworn before me

This 6th day of June, 2013

Janet M. Savage

Notary Public in and for said County and State

NOTARY PUBLIC
JANET M. SAVAGE
STATE OF NEVADA - COUNTY OF CLARK
MY APPOINTMENT EXP. APR. 4, 2015
No: 07-2584-1

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patent Easement Vacation

Project Address (Location) SW corner of Deer Springs and Conquistador

Project Name Bristle Falls **Proposed Use** SFR

Assessor's Parcel #(s) 125-19-301-013 **Ward #** 6

General Plan: existing PCD **proposed** ML **Zoning: existing** PD **proposed** R-CL

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 7.97+ **Lots/Units** 62 **Density** 7.8

Additional Information

PROPERTY OWNER Hualapai & 215, LLC **Contact** Charles Geinsendorf

Address 2300 W. Sahara Ave. **Phone:** 873-5868 **Fax:** 548-6335

City Las Vegas **State** NV **Zip** 89146

E-mail Address charles@clgtd.com

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road, Suite 200 **Phone:** 360-7500 **Fax:** 360-7560

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Keppler

Address 2727 S. Rainbow Boulevard **Phone:** 873-7550 **Fax:** 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [signature]

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

Print Name Charles L. Geisendorf

Subscribed and sworn before me

This 31st day of May, 2013.

[signature]

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
YESENIA PASTRANO
Appt. No. 09-11017-1
My Appt. Expires Aug. 14, 2013

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	VAC-50851
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49909
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Patent Easement Vacation

Project Address (Location): SW corner of Deer Springs and Conquistador

Project Name: Bristle Falls **Proposed Use:** SFR

Assessor's Parcel #(s): 125-19-301-004 & 005 **Ward #:** 6

General Plan: existing PCD proposed ML **Zoning:** existing PD proposed R-CL

Commercial Square Footage: N/A **Floor Area Ratio:** N/A

Gross Acres: 7.97+ **Lots/Units:** 62 **Density:** 7.8

Additional Information:

PROPERTY OWNER Deer Sprihgs Way Trust **Contact** Eddie Haddad

Address 900 S. Las Vegas Boulevard, Suite 810 **Phone:** 474.5812 **Fax:**

City Las Vegas **State** NV **Zip** 89101

E-mail Address

APPLICANT Ryland Homes **Contact** Jeff Stevens

Address 8925 W. Russell Road, Suite 200 **Phone:** 360-7500 **Fax:** 360-7560

City Las Vegas **State** NV **Zip** 89148

E-mail Address jstevens@ryland.com

REPRESENTATIVE VTN Nevada **Contact** Jason Kepple

Address 2727 S. Rainbow Boulevard **Phone:** 873-7550 **Fax:** 362-2597

City Las Vegas **State** NV **Zip** 89146

E-mail Address jasonk@vtnnv.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Eddie Haddad

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

Print Name Eddie Haddad

Subscribed and sworn before me

This 6 day of June, 20 13.

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RUSSELL Z. SMITH
Appt. No 11-4309-1
My Appt. Expires Dec. 28, 2014

FOR DEPARTMENT USE ONLY

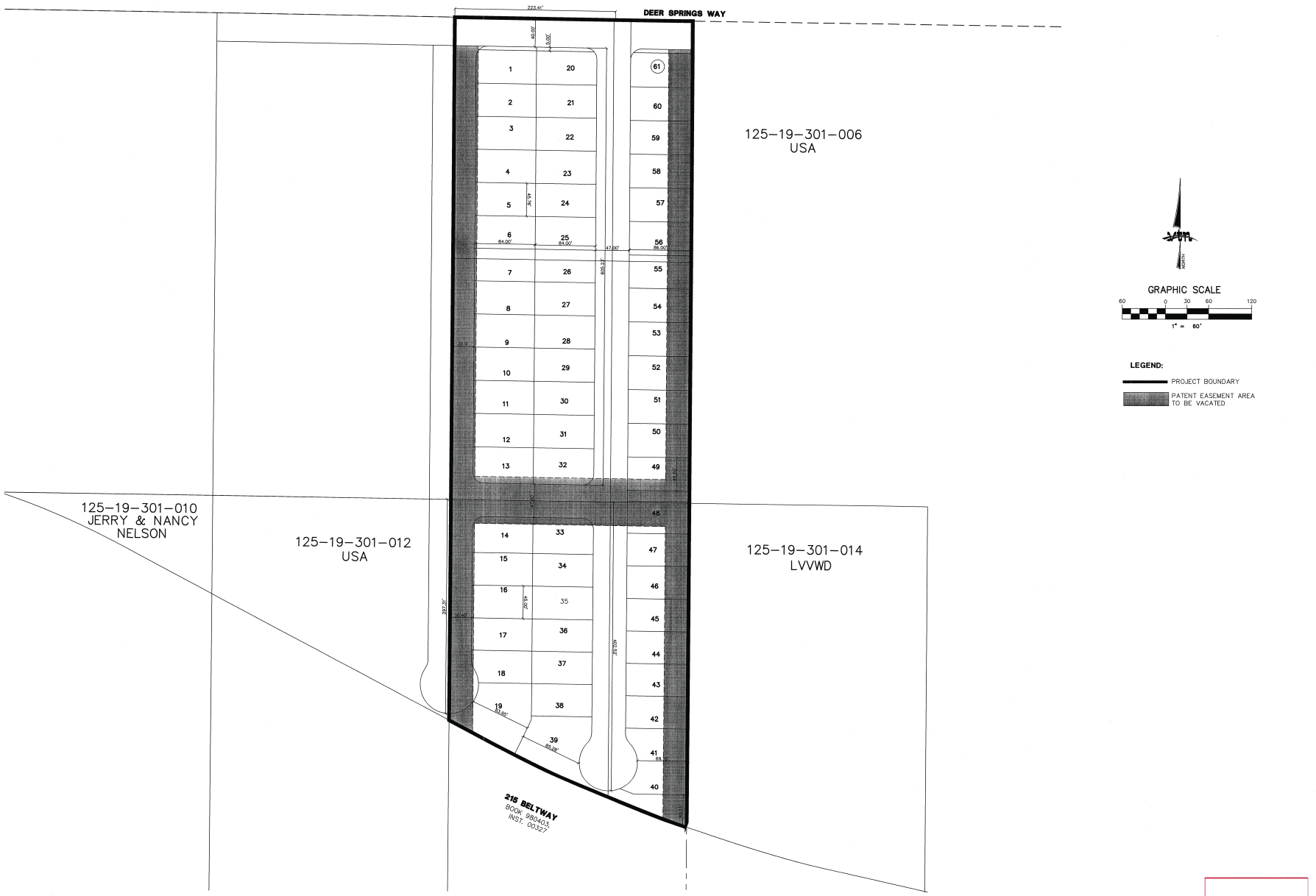
Case #	VAC-50851
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

Revised 10 27 08

F:\depot\Application Packet\Application Form.pdf

PRJ-49909
08/22/13



CITY OF LAS VEGAS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146
PH: (702) 873-7500 FAX: (702) 362-2597
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION

VACATION EXHIBIT

DEER SPRINGS / HUALAPAI

DRAWN BY: VCL
DESIGNED BY:
CHECKED BY:
PROJECT NO: 7919-1
SCALE: HORZ. VERT.

REGISTERED PROFESSIONAL LAND SURVEYOR
VERNON C. LITTLE
No. 19320
Exp: 12-31-13

5-24-2013

SHEET
1 OF 1 SHEETS
DRAWING NO.

G:/7919/7919LEGAL.DWG

VAC-50851

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SERVICES SINCE 1960

June 5, 2013
W.O. 7519

City of Las Vegas
333 N. Rancho Drive
Las Vegas, NV 89106

Attention: Planning Staff

SUBJECT: PATENT EASEMENT VACATION FOR BRISTLE FALLS

On behalf of our client Ryland Homes Nevada LLC, please consider the attached application to vacate Patent Easements. The Patent Easements are being vacated so it does not encumber future single family homes.

This site is located at the intersection of Deer Springs Way and Conquistador Street. It is currently being designed for a single-family residential development. Separate legal description and exhibits are attached for your convenience.

We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact our office at (702) 873-7550.

Sincerely,

VTN Nevada

Aaron Yamachika, P.E.
Principal

PRJ-49909
08/22/13

VAC-50851

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

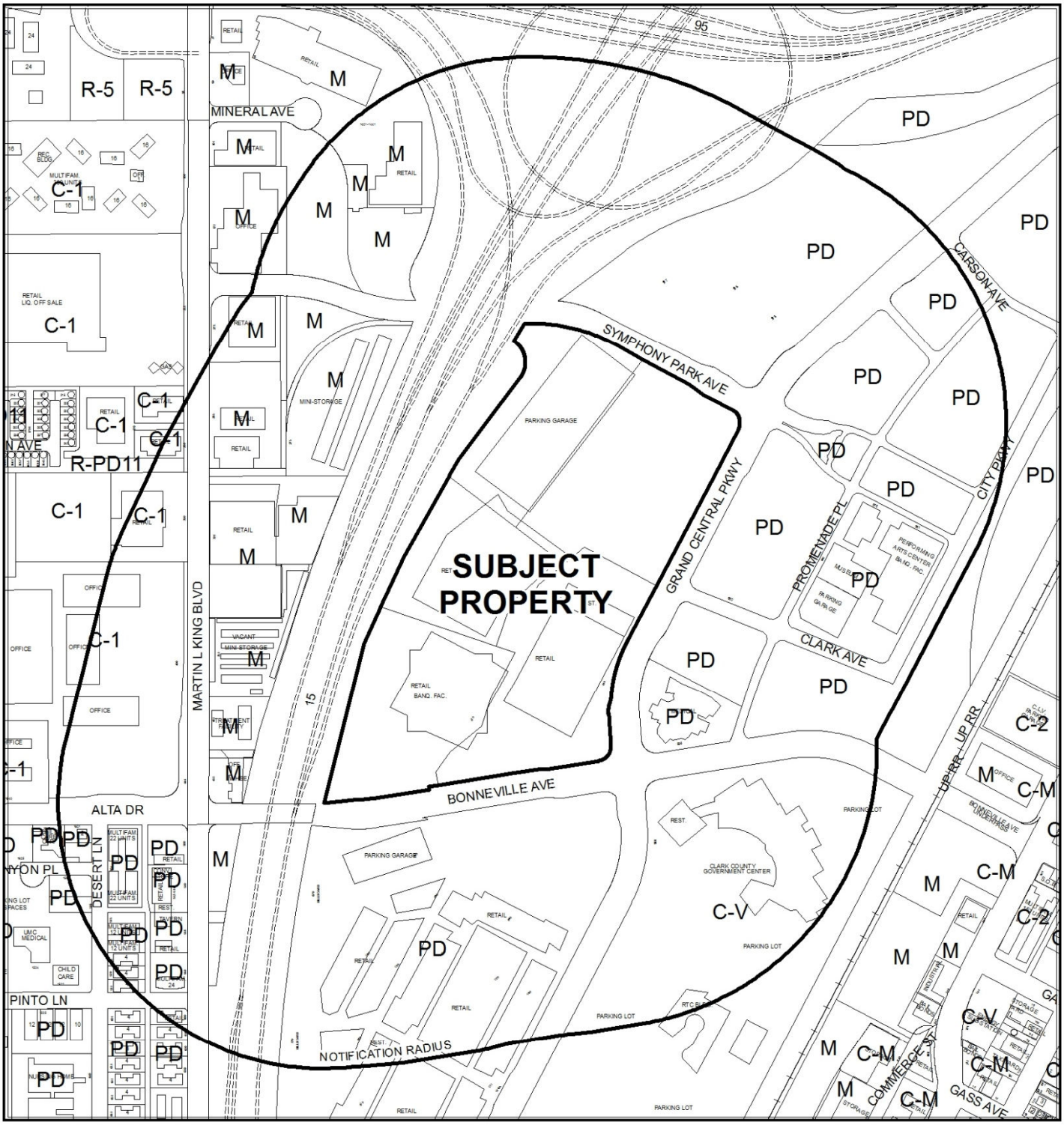
SUBJECT:
MSP-50453 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT/OWNER: WMCV PHASE I, LLC, ET AL - For possible action on a Major Amendment to an approved Master Sign Plan (MSP-6344) TO ADD APNs 139-33-511-011 AND 012 TO THE SITE AREA; TO ADD ONE 30-FOOT TALL FREESTANDING SIGN WITH FOUR RGB COLOR DISPLAYS; AND TO ALLOW LED MATERIAL ON THE 11 EXISTING SIGNS APPROVED BY MSP-40138 WHERE THEY WERE APPROVED ONLY FOR VINYL AND LAMINATE MATERIALS on 35.72 acres at 445, 455, 475, and 495 South Grand Central Parkway (APNs 139-33-511-011 and 012; and 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow) [PRJ-49847].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for MSP-6433
6. Planning Commission Approval Letter for MSP-40138
7. Justification Letter



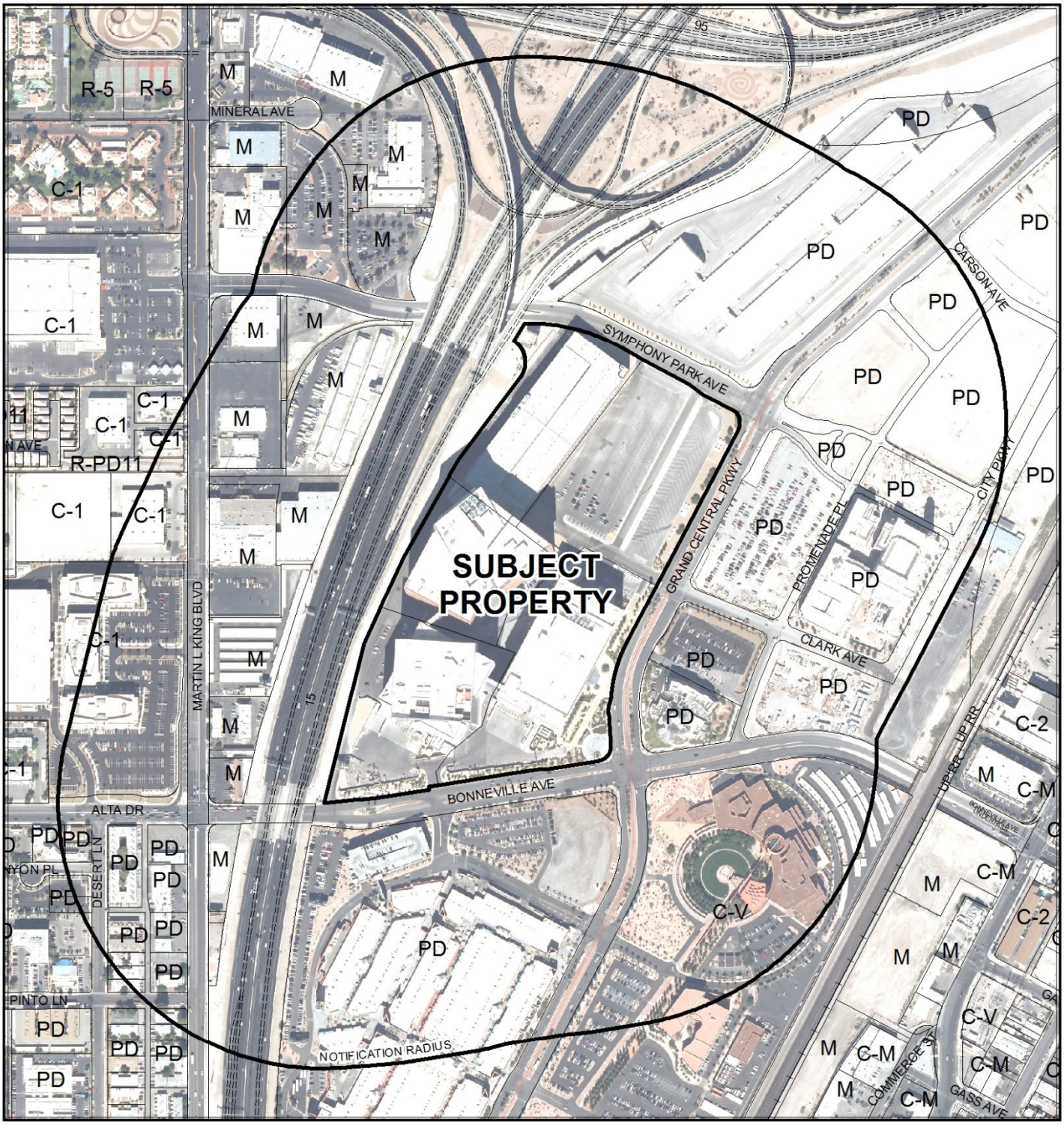
0 400 800 Feet

CASE: **MSP-50453 (PRJ-49847)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N



0 400 800 Feet

CASE: **MSP-50453 (PRJ-49847)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

MSP-50453

Case Number: PRJ49847 APN: 139335110 11, -012, 139336100 14, -022, -023

Name of Property Owner: WMCV Phase 1, LLC, WMCV Phase 2, LLC, WMCV Phase 3, LLC
WMC LI Associates, LLC

Name of Applicant: _____

Name of Representative: Jonathan Lelev

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: Robert J. Maricich

Print Name: Robert J. Maricich

Subscribed and sworn before me

This 8th day of July, 2013

KELLY T. HUNT
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 05-15-17
Certificate No: 09-10499-1

Notary Public in and for said County and State of Clark Nevada

PRJ-49847
08/15/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Major amendment of approved Master Sign Plan

Project Address (Location) 495 S. Grand Central Pkwy.

Project Name World Market Center Las Vegas **Proposed Use** N/A

Assessor's Parcel #(s) 13933511011, 012, 13933610014, 022, (**Ward #** 5

General Plan: existing N/A proposed N/A **Zoning:** existing N/A proposed N/A

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres N/A **Lots/Units** N/A **Density** N/A

Additional Information N/A

PROPERTY OWNER WMCV Phase 1, LLC, WMCV Ph **Contact** Jonathan Leleu

Address 495 S. Grand Central Pkwy., Suite 2203 **Phone:** 7025998105 **Fax:** 7025998170

City Las Vegas **State** NV **Zip** 89106

E-mail Address jleleu@imcenters.com

APPLICANT Same as Property Owner **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

REPRESENTATIVE Jonathan Leleu **Contact** _____

Address 495 S. Grand Central Pkwy., Suite 2203 **Phone:** 7025998105 **Fax:** 7025998170

City Las Vegas **State** NV **Zip** 89106

E-mail Address jleleu@imcenters.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Robert J. Maricich

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

Print Name Robert J. Maricich, CEO

Subscribed and sworn before me

This 11th day of July, 20 13.

Notary Public in and for said County and State

KELLY T. HUNT
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 05-15-17
Certificate No: 09-10499-1

FOR DEPARTMENT USE ONLY

Case #	MSP-50453
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-49847
08/19/13

Revised 10/27/08

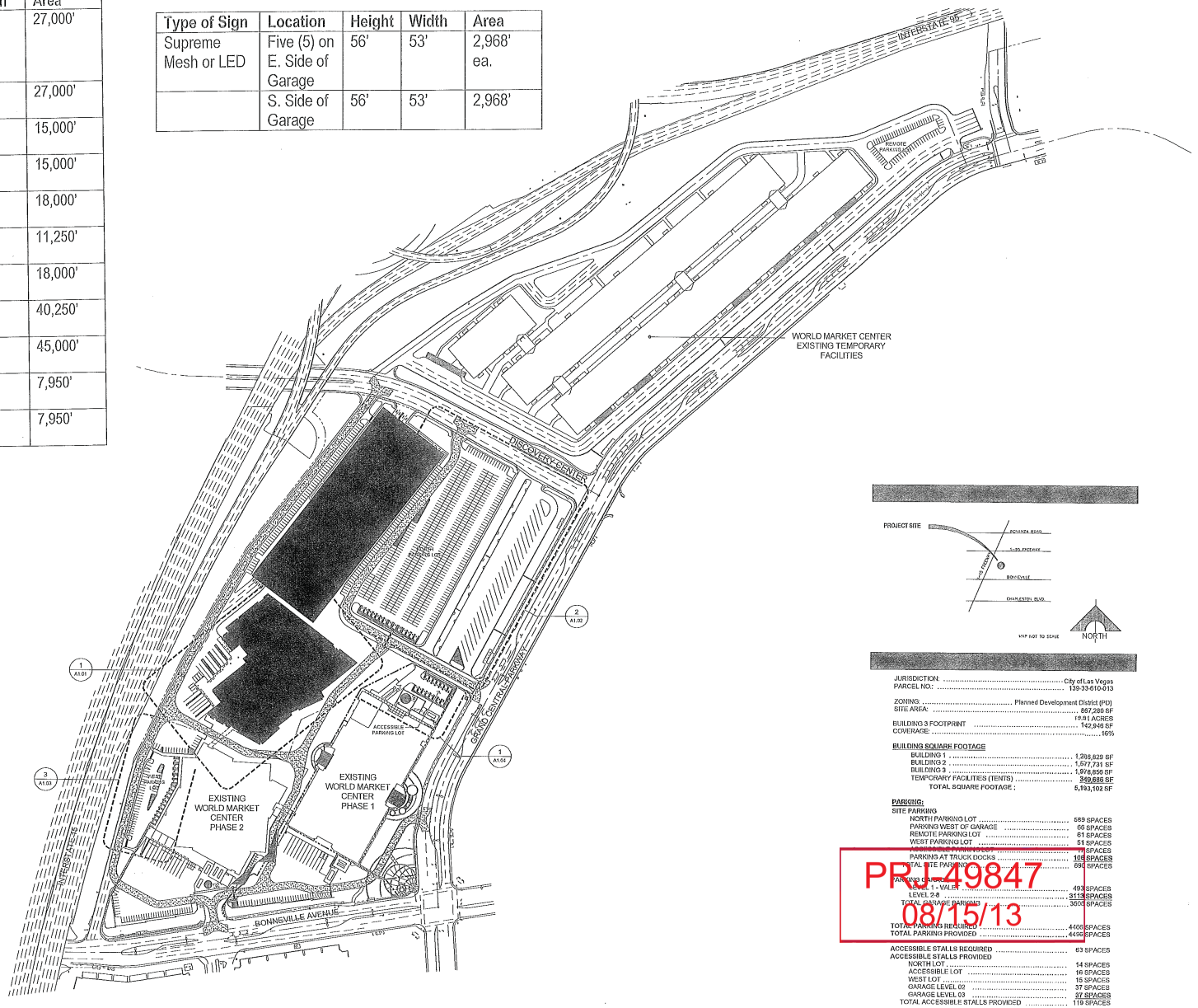
f:\depot\Application Packet\Application Form.pdf

Building Signage

Type of Sign	Location	Height	Width	Area
On-Premise 3M Vinyl with Laminate or LED	W. Side of Building C	180'	150'	27,000'
	W. Side of Building C	180'	150'	27,000'
	S. Side of Building C	150'	100'	15,000'
	W. Side of Building B	150'	100'	15,000'
	W. Side of Building B	150'	120'	18,000'
	S. Side of Building B	150'	75'	11,250'
	W. Side of Building B	150'	120'	18,000'
	E. Side of Building A	350'	115'	40,250'
	N. Side of Building C	300'	150'	45,000'
	S. Side of Building A	150'	53'	7,950'
	N. Side of Building A	150'	53'	7,950'

Garage Signage

Type of Sign	Location	Height	Width	Area
Supreme Mesh or LED	Five (5) on E. Side of Garage	56'	53'	2,968' ea.
	S. Side of Garage	56'	53'	2,968'



JURISDICTION: City of Las Vegas
PARCEL NO.: 139-33-610-013

ZONING: Planned Development District (PD)
SITE AREA: 867,280 SF
19.91 ACRES
BUILDING 3 FOOTPRINT 142,946 SF
COVERAGE: 16%

BUILDING SQUARE FOOTAGE

BUILDING 1	1,266,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,976,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	5,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	589 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	51 SPACES
PARKING AT TRUCK DOCKS	106 SPACES
TOTAL SITE PARKING	893 SPACES

PARKING GARAGE

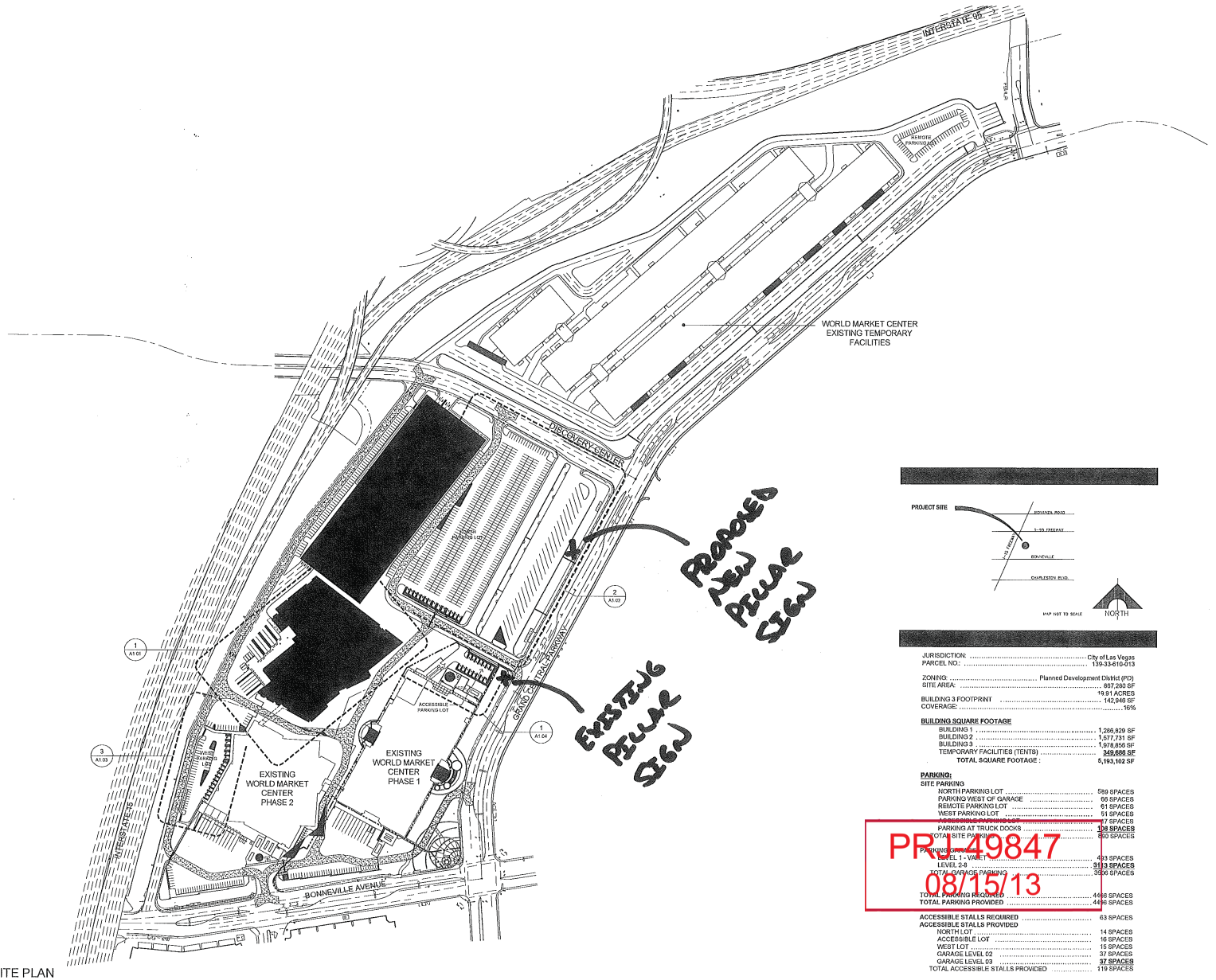
LEVEL 1 - VALET	493 SPACES
LEVEL 2-8	3113 SPACES
TOTAL GARAGE PARKING	3606 SPACES
TOTAL PARKING REQUIRED	4166 SPACES
TOTAL PARKING PROVIDED	4499 SPACES

ACCESSIBLE STALLS REQUIRED	93 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PRJ-49847
08/15/13

A MASTER SITE PLAN
Scale 1" = 120'

MSP-50453



JURISDICTION:	City of Las Vegas
PARCEL NO.:	139-33-610-013
ZONING:	Planned Development District (PD)
SITE AREA:	867,280 SF
	19.91 ACRES
BUILDING 3 FOOTPRINT	142,946 SF
COVERAGE:	16%

BUILDING SQUARE FOOTAGE

BUILDING 1	1,266,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,978,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	5,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	589 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	91 SPACES
PARKING AT TRUCK DOCKS	17 SPACES
PARKING AT TRUCK DOCKS	108 SPACES
TOTAL SITE PARKING	850 SPACES
PARKING GARAGE	
LEVEL 1 - VALET	403 SPACES
LEVEL 2-3	3133 SPACES
TOTAL GARAGE PARKING	3536 SPACES
TOTAL PARKING REQUIRED	4446 SPACES
TOTAL PARKING PROVIDED	4446 SPACES

ACCESSIBLE STALLS REQUIRED	63 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PRJ-49847
08/15/13

A MASTER SITE PLAN
Scale 1" = 120'

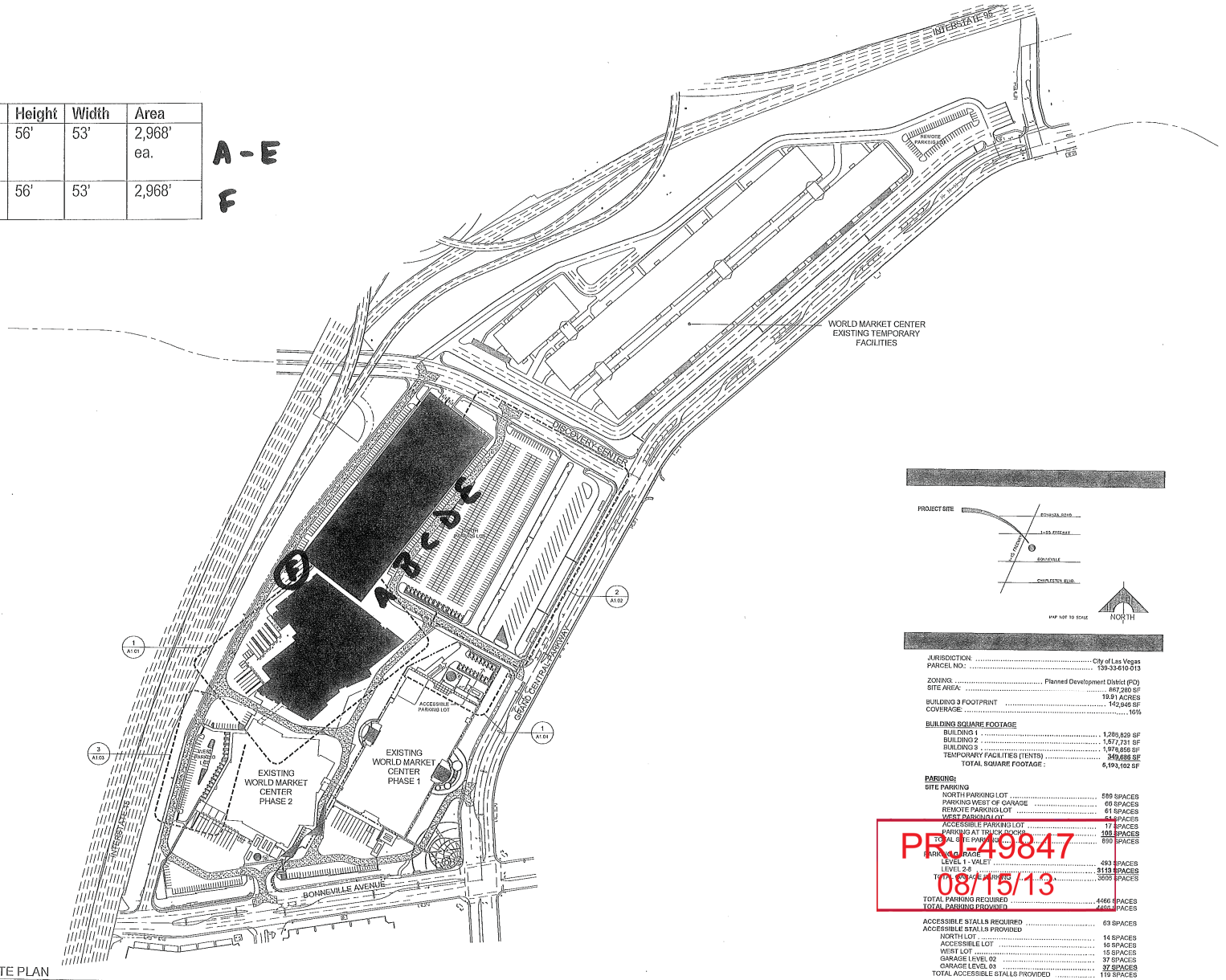
MSP-50453

Garage Signage

Type of Sign	Location	Height	Width	Area
Supreme Mesh or LED	Five (5) on E. Side of Garage	56'	53'	2,968' ea.
	S. Side of Garage	56'	53'	2,968'

A-E

F



JURISDICTION:	City of Las Vegas
PARCEL NO.:	139-33-610-013
ZONING:	Planned Development District (PD)
SITE AREA:	867,280 SF
	19.91 ACRES
BUILDING 3 FOOTPRINT	142,946 SF
COVERAGE:	16%

BUILDING SQUARE FOOTAGE

BUILDING 1	1,286,829 SF
BUILDING 2	1,577,731 SF
BUILDING 3	1,978,856 SF
TEMPORARY FACILITIES (TENTS)	349,686 SF
TOTAL SQUARE FOOTAGE :	6,193,102 SF

PARKING:

SITE PARKING

NORTH PARKING LOT	588 SPACES
PARKING WEST OF GARAGE	66 SPACES
REMOTE PARKING LOT	61 SPACES
WEST PARKING LOT	44 SPACES
ACCESSIBLE PARKING LOT	17 SPACES
PARKING AT TRUCK DOCKS	106 SPACES
TOTAL SITE PARKING	890 SPACES

PARKING GARAGE

LEVEL 1 - VALET	493 SPACES
LEVEL 2-8	3119 SPACES
TOTAL GARAGE PARKING	3606 SPACES
TOTAL PARKING REQUIRED	4466 SPACES
TOTAL PARKING PROVIDED	4496 SPACES

ACCESSIBLE STALLS REQUIRED	63 SPACES
ACCESSIBLE STALLS PROVIDED	
NORTH LOT	14 SPACES
ACCESSIBLE LOT	16 SPACES
WEST LOT	15 SPACES
GARAGE LEVEL 02	37 SPACES
GARAGE LEVEL 03	37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED	119 SPACES

PR-49847
08/15/13

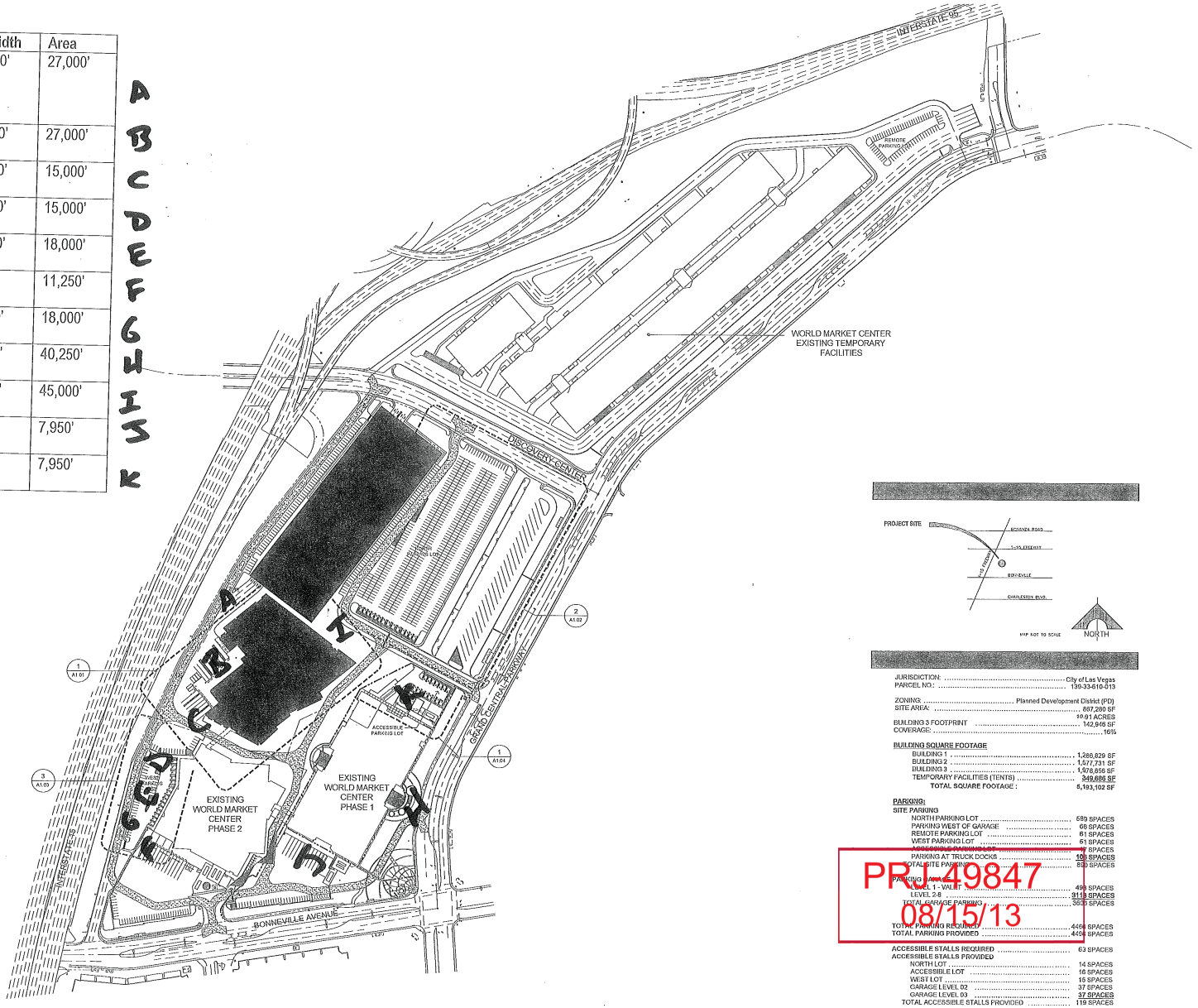
A MASTER SITE PLAN
Scale 1" = 120'

MSP-50453

Building Signage

Type of Sign	Location	Height	Width	Area
On-Premise 3M Vinyl with Laminate or LED	W. Side of Building C	180'	150'	27,000'
	W. Side of Building C	180'	150'	27,000'
	S. Side of Building C	150'	100'	15,000'
	W. Side of Building B	150'	100'	15,000'
	W. Side of Building B	150'	120'	18,000'
	S. Side of Building B	150'	75'	11,250'
	W. Side of Building B	150'	120'	18,000'
	E. Side of Building A	350'	115'	40,250'
	N. Side of Building C	300'	150'	45,000'
	S. Side of Building A	150'	53'	7,950'
	N. Side of Building A	150'	53'	7,950'

A B C D E F G H I J K



JURISDICTION: ..... City of Las Vegas
PARCEL NO.: 139-33-610-013

ZONING: ..... Planned Development District (PD)
SITE AREA: ..... 887,280 SF
..... 19.91 ACRES
BUILDING 3 FOOTPRINT ..... 142,946 SF
COVERAGE: 16%

BUILDING SQUARE FOOTAGE
BUILDING 1 ..... 1,286,829 SF
BUILDING 2 ..... 1,577,731 SF
BUILDING 3 ..... 1,976,856 SF
TEMPORARY FACILITIES (TENTS) ..... 349,686 SF
TOTAL SQUARE FOOTAGE : ..... 5,193,102 SF

PARKING:
SITE PARKING
NORTH PARKING LOT ..... 689 SPACES
PARKING WEST OF GARAGE ..... 66 SPACES
REMOTE PARKING LOT ..... 61 SPACES
WEST PARKING LOT ..... 61 SPACES
[illegible] ..... 76 SPACES
PARKING AT TRUCK DOCKS ..... 105 SPACES
TOTAL SITE PARKING ..... 853 SPACES

PARKING GARAGE
LEVEL 1 - VALET ..... 496 SPACES
LEVEL 2-8 ..... 3119 SPACES
TOTAL GARAGE PARKING ..... 3615 SPACES

TOTAL PARKING REQUIRED ..... 4464 SPACES
TOTAL PARKING PROVIDED ..... 4468 SPACES

ACCESSIBLE STALLS REQUIRED ..... 63 SPACES
ACCESSIBLE STALLS PROVIDED
NORTH LOT ..... 14 SPACES
ACCESSIBLE LOT ..... 16 SPACES
WEST LOT ..... 16 SPACES
GARAGE LEVEL 02 ..... 37 SPACES
GARAGE LEVEL 03 ..... 37 SPACES
TOTAL ACCESSIBLE STALLS PROVIDED ..... 119 SPACES

PR-49847
08/15/13

A MASTER SITE PLAN
Scale 1" = 120'

MSP-50453



MSP-50453



MSP-50453


There's only one reason to choose a wireless company.
IT'S THE NETWORK
WORLD
PRJ-49847
08/15/13
MSP-50453
27 AUG 2008

LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas

WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: South Facing on Building B
SIZE: 120 x 120 feet (estimate only)
TYPE OF SYSTEM: Vinyl Wrap
TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

PRJ-49847
08/15/13

MSP-50453

LAS VEGAS **DESIGN** CENTER
at World Market Center Las Vegas

WORLD MARKET CENTER
LAS VEGAS



WORLD MARKET CENTER

LOCATION: West Facing on Building C
SIZE: 150 x 150 feet
TYPE OF SYSTEM: Vinyl Wrap
TYPE OF MATERIAL: 3M Temporary Concrete Vinyl with Laminate

PRJ-49847
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PRJ-49847
08/15/13

MSP-50453

WORLD MARKET CENTER LAS VEGAS

PYLON SIGN

Project Address: WMC Las Vegas, NV
Date: Jan 8th 2013
View: Elevation
Sales Rep: B.P.
Designer: Erik G.
Design #: WMC010813-A

SCOPE

MANUFACTURE & INSTALL (1) FOUR SIDED PYLON SIGN WITH LED UNITS

REVISIONS

Rev (1): 3-13-13
Rev (2):
Rev (3):
Rev (4):
Rev (5):

FINAL APPROVALS

Client:
Estimate:
Design:
Sales Rep:
Page #: 1 of 1

Authorized Signatures

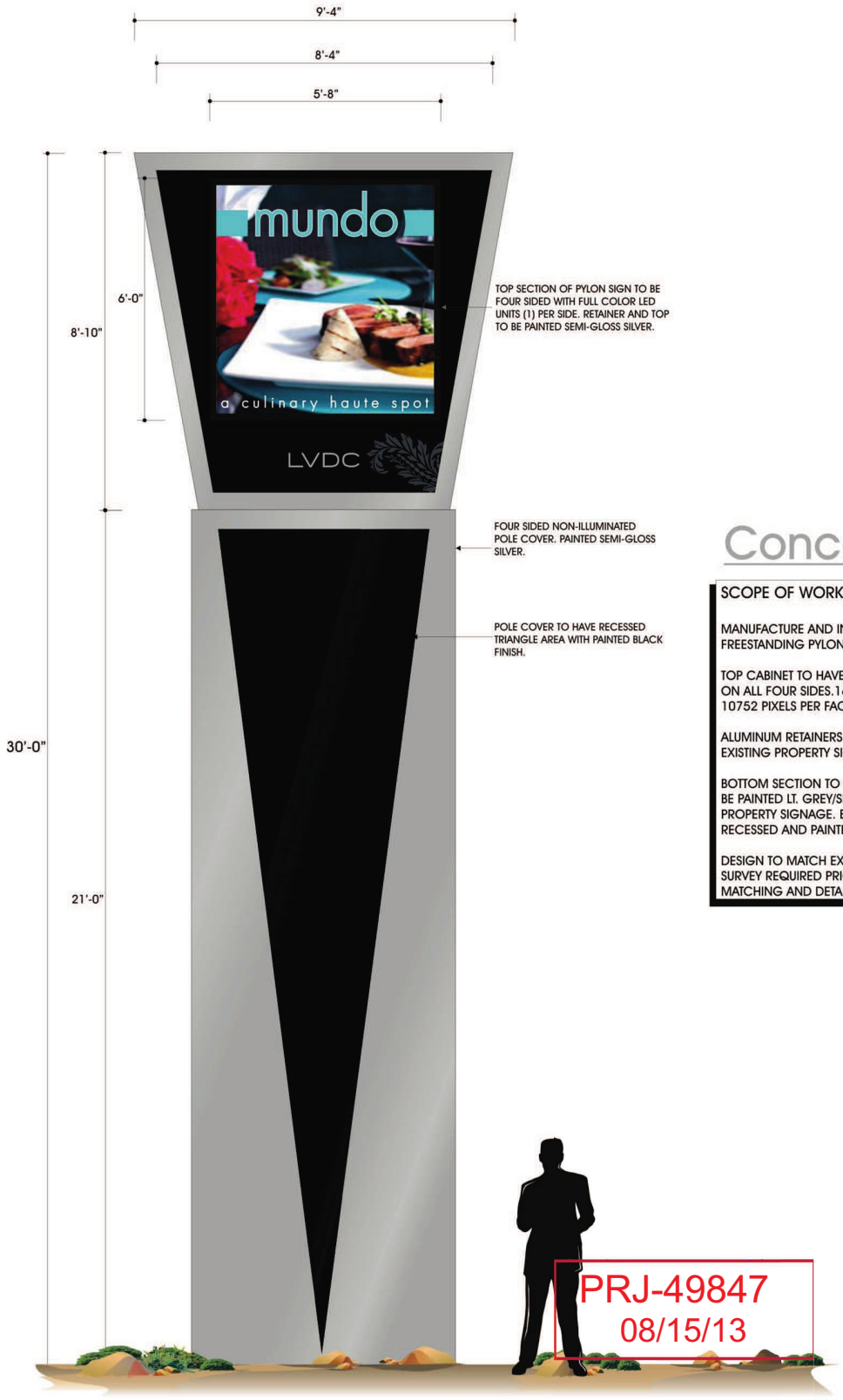
PATRICK'S SIGN COMPANY
5115 S. ARVILLE ST. • LAS VEGAS, NV 89118
ph: 702.873.4463 • f: 702-873-5657
www.PatricksSigns.com
NV LIC #62560

THIS SIGNAGE/ARTWORK IS FABRICATED TO MEET UL REQUIREMENTS AND WILL BE LABELED ACCORDING TO THE UL GUIDELINES

THIS DESIGN/ARTWORK WAS CREATED BY PATRICK'S SIGN COMPANY. IT IS NOT TO BE COPIED, REPRODUCED OR EXHIBITED IN ANY FASHION WITHOUT THE EXPRESSED WRITTEN CONSENT OF PATRICK'S SIGN COMPANY.

MSP-50453

30'-0" TALL OPTION



Concept Design

SCOPE OF WORK:

MANUFACTURE AND INSTALL (1) FOUR SIDED INTERNALLY FREESTANDING PYLON SIGN.

TOP CABINET TO HAVE FULL COLOR LED VIDEO DISPLAY UNITS ON ALL FOUR SIDES.16MM, RGB 281 TRILLION LEVELS, 10752 PIXELS PER FACE, 12000 NIT'S.

ALUMINUM RETAINERS PAINTED LT GREY/SILVER MATCHING EXISTING PROPERTY SIGNAGE.

BOTTOM SECTION TO BE NON-ILLUMINATED. METAL TO BE PAINTED LT. GREY/SILVER MATCHING EXISTING PROPERTY SIGNAGE. BLACK TRIANGLE FEATURE TO BE RECESSED AND PAINTED SEMI-GLOSS BLACK.

DESIGN TO MATCH EXISTING PROPERTY SIGNAGE. FIELD SURVEY REQUIRED PRIOR TO PRODUCTION FOR COLOR MATCHING AND DETAILED SPECS.

PRJ-49847
08/15/13

SIGN: A — FOUR SIDED PYLON SIGN WITH FULL COLOR LED UNITS — QTY 1

PROPOSED ELEVATION
SCALE: 3/8" = 1'

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

June 16, 2005

Mr. Robert Holgate
WMC Phase 1, LLC
495 South Grand Central Parkway
Las Vegas, Nevada 89106

RE: MSP-6344 - MASTER SIGN PLAN
CITY COUNCIL MEETING OF JUNE 15, 2005

Dear Mr. Holgate:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 495 South Grand Central Parkway (APN 139-33-610-005 and 006), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. Conformance to the sign illustrations and documentation as submitted in conjunction with this request, dated 03/17/05, except as modified by conditions herein.

2. Any modifications to this Master Sign Plan as submitted, that are in compliance with the requirements of Title 19.14 and the Parkway Center Development Standards, may be reviewed and approved administratively by the Planning and Development Department for Phase I. Signage for any future buildings on the subject site shall require an amendment to the Master Sign Plan, to be reviewed and approved by the Parkway Center Architecture Review Committee (PC-ARC) and the Planning Commission.

3. All freestanding signage shall be have a minimum five-foot setback from the property line, in accordance with the requirements of Title 19.14.060(F)(5).

4. All signage shall have proper permits obtained through the Building and Safety Department.

Public Works

5. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-1-05
CLV 7009

PRJ-49847
08/15/13

MSP-50453

6. Site development to comply with all applicable conditions of approval Zoning Reclassification Z-100-97 and all other applicable site related actions.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Joe DeJesus
Casino Lighting & Sign
3665 West Diablo Drive
Las Vegas, Nevada 89118

PRJ-49847
08/15/13

MSP-50453

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

December 17, 2010

Mr. Jonathan Leleu, Esq.
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

RE: MSP-40138 - MASTER SIGN PLAN AMENDMENT
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010

Dear Mr. Leleu:

Your request for a Major Amendment to a previously approved Master Sign Plan (MSP-6344) TO ADD 11 ON-PREMISE WALL SIGNS TOTALING 232,400 SQUARE FEET ON EIGHT BUILDING FACES WITHIN AN EXISTING COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKWAY CENTER SIGNAGE STANDARDS on 21.04 acres at 455, 475 and 495 South Grand Central Parkway (APNs 139-33-610-014, 022 and 023), PD (Planned Development) Zone, Ward 5 (Barlow), was considered by the Planning Commission on December 16, 2010.

The Planning Commission voted to ***APPROVE*** your request, subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Master Sign Plans MSP-6344, MSP-15823, MSP-34474 and MSP-36336.

2. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 11/08/10 and 11/02/10, except as amended by conditions herein.

3. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow 11 wall signs ranging in size from 7,950 to 45,000 square feet where 50 square feet is the maximum area allowed per sign.

4. A Waiver of the Parkway Center Standards of the Downtown Centennial Plan is hereby approved, to allow wall signs to extend above the bottom of the second floor window sill where such is not allowed.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

CITY OF LAS VEGAS NEVADA

PRJ-49847
08/15/13

5. All signage shall have proper permits obtained through the Building and Safety Department.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm, or contact the Department of Planning and Development at 702.229.6301 after ***January 3, 2011***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: World Market Center Las Vegas
WMCV Phase 1, 2 & 3, LLC
495 South Grand Central Parkway, Suite #2203
Las Vegas, Nevada 89106

PRJ-49847
08/15/13

May 30, 2013

Mr. Steve Gebeke
City of Las Vegas Planning & Development
333 N. Rancho Dr.
Las Vegas, NV 89106

Re: Justification Letter – Master Sign Plan Amendment Application

WMCV Phase 1, LLC
APN : 139-33-610-023
Address : 495 S. Grand Central Pkwy.
WMCV Phase 2, LLC
APN : 139-33-610-014
Address : 475 S. Grand Central Pkwy.
WMCV Phase 3, LLC
APN : 139-33-610-022
Address : 455 S. Grand Central Pkwy.
WMC II Associates, LLC
APN : 139-33-511-011, -012
Address : 445 S. Grand Central Pkwy.

Dear Mr. Gebeke:

The application seeks approval of an amendment to its Master Sign Plan to allow for the use of Light Emitting Diode as an approved material for the signage previously approved as part of MSP-6344 at the World Market Center Las Vegas buildings located within the Las Vegas Downtown Centennial Plan.

By way of reference, MSP-6344 approved the installation of eleven (11) signs onto the existing World Market Center Las Vegas buildings. The approved signs are 180'W x 150'H (2), 150'W x 100'H (2), 150'W x 120'H (2), 150'W x 75'H (1), 300'W x 115'H (1), 300'W x 150'H (1) and 150'W x 53'H (2) and the approved material for the signs was "3M 3662 Pressure Sensitive Vinyl with 3M Laminate". Applicant contemplates installing the LED medium in stages following approval, and hopes to display at least some of the LED signage for its August, 2013 tradeshow event.

In addition, applicant seeks approval to install an additional 30' pylon sign on its property abutting Grand Central Pkwy., between World Market Center Dr. and Symphony Park Dr. Applicant proposes using LED material for this sign as well, and hopes to complete construction of this additional sign in time for its August, 2013 tradeshow event.

Thank you for your consideration. Should you have any questions or concerns, please do not hesitate to contact me at any time.

Very truly yours,

Jonathan P. Leleu
In-House Counsel for
International Market Centers, LP

PRJ-49847
08/15/13

MSP-50453

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

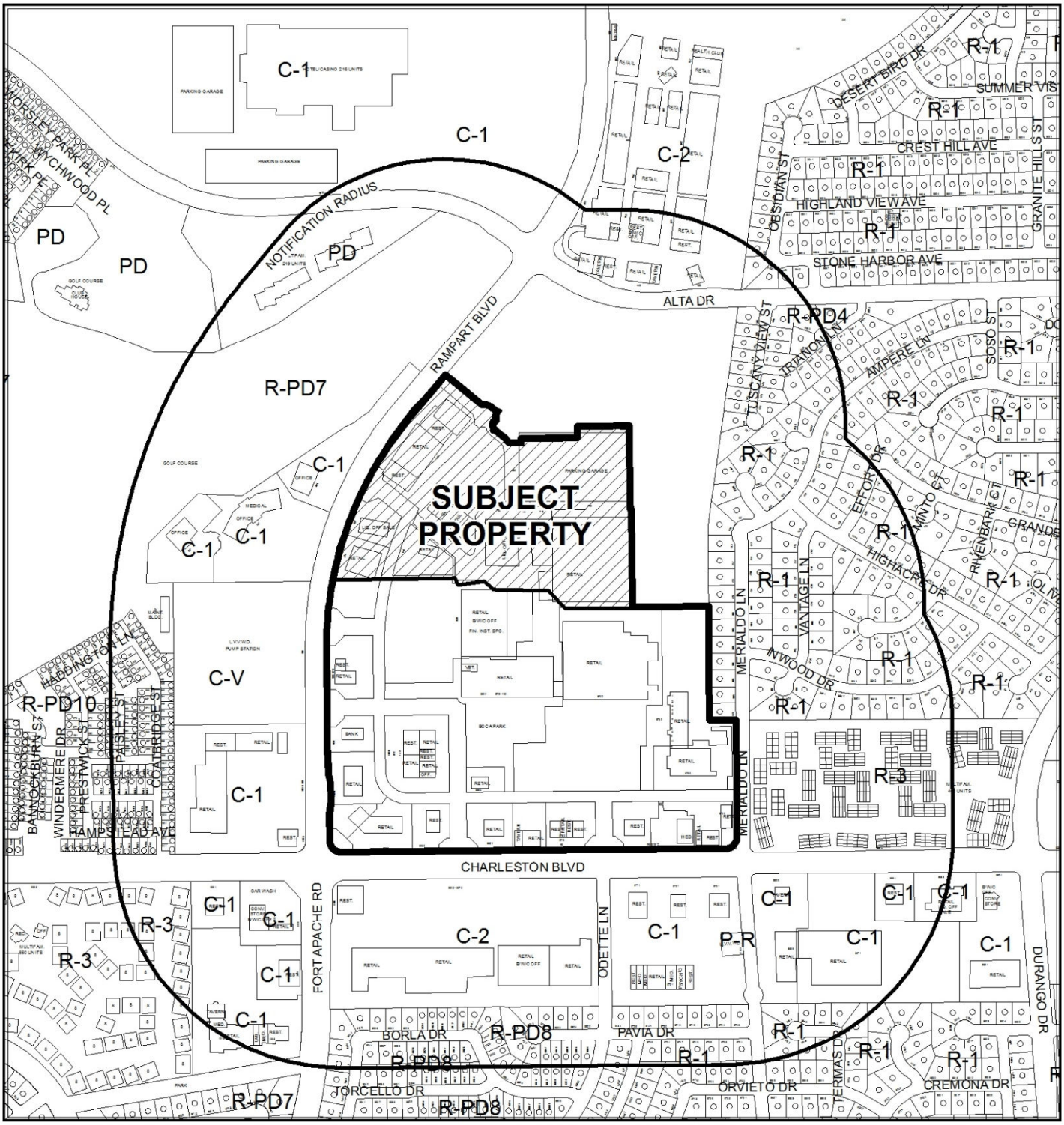
SUBJECT:
MSP-50845 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: NEW BOCA SYNDICATIONS GROUP, LLC - OWNER: NEW BOCA SYNDICATIONS GROUP, LLC, ET AL - For possible action on a request for a Major Amendment of an approved Master Sign Plan [Z-0012-98(3)] FOR AN EXISTING SHOPPING CENTER on the east side of Rampart Boulevard, approximately 1,250 feet north of Charleston Boulevard (APNs 138-32-312-005 and 011; and a portion of 138-32-412-029), PD (Planned Development) Zone, Ward 2 (Beers) [PRJ-50448].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

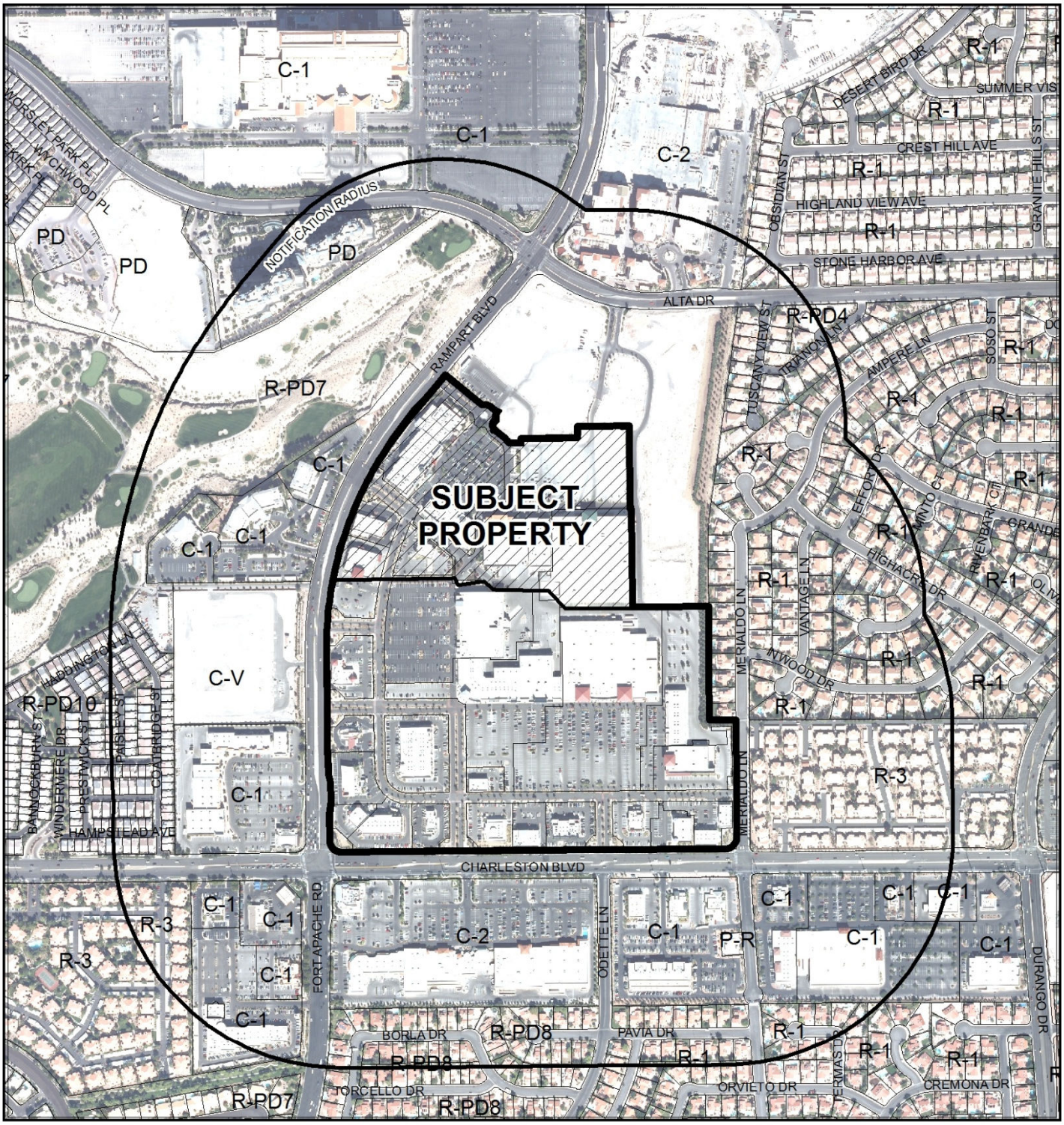
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for Z-12-98(3)
5. Master Sign Plan
6. Photos
7. Justification Letter



CASE: **MSP-50845 (PRJ-50448)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: **MSP-50845 (PRJ-50448)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50845 APN: 138-32-312-005 & 0011

Name of Property Owner: New Boca Syndications Group, llc

Name of Applicant: New Boca Syndications Group, llc

Name of Representative: James Grindstaff

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: Jeffrey P. Dragovich sec of Managing member

Subscribed and sworn before me

This 22nd day of August, 2013

_____

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

PRJ-50448
08/22/13

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50845 APN: 138-32-312-005 & 0011

Name of Property Owner: New Boca Syndications Group, llc

Name of Applicant: New Boca Syndications Group, llc

Name of Representative: James Grindstaff

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: Jeffrey P. Dragovich sec of Managing member

Subscribed and sworn before me

This 22nd day of August, 2013

_____

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

PRJ-50448
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Major)

Project Address (Location) 730-750 South Rampart Blvd.

Project Name Boca Fashion Village **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-312-005 & 011 **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing PD proposed PD

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 14.68 **Lots/Units** 1 **Density** N/A

Additional Information Existing Shopping Center

PROPERTY OWNER New Boca Syndications Group, llc **Contact** Jeff Dragovich

Address 9440 W. Sahara Ave #240 **Phone:** (702) 430-5801 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address Jeff.Dragovich@TripleFive.com

APPLICANT New Boca Syndications Group, llc **Contact** James Grindstaff

Address 9440 W. Sahara Ave #240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address James.Grindstaff@TripleFive.com

REPRESENTATIVE New Boca Syndications Group, llc **Contact** James Grindstaff

Address 9440 W. Sahara Ave #240 **Phone:** (702) 275-2322 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address James.Grindstaff@TripleFive.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Jeffrey P Dragovich

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

Print Name Jeffrey P Dragovich sec of Manager member

Subscribed and sworn before me

This 22nd day of AUGUST, 20 13.

Bradley Y. Baniaga

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

FOR DEPARTMENT USE ONLY

Case #	MSP-50845
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

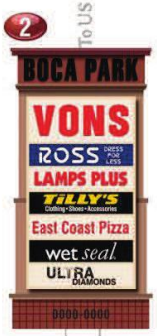
*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

PRJ-50448 08/21/13

Revised 10/27/08

f:\depot\Application Packet\Application Form.pdf



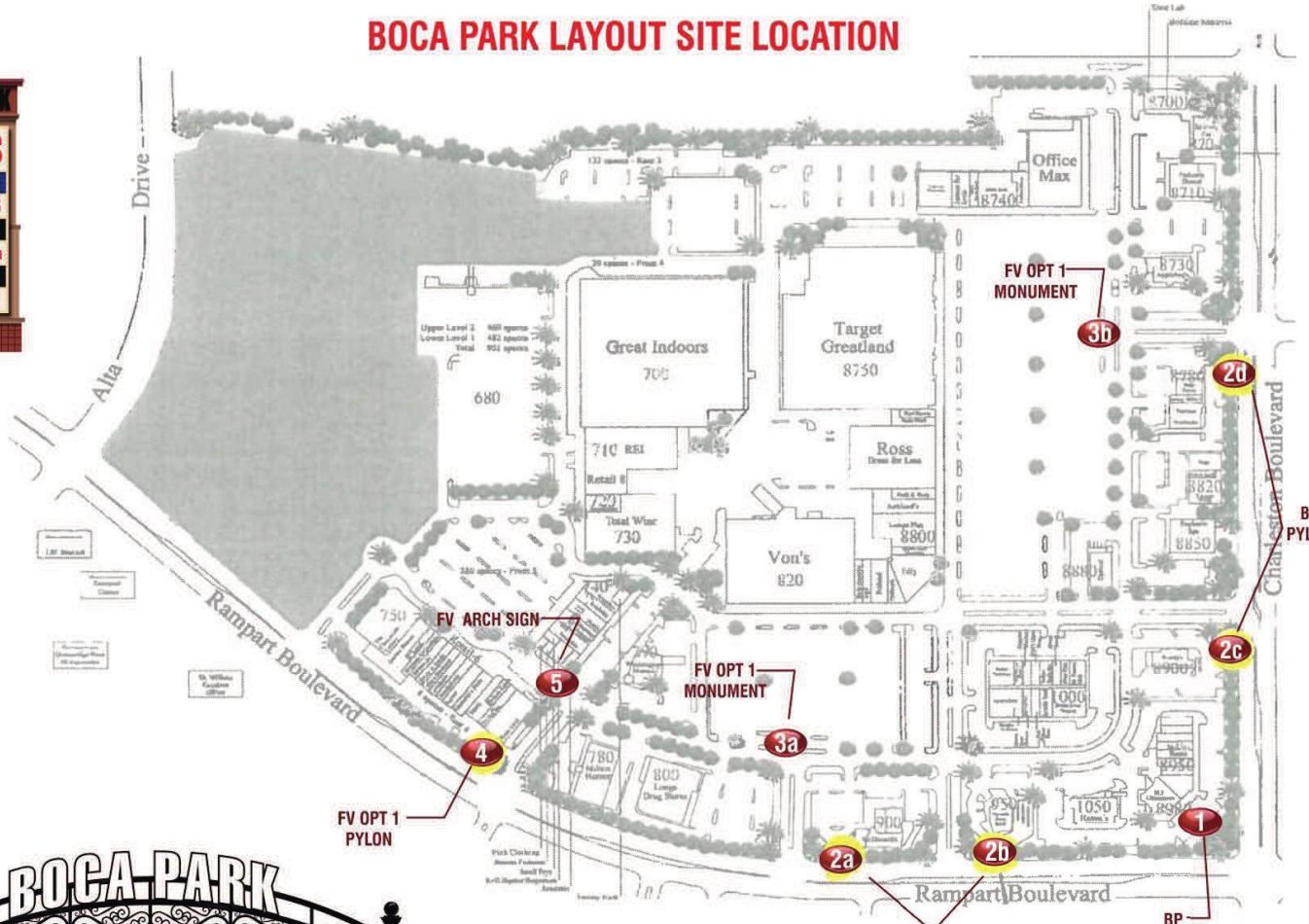








BOCA PARK LAYOUT SITE LOCATION



PRJ-50448
08/22/13

SITE PLAN SIGN LOCATION
SCALE: N.T.S.

BOCA PARK
900 S. RAMPART

SITE PLAN SIGN LOCATION

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor licensed category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15662A
DATE	09.27.12
DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
SITE

MSP-50845



PRJ-50448
08/22/13

FV 6 ENTRY ARCHWAY CONCEPTUAL ONLY NOT FOR CONSTRUCTION
SCALE: 3/16"=1'-0"

336 Total Sq Ft

BOCA PARK FASHION VILLAGE: (2 SETS REQ'D)
FABRICATED PRE-COAT BLACK ALUMINUM RETURNS.
WHITE ACRYLIC FACE – 1" BLACK TRIM CAP EDGE
ILLUMINATED w/ LUXEMBRIGHT WHITE 9000K LED's.
NOTE: OVERSIZE PANEL TO BACK BEHIND "BOCA PARK"
LETTERS PAINTED SEMI-GLOSS BLACK.

DECOR ROUND POLES:
PAINT SEMI-GLOSS BLACK
BASE & CAPS TO BE SQUARE IN SHAPE PAINTED
SEMI-GLOSS BLACK

DECOR SCROLLS / SUPPORT TUBE RACEWAY:
SQ. TUBE ARCH FRAME - PAINTED BLACK (SEMI-GLOSS)
w/ FLAT CUT OUT ¼" ALUMINUM SCROLL WORK
PAINTED BLACK (SEMI-GLOSS)

DECOR LAMPS & BALLS:
OPTIONAL OR T.B.D. BY CUSTOMER
ON STYLE OF LAMP FIXTURE.



EXISTING ELEVATION

BOCA PARK
900 S. RAMPART

S/F ARCHWAY SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
1630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
NV CONTRACTOR LICENSE #42776

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"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO. 15662A
DATE 03.27.12
DRAWN DERRICK
SALES DAVID S. / BRANDON S.
FILE NAME BOCA PARK REFRESH ON EL ADOBE SIGNS 6 CER
PLOTS

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
006

MSP-50845



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08/22/13

NEW D/F PYLON SIGN (AFTER)
SCALE: 1/8"=1'-0"



EXISTING D/F PYLON SIGN (BEFORE)
SCALE: N.T.S.



FV MANUFACTURE & INSTALL NEW D/F PYLON SIGN
SCALE: 3/16"=1'-0" **TOTAL (1) REQ'D.**

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

NOTE: ALL COLORS FOR SIGN TO BE PROVIDED BY CUSTOMER.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

DECOR SCROLLS / SUPPORT TUBE RACEWAY:
SQ. TUBE ARCH FRAME - PAINTED BLACK (SEMI-GLOSS)
w/ FLAT CUT OUT ¼" ALUMINUM SCROLL WORK
PAINTED BLACK (SEMI-GLOSS)

BOCA PARK FASHION VILLAGE: (2 SETS REQ'D)
FABRICATED PRE-COAT BLACK ALUMINUM RETURNS.
WHITE ACRYLIC FACE – 1" BLACK TRIM CAP EDGE
ILLUMINATED w/ LUXEMBRIGHT WHITE 9000K LED's.

LED AREA:
6p3 16 MM FULL COLOR – 110 X 264 – 5'-8" X 15'-3"

TENANT AREA:
WHITE ACRYLIC FACE OVERLAY w/ 3M FAWN #220-99 VINYL
FOR BKGD – H-TRACK DIVIDER BARS PAINT TO MATCH RETAINERS
T-12 FLUORESCENT LAMPS ILLUMINATION
NOTE: TENANT FACES INDIVIDUAL PANELS
(TENANT VINYL COPY TO BE DETERMINED)

METAL POP-OUT RETAINER:
PAINT T.B.D.

METAL CABINET:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

DECOR ROUND POLES:
PAINT SEMI-GLOSS BLACK
BASE & CAPS TO BE SQUARE IN SHAPE PAINTED
SEMI-GLOSS BLACK

DECOR LAMPS & BALLS:
OPTIONAL OR T.B.D. BY CUSTOMER
ON STYLE OF LAMP FIXTURE.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BASE:
SAND FINISH TEX-COTE PAINT T.B.D. & SCORE LINES
FOR TILE EFFECT.

RANGE ADDRESS NUMBER:
¼" F.C.O. ALUMINUM PAINTED SEMI-GLOSS BLACK

515 Total Sq Ft
102 EMU Sq Ft

BOCA PARK
900 S. RAMPART

D/F PYLON SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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NV CONTRACTOR LICENSE #42778
THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.
The signage indicated on this design is fabricated to meet UL requirements and will be installed according to UL guidelines.

JOB NO. 15662A
DATE 09.27.12
DRAWN DERRICK
SALES DAVID S. / BRANDON S.
FILE NAME BOCA-PARK-FASHION-VILLAGE-15662A.CDR
FOLDER

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
005

MSP-50845

Shops at Boca Park
And the
Boca Park Fashion Village

Master Sign Plan

Prepared by

Perlman Architects, Inc.

555

TRIPLE FIVE DEVELOPMENT CORPORATION

And

Charleston Association, LLC

February 7, 2001
Rev. April 6, 2001

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08/22/13

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Shops at Boca Park
Master Sign Plan Design Criteria
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EXHIBITS

1 Sign Review Application
2 Site Plan
3 Vicinity Map
4 Location Map
5 Sign Location Map
6 Pylon Sign
7 Monument Sign
8 Wall Sign Allowable Square Footage

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INTRODUCTION

The intent of this Master Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment.

The criteria set forth herein are established to facilitate orderly sign development while meeting the community's goal for appearance and safety. No signage shall be constructed or erected prior to the approval of the Boca Park ARC and the City of Las Vegas. The occupant or its sign contractor at their expense, upon demand by Developer or Developer's agent, shall remove any signs erected prior to or outside the approval perimeters of the Boca Park ARC approval letter.

Exceptions to these standards shall be reviewed by, and made only with the approval of the Developer or Developer's agent. These standards, however, have been set forth as criteria, based upon our field experience and deviations will generally result in serious inequities between Occupants. Accordingly, the Developer must and does retain full rights of approval on any signs used in the Shops at Boca Park, independent of and/or prior to review and approval by the City of Las Vegas, Nevada.

This Master Sign Plan contains restrictions regulating the construction and maintenance of all signs within the Shops at Boca Park and is enforceable in courts of law. They are subject to interpretation by the Developer. Developer may amend or augment the Design Criteria, set forth in Section 4 below, to meet specific site or temporal requirements of any sign consistent with the basic objectives of this program:

1.0 Conformance: Any sign erected, placed, established, relocated, painted, created or maintained in the City of Las Vegas and, in particular the Shops at Boca Park shall conform to all standards, procedures, exemptions, and all other requirements of the "City of Las Vegas Zoning Code" henceforth referred to as "Zoning Code."

2.0 Regulations: The Design Criteria and this Master Sign Plan are intended to conform to all applicable standards of the Codes. Any requests for exceptions or variances to the laws and regulations, or standards adopted by the City must be submitted to the appropriate agency of the City according to the established procedures for the granting of such exceptions. Neither the Developer nor its Architect assumes responsibility through Sign Review, as detailed in Section 5 below, to check for compliance with local codes or ordinances. Sign Review is intended to ensure that the signs meet the intent of this Master Sign Plan for the Shops at Boca Park.

3.0 Definitions: Words and phrases used in this Master Sign Plan shall have the meaning set forth in Section 3 and the "Zoning Code."

3.1 Developer: Developer shall mean Charleston Associates, LLC, an affiliate of Triple Five Nevada Development Corporation, 9510 W. Sahara Ave., Suite 200, Las Vegas, NV 89117, (702) 242-6937.

3.2 Architect: "Architect" shall mean Perlman Architects, Inc., Attention: James Grindstaff,

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2230 Corporate Circle, Suite 200, Henderson, NV 89014, (702) 990-9900, unless otherwise specified.

3.3 City: "City" shall mean City of Las Vegas, Nevada, 731 S. Fourth St., Las Vegas, NV 89101.

3.4 Occupant: "Occupant" shall mean any person or persons, including Developer, in rightful possession of a building or parcel, or a portion thereof, either owned or leased located at the Shops at Boca Park.

3.5 Shops at Boca Park shall mean that certain real property located in the City at the southeast comer of Alta Drive and Rampart Boulevard, comprising of approximately 42 acres of approved mixed use and being developed by the Developer.

3.6 Shops at Boca Park A.R.C. shall mean the Shops at Boca Park Architectural Review Committee.

DESIGN REVIEW AND APPROVAL PROCESS

4.0 Design Criteria

4.1 Parapet / Wall Signs

4.1.1 Signs shall consist of sheet metal, individual block or script letters, mounted flush on building fascia, indirectly illuminated with neon tubing, utilizing rows of neon as recommended by industry standards. Reverse channel letters, halo lit with neon and pegged out from fascia are acceptable. No wall cabinets will be accepted without the specific written approval of the Boca Park ARC.

4.1.2 Letter returns to be 5" in depth: returns and backs of 24-gauge paint grip sheet metal (no channelume or similar material).

4.1.3 Translucent plastic faces shall be 3/16" Plexiglas. Vinyl film to be 3M or equivalent.

4.1.4 Plastic faces to be trim capped with ¾" material.

4.1.5 All wiring shall be in conduit and transformers shall be housed in louvered sheet metal transformer boxes behind fascia wall. There shall be no exposed wiring or raceways on building fascia.

4.1.6 Following signs are prohibited:

Animated, flashing action and blinking of any kind
A-frame
Portable
Signs, which emit noise, produce odor, smoke, fire or such emission

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4.1.7 All fasteners shall be made on non-corrosive material.

4.1.8 Minimum height of individual or script letters shall be:

a) 12" minimum, 36" maximum at multi-tenant buildings
b) 12" minimum, 48" maximum at pad buildings
c) To be determined for major Occupant

4.1.9 In all instances, the maximum length of Occupant signage for in-line shops shall not exceed 75% of the frontage of such Occupant's suite, or be less than 40% of the frontage of such Occupant's suite. Occupant signs must be centered horizontally on the suite frontage. The total square footage of allowable signage shall be determined by the lineal footage (LF) of each eligible side of the tenant space, (See Exhibit 5 for sign eligibility by tenant space.) times the multiplier (see exhibit 9 for multiplier.) i.e. if a tenant has 20 LF of storefront and is allowed 4.0 sf of signage per LF the formula is 20 x 4.0 = 80 sf of signage. For increase building height above 30 feet (in increments of 10 feet) the multiplier is increased by 35% I.e. 40 foot high building will gain a 30% increase in the multiplier from 4.0 to 5.4 thus, increasing the allowable sign square footage per 20 LF to 108 sf. (5.4 x 20 = 108).
NOTE: This formula is calculated on a side-by-side basis, no "left over" square footage may be "added" to any other eligible side to increase that sides square footage over the maximum allowed. **This is not an aggregate formula.**

4.1.10 Building signage may be placed on one, two or three sides of any building (with Shops at Boca Park A.R.C. approval and by specific agreement with the Developer) provided that all sides are being used/leased by the Occupant requested the signage. The ability to have three sided signage would be dependent on the Occupant being an end unit suite on any specific building.

4.1.11 The use of corporate logos are encouraged, however, the use of logos, there design and colors must be, proven to the satisfaction of the Boca Park ARC, to be attractive, compatible and complementary to all architectural components (including other signage) the signage will effect. Due to the "Village" nature of Boca Park signs deemed appropriate in one location may not be acceptable in another location. This may even apply to side-by-side tenants. This determination will be made at the sole discretion of the Boca Park ARC.

4.2 Suite Identification Numbers

4.2.1 As required by the City building code, suite numbers will be placed in a window to the right of the main entrance door. Numbers will be 3" white vinyl with top edge numbers of 3' down from top of window.

4.3 Pylon Signs and Monument Signs

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4.3.1 Subject to written agreement with Developer, a limited number of Occupants may be permitted to install signage panel(s) upon the pylon signs or monument signs, if any, at the Shops at Boca Park. Proposed pylon or monument signage shall be submitted to the Shops at Boca Park A.R.C. for its review and approval. Nationally recognized businesses may, with the written agreement of the Developer and the Shops at Boca Park A.R.C., utilize their corporate logos upon their sign panels; otherwise, Occupant pylon or monument sign panels shall use standard Helvetica capital letters.

4.4 Building Signage

4.4.1 In-Line Building Signage: Occupants are permitted two signage faces, one on the front of the store and one on the rear of the store. Occupants on end-cap are permitted three signage faces.

4.5 Temporary Signs

4.5.1 A temporary construction sign naming the builder architect, etc. is allowed, subject to the time limits of construction, but not longer than 6 months, and shall not exceed 16 square feet.

4.5.2 Temporary signs/banners may be used to announce the arrival/opening of a new Occupant. These signs shall be in place no longer than 120 days unless a longer time is agreed to by the Shops at Boca Park A.R.C. If signs/banners are left longer than 120 days, the Developer, after a 10 day written notification and absent the prior consent of the Shops at Boca Park A.R.C. may remove signs/banners at such Occupant's expense. The Shops at Boca Park A.R.C. must approve all signs/banners.

5.0 Sign Review

5.1 Sign Improvements Requiring Review: All buildings sign improvements constructed by any Occupant or any other entity within the Shops at Boca Park will require the prior review and approval by the Shops at Boca Park A.R.C. Sign improvements include, but are not limited to wall, monument and window signs.

5.2 Plan Requirements: All plans for sign improvements shall be submitted by the Occupant in accordance with the procedures set forth below. A reputable state licensed sign contractor, architect or other approved designers, shall prepare all plans.

5.3 Application Response Time: After proper submission of all required plans and documents in accordance with the provisions herein, the Shops at Boca Park A.R.C.'s approval or disapproval shall be given, in writing, to the applicant within a reasonable time. The Shops at Boca Park A.R.C. will use its reasonable efforts to complete its review within fifteen (15) calendar days after receipt of a properly completed submittal.

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5.4 Standards of Review: The Shops at Boca Park A.R.C. shall review the design of each

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submission for its commitment to the overall development and adherence to these Design Criteria. The Shops at Boca Park A.R.C. will evaluate the form and placement of signs and other features in terms of scale and harmony. Such design review shall include, without limitations, architectural style, size, massing and proportions of visual sign improvements to the existing sign features and impacts to surrounding stores. More specific requirements and recommendations are detailed throughout this Master Sign Plan. The Architect may, with Developer's consent, exempt applicants from certain guidelines so long as the exemption does not adversely affect the visibility or harmony of other occupants.

5.5 Plan Submittal Procedures: Three copies of sign plans, in color, no larger than 24" x 36", no smaller than 11" x 17" and the appropriate completed application (Exhibit 1) and a check for $50 payable to the Shops at Boca Park A.R.C. shall be delivered to the Shops at Boca Park Architectural Review Committee, c/o Perlman Architects, Inc., 2230 Corporate Circle, Suite 200, Henderson, NV 89014.

5.6 Permit: Following receipt of the Shops at Boca Park A.R.C.'s written approval, the Occupant shall promptly submit, at the Occupant's expense, the Shops at Boca Park A.R.C.-approved sign drawings to the City for approval and issuance of the appropriate permit. The Occupant shall pay for the costs of obtaining the required permits.

6.0 Occupant Responsibilities

6.1 Occupant shall be responsible for informing its sign contractor of the limitations set forth in this Master Sign Plan and Occupant shall be responsible for the compliance by its sign contractor of the restrictions contained herein.

6.2 All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

6.3 Occupant is responsible for the manufacture, complete installation and maintenance of all of its signs. Occupant shall maintain its signs in like-new condition and fully working order, as is consistent with a first class shopping center.

6.4 Occupant's sign contractor shall promptly repair any damage to any portion of the structure and finish caused by their work.

6.5 Occupant shall remove its signage upon vacating its building or suite, and shall restore the surfaces upon which the signs were painted or mounted to their condition prior to occupancy, including repainting the entire surface.

6.6 A fascia sign in compliance with the above criteria shall be installed and operating within thirty (30) days of opening for business.

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6.7 No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety

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or health by reason of design, construction, installation, inadequate maintenance, or dilapidation. Signs that create an unsafe condition, visual distraction, physical barrier or obstruct the view of motor vehicle operators or pedestrians shall not be permitted.

6.8 Signs built and/or installed without the Shops at Boca Park A.R.C.'s and/or City's approval and permit, or contrary to corrections made by the Shops at Boca Park A.R.C. or City, shall be altered to conform to these standards at the Occupant's expense. If Occupant sign has not been brought into conformance within fifteen (15) days after written notice from the Developer or the Shops at Boca Park A.R.C., then Developer shall have the right (but not the obligation) to correct said sign, invoice Occupant for the expense and collect same as additional rent under the terms of Occupant's lease.

7.0 Sign Contractor Responsibilities

7.1 All fabrication and installation to be done by a properly licensed electrical sign contractor.

7.2 Every sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in construction or installation of signs, with minimum policy limits in the amount of $1,000,000. Sign contractor shall furnish evidence of said insurance showing Developer as beneficiary, prior to fabrication or installation.

7.3 Occupant's sign contractor shall completely install and connect sign display.

7.4 Occupant's sign contractor understands and agrees that the Occupant is solely responsible for payments of any kind to the sign contractor and further agrees not to make any claims or liens against the Developer for non-payment.

8.0 Fabrication

8.1 Fascia signs shall be composed of individual or script lettering mounted flush on building fascia. Sign boxes and cans are not permitted. Can style logos in addition to (but not in lieu of) the individual or script lettering will be considered on a case-by-case basis which shall be reviewed and, if acceptable, approved by the Shops at Boca Park A.R.C. (prior to any construction).

8.2 Letters shall be five inches (5") in depth, internally illuminated from within 30ma neon and include one-eighth inch (1/8") or better plastic faces. The Shops at Boca Park A.R.C must approve letter color, type/style and placement.

8.3 No exposed raceways, cabinets, crossovers, conduits, conductors, transformers or other equipment shall be permitted. All wiring shall be in conduit.

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8.4 No labels will be permitted on the exposed surface of signs except those required by

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local ordinance, which shall be applied in an inconspicuous location.

8.5 Location of all openings for conduits in building walls shall be indicated on sign drawings submitted to the Shops at Boca Park A.R.C.

8.6 All fasteners shall be made of non-corrosive material.

8.7 No exposed lamps or tubing outside of the illumination requirements specified herein will be permitted without written approval from the Shops at Boca Park A.R.C.

8.8 No animated, flashing or audible signs will be permitted.

9.0 General Specifications

9.1 It is intended that all finished work be of the highest quality to pass eye level examination and scrutiny by the Developer and the Shops at Boca Park A.R.C.

9.2 All work shall be constructed to eliminate burrs, cutting edges and sharp corners. Ease all corners and edges.

9.3 Finish welds on exposed surfaces to be imperceptible in the finished work.

9.4 Except at indicated or directed otherwise, finish all surfaces smooth. Surfaces, which are intended to be flat, shall be without bulges, oil canning, gaps or other physical deformities.

9.5 Surfaces, which are intended to be curved, shall be smoothly free flowing to required shapes.

9.6 Except where approved by the Shops at Boca Park A.R.C. conceal all fasteners.

9.7 Make access panels tight fitting, light proof, waterproof and flush with adjacent surfaces.

9.8 Conceal all identification labels and UL labels inside sign, including any insignias, decals or other manufacturer's marks.

9.9 Carefully follow manufacturer's recommended fabricating procedures regarding the expansion and contraction, the fastening and the restraining of acrylic plastics.

9.10 Sign contractors shall exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.

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9.11 Isolate dissimilar materials. Sign contractors shall exercise particular care to isolate nonferrous metals from ferrous metals.

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9.12 Position illuminating elements within internally lighted signs at such spacing as will assure uniform light distribution across the portion of the sign faces intended to be illuminated. Sign faces, which exhibit "hot spots", will be unacceptable unless such "hot spots" are intended to be integral design features of the signs.

9.13 Provide disconnect switches for all illuminated signs in accordance with electrical code requirements. Locate disconnect and on/off switches in an accessible location, out of sight.

9.14 All Occupant signage and lighting must on and operating during hours prescribed by the Developer to ensure a cohesive, consistent, illuminated look for all parts of the Shops at Boca Park during all hours.

9.15 Provide timer and light sensor switch for all neon and illuminated signs. Locate switches in an accessible location, out of sight. Verify location of power provided by others prior to sign fabrication.

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Agreement as of the _____ day of _____, 2001.

CHARLESTON ASSOCIATES, LLC

By_____

By_____

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

On the _____ day of _____, 2001, personally appeared before me, the undersigned notary public, personally known (or proved) to me to be the person who acknowledged to me that (s)he executed the above instrument, as Managing Partner of TRIPLE FIVE NEVADA DEVELOPMENT.

PRJ-50448
08/22/13

Perlman Architects, Inc.

Sign Review Application
Shops at Boca Park
Exhibit 1

To: Shops at Boca Park Architectural Review Committee
2230 Corporate Circle, Suite 200
Henderson, NV 89014

Owner/Tenant Information

From: Owner/Tenant

Pad/Bldg. & Suite No.:

Owner/Tenant Address City/State/Zip Code

Contact Person Information

Name/Address Phone No. Fax No.

Sign Company

Name/Address Phone No. Fax No.

Review Criteria

Every application presented to the Boca Park A.R.C. is given full and careful review, with consideration given for the Sign and requested amenities. Each submission is judged on its own merit. What may be acceptable for one submittal, lot or pad, may not be acceptable to another.

Approval of plans is based on many factors. One of the most important factors is the relationship to the neighboring signs. Previously approved signs may impact the location and signs submitted at a later date. This document is fluid, and is subject to changes that the Owner an/or their representatives feel will enhance the appearance of the center in relationship to signage. It is intended solely for establishing and upholding the desires of the Owner, their representatives and all applicable codes in the City of Las Vegas.

Please include a check made out to the "Boca Park A.R.C." in the amount of $50.00 (fifty dollars) to partially cover the expenses incurred during the review of this sign package.

The Boca Park A.R.C. will issue a letter of approval/revision within 10 working days after the receipt of the application, check and appropriate exhibits.

The review of Boca Park A.R.C. is final, unless appealed by the applicant to the Boca Park A.R.C. within 21 days after the letter of approval/denial is issued.

Please enclose the following exhibits:

(1) Signed application
(2) Check in the amount of $50.00 made out to "Boca Park A.R.C."
(3) Color elevations of the signage, all sides. (No smaller than 11" x 17", no larger than 24" x 36").

- If wall mounted signage, it must be superimposed to scale on the elevation of the building with vertical and horizontal dimensions shown.
- If for a tenant on the pylon sign, please dimension the horizontal and vertical extents of the panel.
- If for monument sign, please supply cabinet and sign panel elevations with cut sheets.
- All exhibits must include material and finish call-outs.

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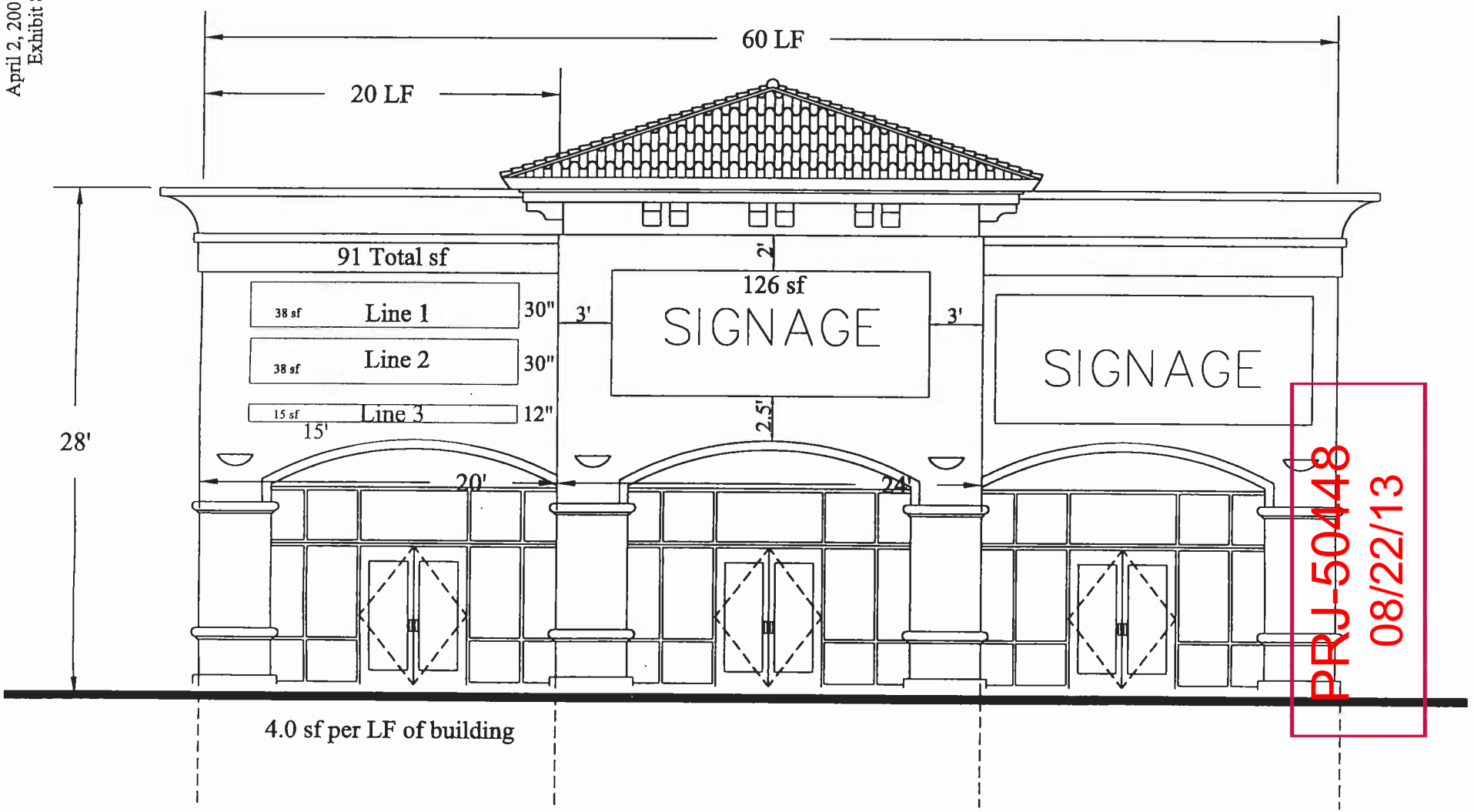
By signing below the applicant acknowledges that they have reviewed and understand the Master Sign Plan for Boca Park.

Signature:

Applicant Signature _____ Date _____

MSP-50845

April 2, 2001
Exhibit 8



PRJ-50448
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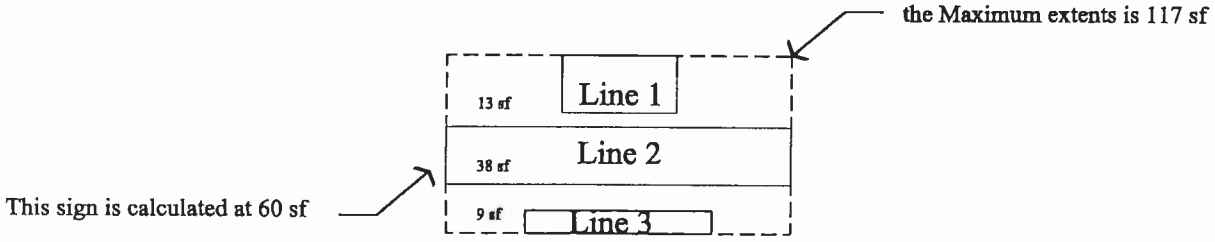
Note: All square footage shall be determined by measuring the smallest extents of each row of signage, not by a maximum extents. See example below.



Perlman
PERLMAN ARCHITECTS, INC.
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89014
702.990.9900 702.932.3222 fax

March 28, 2001
Scale 1/8" = 1'

MSP-50845

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE



April 19, 2001

Mr. Stacy Rush
Triple Five Nevada Development Corporation
9510 West Sahara Avenue, Suite 200
Las Vegas, Nevada 89117

RE: Z-0012-98(3) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 18, 2001

Dear Mr. Rush:

The City Council at a regular meeting held April 18, 2001, APPROVED the request for a Master Sign Plan Review for property located at the southeast corner of the intersection of Alta Drive and Rampart Boulevard (Boca Park, Phase III) (APN: 138-32-412-019, PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2001. This approval is subject to:

Planning and Development

1. Amend the Master Sign Plan Development Standards to allow a maximum of 20% any suite frontage to be used for wall signage, with the exception of the Great Indoors Big Box Retailer.

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services
Land Development Services

Mr. Barry Bender
Triple Five Nevada Development Corp.
9510 W. Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

Mr. James Grindstaff
Perlman Architects
2230 Corporate Circle, Suite #200
Henderson, Nevada 89014

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

8112-012-11/00

PRJ-50448
08/22/13

MSP-50845

New Boca Syndications Group, LLC

City of Las Vegas
Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

August 22, 2013

RE: Master Sign Plan (Major)

On behalf of the applicant New Boca Syndications Group, LLC please accept this application for a Major Modification to the Master Sign plan (MSP).

The center is generally located at the Southeast corner of Rampart Boulevard and Alta Drive on approximately 14.68 acres.

This center was originally approved under application Z-12-98. Additional modifications were made under Z-12-98(3). Over 2 dozen related applications have been process since the original approval in 1998.

We are requesting the following modification to the Development Plan

1. Removal of the face of (1) existing pylon signs along Rampart Boulevard. The existing pole and foundation will be used in the re-construction of the pylon sign.
2. Construction of (1) new arch sign on an internal road.

Attached with this application is a color site plan showing the location of the existing pylon sign and the new arch.

Sincerely,

James Grindstaff
Vice President,
Planning & Development

TELEPHONE (702) 430-5800 • FAX (702) 430-5810
9440 W. SAHARA AVE SUITE 240 • LAS VEGAS, NEVADA 89117

PRJ-50448
08/22/13

MSP-50845

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

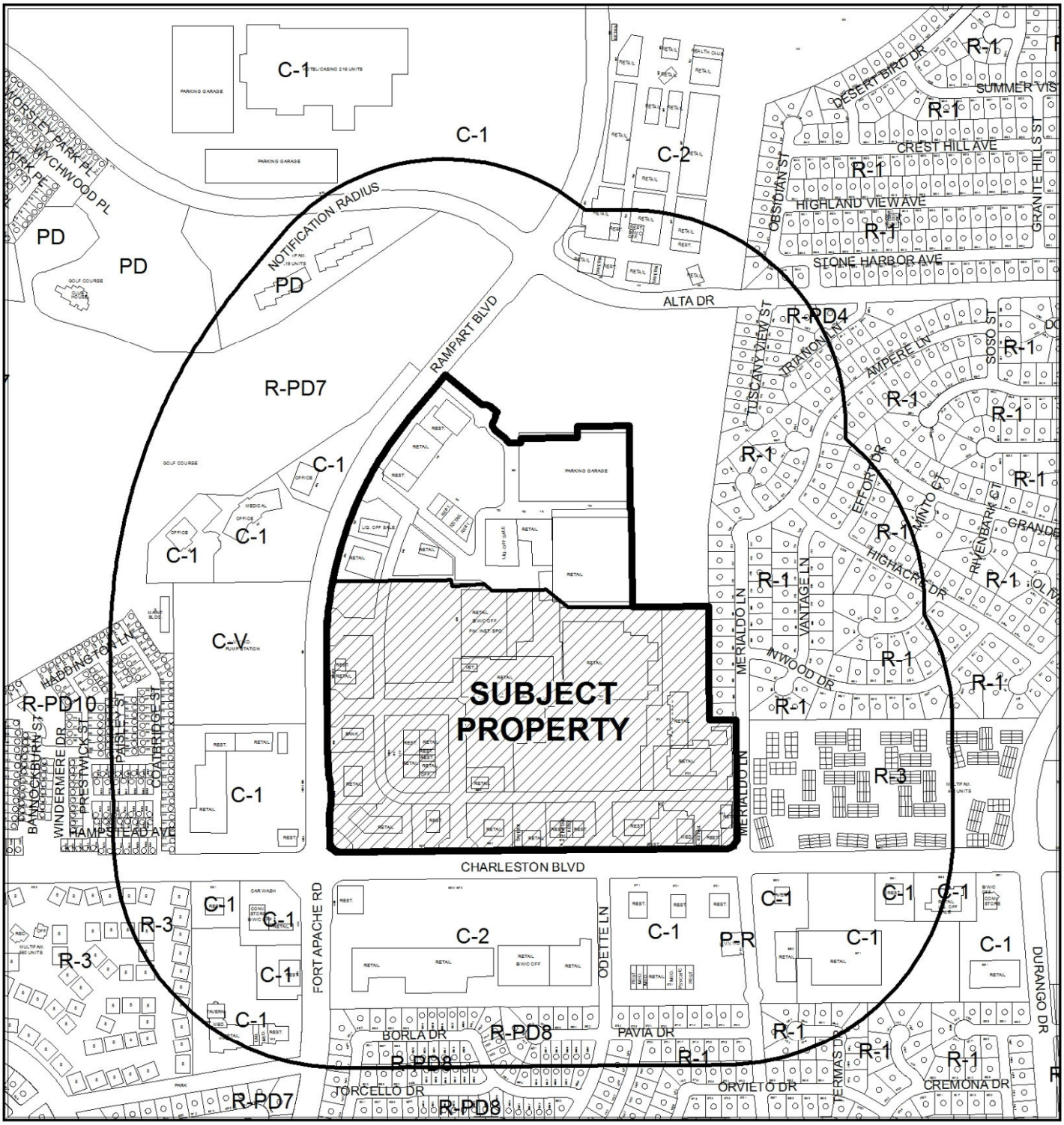
SUBJECT:
MSP-50849 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: BOCA PARK MARKETPLACE LV, LLC - OWNER: BOCA PARK MARKETPLACE LV, LLC, ET AL - For possible action on a request for a Master Sign Plan FOR AN EXISTING SHOPPING CENTER at the northeast corner of Charleston Boulevard and Rampart Boulevard (APNs 138-32-412-018, 027, and 031; 138-32-818-005; and a portion of APN 138-32-412-029), C-1 (Limited Commercial) Zone, Ward 2 (Beers) [PRJ-50443].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

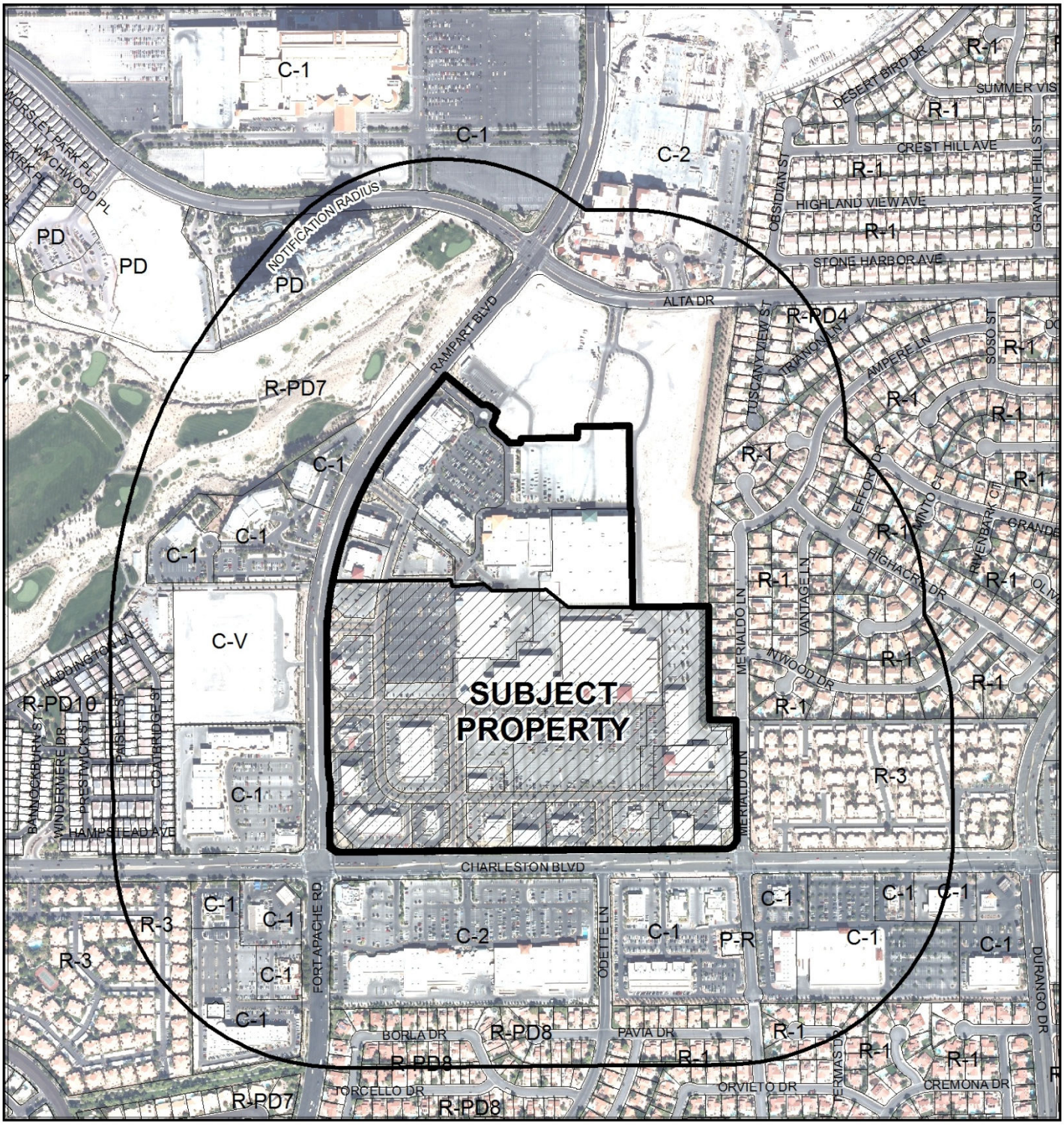
BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Master Sign Plan
6. City Council Approval Letter for Z-30-92(5)
7. City Council Approval Letter for Z-30-92(7)
8. Justification Letter



CASE: **MSP-50849 (PRJ-50443)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **MSP-50849 (PRJ-50443)**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: MSP-50849 APN: 138-32-412-029

Name of Property Owner: Boca Park Marketplace LV, LLC

Name of Applicant: Charleston Associates, LLC

Name of Representative: James Grindstaff

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: Jeffrey P. Dragovich, sec of managing member

Subscribed and sworn before me

This 22nd day of August, 2013

_____

Notary Public in and for said County and State

BRADLEY Y. BANIAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

PRJ-50443
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Major)

Project Address (Location) NEC Charleston and Rampart

Project Name Boca Market Place **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-412-018,027,029,031,& 818-005 **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 47.30 **Lots/Units** N/A **Density** N/A

Additional Information existing Shopping center

PROPERTY OWNER Boca Park Marketplace LV, LLC **Contact** Jeff Dragovich

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address jeff.dragovich@triplefive.com

APPLICANT Boca Park Marketplace LV, LLC **Contact** James Grindstaff

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address james.grindstaff@triplefive.com

REPRESENTATIVE Boca Park Marketplace LV, LLC **Contact** James Grindstaff

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address james.grindstaff@triplefive.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name Jeffrey P Dragovich Sec of Manager member

Subscribed and sworn before me

This 22ND day of AUGUST, 20 13.

_____

Notary Public in and for said County and State

BRADLEY Y. BANTAGA
Notary Public
State of Nevada
APPT. NO. 10-3289-1
My App. Expires 9-17-14

FOR DEPARTMENT USE ONLY

Case #	MSP-50849
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PR-50443
08/22/13

Revised 10/27/08

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DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Master Sign Plan (Major)

Project Address (Location) NEC Charleston and Rampart

Project Name Boca Market Place **Proposed Use** General Retail

Assessor's Parcel #(s) 138-32-412-029 **Ward #** 2

General Plan: existing SC proposed SC **Zoning:** existing C-1 proposed C-1

Commercial Square Footage N/A **Floor Area Ratio** N/A

Gross Acres 47.30 **Lots/Units** N/A **Density** N/A

Additional Information existing Shopping center

PROPERTY OWNER Charleston Associates, LLC **Contact** Martin Walrath

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5800 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address martin.walrath@triplefive.com

APPLICANT Charleston Associates, LLC **Contact** Jeff Dragovich

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5811 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address jeff.dragovich@triplefive.com

REPRESENTATIVE Charleston Associates, LLC **Contact** James Grindstaff

Address 9440 W. Sahara Ave # 240 **Phone:** (702) 430-5831 **Fax:** (702) 430-5810

City Las Vegas **State** Nevada **Zip** 89117

E-mail Address james.grindstaff@triplefive.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Martin Walrath

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

Print Name Martin Walrath

Subscribed and sworn before me

This 21st day of August, 20 13.

A Patel

Notary Public in and for said County and State

RATNA R. PATEL
Commission # 2390547
Notary Public, State of New Jersey
My Commission Expires
October 26, 2014

FOR DEPARTMENT USE ONLY

Case #	MSP-50849
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-50443
08/22/13

Revised 10/27/08

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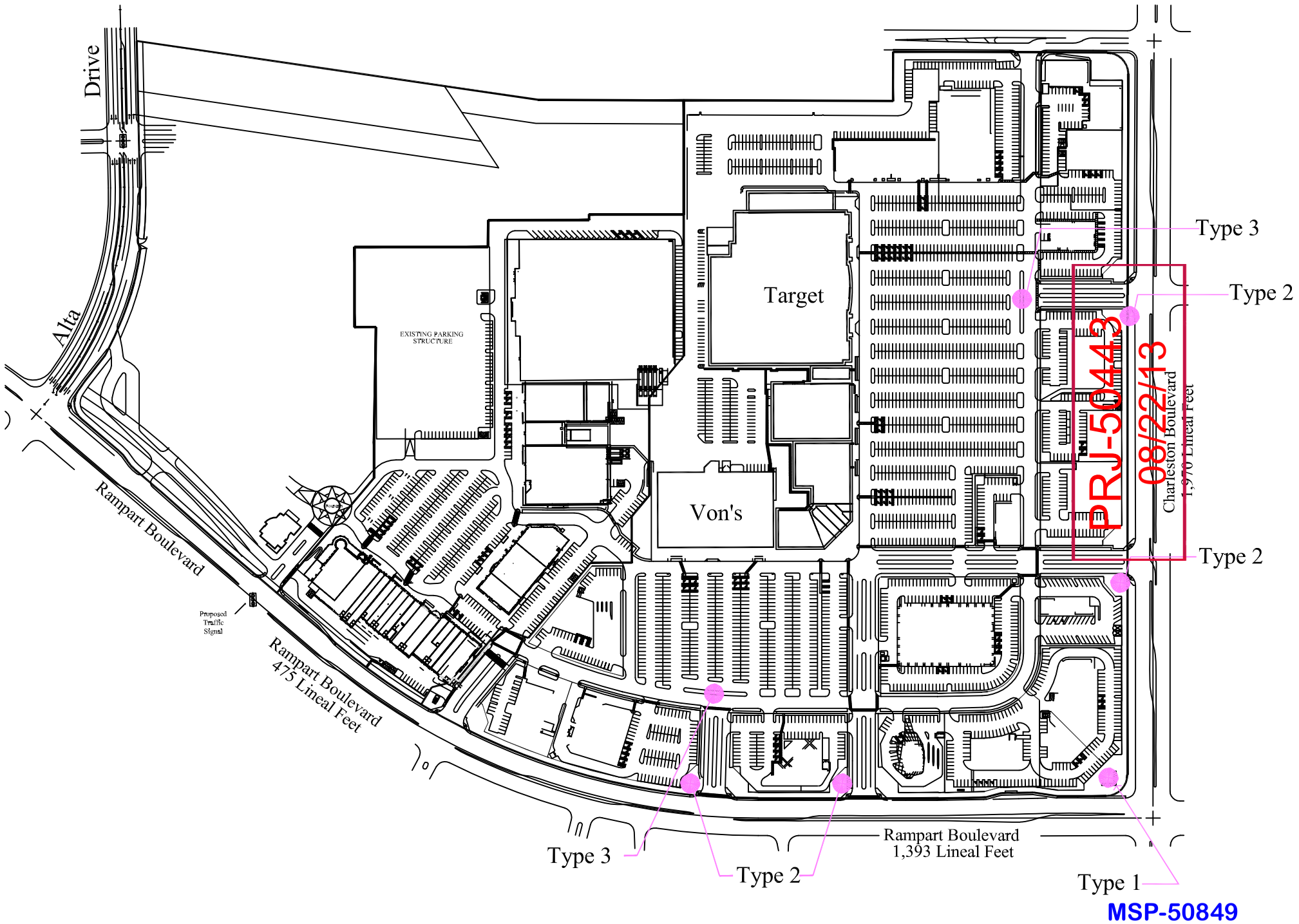

Drive
Alta
Rampart Boulevard
Proposed Traffic Signal
Rampart Boulevard
475 Lineal Feet
EXISTING PARKING STRUCTURE
Target
Von's
Type 3
Type 2
PRJ-50443
08/22/13
Charleston Boulevard
1,970 Lineal Feet
Type 2
Type 3
Type 2
Rampart Boulevard
1,393 Lineal Feet
Type 1
MSP-50849











BOCA PARK LAYOUT SITE LOCATION

SITE PLAN SIGN LOCATION

SCALE: N.T.S.

BOCA PARK
900 S. RAMPART

SITE PLAN SIGN LOCATION

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15662A
DATE	09.27.12
DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

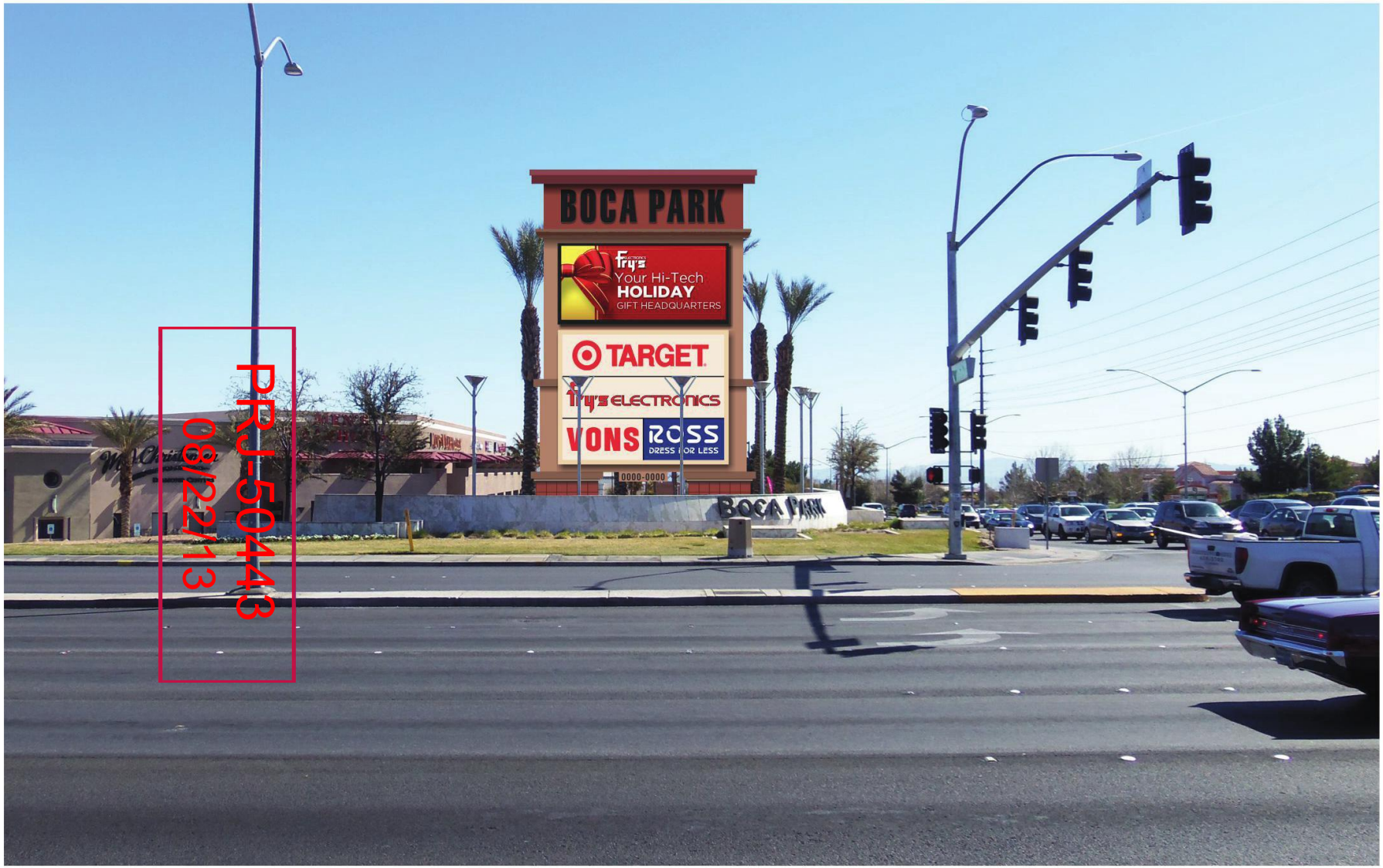
3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 ON	REVISED SIGN PACKAGE

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
SITE

MSP-50849



BP MAIN 1 40' 4-SIDED PYLON SIGN DISPLAY
SCALE: 3/32"=1'-0"

CONCEPTUAL ONLY
SEE PAGE 001E FOR DETAIL

WEST ELEVATION

BOCA PARK
900 S. RAMPART

4-SIDED PYLON SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

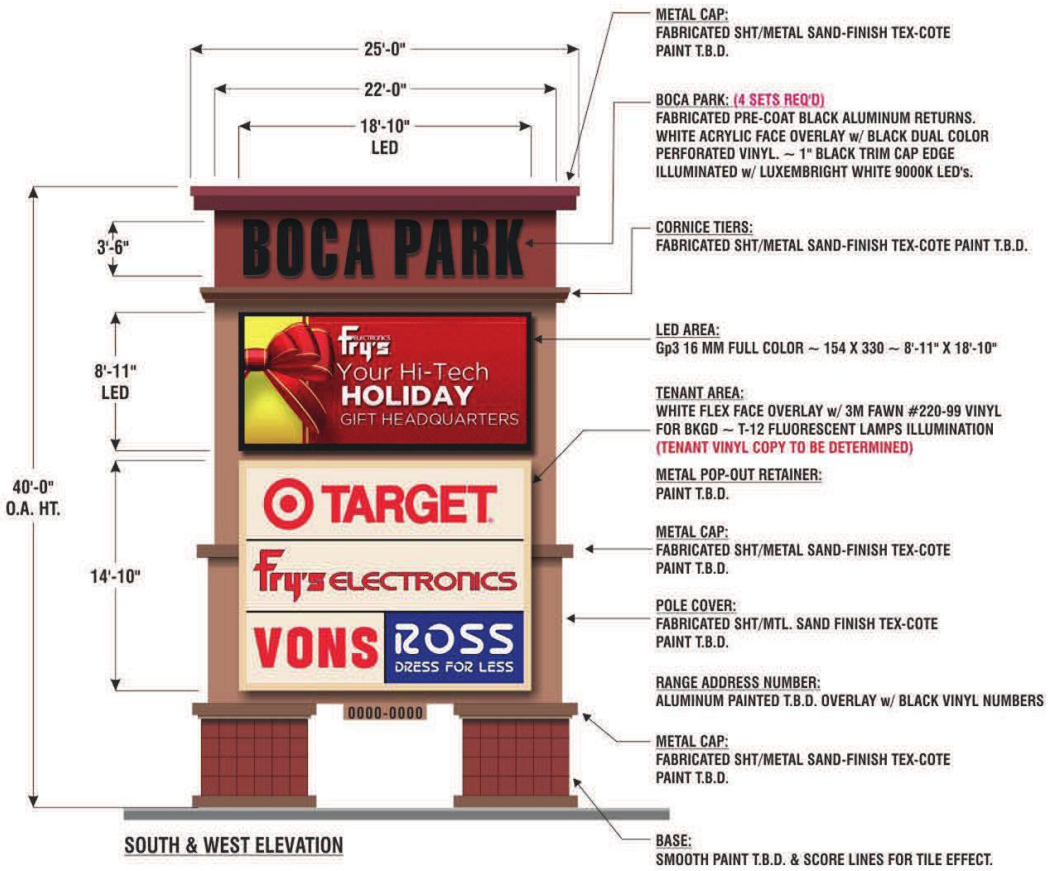
3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE
7-24-13 DN	REVISED to 40' HIGH

FINAL SIGN-OFF

DATE SOLD:	
SALES PERSON:	
DESIGNER:	
CUSTOMER:	

SHEET
001a

MSP-50849



SOUTH & WEST ELEVATION



NORTH & EAST ELEVATION

BP MAIN 1 **40' 4-SIDED PYLON SIGN DISPLAY**

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

TOTAL (1) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

1130 Total Sq Ft
337 EMU Sq Ft

BOCA PARK
900 S. RAMPART

4-SIDED PYLON SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

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NV CONTRACTOR LICENSE #42776

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"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO. 15662A
DATE 09.27.12
DRAWN DERRICK
SALES DAVID S. / BRANDON S.
FILE NAME BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE
7-24-13 DN	REVISED to 40' HIGH

FINAL SIGN-OFF

DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
001e

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PRJ-50443
8/22/13

NEW D/F PYLON SIGN (AFTER)
SCALE: 1/8"=1'-0"



EXISTING D/F PYLON SIGN (BEFORE)
SCALE: N.T.S.



BP2 MANUFACTURE & INSTALL NEW TYP. D/F PYLON SIGN
SCALE: 3/16"=1'-0"
TOTAL (4) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

NOTE: ALL COLORS FOR SIGN TO BE PROVIDED BY CUSTOMER.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BOCA PARK: (2 SETS REQ'D)
FABRICATED PRE-COAT BLACK ALUMINUM RETURNS.
WHITE ACRYLIC FACE OVERLAY w/ BLACK DUAL COLOR
PERFORATED VINYL. ~ 1" BLACK TRIM CAP EDGE
ILLUMINATED w/ LUXEMBRIGHT WHITE 9000K LED's.

CORNICE TIERS:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE PAINT T.B.D.

TENANT AREA:
WHITE ACRYLIC FACE OVERLAY w/ 3M FAWN #220-99 VINYL
FOR BKGD ~ H-TRACK DIVIDER BARS PAINT TO MATCH RETAINERS
T-12 FLUORESCENT LAMPS ILLUMINATION
NOTE: TENANT FACES INDIVIDUAL PANELS
(TENANT VINYL COPY TO BE DETERMINED)

METAL POP-OUT RETAINER:
PAINT T.B.D.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

METAL CABINET:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE PAINT T.B.D.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

RANGE ADDRESS NUMBER:
¼" F.C.O. ALUMINUM PAINTED SEMI-GLOSS BLACK

BASE:
SMOOTH PAINT T.B.D. & SCORE LINES FOR TILE EFFECT.

301 Total Sq Ft

BOCA PARK
900 S. RAMPART

D/F PYLON
SIGN DISPLAY

ALL MEASUREMENTS
MUST BE VERIFIED
PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15662A
DATE	09.27.12
DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
002

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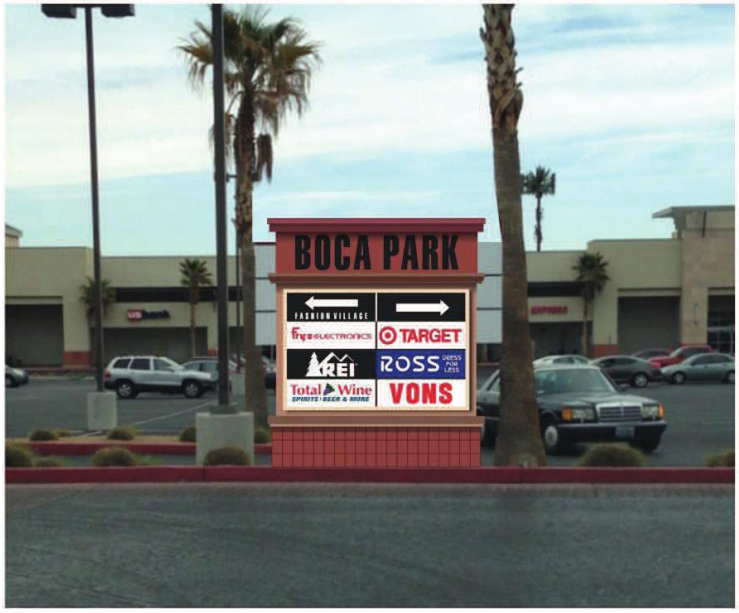
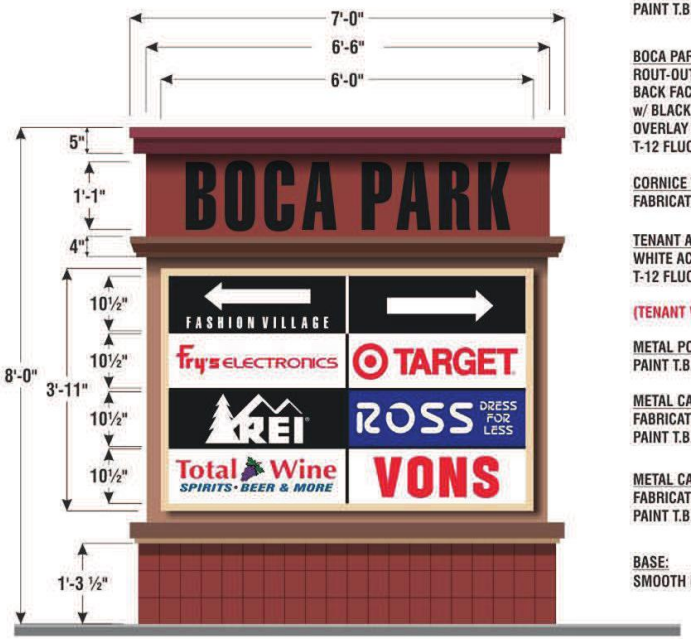


NEW S/F MONUMENT SIGN (AFTER)
SCALE: 1/4"=1'-0"

3A SHOWN
SEE SITE PLAN



EXISTING NON-ILLUM SIGN (BEFORE)
SCALE: N.T.S.



FV 3 MANUFACTURE & INSTALL NEW S/F MONUMENT SIGN
SCALE: 1/2"=1'-0"

TOTAL (2) REQ'D.

NOTE: LOGOS TO BE PROVIDED IF NEEDED BY CUSTOMER

NOTE: ALL COLORS FOR SIGN TO BE PROVIDED BY CUSTOMER.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BOCA PARK FASHION VILLAGE:
ROUT-OUT ALUMINUM FACE SAND-TEXCOTE PAINT T.B.D.
BACK FACE w/ WHITE ACRYLIC FACE OVERLAY "BOCA PARK"
w/ BLACK DUAL COLOR PERFORATED VINYL ~ "FASHION VILLAGE"
OVERLAY w/ BLACK VINYL TO SHOW-THRU WHITE COPY.
T-12 FLUORESCENT LAMPS ILLUMINATION.

CORNICE TIERS:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE PAINT T.B.D.

TENANT AREA:
WHITE ACRYLIC FACE ~ BLACK DIVIDER LINES
T-12 FLUORESCENT LAMPS ILLUMINATION

(TENANT VINYL COPY TO BE DETERMINED)

METAL POP-OUT RETAINER:
PAINT T.B.D.

METAL CABINET:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

METAL CAP:
FABRICATED SHT/METAL SAND-FINISH TEX-COTE
PAINT T.B.D.

BASE:
SMOOTH PAINT T.B.D. & SCORE LINES FOR TILE EFFECT.

29 Total Sq Ft

BOCA PARK
900 S. RAMPART

S/F MONUMENT SIGN DISPLAY

ALL MEASUREMENTS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION
FIELD SURVEY REQ'D

VISION SIGN INC.
6630 Arroyo Springs Street Suite 600
Las Vegas, NV 89113
Phone: 702-895-7474
These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR LICENSE #42776

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"The signage indicate on this design is Fabricated to meet UL requirements and Will be labeled according to UL guidelines"

JOB NO.	15662A
DATE	09.27.12
DRAWN	DERRICK
SALES	DAVID S. / BRANDON S.
FILE NAME	BOCAPARKFASHIONVILLAGE15662A.CDR
FOLDER	

REVISIONS MADE

3-15-13 DN	DESIGN PYLON SIGNS
3-22-13 DN	REVISED SIGN PACKAGE

FINAL SIGN-OFF
DATE SOLD:
SALES PERSON:
DESIGNER:
CUSTOMER:

SHEET
003

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Boca Park Signage	Square Footage Per Each	Total Sq. Ft.
Item 1 - Main Pylon Item 1 - EMU Square Footage	1462 Sq. Ft. 337 Sq. Ft. (Included in O.A. Sq Ft)	1462 Sq. Ft.
Item 2a - Secondary Pylon Item 2b - Secondary Pylon Item 2c - Secondary Pylon Item 2d - Secondary Pylon Item 2 Total	312.5 Sq. Ft. 312.5 Sq. Ft. 312.5 Sq. Ft. 312.5 Sq. Ft.	1250 Sq Ft.
Item 3a - Directory Monument Sign Item 3b - Directory Monument Sign Item 3 Total	33 Sq. Ft. 33 Sq. Ft.	66 Sq. Ft.
Total:		**2,778 Sq. Ft.**

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CHARLESTON AND ASSOCIATES, LLC

Boca Park Market Place

Master Sign Plan

Sophia

7/25/2013

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08/22/13

This master sign plan has been developed for the administration and enforcement of sign criteria as set forth in this Master Sign Plan and in accordance with applicable City of Las Vegas development code City Ordinances.

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Boca Park Market Place
Master Sign Plan Design Criteria
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2 Vicinity/Location Map
3 Pylon Sign
4 Directional Sign

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INTRODUCTION

The intent of this Master Sign Plan is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment.

The criteria set forth herein are established to facilitate orderly sign development while meeting the community's goal for appearance and safety. No signage shall be constructed or erected prior to the approval of the Boca Park ARC, the City of Las Vegas and submittal of a copy of the Sign Certificate issued by the City of Las Vegas, to Boca Park ARC. The Tenant or its sign contractor at their expense, upon demand by Developer or Developer's agent, shall remove any signs erected prior to or outside the approval parameters of the Boca Park ARC approval letter.

Exceptions to these standards shall be reviewed by, and made only with the approval of the Developer or Developer's agent. These standards, however, have been set forth as criteria, based upon our field experience and deviations will generally result in serious inequities between Tenants. Accordingly, the Developer must and does retain full rights of approval on any signs used in the Shops at Boca Park, independent of and/or prior to review and approval by the City of Las Vegas, Nevada.

This Master Sign Plan contains restrictions regulating the construction and maintenance of all signs within the Boca Park Market Placeand is enforceable in courts of law. They are subject to interpretation by the Developer. Developer may amend or augment the Design Criteria, set forth in Section 4 below, to meet specific site or temporal requirements of any sign consistent with the basic objectives of this program:

1.0 Conformance: Any sign erected, placed, established, relocated, painted, created or maintained in the City of Las Vegas and, in particular the Boca Park market Place shall conform to all standards, procedures, exemptions, and all other requirements of the "City of Las Vegas Zoning Code" henceforth referred to as "Zoning Code."

2.0 Regulations: The Design Criteria and this Master Sign Plan are intended to conform to all applicable standards of the Codes. Any requests for exceptions or variances to the laws and regulations, or standards adopted by the City must be submitted to the appropriate agency of the City according to the established procedures for the granting of such exceptions. The Developer assumes no responsibility through Sign Review, as detailed in Section 5 below, to check for compliance with local codes or ordinances. Sign Review is intended to ensure that the signs meet the intent of this Master Sign Plan for the Shops at Boca Park.

3.0 Definitions: Words and phrases used in this Master Sign Plan shall have the meaning set forth in Section 3 and the "Zoning Code."

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3.1 Developer: Interchangeable with Owner; Developer shall mean Boca Park Marketplace LV , LLC (or its successors) , , 9440 W. Sahara Ave., Suite 240, Las Vegas, NV 89117, (702) 430-5800.

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3.2 Center: Shall be mean Boca Park Market Place, in whole or part.

3.3 City: "City" shall mean City of Las Vegas, Nevada, 333 N. Rancho Drive., Las Vegas, NV 89106.

3.4 Tenant: "Tenant" shall mean any person or persons, including Developer, in rightful possession of a building or parcel, or a portion thereof, either owned or leased located at the Shops at Boca Park.

3.5 Boca Park Market Place shall mean that certain real property located in the City at the southeast comer of Alta Drive and Rampart Boulevard, comprising of approximately 42 acres of approved mixed use and being developed by the Developer.

3.6 Boca Park Market Place ARC shall mean the Boca Park Market Place Architectural Review Committee and defined as "Boca ARC" here within.

3.7 A-Frame Signs: Small portable signs of height not to exceed 4 feet when deployed. For daily use; only during the operational business hours the business is open to the public and for special events and temporary in nature that are approved by the "Boca ARC".

DESIGN REVIEW AND APPROVAL PROCESS

4.0 Signage Design Criteria

4.1 Sign Type

4.1.1 Project Identification Signage

A) Pylon Signs

Subject to written agreement with Developer, a limited number of Tenants may be permitted to install signage panel(s) upon the pylon signs at the Center. Proposed pylon signage shall be submitted to the Boca Park Market Place ARC for its review and approval. Nationally recognized businesses may , with the written agreement of the Developer and the Boca Park Market Place ARC, utilize their corporate logos upon their sign panels; otherwise, Tennant pylon sign panels shall use standard capital letters.

Pylon signs shall be constructed, and owned by the Developer. The center will consist of four (4) two sided 32 feet tall pylon signs (1) two sided 40 feet tall pylon sign located at the corner of Charleston and Rampart with a 8'-11" x 18'-10" Full color LED electronic reader board.

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These signs shall be in accordance with
in accordance with the City of Las Vegas Unified development code section

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19.08.120, or as approved by the City Planning Commission to Council.

4.1.2 Directional Signage

A) Directional Signs
Two (2) 8' x 6' directional signs shall be installed at the locations per the attached site plan. They will be used to direct patrons to the locations of various tenants. Due to limited room for directional signage, quantities and locations will be determined by owner and/or ARC.

4.1.3 Tenant Building Signage

The design theme for the Boca Park Market Place encourages building signage criteria that adapts to a variety of building architecture. This criteria extends a range of signage options designed to complement the architectural style of each building and suite. This approach enables individual tenants some degree of flexibility in personalizing their own business and allowing for additional creativity in sign design.

At the Developers discretion, signs approved for any one location may not be adaptable or appropriate in another location. The Developer/Architect will be responsible for providing each tenant with signage options available for each building and suite.

Building signage may be placed on one, two or three sides of any building (with Boca Park Market Place ARC approval and by specific agreement with the Developer) provided that all sides are being used/leased by the Tenant requesting the signage. The ability to have three sided signage would be dependent on the Tenant being an end unit suite on any specific building.

A) Wall Signs
This is a sign displayed upon or against the wall, parapet or sign panel of a structure where the exposed face of the sign is in the plane parallel to the plane of the wall and extends not more than 12" inches from the face of the wall. No wall sign will be allowed that contains the phone number of the business and / or names of individuals unless they are part of the DBA name.

The total amount of wall signs allowed per building elevation shall not exceed 20% of the total area of the building elevation in accordance with the City of Las Vegas Unified development code section 19.08.120 (f) (19).

B) Awning Signs
Tenant may use awning for logos or business names only. At the discretion of owner and architect. Tenant accepts all responsibility and cost for maintenance, upkeep, replacement when necessary and replacement if vacating premises.

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Awing's shall not exceed 10% of the building elevation in accordance with the City of Las Vegas Unified development code section 19.08.120 (f) (15).

Owner/Leasing Management has the sole and absolute discretion to determine when awnings need maintenance or replacement or if they will be allowed by any tenant.

Color to be limited to the following palette with Owner/Architect discretion:
Black, red.

C) Blade Signs (Projecting)

A Tenant Blade sign is one, which is attached to a building and extends in whole or in part more than 12 inches horizontally beyond the surface of the building to which the sign is attached. Such signs may not project within 2 feet of sidewalk or higher than the wall of the building on which it is mounted to a maximum of 8 feet from grade. Blades shall be a maximum of 4 square feet in area. A Blade sign may not exceed 3 feet in length nor project more than 22 inches from the wall. Blade signs shall be of a non-corrosive metal with an architectural finish as specified by the Developer. in accordance with the City of Las Vegas Unified development code section 19.08.120 (f) (14).

D) Banner Signs (Projecting)

Projecting Banner signs are allowed with approval of the Boca ARC.

E) Tenant Space Identification (door and window signage)

Business, Trade Name, hours of operation and suite number may be applied in the form of a plaque. Application to glass of any type is forbidden including but not limited to doors, store fronts, windows. As per exhibit and approval by the ARC, due to the unique nature of the Boca Park Market Place and the individual architecture and personality of each building, permissible plaque installation on one building may not constitute permissible plaque on another. All final decisions are at the discretion of owners and the ARC

4.1.4 Temporary Signage

A temporary construction sign naming the builder architect, etc. is allowed, subject to the time limits of construction, but not longer than 3 months, and shall not exceed 16 square feet.

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Temporary signs/banners may be used to announce the arrival/opening of a new Tenant. These signs shall be in place no longer than 90 days unless a longer time is agreed to by the Boca Park ARC If signs/banners are left longer than 90 days, the Developer, after a 10 day written notification and absent the prior consent of the Boca Park ARC may remove signs/banners at such Tenant's expense. The Boca Park ARC must approve all

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signs/banners.

4.1.5 Monument Signs

4.2 General Regulations

4.2.1 Sign Area Measurement

In all instances, the maximum length of Tenant signage for in-line shops shall not exceed 75% of the horizontal frontage of such Tenant's suite, or be less than 40% of the horizontal frontage of such Tenant's suite. Tenant signs must be centered horizontally on the suite frontage. The total square footage of allowable signage

shall be based on lineal store front and not exceed 75% of the available store front. Example. A tenant with 20 LF store front installing the maximum allowed sign width may not install a sign wider than 15 feet. Sign must be centered in the sign ban area.

NOTE: This formula is calculated on a side-by-side basis, no "left over" square footage may be "added" to any other eligible side to increase that sides square footage over the maximum allowed. **This is not an aggregate formula**.

Minimum height of individual or script letters shall be:

a) 12" minimum, 36" maximum at multi-Tenant buildings
b) 12" minimum, 48" maximum at pad buildings

4.2.2 Prohibited Signs

Animated, flashing action and blinking of any kind
A-frame (unless approved by ARC for temporary use only)
Portable Sings
Mobile
Painted Wall signs and Murals
Signs which produce odor, smoke, fire or other such emissions
Roof mounted signs
Balloons or other inflatable advertising (unless approved by ARC prior to installation)
Flags, yard signs or other "attention getter" (unless approved by ARC prior to installation)

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4.2.3 Safety

No sign shall be permitted which is structurally unsafe or constitutes a hazard to safety or health by reason of design, construction, installation, inadequate maintenance, or

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dilapidation. Signs that create an unsafe condition, visual distraction, physical barrier or obstruct the view of motor vehicle operators or pedestrians shall not be permitted.

4.2.4 Logo Graphics, Typefaces, Approved Color

Tenants with national or regional recognized logos may use (subject to approval) their business identity graphics.

Tenants without a specific logo or business identity graphics must select a typeface(s) from the approved fonts.

Color for all signage/graphics will be limited to the following palette with Developer/Architect discretion: Bronze, Pewter, Gold, Black.

The typeface and graphics of all signs must be easily read and be in scale with the architectural design of the building, wall or sign area on which the typeface and graphics are mounted. Approval of typeface and graphics in this regard shall be by the Boca Park Architectural Review Committee (ARC).

4.3 Fabrication

4.3.1 Fascia signs shall be composed of individual or script lettering pegged out from building fascia. Sign boxes and cans are not permitted. Can style logos in addition to (but not in lieu of) the individual or script lettering will be considered on a case-by-case basis which shall be reviewed and, if acceptable, approved by the Boca Park Market Place ARC (prior to any construction).

4.3.2 Letter returns to be 5" in depth: internally illuminated from within 30ma neon, LED or other industry accepted lighting method, returns and backs of 24-gauge paint grip sheet metal (no channelume or similar material). The Boca Park Market Place ARC must approve letter color, type/style and placement.

4.3.3 Translucent plastic faces shall be 3/16" Plexiglas. Vinyl film to be 3M or equivalent.

4.3.4 Plastic faces to be trim capped with ¾" material.

4.3.5 All wiring shall be in conduit and transformers shall be housed in louvered sheet metal transformer boxes behind fascia wall. No exposed raceways, cabinets, cross-overs, conduits, conductors, transformers or other equipment shall be permitted.

4.3.6 All fasteners shall be made of non-corrosive material.

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4.3.7 No labels will be permitted on the exposed surface of signs except those required by local ordinance, which shall be applied in an inconspicuous location.

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4.3.8 Location of all openings for conduits in building walls shall be indicated on sign drawings submitted to the Boca Park Market Place ARC

4.3.9 No exposed lamps or tubing outside of the illumination requirements specified herein will be permitted without written approval from the Boca Park Market Place ARC

4.4 General Specifications

4.4.1 It is intended that all finished work be of the highest quality to pass eye level examination and scrutiny by the Developer and the Boca Park Market Place ARC

4.4.2 All work shall be constructed to eliminate burrs, cutting edges and sharp corners. Ease all corners and edges.

4.4.3 Finish welds on exposed surfaces to be imperceptible in the finished work.

4.4.4 Except as indicated or directed otherwise, finish all surfaces smooth. Surfaces, which are intended to be flat, shall be without bulges, oil canning, gaps or other physical deformities.

4.4.5 Surfaces, which are intended to be curved, shall be smoothly free flowing to required shapes.

4.4.6 Except where approved by the Boca Park Market Place ARC conceal all fasteners.

4.4.7 Make access panels tight fitting, light proof, waterproof and flush with adjacent surfaces.

4.4.8 Conceal all identification labels and UL labels inside sign, including any insignias, decals or other manufacturer's marks.

4.4.9 Carefully follow manufacturer's recommended fabricating procedures regarding the expansion and contraction, the fastening and the restraining of acrylic plastics.

4.4.10 Sign contractors shall exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.

4.4.11 Isolate dissimilar materials. Sign contractors shall exercise particular care to isolate nonferrous metals from ferrous metals.

4.4.12 Position illuminating elements within internally lighted signs at such spacing as will assure uniform light distribution across the portion of the sign faces intended to be illuminated. Sign faces, which exhibit "hot spots", will be unacceptable unless such "hot spots" are intended to be integral design features of the signs.

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4.4.13 Provide disconnect switches for all illuminated signs in accordance with electrical code

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requirements. Locate disconnect and on/off switches in an accessible location, out of sight.

4.4.14 All Tenant signage and lighting must on and operating during hours prescribed by the Developer to ensure a cohesive, consistent, illuminated look for all parts of the Boca Park Market Place during all hours.

4.4.15 Provide timer and light sensor switch for all neon and illuminated signs. Locate switches in an accessible location, out of sight. Verify location of power provided by others prior to sign fabrication.

4.5 Tenant Responsibility

4.5.1 Tenant shall be responsible for informing its sign contractor of the limitations set forth in this Master Sign Plan and Tenant shall be responsible for the compliance by its sign contractor of the restrictions contained herein.

4.5.2 All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.

4.5.3 Tenant is responsible for the manufacture, complete installation and maintenance of all of its signs. Tenant shall maintain its signs in like-new condition and fully working order, as is consistent with a first class shopping center.

4.5.4 Tenant's sign contractor shall promptly repair any damage to any portion of the structure and finish caused by their work.

4.5.5 Tenant shall remove its signage upon vacating its building or suite, and shall restore the surfaces upon which the signs were painted or mounted to their condition prior to occupancy, including repainting the entire surface.

4.5.6 All signs in compliance with the above criteria shall be installed and operating within thirty (30) days of opening for business.

4.5.7 Signs built and/or installed without the Boca Park Market Place ARC's and/or City's approval and permit, or contrary to corrections made by the Boca Park Market Place ARC or City, shall be altered to conform to these standards at the Tenant's expense. If Tenant sign has not been brought into conformance within fifteen (15) days after written notice from the Developer or the Boca Park Market Place ARC, then Developer shall have the right (but not the obligation) to correct said sign, invoice Tenant for the expense and collect same as additional rent under the terms of Tenant's lease.

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4.6 Sign Contractor Responsibilities

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4.6.1 All fabrication and installation to be done by a properly licensed electrical sign contractor.

4.6.2 Every sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in construction or installation of signs, with minimum policy limits in the amount of $1,000,000. Sign contractor shall furnish evidence of said insurance showing Developer as beneficiary, prior to fabrication or installation.

4.6.3 Tenant's sign contractor shall completely install and connect sign display.

4.6.4 Tenant's sign contractor understands and agrees that the Tenant is solely responsible for payments of any kind to the sign contractor and further agrees not to make any claims or liens against the Developer for non-payment.

5.0 Sign Review

5.1 Sign Improvements Requiring Review: All buildings sign improvements constructed by any Tenant or any other entity within the center will require the prior review and approval by the Boca Park Market Place ARC Sign improvements include, but are not limited to wall, monument and window signs.

5.2 Plan Requirements: All plans for sign improvements shall be submitted by the Tenant in accordance with the procedures set forth below. A reputable state licensed sign contractor, architect or other approved designers, shall prepare all plans.

5.3 Application Response Time: After proper submission of all required plans and documents in accordance with the provisions herein, the Boca Park Market Place ARC's approval or disapproval shall be given, in writing, to the applicant within a reasonable time. The Boca Park Market Place ARC will use its reasonable efforts to complete its review within fifteen (15) calendar days after receipt of a properly completed submittal.

5.4 Standards of Review: The Boca Park Market Place ARC shall review the design of each submission for its commitment to the overall development and adherence to these Design Criteria. The Boca Park Market Place ARC will evaluate the form and placement of signs and other features in terms of scale and harmony. Such design review shall include, without limitations, architectural style, size, massing and proportions of visual sign improvements to the existing sign features and impacts to surrounding stores. More specific requirements and recommendations are detailed throughout this Master Sign Plan. The Architect may, with Developer's consent, exempt applicants from certain guidelines so long as the exemption does not adversely affect the visibility or harmony of other Tenants.

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5.5 Plan Submittal Procedures: All plans shall be electronically submitted in color, with proposed sign super imposed on the store front(s) via email to:

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James.Grindstaff@triplefive.com

All plans shall include the construction material, method of installation, type of illumination and any other pertinent information to assist the ARC in review and approval.

5.6 Permit: Following receipt of the Boca Park Market PlaceARC's written approval, the Tenant shall promptly submit, at the Tenant's expense, the Boca Park Market PlaceARC-approved sign drawings to the City for approval and issuance of the appropriate permit. The Tenant shall pay for the costs of obtaining the required permits.

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MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON

CITY of LAS VEGAS

May 20, 1998

Mr. David Barksdale
Charleston Associates Limited Liability Company
9452 West Sahara Avenue
Las Vegas, Nevada 89117

RE: Z-30-92(5) - SITE DEVELOPMENT PLAN REVIEW [Related to Z-12-98]

Dear Mr. Barksdale:

The City Council at a regular meeting held April 27, 1998 APPROVED the request for a Site Development Plan Review on property located on the northeast corner of Rampart Boulevard and Charleston Boulevard FOR A PROPOSED 433,240 SQUARE FOOT RETAIL SHOPPING CENTER INCLUDING 21 RETAIL PAD SITES, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 48.7 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on April 28, 1998. This approval is subject to:

1. Install a 15 foot wide landscape planter along Merialdo Lane from Charleston Boulevard to the southern boundary of the single family residential development and install a 45 foot wide landscape planter from that point to the north boundary of the site.

2. A bike staging area shall be incorporated into the final site design and bike racks shall be provided throughout the development. The bike racks and staging area shall be depicted on the final site plan submitted for Planning and Development Department review and approval prior to the issuance of any permits.

3. A six foot high decorative wall shall be constructed along the east property line where such does not exist.

4. The proposed garden center shall be designed with a screening material acceptable to the Planning and Development Department.

5. Outdoor storage and display outside of the garden center area shall be prohibited.

6. There shall be no storage of odor producing materials outside the buildings or the garden center enclosure.

7. The parking rows depicted along the sidewalk adjacent to the south and west side of the commercial strip building shall be removed and only handicapped parking and landscaping may be located in these areas.

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8. The proposed parking lots located along the north side of the commercial strip building shall be redesigned and landscaped to create more defined driving aisles and better relationship between clusters of parking spaces.

9. The location of all trash dumpsters and enclosures shall be depicted on the final site development plan and shall be approved by staff and Silver State Disposal Service.

10. Access to Marialdo shall be restricted to prevent left turn movements out of the project.

11. There shall be no food service in Building "N".

12. Distinctive entry features identifying the project shall be located at the intersections of Rampart Boulevard and Charleston Boulevard and Charleston Boulevard and Merialdo Lane.

13. Final site, landscape, and elevation plans shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.

14. The final design of the Site Development Plan shall be subject to the review and approval of the Metro Crime Prevention Office, with the Planning and Development Department having the final approval status prior to the issuance of any permits.

15. A final sign plan shall be submitted for review and approval by the Planning and Development Department prior to the issuance of any permits.

16. The developer shall work with the City and the owners of property adjacent to the west side of Rampart Boulevard to install landscaping within the right-of-way no later than upon completion of 50% of the site. A maintenance agreement shall be made, with maintenance of this landscaping being the responsibility of the property owners as required by the Planning and Development Department.

17. There shall be a 24-hour security provided 7 days a week throughout the project, with emphasis on the east property line.

18. Construction of the northern phase shall commence within a maximum of four years.

19. The submitted Reversionary Parcel Map, PM-1-98, shall record prior to the recordation of a Final Map as required by the Department of Public Works.

20. Construct all half-street improvements including full-width paving adjacent to this site on Alta Drive. Also, construct half-street improvements on Merialdo Lane and all incomplete half-street improvements on Rampart Boulevard (sidewalk) as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Construction drawings for all required public street improvements on Alta Drive shall be submitted to the City within 180 days of City Council approval of this Site Development Plan Review, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

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21. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

23. Contribute a total of $348,180.00 for the entire development site bounded by Alta Drive, Merialdo Lane, Charleston Boulevard and Rampart Boulevard per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map on this site, whichever may occur first as required by the Department of Public Works. This amount may be reapportioned among any undeveloped parcels within the Peccole Ranch Signal Participation area or phased within this development site if an alternate proposal is submitted to and approved by the Department of Public Works.

24. A Traffic Impact Analysis for the overall Peccole Town Center site, including a Master Driveway Analysis and On-Site Circulation Plan for the overall Planned Development site shall be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall determine any additional traffic signal contribution requirements needed for a secondary traffic signal at the intersection of Merialdo Lane and Charleston Boulevard to service this commercial site. The Traffic Impact Analysis shall also include a section addressing the addition of a median island on Merialdo Lane to prevent east to northbound traffic into the residential neighborhood, potential on-site and off-site bike paths connecting to the existing bike path network, and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Master Driveway Analysis shall determine the number and location of allowable driveways servicing this site; no other driveways shall be allowed to service this site unless authorized by the Traffic Engineer. The On-Site Circulation Plan shall specifically address the proposed circulation of delivery trucks through this site including appropriate turning radii. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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25. The applicant shall work with the Traffic Engineer to install appropriate tonnage signs adjacent to the residential community.

26. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, and parking lot layout prior to the issuance of any building or grading permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

27. This overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets, and a note to this effect shall appear on any Final Map or other map further subdividing this commercial site, if applicable, as required by the Department of Public Works.

28. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site as required by the Department of Public Works.

29. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

30. Submit an encroachment agreement for all landscaping and private improvements., if any, located in the Rampart Boulevard or Alta Drive public right-of-way including landscaping within median islands, adjacent to the site as required by the Department of Public Works.

31. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

32. A Drainage Plan and Technical Drainage Study for the overall Peccole Town Center site must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study; all public easements in conflict with this development site shall be vacated as required by the Department of Public Works.

33. Development of this site shall conform with the Peccole Town Center Master Development Plan and Development Standards established for Phase 1, except as modified above or when more restrictive regulations are required by City Code or Ordinance.

34. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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35. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

36. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

37. All City Code requirements and design standards of all City departments must be satisfied.

38. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

39. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

40. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

41. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

42. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

43. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,

Barbara Jo Ronemus BKB

BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Steve Swisher
Swisher & Hall AIA, Limited
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

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MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD

CITY MANAGER
VIRGINIA VALENTINE

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

011104

June 15, 1999 (Mailed July 19, 1999)

Mr. David Barksdale
Charleston Associates, Limited Liability Company
9510 West Sahara Avenue, Suite #200
Las Vegas, Nevada 89117

RE: Z-30-92(7) - SITE DEVELOPMENT PLAN REVIEW (Related to U-12-99 & U-43-99)

Dear Mr. Barksdale:

The City Council at a regular meeting held June 14, 1999 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Charleston Associates, Limited Liability Company for a Site Development Plan Review on property located on the northeast corner of Charleston Boulevard and Rampart Boulevard FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF 434,967 SQUARE FEET OF RETAIL AND 58,418 SQUARE FEET OF OFFICE USES WITHIN PHASE 1 OF THE PREVIOUSLY APPROVED BOCA PARK PHASE 1 SHOPPING CENTER, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Size: 51.07 Acres, Ward 2 (Adamsen), APN's: 138-32-412-002 and 003.

The City Council granted the Appeal; thereby APPROVING the Site Development Plan Review. The Notice of Final Action was filed with the Las Vegas City Clerk on June 15, 1999. This approval is subject to:

1. Site development to comply with all applicable Conditions of Approval for Z-30-92 (as modified by the District Court decision dated 12/11/92) and Z-30-92(5), the Peccole Town Center commercial subdivision, and all other site-related actions as required by the Departments of Public Works and Planning and Development. The following Conditions of Approval shall supersede all previously imposed Conditions of Approval for the related zoning actions which may be in conflict with this Site Development Plan Review.

2. From a point at the most southeast corner of the property (Charleston and Merialdo), beginning at the Charleston right-of-way line and extending north along the east property line for a distance of 600 feet, there shall be a landscape buffer area no less than 15 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under the City of Las Vegas Landscaping Standards. (See Attachment, Location A); from a point located along the eastern property line, beginning 600 feet north of the Charleston right-of-way and extending 525 feet north, there shall be a landscape buffer area no less than 30 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under City of Las Vegas Landscaping Standards. This section of the landscaped buffer area shall also include a 3 foot - 4 foot high berm with a decorative block wall to ensure that all parking, service areas, lighting and dumpsters are screened from view. (See Attachment, Location B); from a point located along the eastern property line, beginning 1,125 feet north of the Charleston right-of-way line, there shall be a landscape buffer area no less than 45 feet in width planted and maintained in a healthy condition with the customary trees and shrubs normally required under City of Las Vegas Landscaping Standards. (See Attachment, Location C).

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3. Extend three rows of trees further north along the boundary of the existing homes to the east and provide a very intense 37 foot wide landscaping buffer.

4. The exterior elevations of structures proposed for the development pads shall be architecturally compatible with the remainder of the shopping center, and shall contain the same design features such as sandstone veneer accents, and articulation along the roof line.

5. There shall be no parking along that portion of the east property line that is adjacent to single family development.

6. Establish a Homeowners' Council which will meet and discuss future development prior to submission to the Planning Commission.

7. Construct half-street improvements on Merialdo Lane and all incomplete half-street improvements on Rampart Boulevard and Alta Drive as required by the Department of Public Works.

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

9. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.

10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

11. Contribute $348,180.00 per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of building or off-site permits or the recordation of a Final Map on this site, whichever may occur first as required by the Department of Public Works. This amount may be reapportioned among any undeveloped parcels within the Peccole Ranch Signal Participation area or phased within this development site if an alternate proposal is submitted to and approved by the Department of Public Works.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation, and parking lot layout prior to the issuance of any building or grading permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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13. All buildings, bays and pad sites within this overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets as required by the Department of Public Works.

14. Landscape and maintain all unimproved right-of-way on Charleston Boulevard adjacent to this site as required by the Department of Public Works.

15. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Steve Swisher, AIA
Ms. Rebecca Feig
Swisher & Hall, AIA, Limited
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

PRJ-50443
08/22/13

MSP-50849

Charleston Associates, LLC
&
Boca Park Market Place LV, LLC

City of Las Vegas
Planning and Development
333 N. Rancho Drive
Las Vegas, Nevada 89101

August 22, 2013

RE: Master Sign Plan (Major)

On behalf of the Boca park Marketplace and Charleston Associates, LLC please accept this application for a Major Modification to the Master Sign plan (MSP).

The center is generally located at the Northeast corner of Charleston Boulevard and Rampart Boulevard on approximately 47.30 acres.

This center was originally approved under application Z-12-98. Additional modifications were made under Z-12-98(5)& (7). Over 2 dozen related applications have been process since the original approval in 1998.

As part of this request are submitting a Master Sign Plan to bring the sign program into conformance with title 19.

This application includes the following request:

1. Removal of the face of (4) existing pylon signs (2) along Charleston Boulevard and (2) Along Rampart Boulevard. The existing pole and foundation will be used in the re-construction of the pylon sign.
2. Construction of (2) new directional signs on an internal road.
3. Construction of (1) new 40' pylon sign at the intersection of Charleston Boulevard and Rampart Boulevard. This sign also includes a 9'x18' color electronic Message Unit similar in nature to several of the centers in the neighborhood.

We are requesting no variances or waivers of standards as part of this application.

Sincerely,

James Grindstaff
Vice President,
Planning & Development

TELEPHONE (702) 430-5800 • FAX (702) 430-5810
9440 W. SAHARA AVE SUITE 240 • LAS VEGAS, NEVADA 89117

PRJ-50443
08/22/13

MSP-50849

City of Las Vegas Agenda Item No.: **47.**

AGENDA SUMMARY PAGE - PLANNING

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

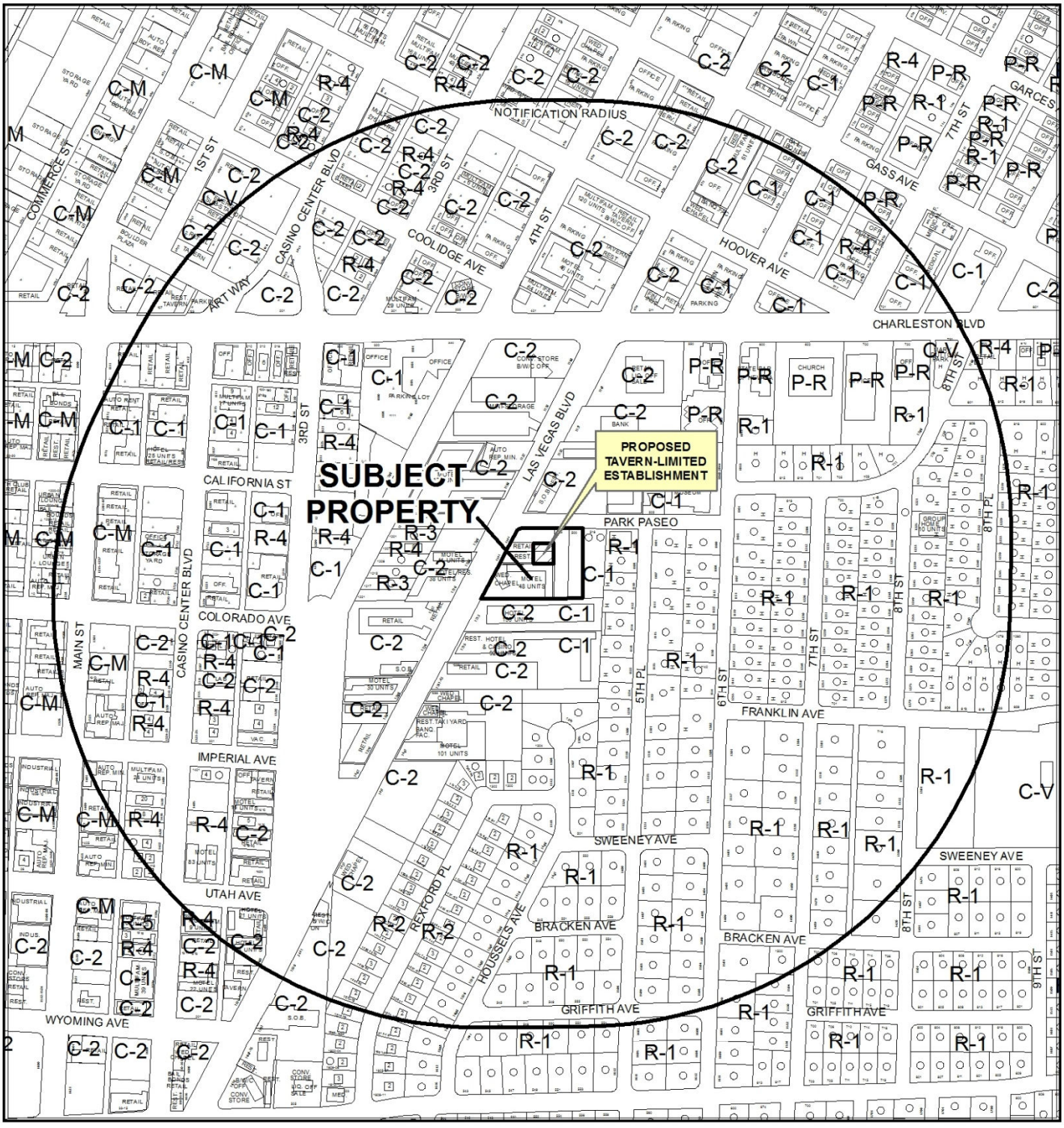
SUBJECT:
SUP-50774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DECAR ENTERPRISES, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 5,669 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1201 South Las Vegas Boulevard, Suite #110 (APNs 162-03-112-023 through 027), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50715].

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-50774 (PRJ-50715)**

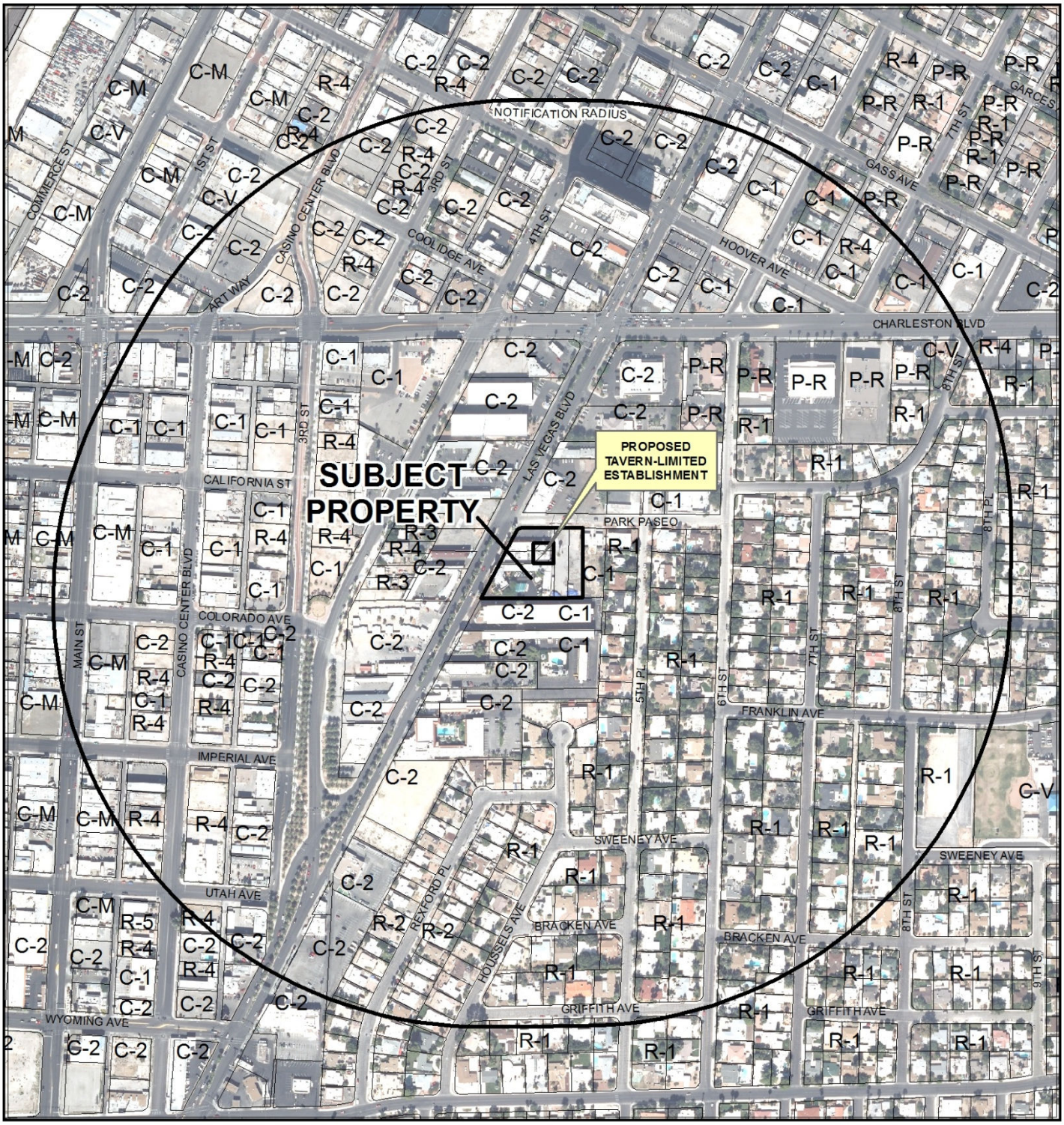
0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

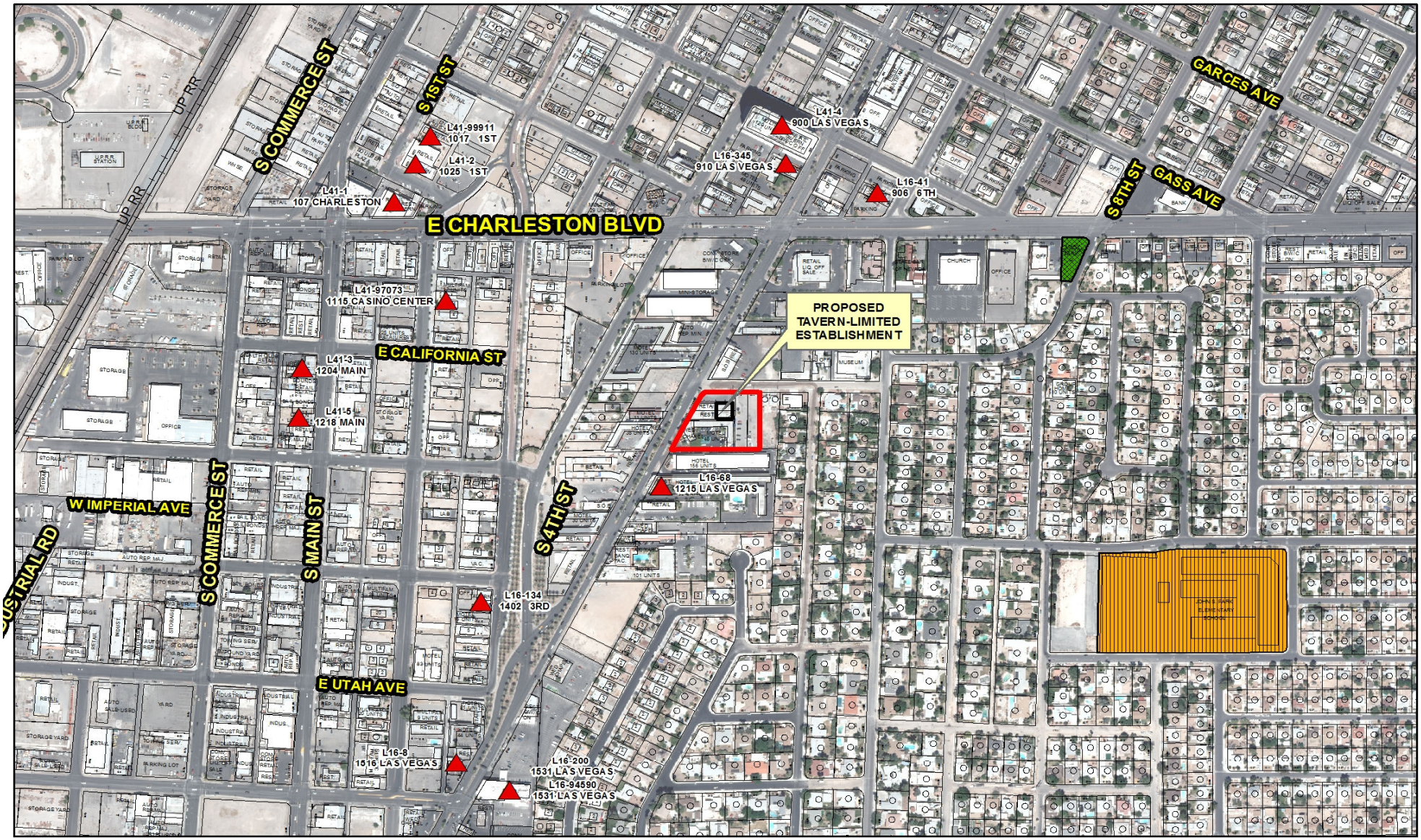


CASE: **SUP-50774 (PRJ-50715)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



SUP-50774 (PRJ-50715)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, August 28, 2013

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

SUP-50774

Case Number: PRJ-50715 APN: 162-03-112-023-026

Name of Property Owner: RONALD J POKRYWKA

Name of Applicant: RONALD J POKRYWKA

Name of Representative: _____

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: RONALD J POKRYWKA

Subscribed and sworn before me

This 15 day of August, 2013

_____

Notary Public in and for said County and State

SAVANAH GARCIA
Notary Public, State of Nevada
Appointment No. 10-2444-1
My Appt. Expires May 30, 2014

PRJ-50715
08/19/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TAVERN LIMITED LICENSE

Project Address (Location) 1201 LAS VEGAS BLVD SOUTH

Project Name VIVA LAS VEGAS EVENT CENTER **Proposed Use** TAVERN LIMITED

Assessor's Parcel #(s) 162-03-112-023 THRU 026 **Ward #** 3/COFFIN

General Plan: existing C2 proposed NC **Zoning:** existing C2 proposed NC

Commercial Square Footage 5669 **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER RONALD J POKRYWKA **Contact** RONALD POKRYWKA

Address 1404 MARIA ELENA DR **Phone:** 275-3628 **Fax:** 384-0190

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address RONDECAN@COX.NET

APPLICANT RONALD POKRYWKA **Contact** RONALD POKRYWKA

Address 1404 MARIA ELENA **Phone:** 275-3628 **Fax:** 384-0190

City LAS VEGAS **State** NV **Zip** 89104

E-mail Address RONRONDECAN@COX.NET

REPRESENTATIVE _____ **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name RONALD J POKRYWKA

Subscribed and sworn before me

This 15 day of August, 20 13.

Notary Public in and for said County and State

SAVANAH GARCIA
Notary Public, State of Nevada
Appointment No. 10-2444-1
My Appt. Expires Mar 30, 2014

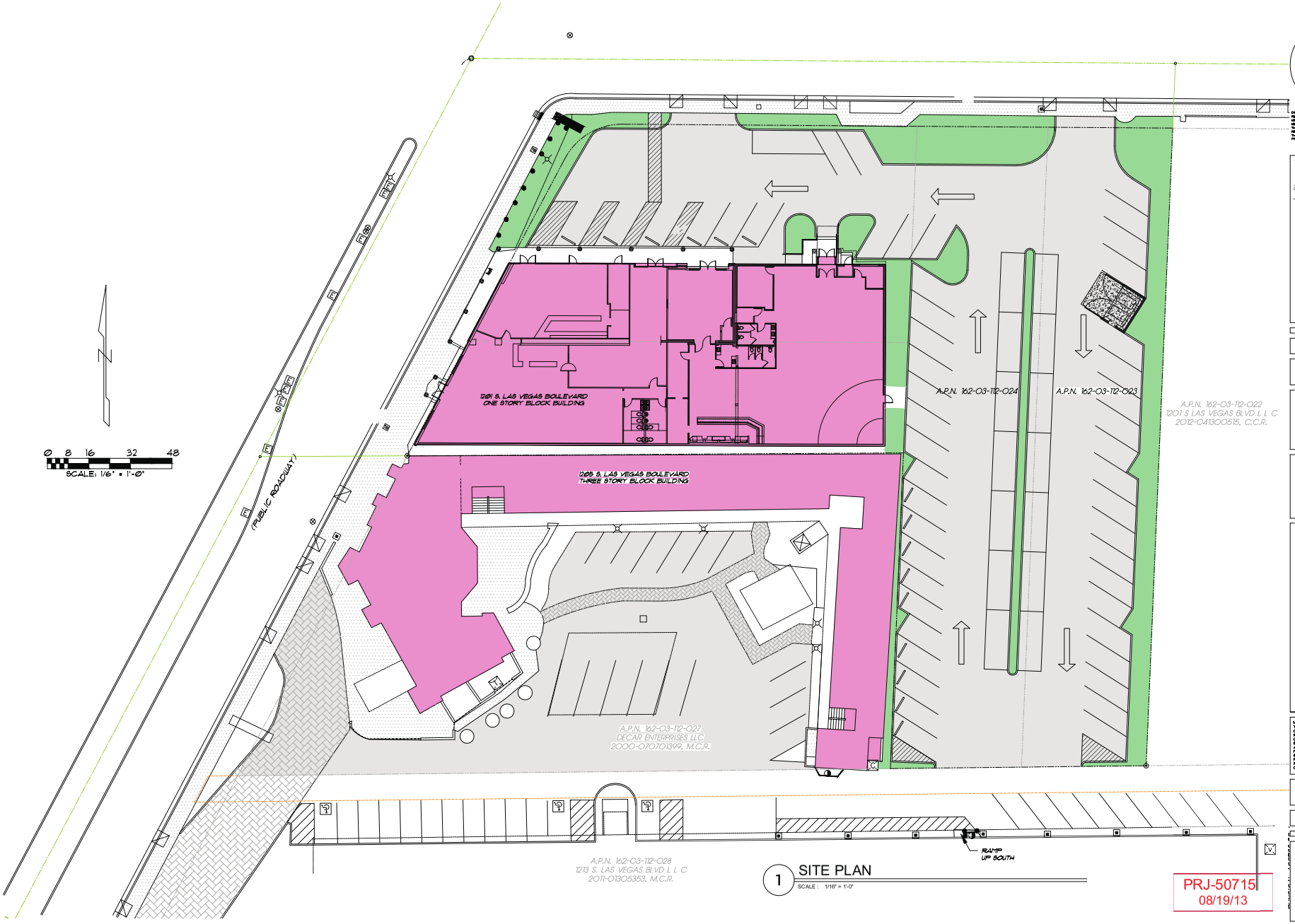
FOR DEPARTMENT USE ONLY

Case #	SUP-50774
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

PRJ-50715
08/19/13

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

Revised 10/27/08



0 8 16 32 48
SCALE: 1/6" = 1'-0"
(PUBLIC ROADWAY)
1201 S. LAS VEGAS BOULEVARD
ONE STORY BLOCK BUILDING
1205 S. LAS VEGAS BOULEVARD
THREE STORY BLOCK BUILDING
A.P.N. 162-03-112-024
A.P.N. 162-03-112-023
A.P.N. 162-03-112-022
1201 S LAS VEGAS BLVD L L C
2012-041300515, C.C.R.
A.P.N. 162-03-112-027
DECAR ENTERPRISES LLC
2000-070701399, M.C.R.
A.P.N. 162-03-112-028
1213 S. LAS VEGAS BLVD L L C
2011-01305353, M.C.R.
RAMP
UP SOUTH
1 SITE PLAN
SCALE: 1/16" = 1'-0"
PRJ-50715
08/19/13
KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
6512 MIDDLEGATE suite B
HENDERSON, NEVADA 89011
REVISIONS
JOB:
DATE: 8-14-2013
NEW BANQUET FACILITY PARKING LOT
at 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY of LAS VEGAS NEVADA
AS-1
SHEET

SUP-50774

KEYNOTES

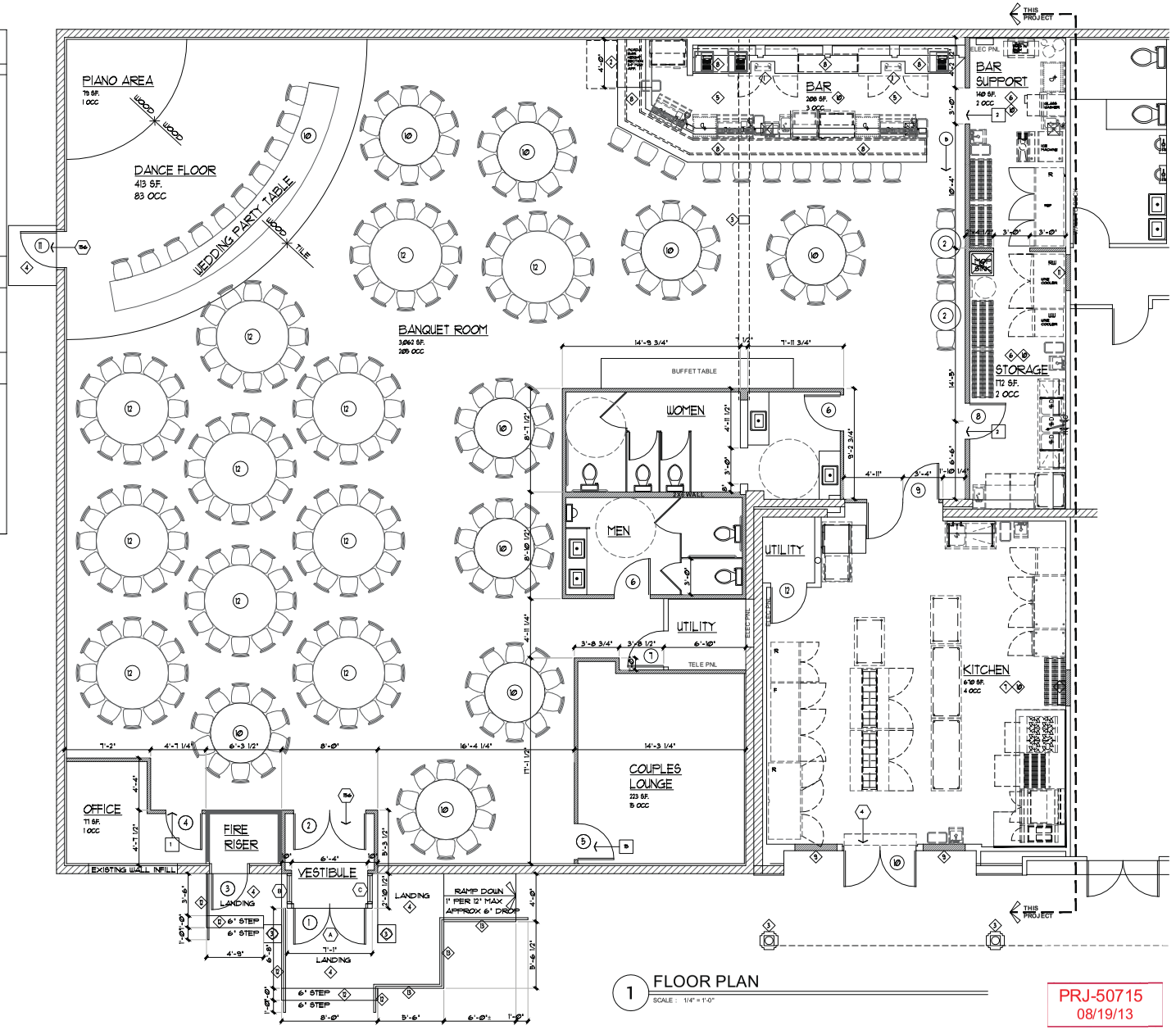
No.	DESCRIPTION
1	CUT OUT BAR TOP FOR BEER TAP - VERIFY EXACT SIZE IN FIELD
2	LOWER A 36" MIN LONG SECTION OF EXISTING BAR TO MAX 34" AFF. FOR ACCESSIBLE ACCESS PARALLEL APPROACH PER ANSI A117.1 FIGURE 305.5(b) 30"X48" SPACE, SEE DETAIL 8/DT-2
3	EXISTING COLUMN TO REMAIN
4	NEW CONCRETE LANDING
5	PROVIDE BLACK FRP FINISH BEHIND BAR, WALLS BELOW BAR, BOTTOM SIDE OF BAR TOP BELOW ENTIRE BACK BAR & QUARRY TILE FLOORS
6	PROVIDE FRP WALL COVERING FROM FLOOR TO CEILING IN BAR SUPPORT & STORAGE ROOMS WITH QUARRY TILE FLOORS
7	PROVIDE FRP WALL COVERING FROM FLOOR TO CEILING IN ENTIRE KITCHEN EXCEPT BEHIND KITCHEN HOOD WALL WITH QUARRY TILE FLOORING
8	PROVIDE NEW SOLID SURFACE COUNTER TOP MATERIAL OVER EXISTING BAR & BACK BAR TOPS
9	REMOVE (E)WINDOWS & FRAME IN TO MATCH EXISTING
10	SEE KITCHEN DRAWINGS FOR EQUIPMENT LAYOUT & SPECIFICATIONS
11	INFILL EXISTING DOOR OPENING TO MATCH EXISTING
12	HANDRAIL & STEPS PER DETAIL 7 ON SHEET DT-2
13	HANDRAIL PER DETAIL 10 ON SHEET DT-2

EXITING LEGEND

- No. OF OCCUPANTS EXITING A ROOM
- No. OF OCCUPANTS EXITING AN AREA
- No. OF OCCUPANTS EXITING BUILDING

WALL LEGEND

- EXISTING 8" MASONRY WALL W/ NEW 2" INSULFOAM (ESR-1788) WITH METAL "Z" STUDS @ 24" O.C. FROM FLOOR TO BOTTOM OF ROOF DECK WITH 5/8" GYP BD TO BOTTOM OF ROOF DECK
- NEW 2X4 STUDS @ 16" O.C. FROM FLOOR TO BOTTOM TO ROOF TRUSSES W/ R-11 F.G. BATT INSULATION BETWEEN W/ 5/8" GYP. BD. ON BOTH SIDES UNLESS NOTED OTHERWISE ON PLANS
- EXISTING MASONRY WALL W/ EXISTING 2X4 STUD FURRING W/ EXISTING 5/8" GYP. BD. REPAIR AS REQUIRED TO MATCH EXISTING
- 1-HR WALL & CEILING - OCCURS @ FIRE RISER ROOM SIDES 2X4 STUDS WITH FINISH PER DETAILS WP-3514 & FC-5406 SEE SHEET DT1 FOR ASSEMBLY DETAILS



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

PRJ-50715
08/19/13

DISMISSING & SPECIFICATIONS OF THIS ARCHITECT REMAIN SOLELY HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE PRODUCED, UNTIL SIGNED, SIGNED, LOANED, THEY ARE NOT FINAL OR VALID. ANY USE OR REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

COPYRIGHT 2011 © KC CAMIS, ARCHITECT

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
652 MIDDLEGATE suite B
HENDERSON NEVADA 89011
702 262-9473
FAX 753-1182

REVISIONS

JOB:

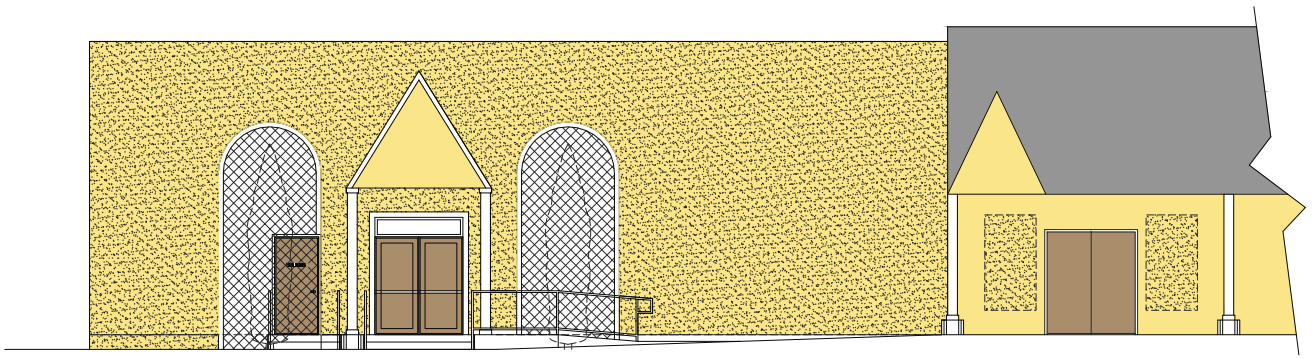
DATE: 1-4-2012

NEW BANQUET FACILITY
at 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY of LAS VEGAS NEVADA

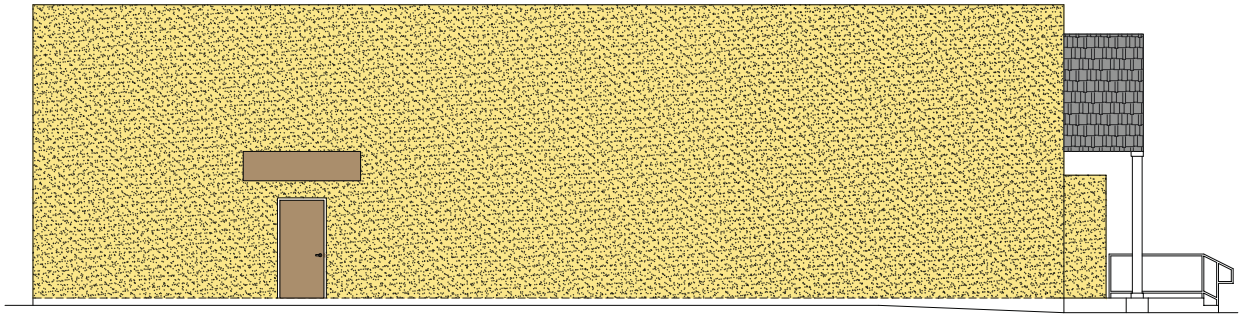
NOTE: THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

SHEET

SUP-50774



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



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

PRJ-50715
08/19/13

SUP-50774

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
652 MIDDLEGATE suite B
HENDERSON, NEVADA 89011
TEL 262-9473
FAX 253-1182

REVISIONS

JOB:

DATE: 1-4-2012

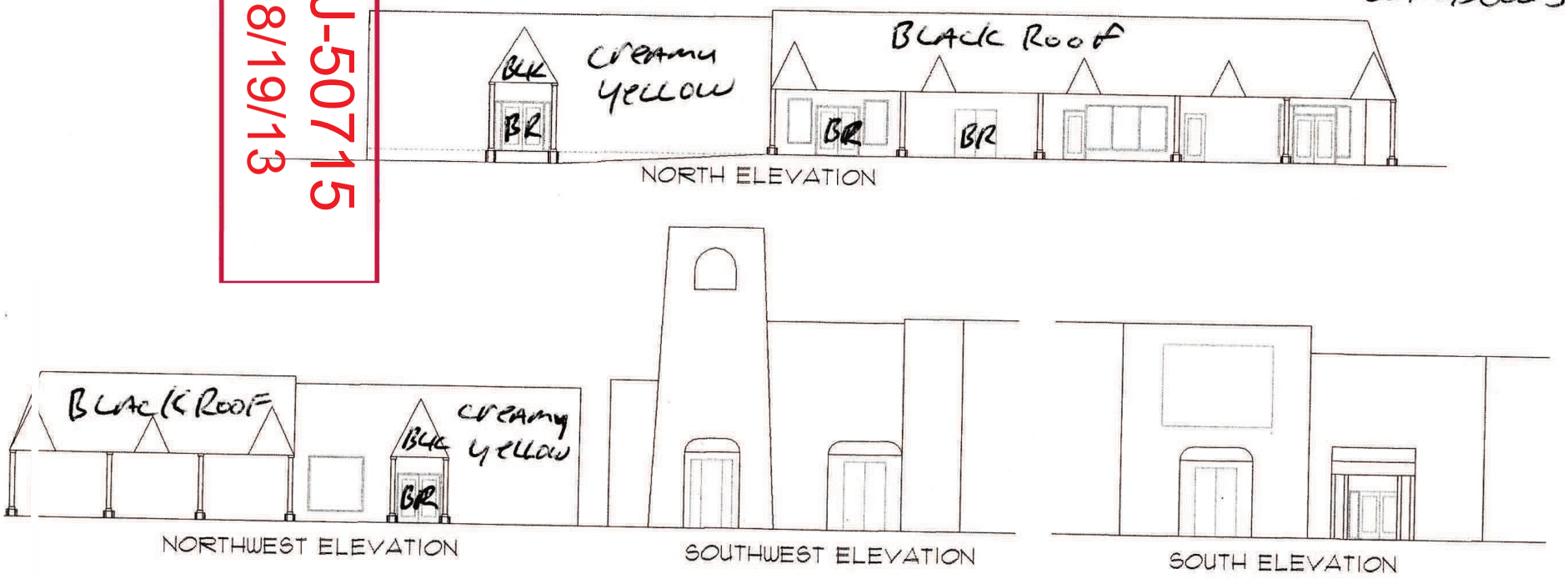
NEW BANQUET FACILITY
at 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY of LAS VEGAS NEVADA

NOTE-THESE PLANS ARE SUBJECT TO INTERNAL & CITY/COUNTY PLAN-CHECK CORRECTIONS AND OWNER REQUESTED CHANGES. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL VERIFY WITH THE OWNER & ARCHITECT THAT THEY ARE IN POSSESSION OF THE MOST RECENT SET PRIOR TO FINALIZING CONTRACT, PURCHASE, FABRICATION AND INSTALLATION OF ALL BUILDING COMPONENTS & SYSTEMS

A-2
SHEET

PRJ-50715
08/19/13

Colors: CREAMY YELLOW STUCCO
BLACK ROOF + BROWN DOOR'S + BLACK TINTED WINDOWS



NORTH ELEVATION

NORTHWEST ELEVATION

SOUTHWEST ELEVATION

SOUTH ELEVATION

KC CAMIS ARCHITECT
BECAUSE ARCHITECTURE SHOULDN'T BE TORTURE
693 MIDDLEGATE suite B HENDERSON NEVADA 89011
(702) 263-9473 FAX: 251-1982

REVISIONS

JOB:
DATE: 1-4-2012

NEW BANQUET FACILITY
at: 1201 SOUTH LAS VEGAS BLVD
for VIVA LAS VEGAS WEDDING CHAPEL
CITY OF LAS VEGAS NEVADA

SUP-50774


ONE WAY
SUP-50774

JUSTIFICATION LETTER

I, Ronald Pokrywka, am submitting this Justification Letter to the City of Las Vegas, NV, Department of Planning for the purpose of procuring a Special Tavern-Limited Permit for my establishment, The Viva Las Vegas Event Center. The Viva Las Vegas Event Center will be located at 1201 Las Vegas Blvd. S. Las Vegas, NV 89104. This facility is currently being used as a 5,669 sq ft Banquet and Reception facility for our wedding chapel clients, and other such private banquet and events. I am hoping that our new license will allow Viva Las Vegas Event Center to expand our business offerings beyond just private events and banquets. We would like to obtain a Tavern-Limited license in order to expand our entertainment options and add ticketed events in conjunction with an existing Banquet Facility.

In January 2013 the City Council adopted Ordinance No. 6232, which, among other things, authorized the establishment of tavern limited licenses within the entire Downtown Centennial Plan area. The City Council even desires to extend for another year the effects of Ordinance No. 6077 for new applications, but limited to the areas concerning which the waiver under Ordinance No. 6077 was originally intended and established. Since Viva Las Vegas Event Center falls within the jurisdiction of the Downtown Centennial Plan area, we respectfully request permission to receive such a license.

I will further agree and consent with any and all lawful business agreements should you grant the Tavern-Limited license for my place of business. I, Ronald Pokrywka, will fully comply with any and all current and future Governmental and Safety rules and regulations while conducting my business.

Your favorable consideration of this application is and will be most appreciated.

Print Name: Ronald Pokrywka

Signature: _____

Date: 8-15-13

PRJ-50715
08/19/13

SUP-50774

City of Las Vegas Agenda Item No.: **51.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

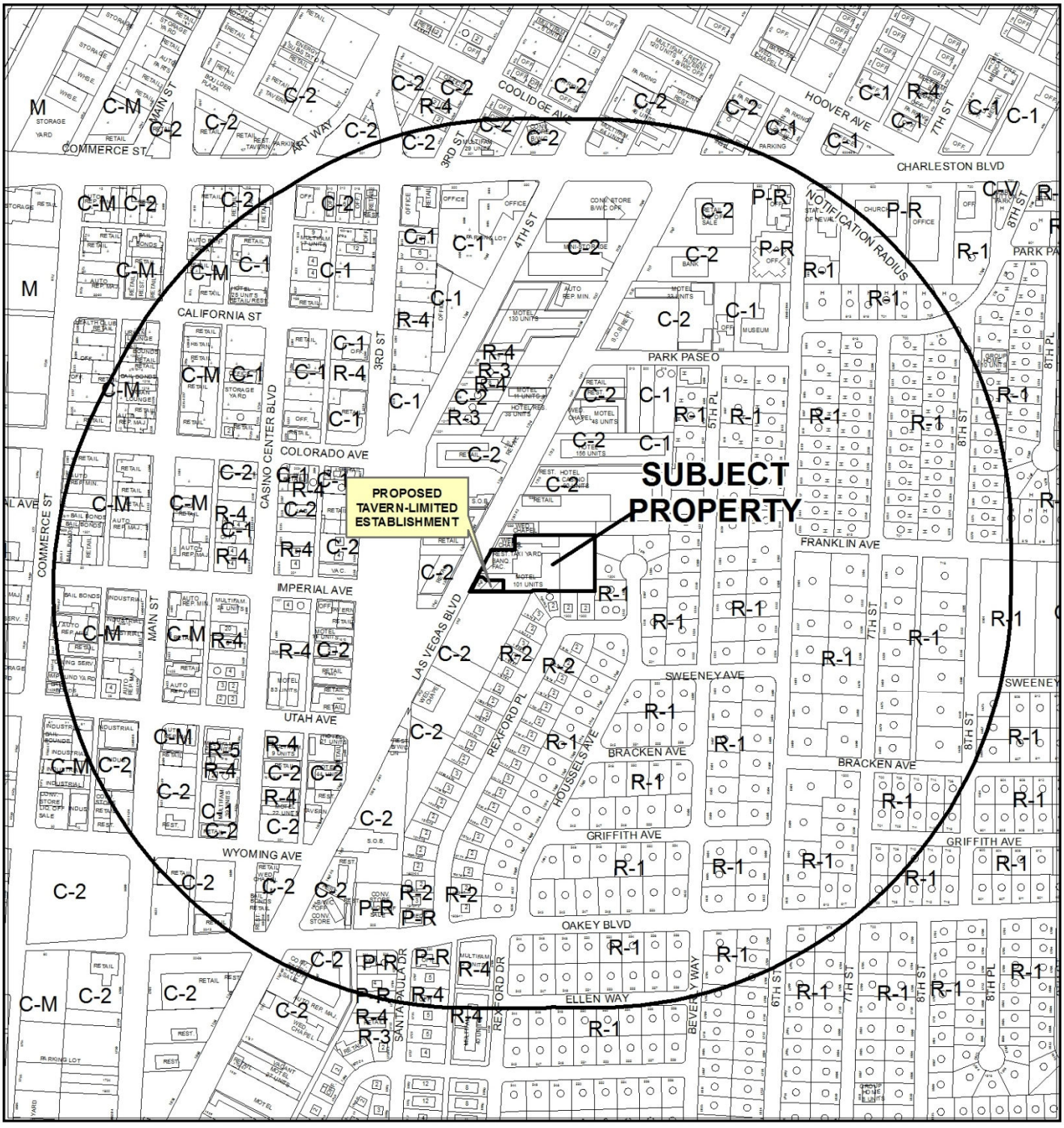
SUBJECT:
SUP-50850 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SERGIO PEREZ - OWNER: SHALIMAR HOTEL ENTERPRISES - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,683 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 1401 South Las Vegas Boulevard (APN 162-03-202-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-50743]. Staff recommends APPROVAL.

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 400 800 Feet

CASE: **SUP-50850 (PRJ-50743)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N



CASE: **SUP-50850 (PRJ-50743)**

0 400 800 Feet

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50850 APN: 16203202001

Name of Property Owner: _____

Name of Applicant: Sergio Perez

Name of Representative: Ignacio Gonalez Architects

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: SEAN S. FAYEGHI

Subscribed and sworn before me

This 22 day of Aug, 2013

_____

Notary Public in and for said County and State

KARYN D. LICARI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-09-16
Certificate No: 04-89080-1

PRJ-50743
08/22/13

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit

Project Address (Location) 1401 S.Las Vegas boulevard

Project Name Florida Cafe' ~~Patio~~ - (supperclub) **Proposed Use** tavern limited

Assessor's Parcel #(s) 16203202001 **Ward #** _____

General Plan: existing C proposed C **Zoning:** existing C-2 proposed C-2

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

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information Downtown Centennial Plan Overlay; LV Redevelopment Plan;Live/Wo

Airport Overlay HIstoric John S. Park neighborhood plan, DDRC Overlay; & Lv Blvd. Scenic B

PROPERTY OWNER SHALIMAR HOTEL ENTERPRISE **Contact** _____

Address 2890 Green Valley pkwy. **Phone:** _____ **Fax:** _____

City Henderson **State** Nv **Zip** 89014-0400

E-mail Address _____

APPLICANT Sergio Perez **Contact** Sergio Perez

Address 1401 S. Las Vegas Blvd. **Phone:** (702) 338-5629 **Fax:** _____

City Las Vegas **State** Nv **Zip** _____

E-mail Address floridacafe@aol.com

REPRESENTATIVE Ignacio Gonzalez - Architect **Contact** Ignacio Gonzalez

Address 2516 Ocean Front Drive **Phone:** (702) 491-1397 **Fax:** _____

City Las Vegas **State** nv **Zip** 89128

E-mail Address igonzalez@igarchitects.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name SEAN S. FAYEGH

Subscribed and sworn before me

This 22 day of Aug 2013

Karyn D. Ucari

Notary Public in and for said County and State

KARYN D. UCARI
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-09-16
Certificate No: 04-89080-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50850
Meeting Date:	10/08/13 PC
Total Fee:	
Date Received:*	
Received By:	

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

PRJ-30743
08/22/13

Revised 10/27/08

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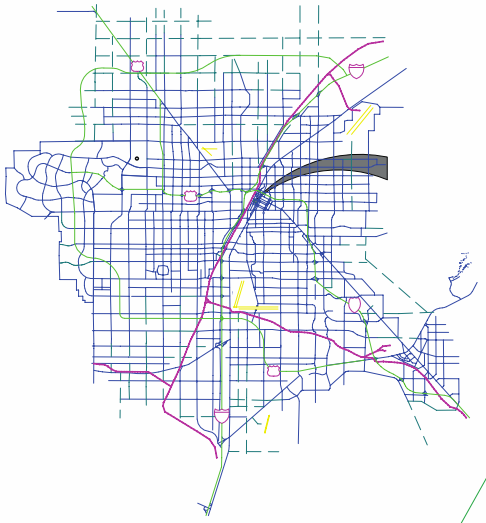
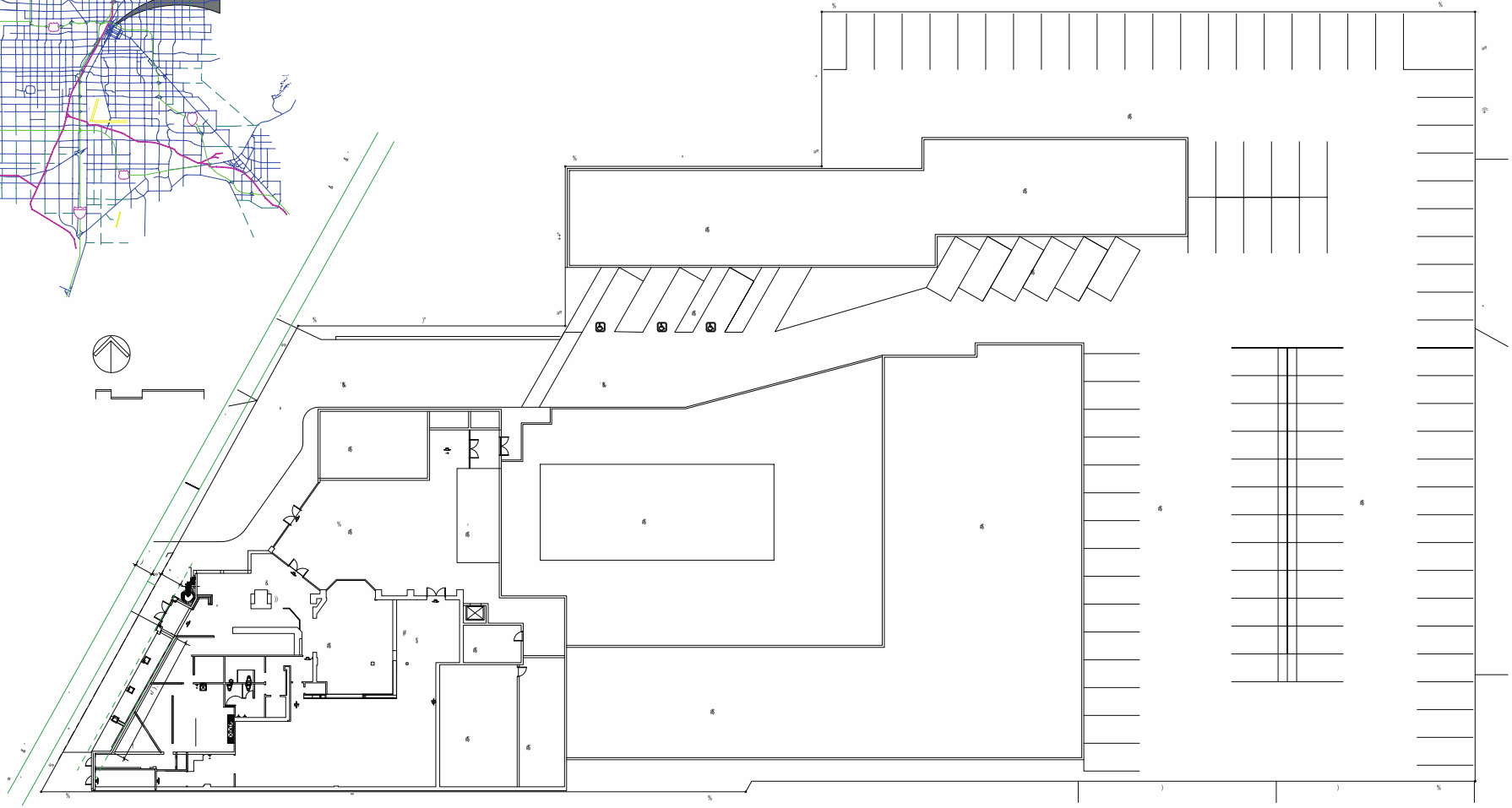
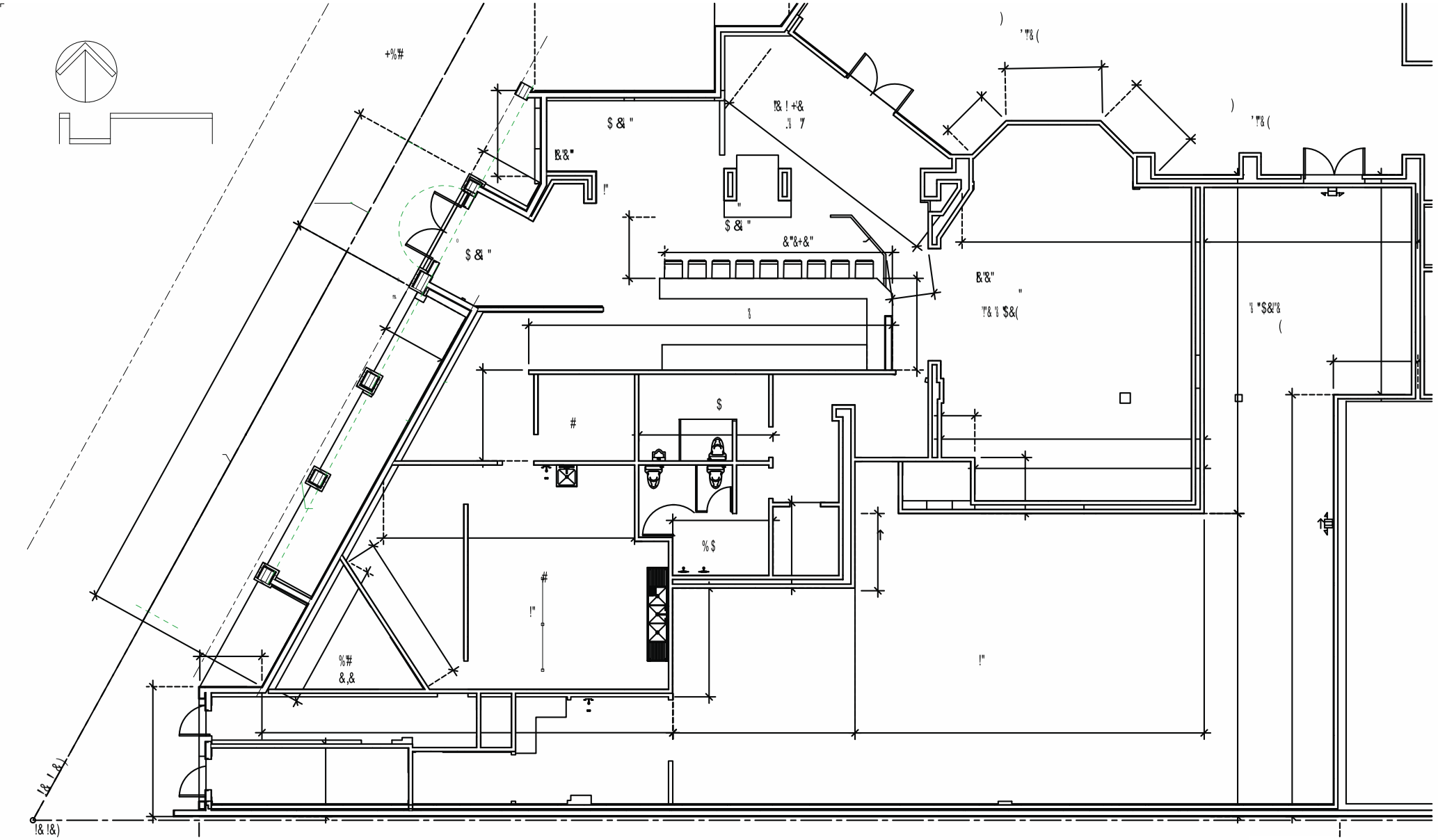




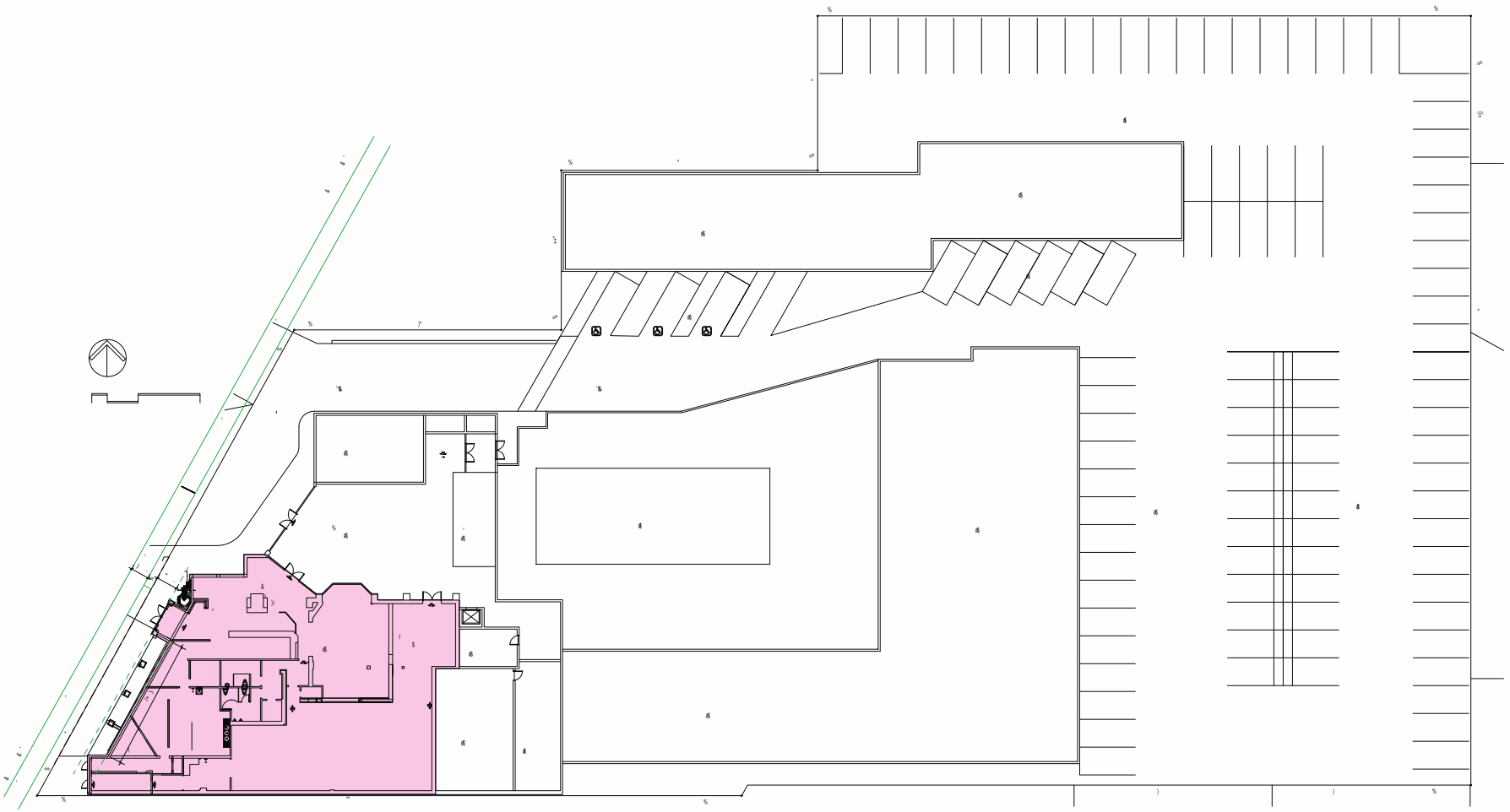
IGNACIO GONZALEZ
/ ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN
2814 OCEAN FRONT DR. LAS VEGAS, NV. 89128
(702) 491-1397 FAX: (702) 920-8137
E-MAIL: IGONZALEZ@IGARCHITECTS.COM

SUP-50850 REVISED



IGNACIO GONZALEZ / ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN

SUP-50850 REVISED



IGNACIO GONZALEZ
/ ARCHITECTS INC.
ARCHITECTURE INTERIOR DESIGN
THEME DESIGN URBAN DESIGN
2814 OCEAN VIEW DR. LAS VEGAS, NV. 89128
(702) 491-1397 FAX: (702) 920-8137
E-MAIL: IGONZALEZ@IGARCHITECTS.COM

SUP-50850 REVISED

IGNACIO GONZALEZ
• ARCHITECTS, INC. •

September 4, 2013

CITY OF LAS VEGAS PLANNING DEPARTMENT
333 N. Rancho Drive
LAS VEGAS, NEVADA

PROJECT JUSTIFICATION LETTER

RE: FLORIDA CAFÉ CUBAN BAR & GRILL

To whom it may concern;

We are forwarding to you this justification letter for the conversion from supperclub to Tavern-limited use designation at 1401 S LAS VEGAS BLVD. The existing 6,683 G.S.F. supperclub is within the Howard Johnson Hotel on ground floor.

Due to the Current `Supperclub' designation limitations, a large part of the facility cannot be successfully used and is critically affecting the very existence of the Florida Café. The rear 2,243 s.f. of the restaurant is designated nightclub which does not have a bar within the space and can only support 41 seats due to the supper club required seating proportions. We would like to add additional seats, in the nightclub area for its success. 1500 s.f. of this area will be actual seats. There will be live entertainment and no gaming in this nightclub area. The existing sit down bar will continue to be the only permanent bar in the tavern. No minors shall be allowed in the bar area and adjacent area west of the same where existing structural barrier exists and an additional guardrail shall be added on east side of bar entrance.

We are respectfully requesting that you permit the Tavern–Limited use to be developed as presented.

Thank you.
Ignacio Gonzalez
Principal architect

SUP-50850 REVISED

PRJ-50743
09/05/13

2516 OCEAN FRONT DRIVE LAS VEGAS, NEVADA 89128 PHONE: (702) 491-1397 EMAIL: IGONZALEZ@IGARCHITECTS.COM

City of Las Vegas Agenda Item No.: **52.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

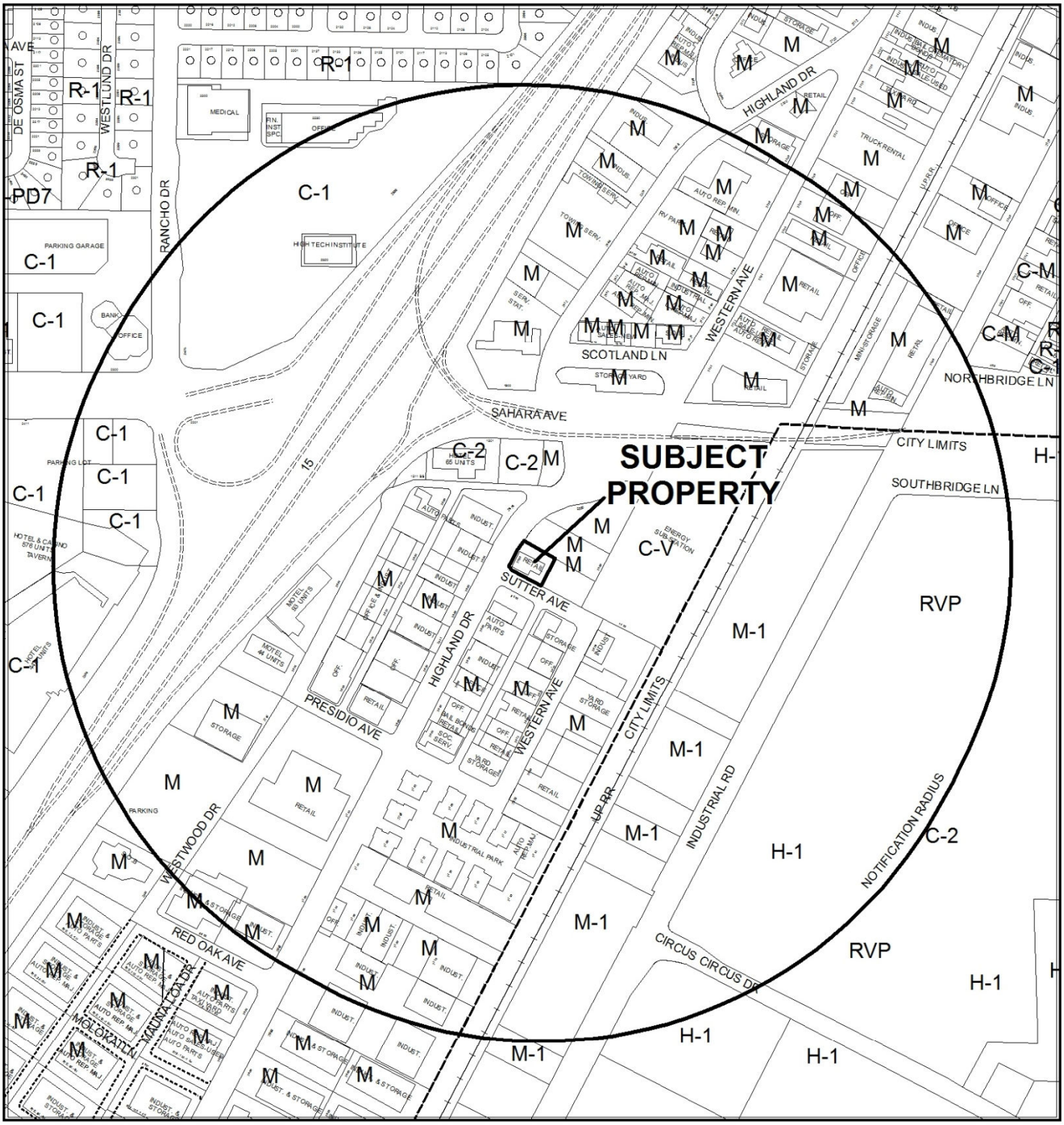
SUBJECT:
SUP-50866 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: CNB FKA BBN, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,390 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT at 2580 Highland Drive (APN 162-09-110-021), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-50601]

MAY GO TO CITY COUNCIL ON 11/20/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
None

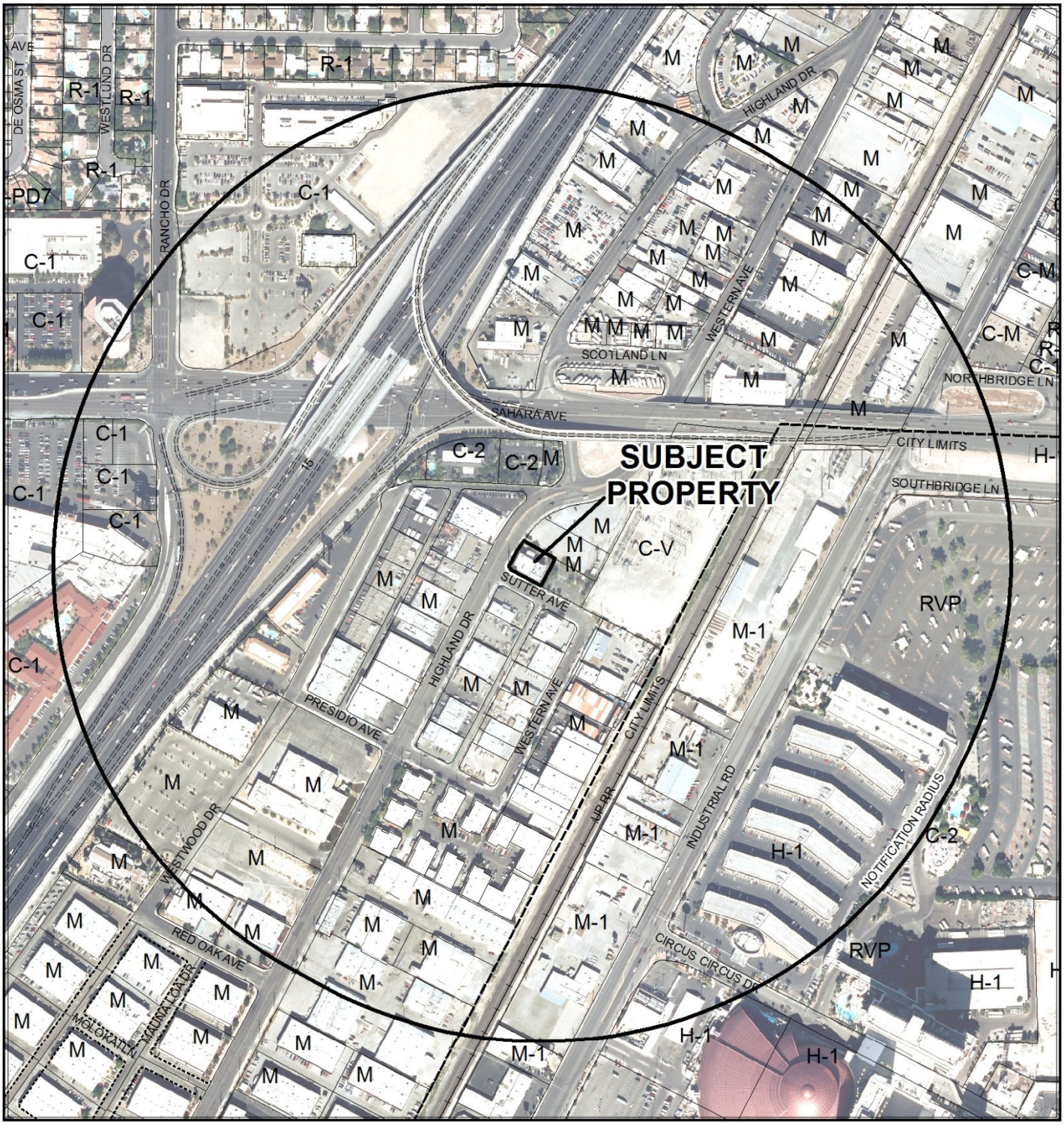
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-50866 (PRJ-50601)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



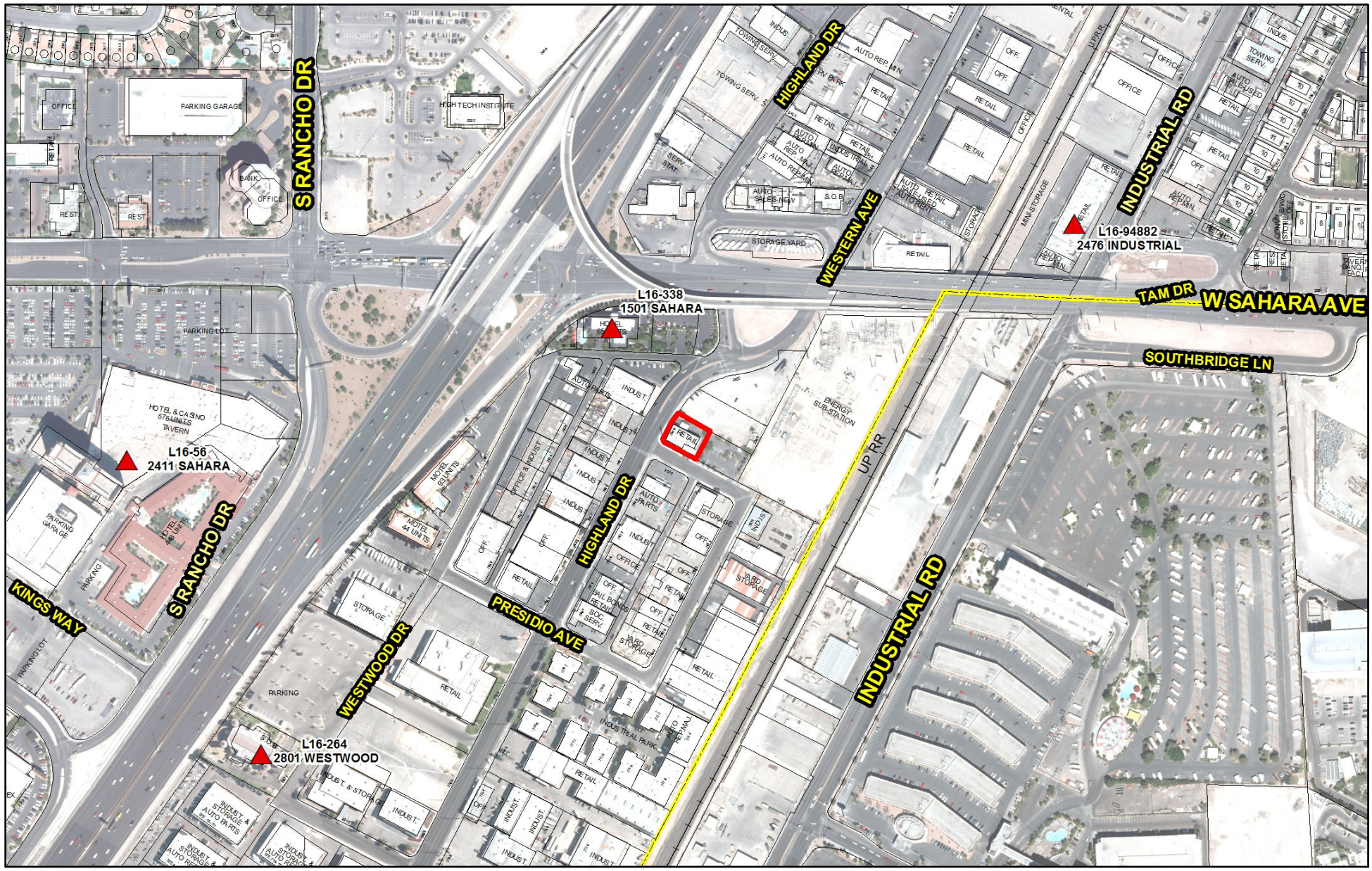
0 400 800 Feet

CASE: **SUP-50866 (PRJ-50601)**

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

N



SUP-50866 (PRJ-50601)

Tavern-Limited Establishment

Business Licenses

- Tavern

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/ Children Facility

- Subject Property
- 1500 foot buffer

N

GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Date: Wednesday, August 28, 2013

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-50866 APN: 162-09-110-021

Name of Property Owner: CNB FKA BBN, LLC

Name of Applicant: CNB FKA BBN, LLC

Name of Representative: Kaempfer Crowell

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: Chris Shelton

Subscribed and sworn before me

This 8 day of AUGUST, 2013

_____
Notary Public in and for said County and State

SUSAN J. BOPP
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-27-13
Certificate No: 93-5217-1

PRJ-50601
08/26/13

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review & Special Use Permit

Project Address (Location) 2580 Highland Drive

Project Name Sheri's Cabaret **Proposed Use** Tavern Limited

Assessor's Parcel #(s) 162-09-110-021 **Ward #** _____

General Plan: existing n/a **proposed** _____ **Zoning: existing** _____ **proposed** _____

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

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information _____

PROPERTY OWNER CNB FKA BBN, LLC **Contact** Christopher Shelton
Address 2015 E. Windmill Ln. **Phone:** 480-3029 **Fax:** 932-8826
City Las Vegas **State** NV **Zip** 89123
E-mail Address Chris@RothwellGornt.com

APPLICANT CNB FKA BBN, LLC **Contact** Christopher Shelton
Address 2015 E Windmill Ln. **Phone:** 480-3029 **Fax:** 932-8826
City Las Vegas **State** NV **Zip** 89123
E-mail Address Chris@RothwellGornt.com

REPRESENTATIVE Kaempfer Crowell **Contact** Tabitha Fiddyment
Address 8345 W. Sunset Rd., #250 **Phone:** (702) 792-7000 **Fax:** (792) 796-7181
City Las Vegas **State** NV **Zip** 89113
E-mail Address tdf@kcnvlaw.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 Chris Shelton

Subscribed and sworn before me

This 8 day of August, 2013.

Susan J. Bopp

Notary Public in and for said County and State

SUSAN J. BOPP
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 8-27-13
Certificate No: 93-5217-1

FOR DEPARTMENT USE ONLY

Case #	SUP-50866
Meeting Date:	
Total Fee:	10/08/013 PC
Date Received:*	
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

f:\depot\Application Packet\Application Form.pdf

PRJ-50801
08/26/13

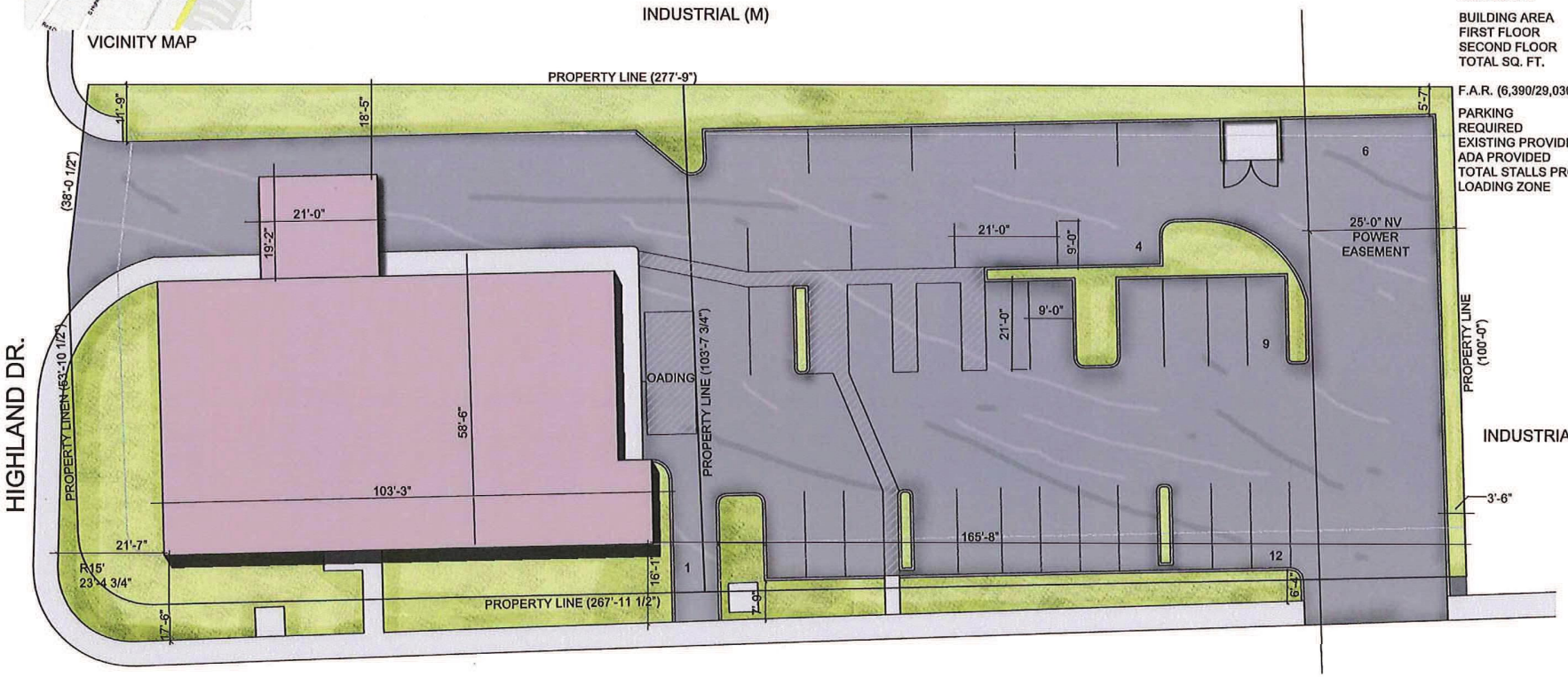


VICINITY MAP

PROPERTY INFO

2580 HIGHLAND DR.
LAS VEGAS, NV 89109

APN #	162-09-110-021 162-09-110-035
TOTAL SQ. FT.	29,030 SQ. FT.
LANDSCAPE	7,332 SQ. FT.
BUILDING AREA	
FIRST FLOOR	5,307 SQ. FT.
SECOND FLOOR	1,083 SQ. FT.
TOTAL SQ. FT.	6,390 SQ. FT.
F.A.R. (6,390/29,030)	0.22
PARKING	
REQUIRED	32 STALLS
EXISTING PROVIDED	30 STALLS
ADA PROVIDED	2 STALLS
TOTAL STALLS PROVIDED	32 STALLS
LOADING ZONE	1 ZONE

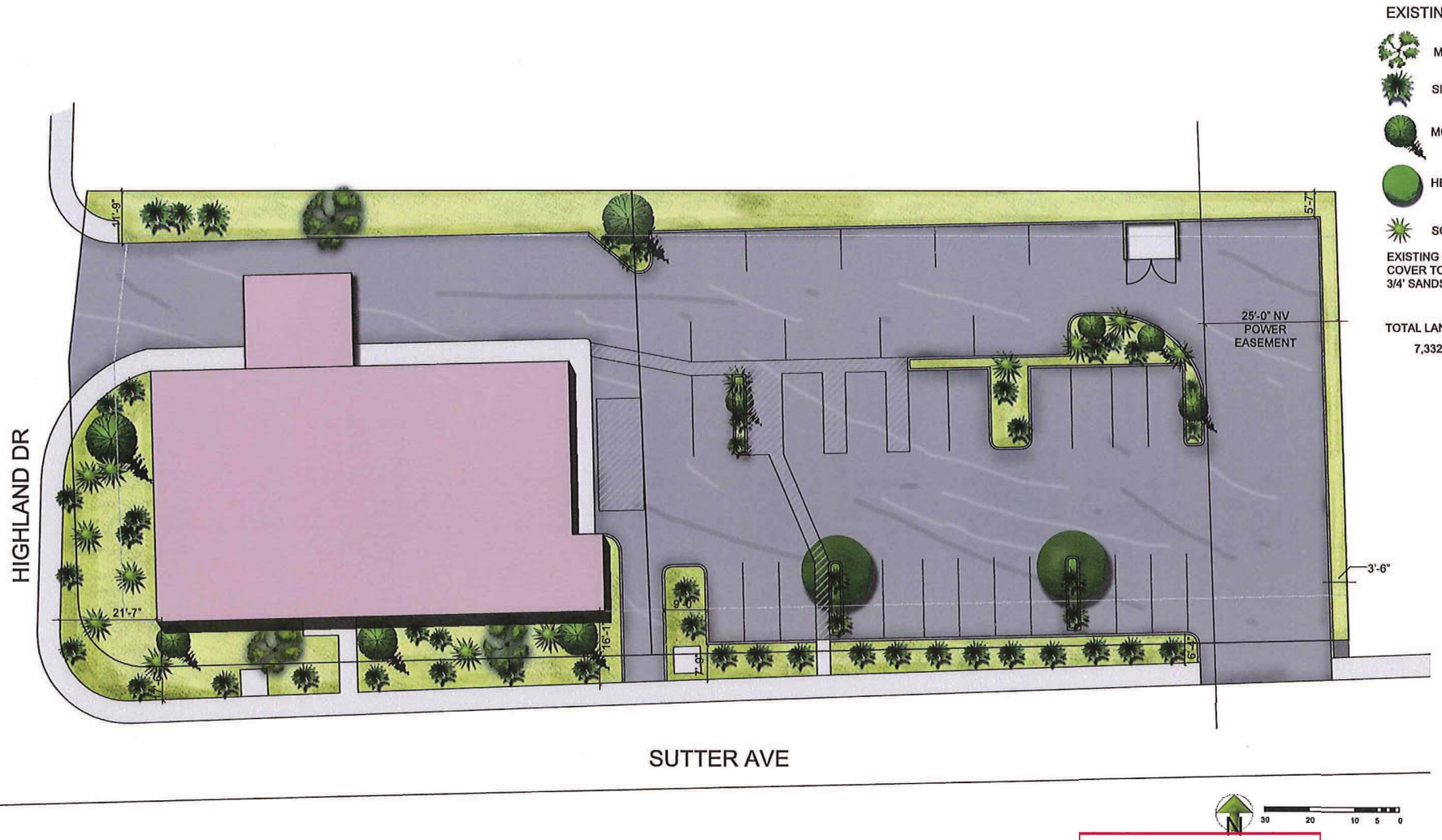


SITE PLAN

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-785-7650 - sparcdesigngroup.com

ROTHWELL GORNT
COMPANIES

SUP-50866

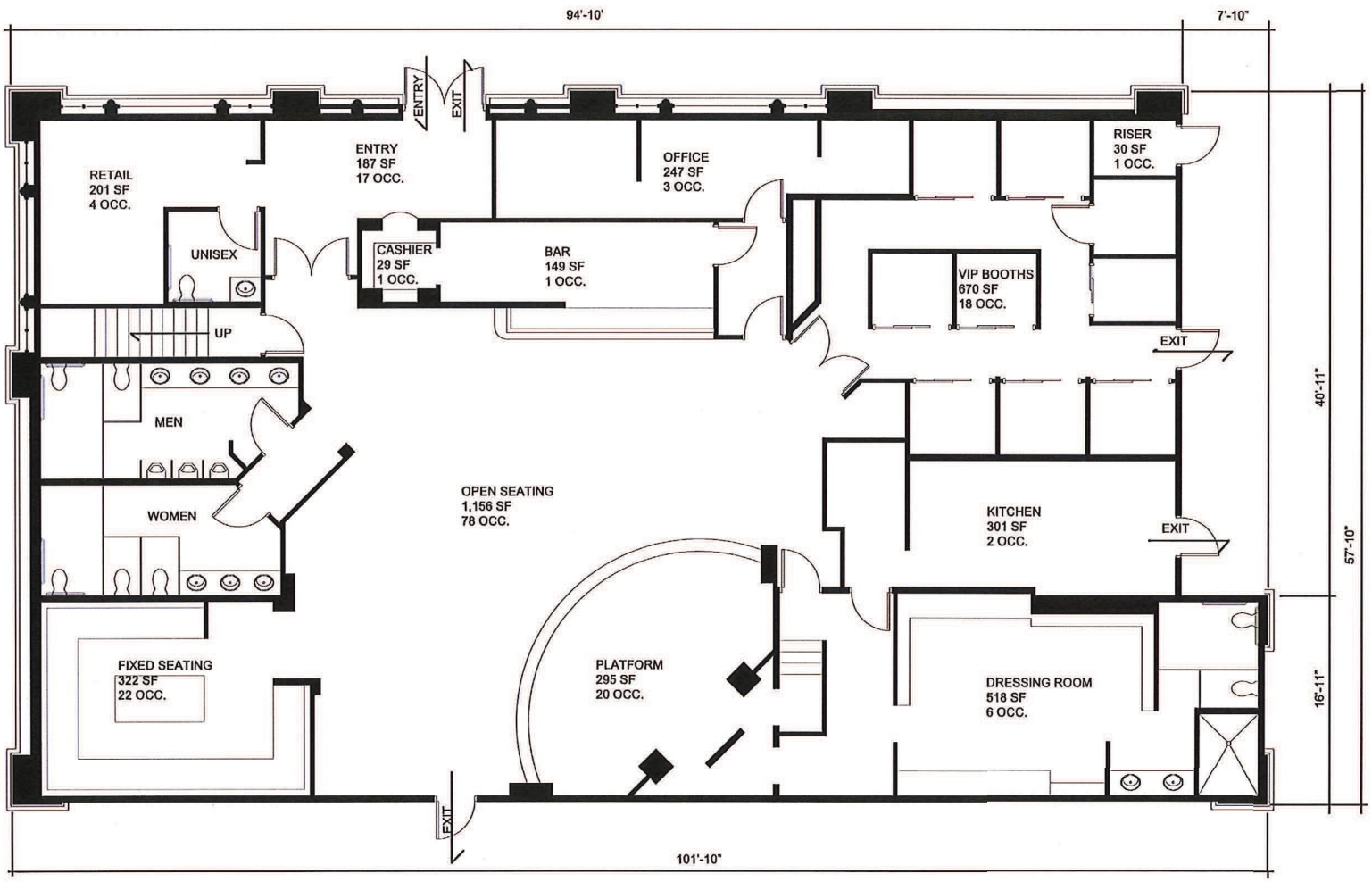


LANDSCAPE PLAN

sparc DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-765-7858 - sparcdesigngroup.com

ROTHWELL GORNT COMPANIES

SUP-50866



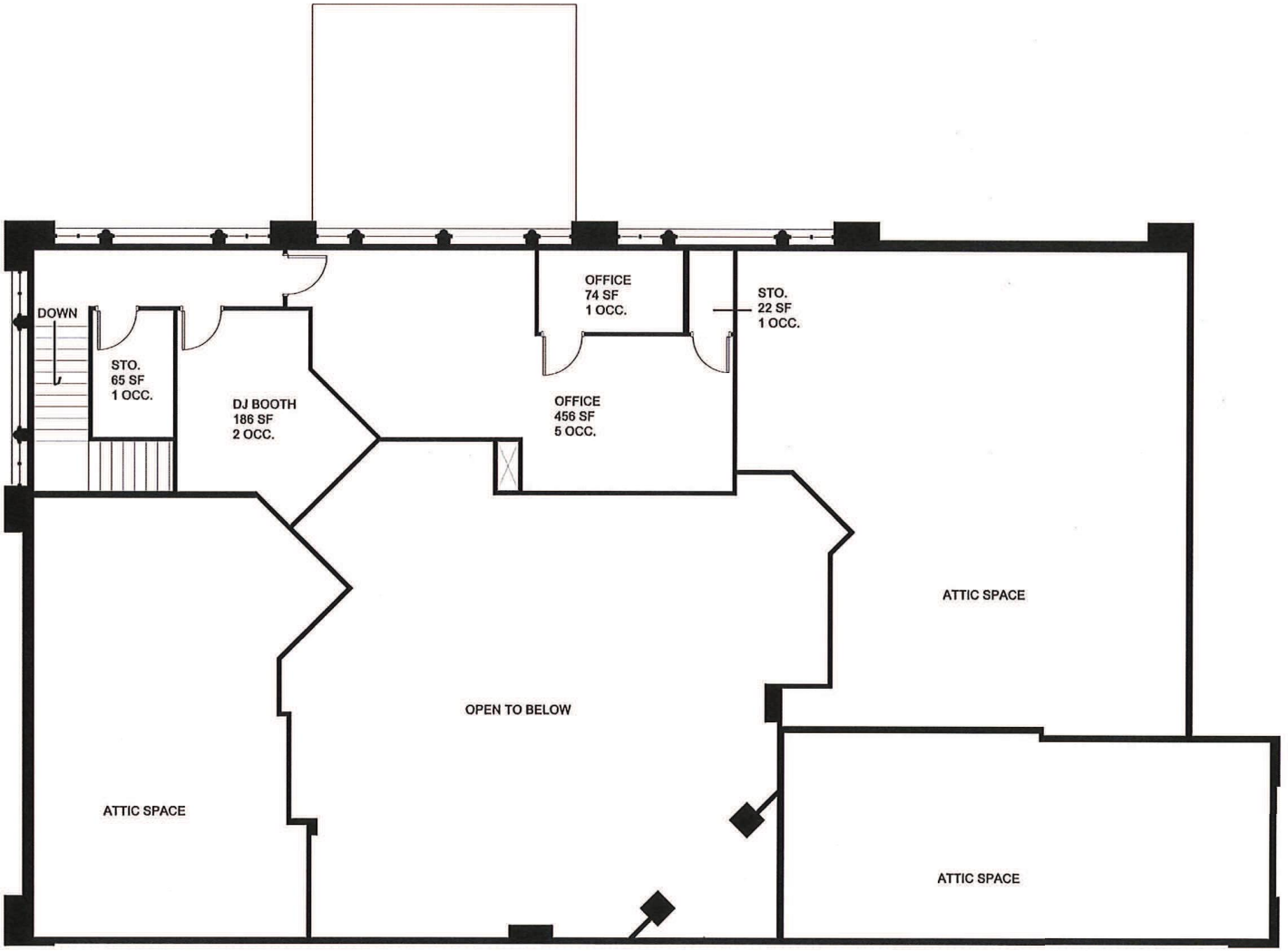
FIRST FLOOR PLAN

SCALE 1/4" = 1'-0

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-785-7858 - sparcdesigngroup.com

ROTHWELL GORNT COMPANIES

SUP-50866



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0

sparc
DESIGN GROUP LLC.
7480 Lassen Peak - Las Vegas, NV 89149 - 702-765-7650 - sparcdesigngroup.com

ROTHWELL GORNT
COMPANIES

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NORTH ELEVATION

SCALE 1/4" = 1'-0



WEST ELEVATION

SCALE 1/4" = 1'-0

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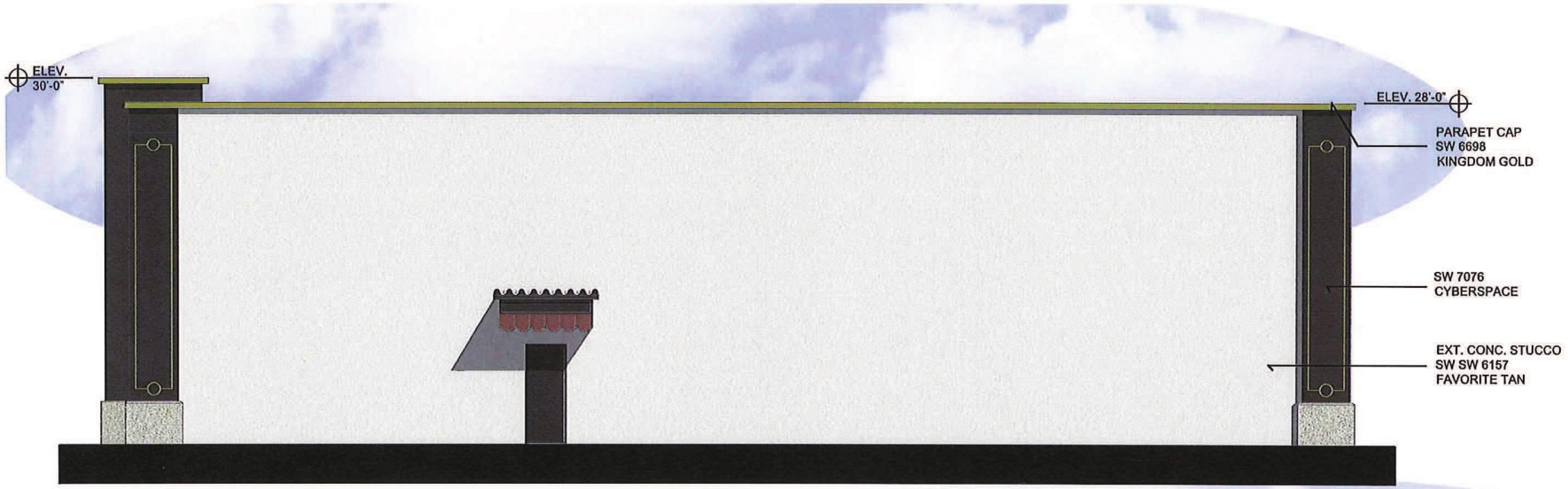
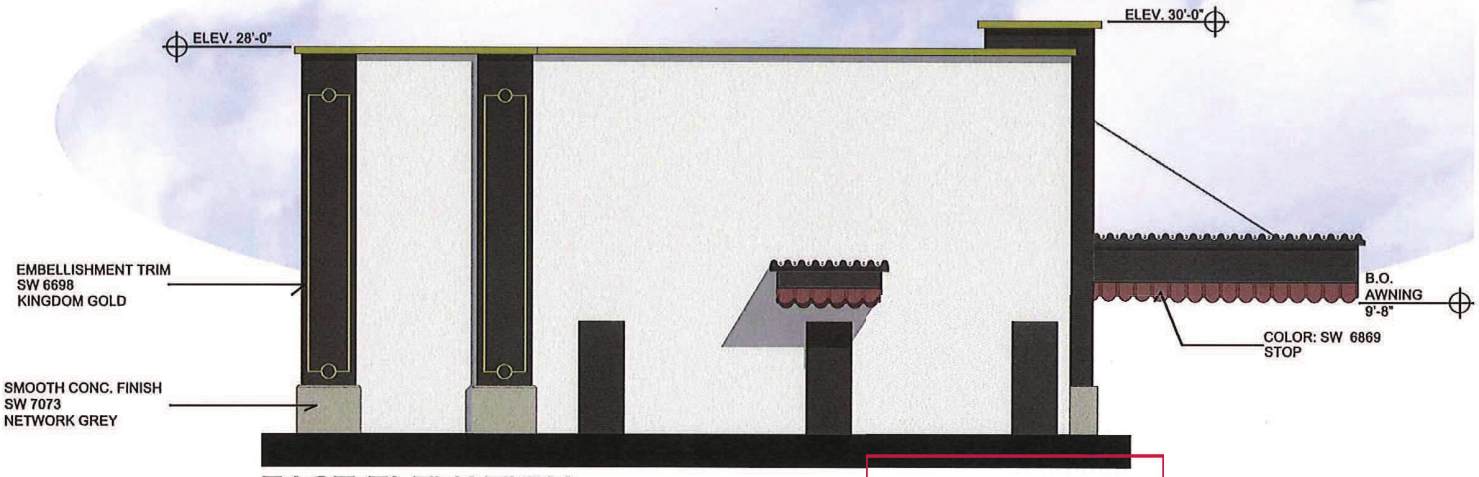


SOUTH ELEVATION
SCALE 1/4" = 1'-0



EAST ELEVATION
SCALE 1/4" = 1'-0

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ROTHWELL GORNT
COMPANIES

SUP-50866

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

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August 22, 2013

DOUG RANKIN
CITY OF LAS VEGAS PLANNING DEPARTMENT
333 Rancho Drive
Las Vegas, NV 89106

Re: Pre-application submittal- Justification Letter
CNB FKA BBN, LLC – APN 162-09-110-021and 035

Dear Doug:

This office represents the applicant in the above-referenced matter. The subject site consists of approximately .28 acres and is located on the northeast corner of Highland Drive and Sutter Avenue. The applicant is requesting the approval of a Site Development Plan Review to allow for renovations to an existing building and for a Special Use Permit for a Tavern Limited.

The subject property has been operating as an 18 and older cabaret (Sheri's Cabaret) for many years. The applicant recently purchased the site out of foreclosure and intends to invest in the property, upgrading it and changing its use to a 21 and older cabaret. As such, the applicant is requesting the approval of a use permit to allow for a tavern limited to allow for the sale of alcoholic beverages and food in conjunction with the over 21 entertainment.

The site is located within the Downtown Centennial Plan area and thus there are not any specific parking requirements. However, the applicant is providing 32 parking spaces which satisfies the 1 to 1,000 ratio typically used in the Downtown Area as a sufficient standard.

The subject property is in an area developed as and planned for this type of use. There has been some reinvestment in the area over the last several years but there is room for much more. The improvements made to this site will only add to the revitalization of the area and hopefully help to create more opportunities for future development.

Thanks in advance for your kind consideration. If you have any questions please feel free to call me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO

Tabitha D. Fiddyment

TF/eed

PRJ-50601
08/26/13

SUP-50866

City of Las Vegas Agenda Item No.: **54.**

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG ☐ **Consent** ☒ **Discussion**

SUBJECT:
DIR-50779 - DIRECTORS BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - For possible action to approve the 2014 Planning Commission Meeting schedule. Staff recommends APPROVAL.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
Staff recommends APPROVAL.

BACKUP DOCUMENTATION:
DRAFT 2014 Planning Commission Meeting Schedule

DEPARTMENT OF PLANNING

2014
PLANNING COMMISSION MEETING SCHEDULE

Application Closing Day	Planning Commission Meeting Date
November 27, 2013	January 14, 2014*
December 26, 2013	February 11, 2014
January 23, 2014	March 11, 2014
February 20, 2014	April 8, 2014*
March 27, 2014	May 13, 2014
April 24, 2014	June 10, 2014
May 22, 2014	July 8, 2014*
June 26, 2014	August 12, 2014
July 24, 2014	September 9, 2014
August 21, 2014	October 14, 2014*
September 25, 2014	November 4, 2014
October 23, 2014	December 9, 2014
November 26, 2014	January 14, 2014*
December 24, 2014	February 11, 2014

Applications MUST BE submitted by 4:00 P.M. on CLOSING DAYS
Applications WILL BE accepted until 5:00 P.M. on NON-CLOSING DAYS
Call (702) 229-6301 for additional information

*** GPA CYCLES**

DRAFTED 08.19.13

DRAFT

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2013

DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED