PLANINING &
DEVELOPMENIT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-16522 APN: 139-19-101-002

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

_____ Yes ____X____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A. Schniggel

Subscribed and sworn before me

This 1st day of September 2006

Carrie L. Price

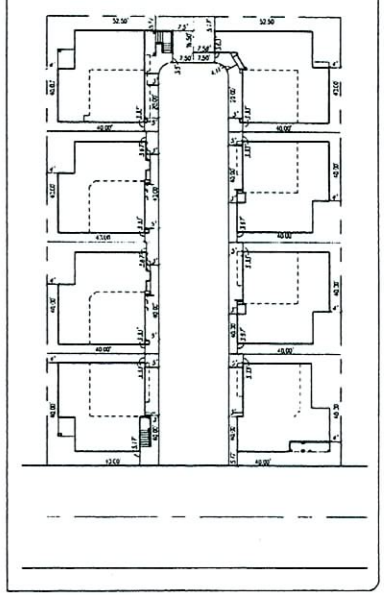
Notary Public in and for said County and State

CARRIE L. PRICE
Notary Public State of Nevada
No. 04-90890-1
My appt. exp. July 9, 2008

SITE PLAN
OF
SMOKE RANCH / DECATUR II

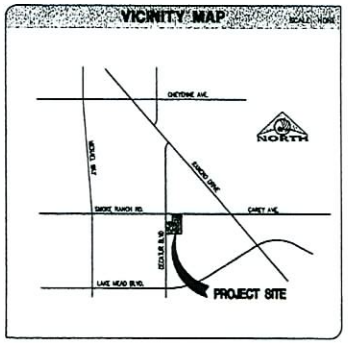
A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TYPICAL CLUSTER SETBACKS FOR INFUSION



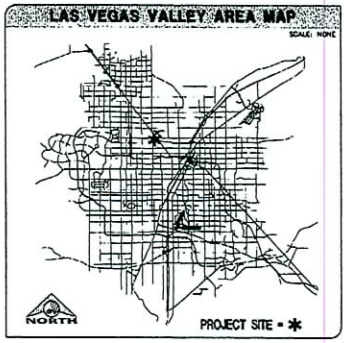
VICINITY MAP

SCALE: NONE

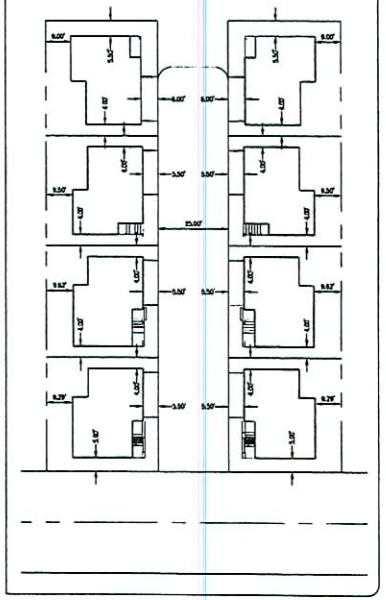


LAS VEGAS VALLEY AREA MAP

SCALE: NONE



TYPICAL CLUSTER SETBACKS FOR THE IVY



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER

126-19-101-002

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS

CLARK COUNTY TITLE 30

ZONING	R-PD
TYPICAL LOT SIZE (SF)	1,000 SF
FRONT TO BUILDING	3' MIN.
FRONT TO GARAGE	5' - 6' OR 18' PLUS
SIDE TO BUILDING	3' MIN.
SIDE TO ROOF EAVE	3' MIN.
SIDE ON CORNER	4' MIN.
REAR	3' MIN.

ENGINEER

TRITON ENGINEERING
6757 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

OWNER

SCHNIPPLE FAMILY TRUST
9950 CHEYENNE AVENUE, SUITE 210
LAS VEGAS, NV 89129
OFFICE: (702) 304-1947

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC
2490 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89074
OFFICE: (702) 617-8400

SURVEYOR

TRI-CORE SURVEYING
6753 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89146
OFFICE: (702) 621-1504
FAX: (702) 870-6378

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLVDO 125WMB", BEING A CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE CYLINDER, NORTHEAST CORNER OF JONES BLVD. AND RACEL STREET.

ELEVATION: 2347.2633 (FEET)
721.825 (METERS)
CLARK COUNTY VERTICAL CONTROL ±.3003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARING

NORTH 00°00'10" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 106, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

LAND USE TABULATION

LAND USE DESIGNATION	
PRESENT ZONING	R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL UNITS	77 LOTS
SUBSTANDARD UNITS	NONE
GROSS ACREAGE	6.19 ACRES
DENSITY (GROSS)	12.42 LOTS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	55,257 SF
TOTAL PROVIDED	33,226 SF

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 'A'	2,504 SF	8,701 SF	11,205 SF
COMMON LOT 'B'	1,764 SF	24,525 SF	26,289 SF
COMMON LOT 'C'	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,062 SF	33,226 SF	40,288 SF

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OCT 25 2006

NO.	DESCRIPTION	DATE	APP'D

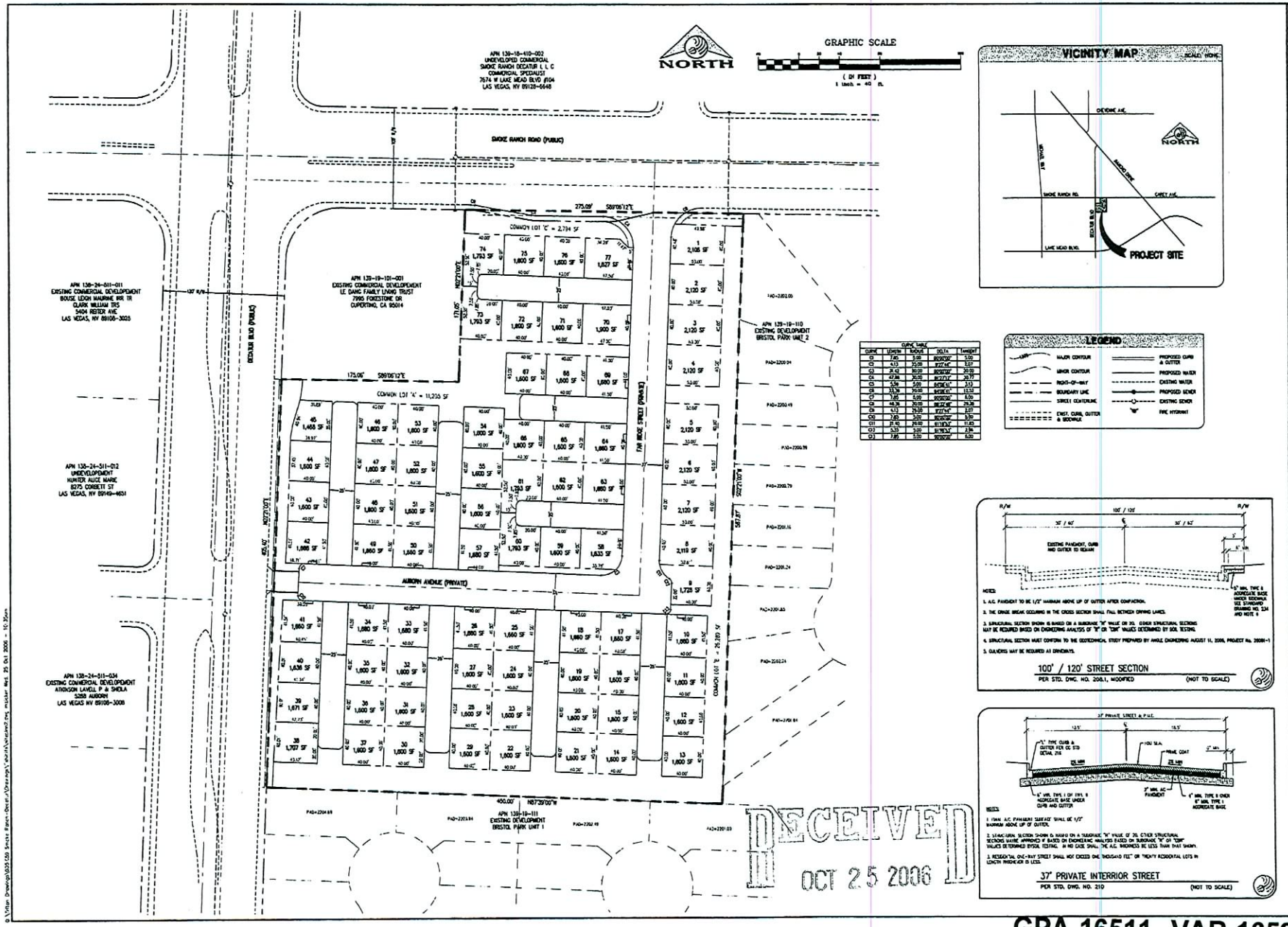
DATE: OCTOBER 2, 2006
DW.:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
QA CHECKED:
JOB NO.
SCALE: 1" = 40'

Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

SHEET 1 OF
C.L.V. DWG.#

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Plant Schedule

Symbol	Size	Botanical Name	Common Name
	24" Box	Acacia stenophylla	Shoestring Acacia
	24" Box	Chilopsis linearis	Desert Willow
	24" Box	Prosopis chilensis	Chilean Mesquite
	24" Box	Vitex agnus castus	Chaste Tree
	24" Box	Acacia stenophylla	Shoestring Acacia
	5 Gallon	Caesalpinia species	Bird of Paradise
	5 Gallon	Cassia species	Cassia
	5 Gallon	Convolvulus cinerum	Bush Morning Glory
	5 Gallon	Lavandula species	Lavender
	5 Gallon	Leucophyllum frutescens	Texas Ranger
	5 Gallon	Senna greggii	Autumn Sage
	5 Gallon	Vauquelinia californica	Arizona Rosewood
	5 Gallon	Hesperaloe parviflora	Red Yucca
	5 Gallon	Muhlenbergia rigens	Deer Grass

Landscape Schedule

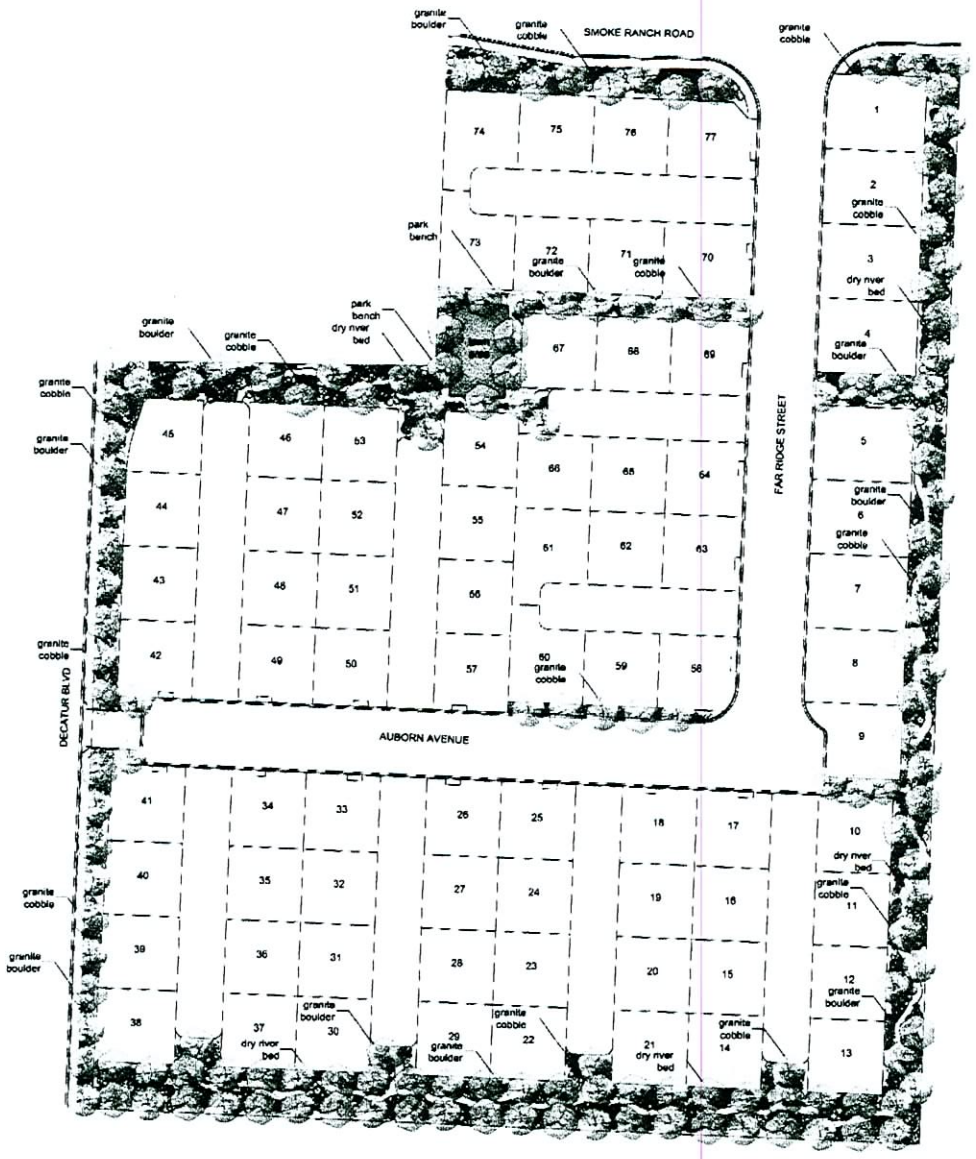
	3/4" Decorative Rock (2" depth)
	Decomposed Granite
	1"-4" River Rock
	3"-6" Granite Cobble
	Granite Boulders (size varies)

Notes

1. All planters to receive a 2" layer of 3/4" decorative rock unless otherwise noted
2. All plant material to be planted minimum of five feet away from walls and structures where possible
3. All plant material shall be installed per CLV Title 19 Landscape Standards
4. All irrigation shall be installed per CLV Title 19 Standards

Site Amenities

6	Bench - Wetlands Model [illegible] or approved equal



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landaco. landscaping and grading
design build landscape architecture
4660 South Polaris Las Vegas NV 89103
702.895.7981 fax 702.895.7986

Project Name:

Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date:	By:
1	rendering	08.09.05	mh
2	buffer	10.10.05	mh
3	base revision	01.11.06	adw
4	base revision	02.01.06	adw
5	engineering	02.20.06	nf
6	base revision	08.30.06	mh
7	base revision	10.23.06	mh

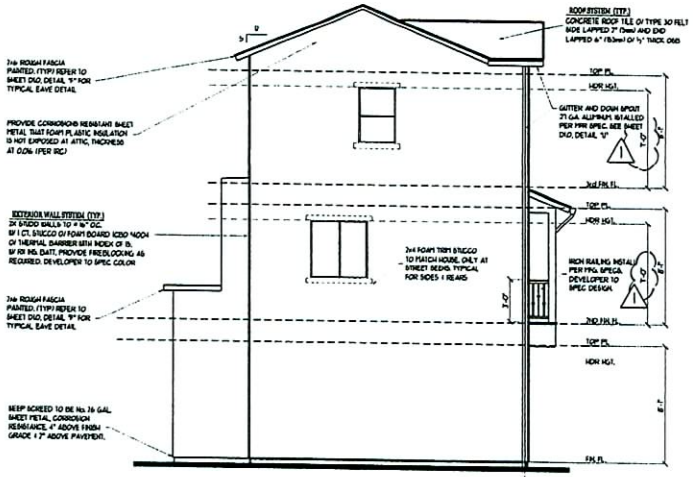
This landscape drawing is for design/build use by Landaco Landscaping and Grading only. Landaco Landscaping and Grading does not assume any responsibility for projects installed by any contractor other than Landaco Landscaping and Grading

Drawing:
Common Area Landscape Plan

Date: 07.12.05
Scale: 1" = 30'-0"
Drawn By: kd
Checked By: kny
Project #

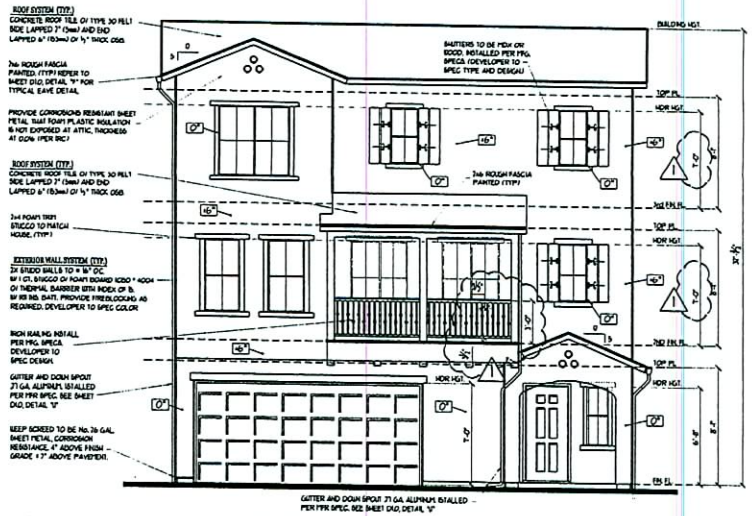
Sheet # 1 of 1

L-1



Left Elevation - A

SCALE: ¼" = 1'-0"



Front Elevation - A

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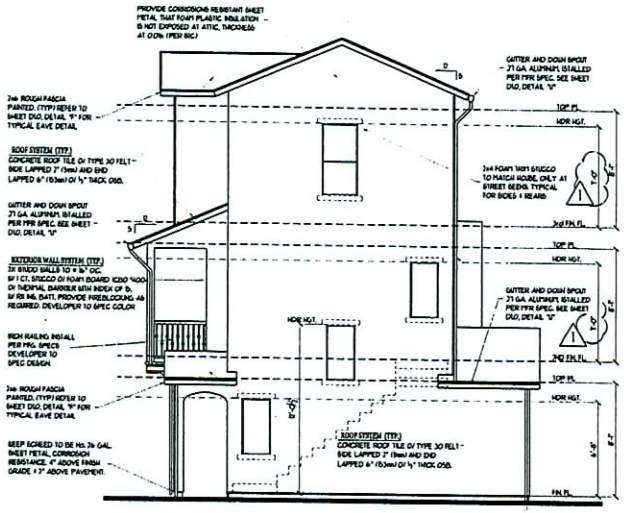
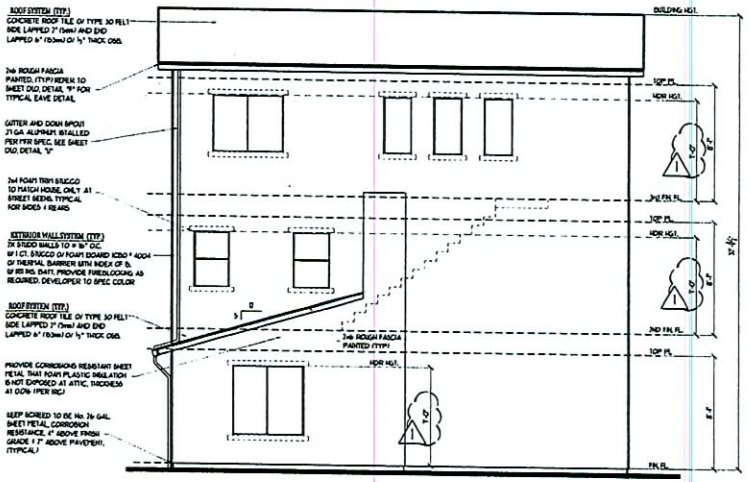


Right Elevation - A

SCALE: ¼" = 1'-0"



Rear Elevation - A

SCALE: ¼" = 1'-0"

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LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

FILE: ELEVATION - A

DRAWN BY: R. M. Q.
DATE: 10/19/05

REV. No.	DATE
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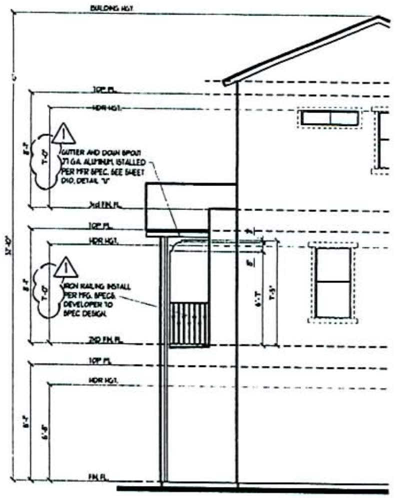
2	01/10/06
3	
4	
5	
6	

PLAN #: 1283

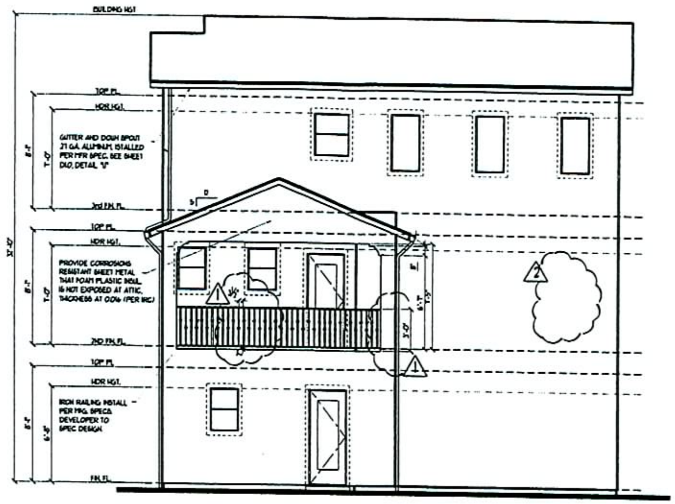
SUBDIVISION: PICKET LANE

SHEET No.: A2.a



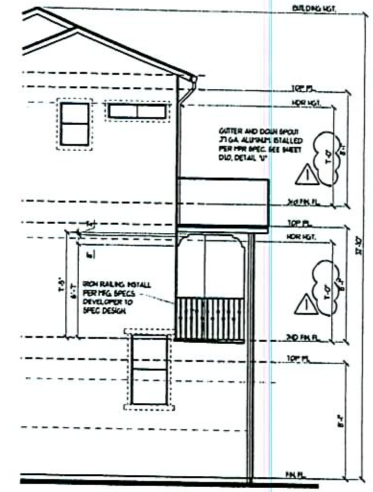
Typical Left Elevation

Opt. Covered Balcony



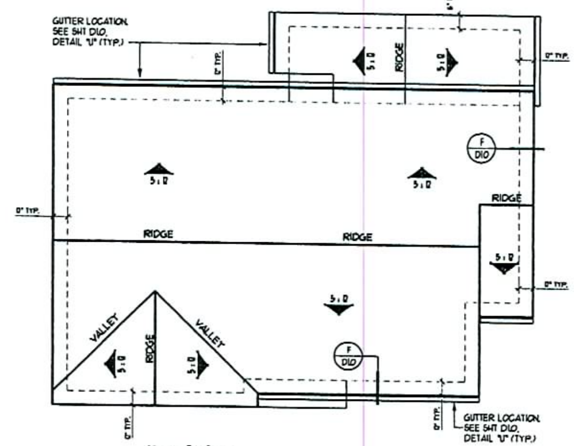
Typical Rear Elevation

Opt. Covered Balcony



Typical Right Elevation

Opt. Covered Balcony



Roof Plan

Opt. Covered Balcony

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

ATTIC VENTILATION CALCULATION

(1/300) Ventilation Rule			
ATTIC SPACE		SQ. FT.	
MAIN ROOF		730	
Divided By 300 = 2.43			
High Requirements: 1.72			
Low Requirements: 1.72			
High Ventilation			
	QTY.	TYPE	AREA
1	2	V	1.40
Low Ventilation			
2	8	Z	1.22

(1/150) Ventilation Rule			
ATTIC SPACE		SQ. FT.	
LOWER ROOF		99	
Divided By 150 = .66			
Total Requirements: .66			
High (Total) Ventilation			
	QTY.	TYPE	AREA
1	1	Z	0.7

VENT TYPE		
V	CLOAKED TILE	0.7
Z	3"x22" SCREEN	0.153

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OPTIONS
ELEVATIONAS AND ROOF PLAN

DRAWN BY: R.M.Q.
DATE: 10/19/05

REV. No.	DATE
1	01/10/05
2	01/31/05
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4	
5	
6	

PLAN #: 1430

SUBDIVISION: PICKET LANE

SHEET No.: A2.1

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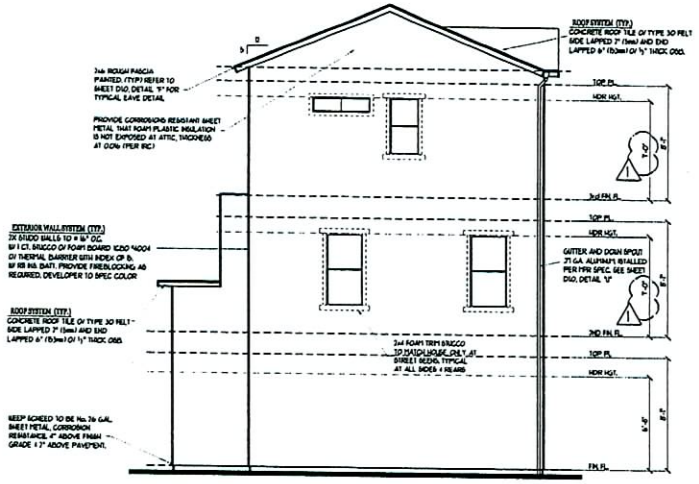
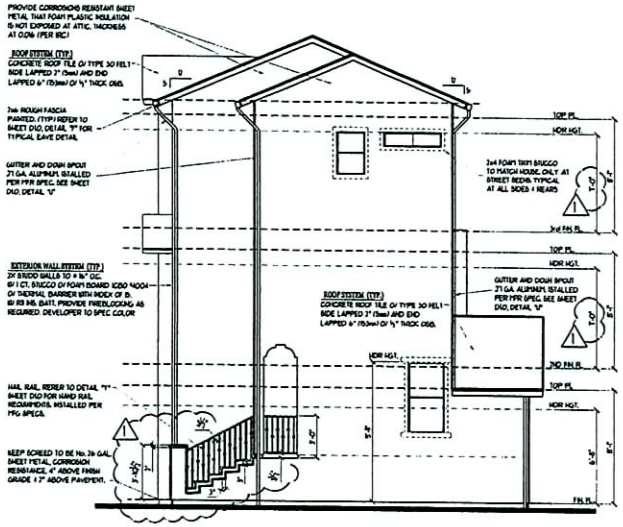


Left Elevation - A

SCALE: ¼" = 1'-0"

Front Elevation - A

SCALE: ¼" = 1'-0"



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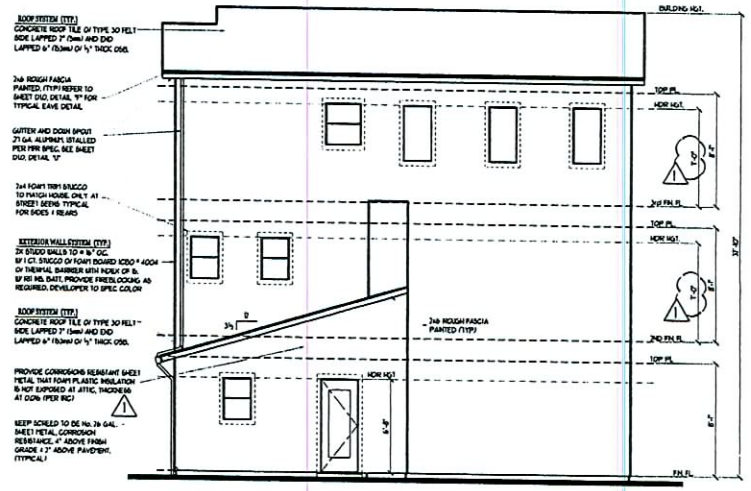

Rear Elevation - A

SCALE: ¼" = 1'-0"

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RICHMOND AMERICAN HOMES
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TITLE: ELEVATION - A

DRAWN BY: R.M.O.
DATE: 10/19/05

REV No.	DATE
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4	
5	
6	

PLAN #: 1430

SUBDIVISION: PICKET LANE

SHEET No.: A2.a

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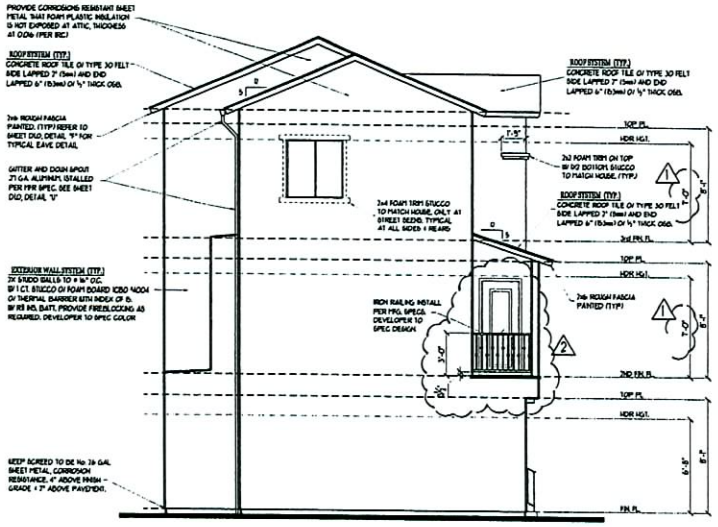

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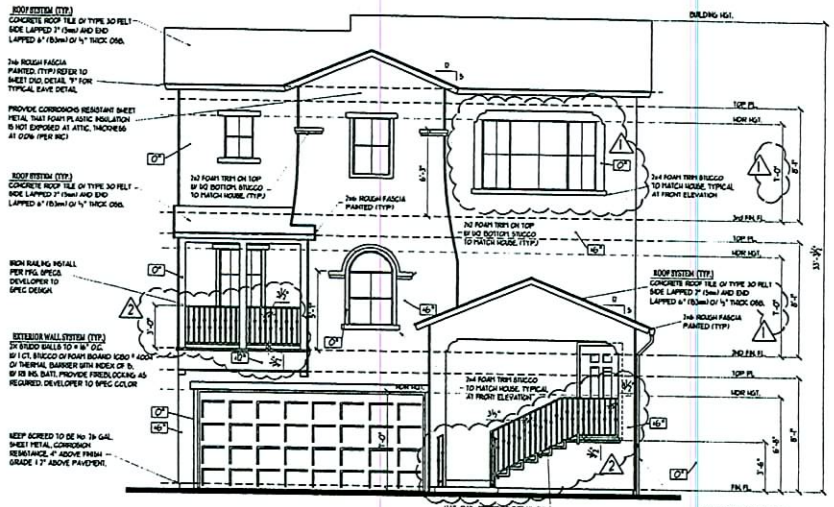

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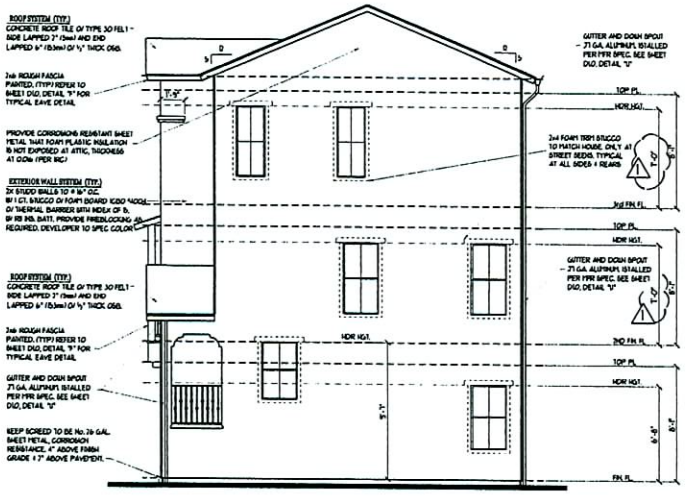

Right Elevation - A

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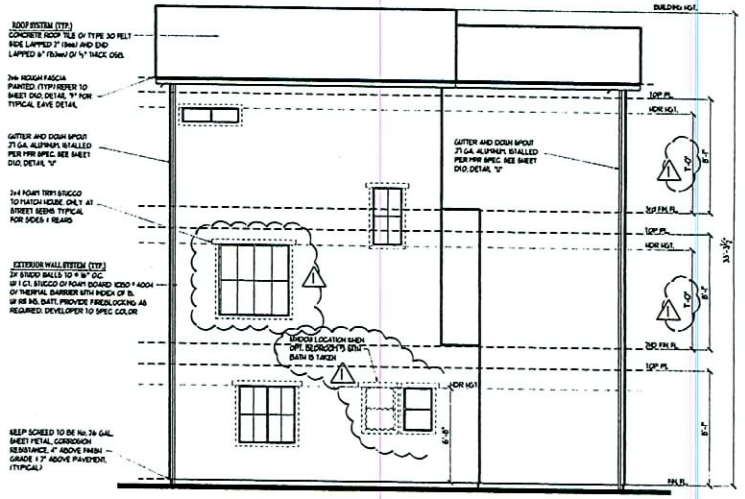

Rear Elevation - A

SCALE: ¼" = 1'-0"

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FILE: ELEVATION - A

TITLE

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DATE: 10/19/04

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1	01/10/05
2	01/31/05
3	
4	
5	
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PLAN #: 1532

SUBDIVISION: PICKET LANE

SHEET No.: A2.a

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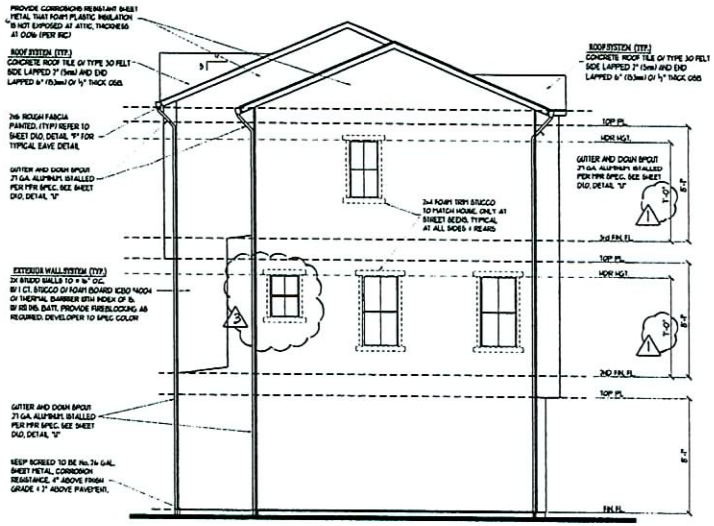
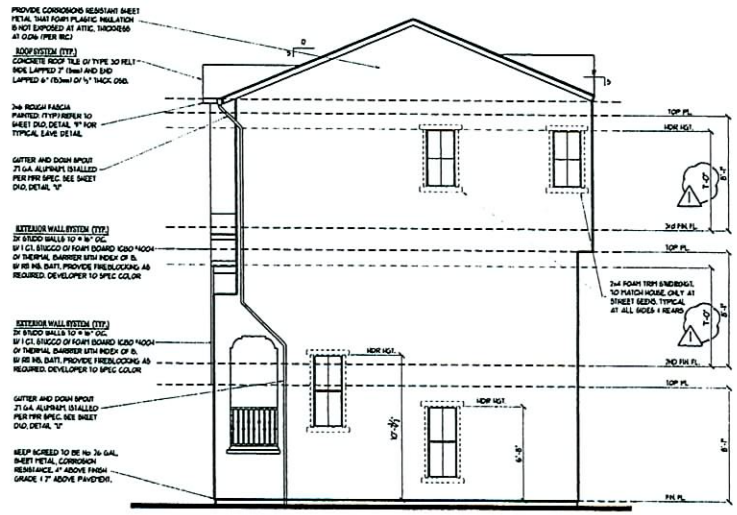


Left Elevation - A

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

Front Elevation - A

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



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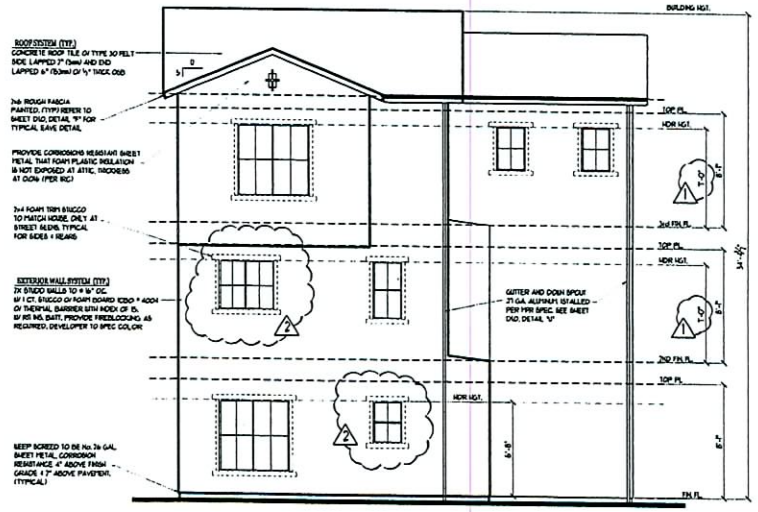

Rear Elevation - A

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

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CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: ELEVATION - A

TITLE

DRAWN BY: R.M.O.
DATE: 10/19/04

REV. No.	DATE
1	01/10/05
2	01/31/05
3	2/18/05
4	
5	
6	

PLAN #: 1730

SUBDIVISION: PICKET LANE

SHEET No.: A2.a

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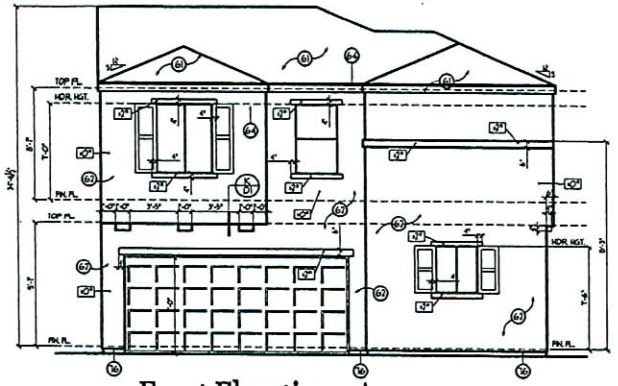
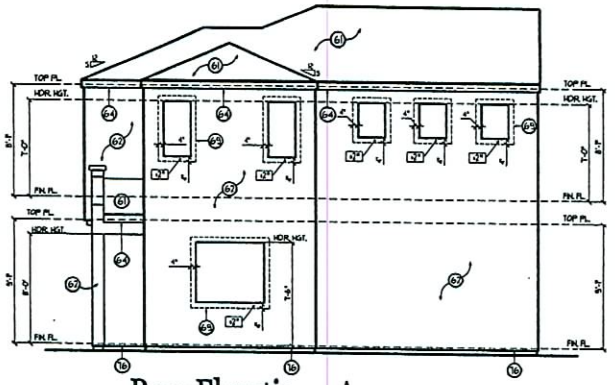
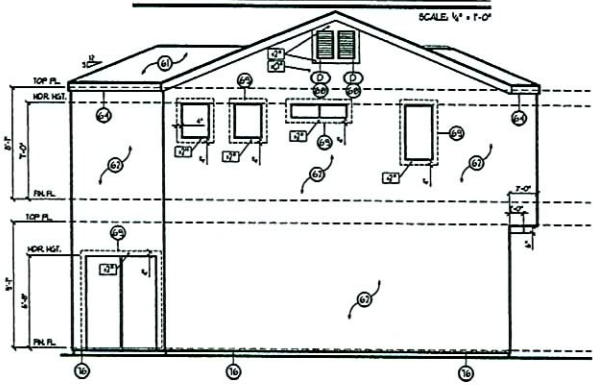


Front Elevation - A



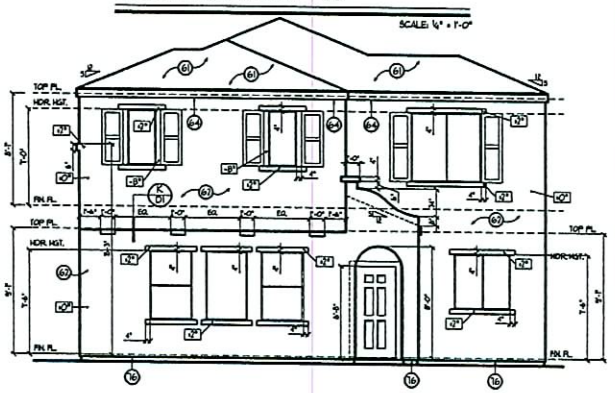
Rear Elevation - A

SCALE: ¼" = 1'-0"



Left Elevation

SCALE: ¼" = 1'-0"



Right Elevation

SCALE: ¼" = 1'-0"

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

61	CONCRETE TILE or TYPE 30 FELT SIDE LAPPED 2" (50mm) + END LAPPED 6" (152mm) w/47 INK. OBS (TYP)
62	STUCCO (w/FOAM) BOARD (C.D.O.) *4004 w/THERMAL BARRIER - PER IRC
63	STONE VENEER 4 APPLICATION SHALL COMPLY TO IRC (1D20 EX20mm)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	ADDRESS PLATE = 400" w/ OPT. COACH LIGHT = 4x4"
68	
69	2x4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS. TYPICAL AT SIDES AND REARS
70	WROUGHT IRON GATE / STUCCO CMU COURTYARD WALL WROUGHT IRON RAIL PER IRC
71	
72	
73	
74	
75	PARAPET ROOF SYSTEM, OR OPT. COVERED PATIO WITH ROOF SLOPE 1½" EVERY 12". ROOF MATERIAL TO BE PLY SHEATHING OF BASE SHEET MECHANICALLY FASTENED OF GRANULATED SELF ADHESIVE MEMBRANE.
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT SEEP SCREEDS 4" ABOVE EARTH, 2" ABOVE PAVED)
77	
78	
79	
80	
81	2-25"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER U.N.C.
82	
83	OPT. SERVICE DOOR
84	
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88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED + ATTIC (PER IRC)
89	IN THE EVENT THAT FRAMING MEMBERS = GABLE AREA BLOCK NET FREE AREA PROVIDE REQUIRED ACCEPTABLE MEANS
90	ROOF VALLET FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (PER IRC)
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9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5800

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELLAIR, JR.

TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: R.M.Q.
DATE: 08/23/06

REV NO.	DATE
1	
2	
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PLAN #: 1262

SUBDIVISION: Kenneth Square

SHEET NO.: A2.A

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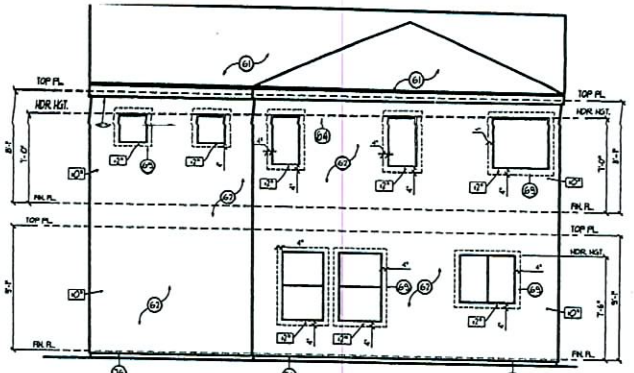
GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

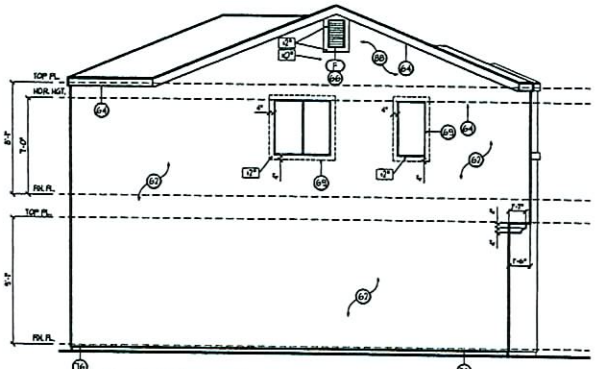
Front Elevation - A

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



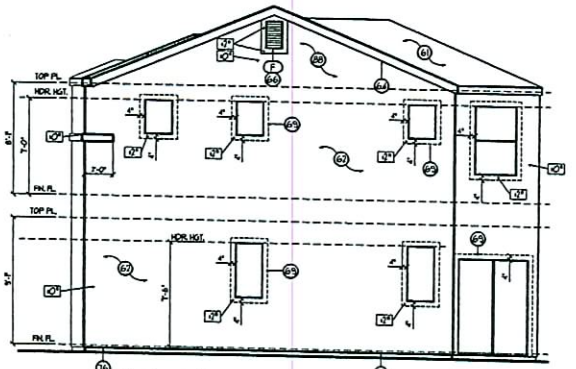
Rear Elevation - A

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



Left Elevation

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



Right Elevation

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

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

61	CONCRETE TILE o/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD I.C.B.O. #4004 o/THERMAL BARRIER - PER IRC
63	STONE VENEER + APPLICATION SHALL COMPLY TO IRC (ICBO# ER3568)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	ADDRESS PLATE @ 150" w/ OPT. COACH LIGHT @ 144"
68	
69	2x4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS. TYPICAL AT SIDES AND REARS
70	WROUGHT IRON GATE / STUCCO CMU COURTYARD WALL WROUGHT IRON RAIL PER IRC
71	
72	
73	
74	
75	PARAPET ROOF SYSTEM, OR OPT. COVERED PATIO WITH ROOF SLOPE 1/2" EVERY 12". ROOF MATERIAL TO BE PLY SHEATING O/ BASE SHEET MECHANICALLY MEMBRANE O/ GRANULATED SELF ADHESIVE MEMBRANE.
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED (4" ABOVE EARTH, 2" ABOVE PAVED)
77	
78	
79	
80	
81	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	
83	OPT. SERVICE DOOR
84	
85	
86	
87	
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED @ ATTIC (PER IRC)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (PER IRC)
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DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

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TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: R.M.O.
DATE: 08/22/06

REV No.	DATE
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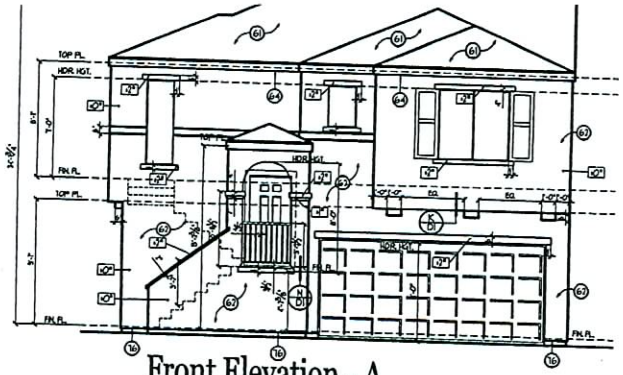
PLAN #: 1310

SUBDIVISION: Kenneth Square

SHEET No.: A2.A

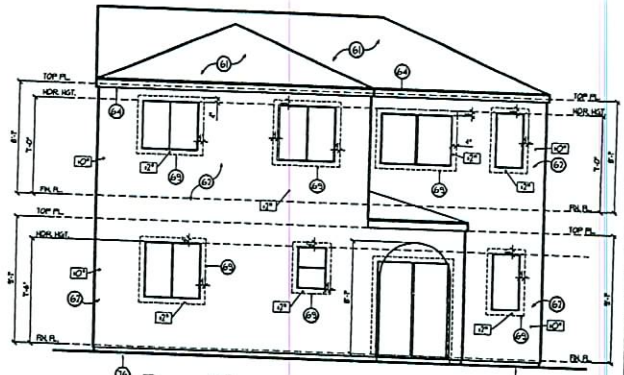
RECEIVED
OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



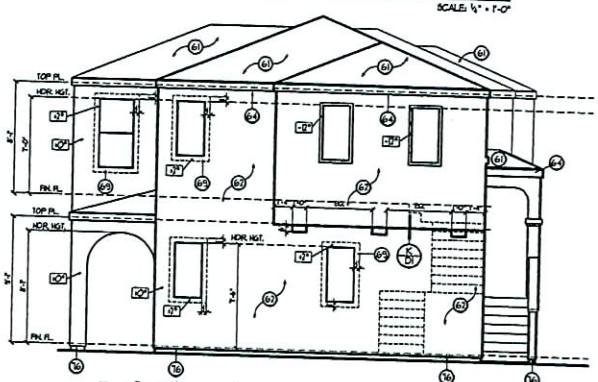
Front Elevation - A

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



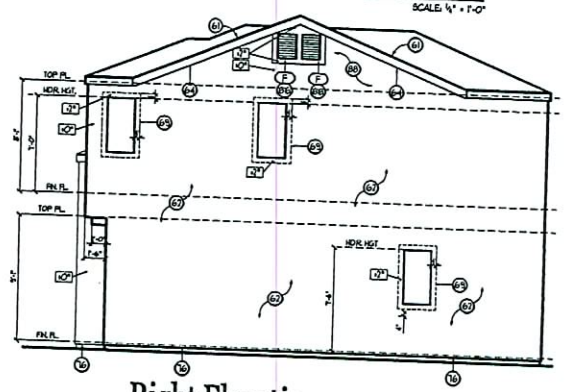
Rear Elevation - A

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



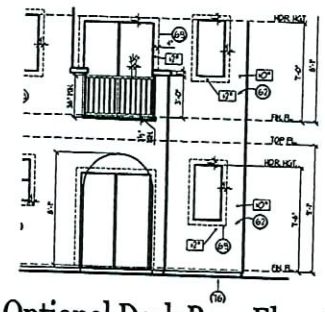
Left Elevation

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



Right Elevation

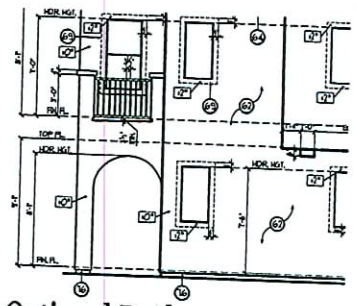
SCALE: 1/4" = 1'-0"



Optional Deck Rear Elevation

Typical (rear elevations)

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



Optional Deck

Typical (side elevations)

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

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

61	CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 7" (5 tiles) & END LAPPED 6" (15 tiles) w/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD I.C.B.O. #4004 o/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY TO IRC (ICBO# ER5868)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	ADDRESS PLATE @ 60" w/ OPT. COACH LIGHT @ 64"
68	
69	2X4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS. TYPICAL AT SIDES AND REARS
70	WROUGHT IRON GATE / STUCCO CMU COURTYARD WALL WROUGHT IRON RAIL PER IRC
71	
72	
73	
74	
75	PARAPET ROOF SYSTEM, OR OPT. COVERED PATIO WITH ROOF SLOPE 1/2" EVERY 12". ROOF MATERIAL TO BE PLY SHEATHING O/ BASE SHEET MECHANICALLY MEMBRANE O/ GRANULATED SELF ADHESIVE MEMBRANE.
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	
78	
79	
80	
81	2-12"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	
83	OPT. SERVICE DOOR
84	
85	
86	
87	
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED @ ATTIC (PER IRC)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (PER IRC)
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RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: R.M.O.
DATE: 08/22/06

REV No.	DATE
1	
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PLAN #: 1343

SUBDIVISION: Kenneth Square

SHEET No.: A2.A

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GPA-16511 VAR-16525
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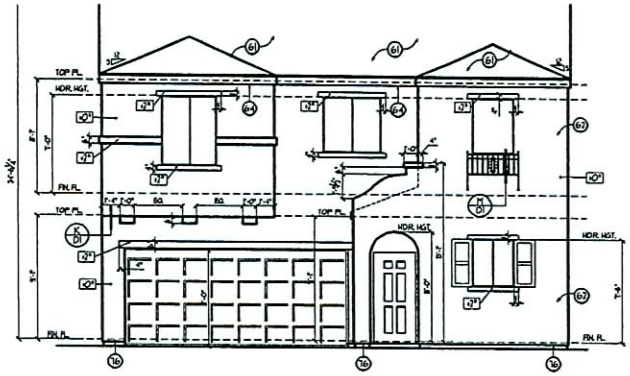
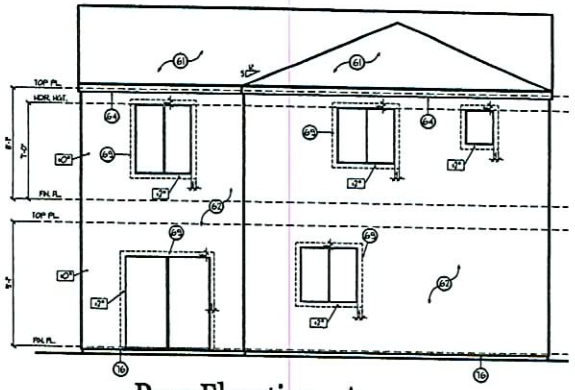


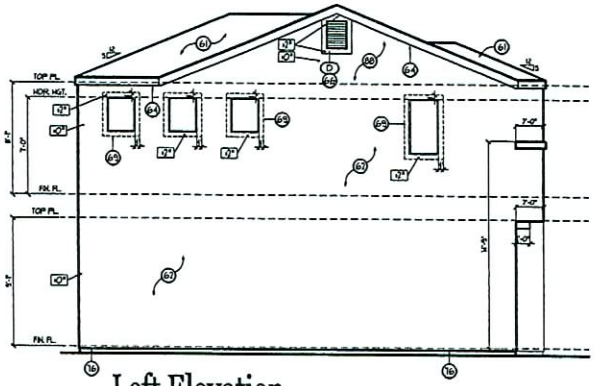
Front Elevation - A

SCALE: ¼" = 1'-0"



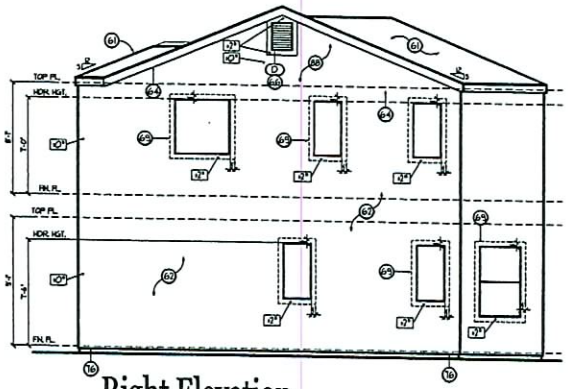
Rear Elevation - A

SCALE: ¼" = 1'-0"



Left Elevation

SCALE: ¼" = 1'-0"



Right Elevation

SCALE: ¼" = 1'-0"

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTED ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

B1	CONCRETE TILE or TYPE 30 FELT SIDE LAPPED 2" (50mm) & END LAPPED 6" (150mm) o/o/7" (14K, OSB) (TYP)
B2	STUCCO on/GAF1 BOARD LCBO, 4004 o/MINERAL BARRIER - PER IRC
B3	STONE VENEER & APPLICATION SHALL COMPLY TO IRC (EDOF ER2066)
B4	2x6 ROUGH SAWN FASCIA
B5	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
B6	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
B7	ADDRESS PLATE # 60" w/ OPT. COACH LIGHT # 4-4"
B8	
B9	2x4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS. TYICAL AT SIDES AND REARS
B10	WROUGHT IRON GATE / STUCCO CFU COURTYARD WALL WROUGHT IRON RAIL PER IRC
B11	
B12	
B13	
B14	
B15	PARAPET ROOF SYSTEM, OR OPT. COVERED PATIO WITH ROOF SLOPE 1½" EVERY 12". ROOF MATERIAL TO BE PLY SHEATHING OF BASE SHEET MECHANICALLY FEMBRANE OF GRANULATED SELF ADHESIVE MEMBRANE.
B16	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREEN(4" ABOVE EARTH, 2" ABOVE PAVED)
B17	
B18	
B19	
B20	
B21	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UTC
B22	
B23	OPT. SERVICE DOOR
B24	
B25	
B26	
B27	
B28	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED # ATTIC (PER IRC)
B29	IN THE EVENT THAT FRAMING MEMBERS # GABLE AREA BLOCK NET FREE AREA PROVIDE REDESIGN ACCEPTABLE MEANS
B30	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (PER IRC)
B31	.
B32	.
B33	.
B34	.
B35	.
B36	.
B37	.
B38	.
B39	.
B40	.

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RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: R.M.O.
DATE: 08/22/06

REV No.	DATE
1	
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PLAN #: 1523

SUBDIVISION: Kenneth Square

SHEET No.: A2.A

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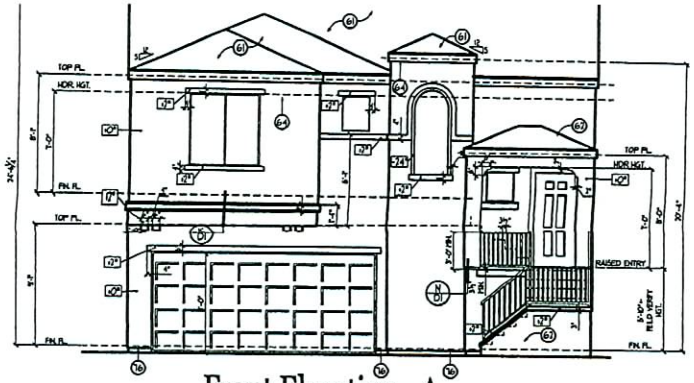
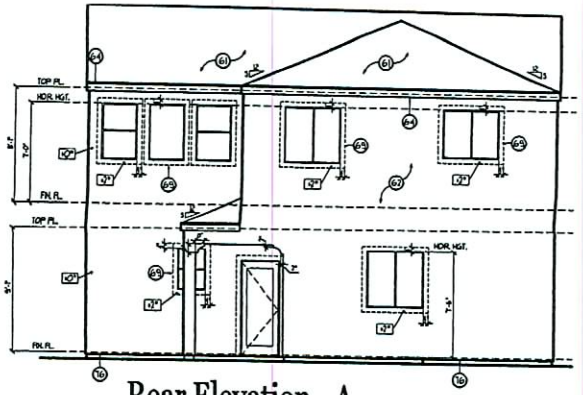


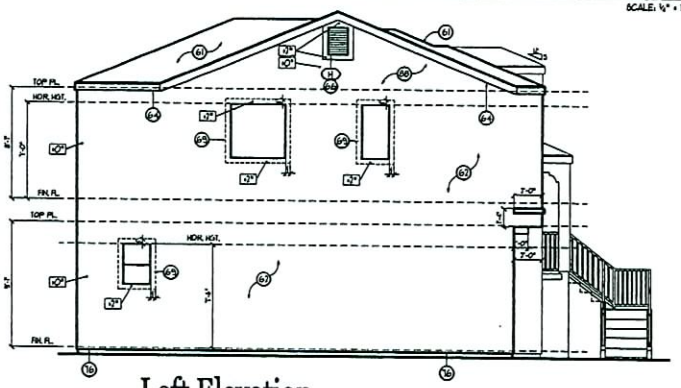
Front Elevation - A

SCALE: ¼" = 1'-0"



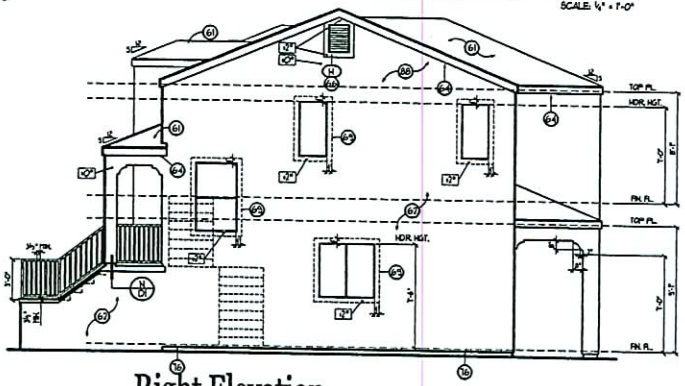
Rear Elevation - A

SCALE: ¼" = 1'-0"



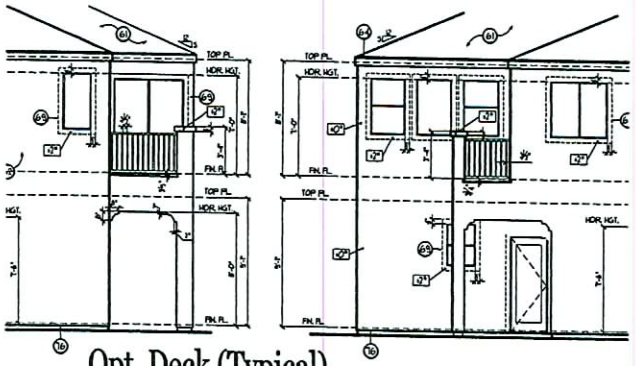
Left Elevation

SCALE: ¼" = 1'-0"



Right Elevation

SCALE: ¼" = 1'-0"



Opt. Deck (Typical)

Rear and side elevations

SCALE: ¼" = 1'-0"

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTED ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

61	CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (76mm) & END LAPPED 6" (152mm) o/o/1" TAR. CODE (TYP)
62	STUCCO o/FOAM BOARD LCBO. #4004 o/RESERVAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY TO IRC (1C00 ER866a)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	ADDRESS PLATE # 4.0" w/ OPT. COACH LIGHT # 4-4"
68	
69	2x4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS, TYPICAL AT SIDES AND REARS
70	WROUGHT IRON GATE / STUCCO O'S COURTYARD WALL WROUGHT IRON RAIL PER IRC
71	
72	
73	
74	
75	PARAPET ROOF SYSTEM, OR OPT. COVERED PATIO WITH ROOF SLOPE 1/4" EVERY 12". ROOF MATERIAL TO BE PLY SHEATING O/ BASE SHEET MECHANICALLY FASTENED O/ GRANULATED SELF ADHESIVE MEMBRANE.
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED (4" ABOVE EARTH, 2" ABOVE PAVED)
77	
78	
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80	
81	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UFC
82	
83	OPT. SERVICE DOOR
84	
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87	
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED # ATTIC (PER IRC)
89	IN THE EVENT THAT FRAMING MEMBERS # GABLE AREA BLOCK NET FREE AREA PROVIDE REFEREED ACCEPTABLE NEARS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN .019" CORROSION-RESISTANT METAL (PER IRC)
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STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: R.M.O.
DATE: 08/22/06

REV No.	DATE
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PLAN #: 1555

SUBDIVISION: Kenneth Square

SHEET No.: A2.A

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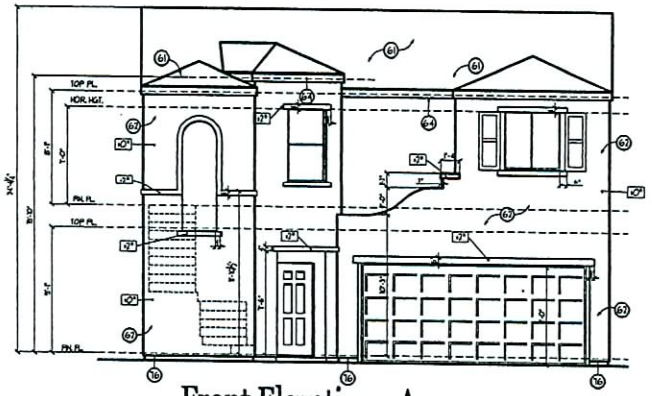
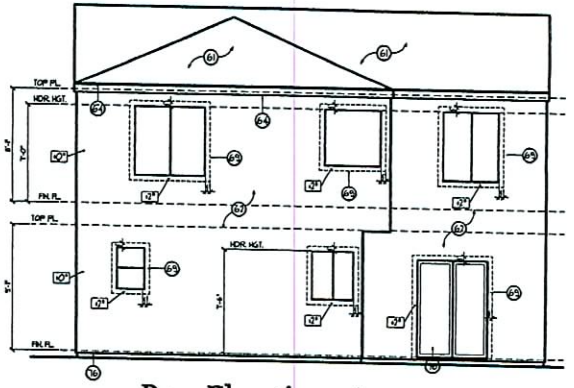
ZON-16519 SDR-16522
REVISED 11/16/06 PC



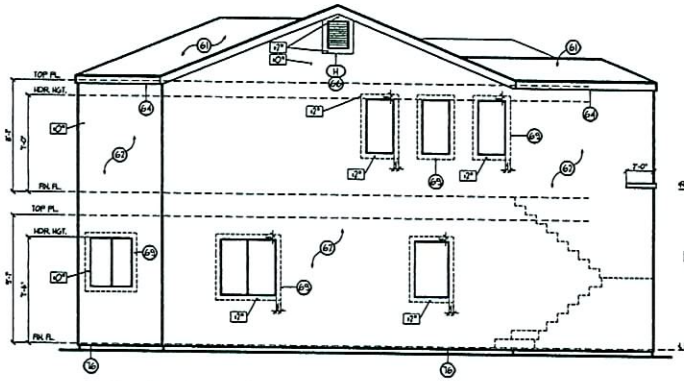
Front Elevation - A

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



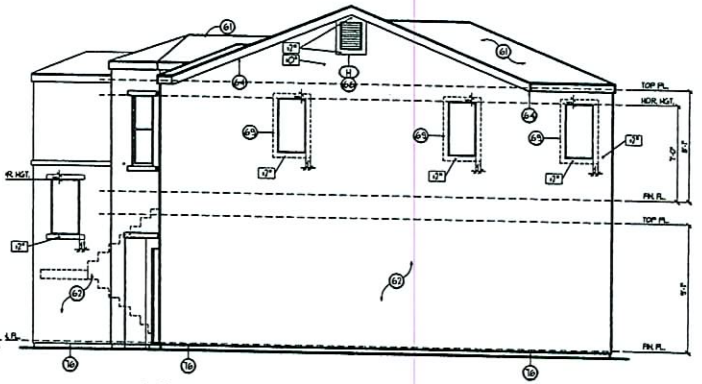
Rear Elevation - A

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



Left Elevation

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



Right Elevation

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

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
3. REFER TO SHEET A3.0 FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ON'S AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

61	CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD I.C.B.O. #4004 o/THERMAL BARRIER - PER IRC
63	STONE VENEER & APPLICATION SHALL COMPLY TO IRC (ICBO# ER3568)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	ADDRESS PLATE # 60" w/ OPT. COACH LIGHT # 4-4"
68	
69	2x4 FOAM POP-OUT AROUND WINDOWS ONLY WHEN REQUIRED BY ZONING CONDITIONS. TYPICAL AT SIDES AND REARS
70	WROUGHT IRON GATE / STUCCO CMU COURTYARD WALL WROUGHT IRON RAIL PER IRC
71	
72	
73	
74	
75	PARAPET ROOF SYSTEM, OR OPT. COVERED PATIO WITH ROOF SLOPE 1/4" EVERY 12". ROOF MATERIAL TO BE FLY SHEATHING O/ BASE SHEET MECHANICALLY MEMBRANE O/ GRANULATED SELF ADHESIVE MEMBRANE.
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED (4" ABOVE EARTH, 2" ABOVE PAVED)
77	
78	
79	
80	
81	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER UMC
82	
83	OPT. SERVICE DOOR
84	
85	
86	
87	
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION ISN'T EXPOSED # ATTIC (PER IRC)
89	IN THE EVENT THAT FRAMING MEMBERS # GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.019" CORROSION-RESISTANT METAL (PER IRC)
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

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LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
ERNEST J. BELAIR, JR.

TITLE: ROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

DRAWN BY: R.M.Q.
DATE: 06/22/06

REV No.	DATE
1	
2	
3	
4	
5	
6	

PLAN #: 1636

SUBDIVISION: Kenneth Square

SHEET No.: A2.A

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ZON-16519 SDR-16522
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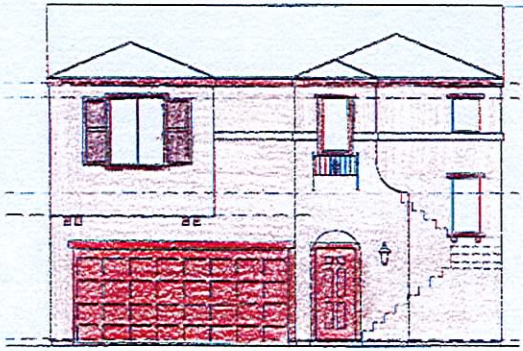
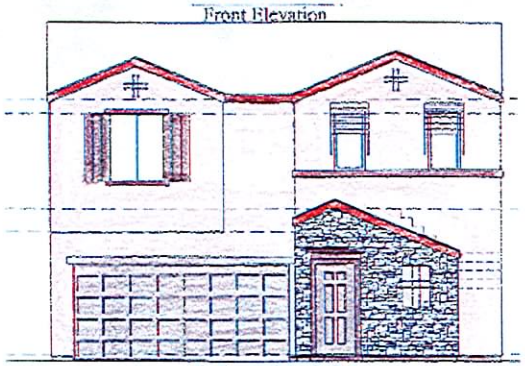
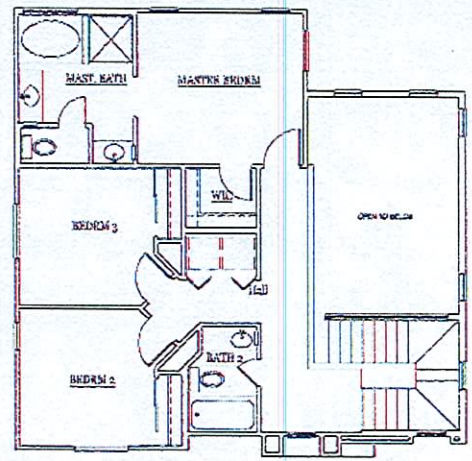


PLAN 2A
Front Elevation

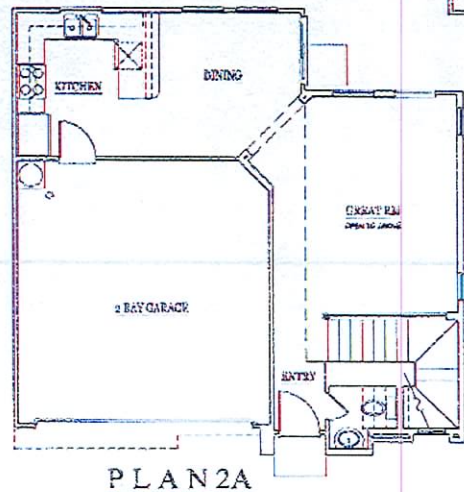
PLAN 2B
Front Elevation



PLAN 2C
Front Elevation



PLAN 2A
Second Floor Plan



PLAN 2A
First Floor Plan

PLAN 2
FIRST FLOOR - 592 SF
SECOND FLOOR - 718 SF
TOTAL - 1,310 SF

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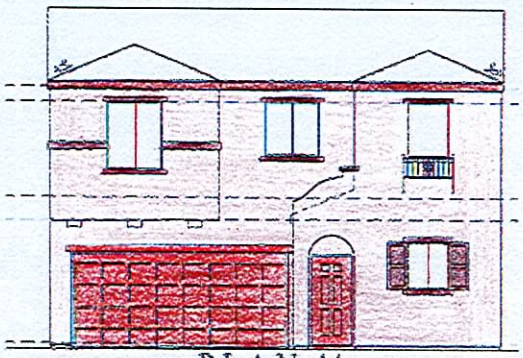
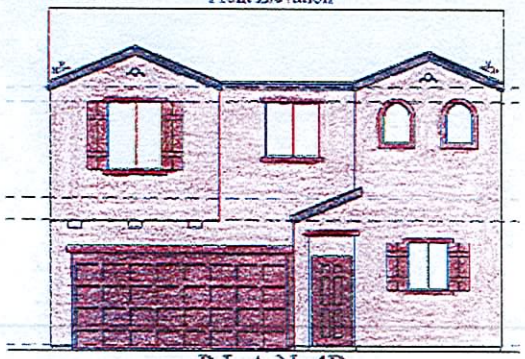
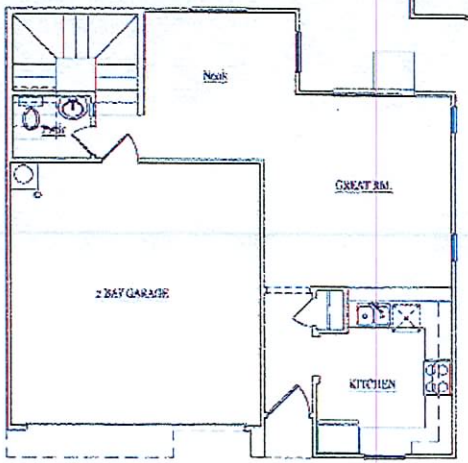


PLAN 4A
Front Elevation

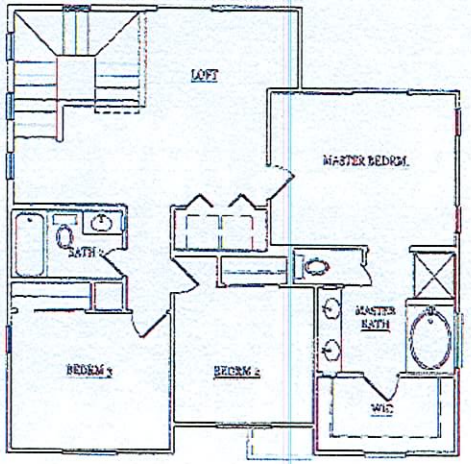


PLAN 4B
Front Elevation

PLAN 4C
Front Elevation



PLAN 4A
First Floor Plan



PLAN 4A
Second Floor Plan

PLAN 4
FIRST FLOOR - 600 SF
SECOND FLOOR - 923 SF
TOTAL - 1,523 SF

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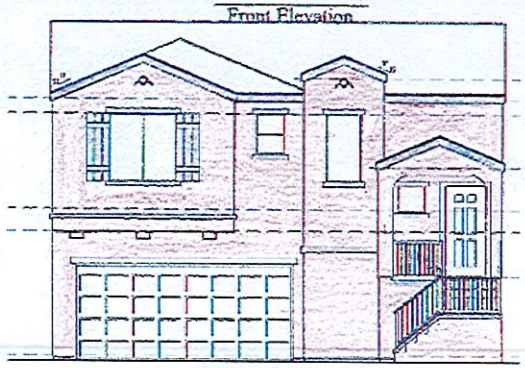
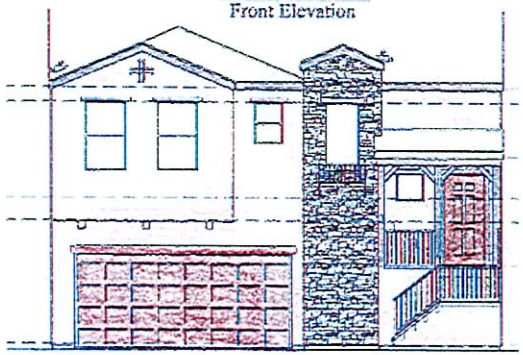
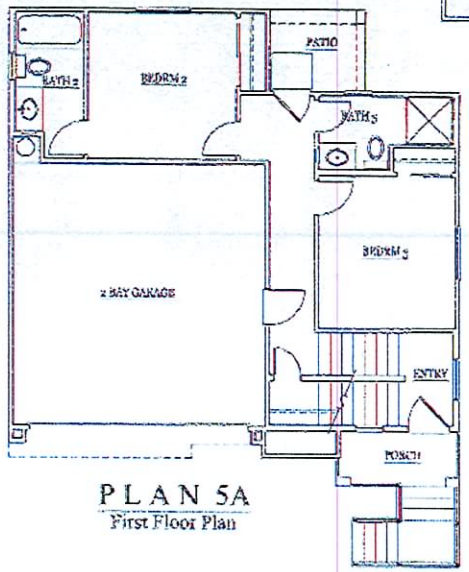
PLAN 5A
Front Elevation



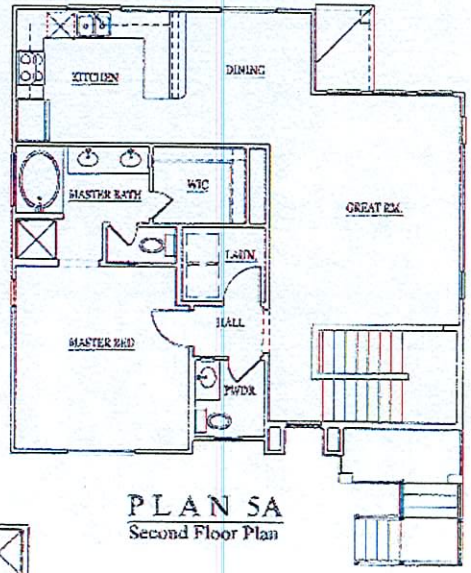
PLAN 5B
Front Elevation



PLAN 5C
Front Elevation



PLAN 5A
First Floor Plan



PLAN 5A
Second Floor Plan

PLAN 5
FIRST FLOOR - 566 SF
SECOND FLOOR - 989 SF
TOTAL - 1,555 SF

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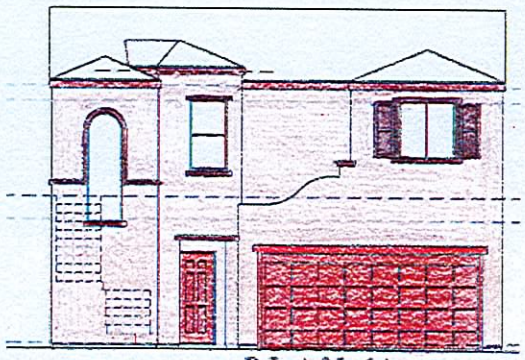
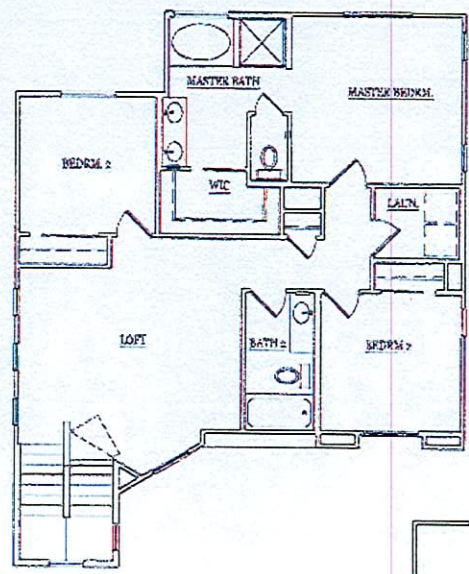


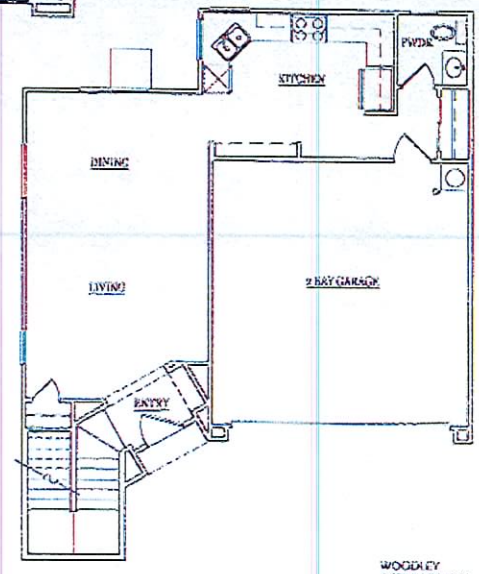
PLAN 6A
Front Elevation

PLAN 6B
Front Elevation

PLAN 6C
Front Elevation



PLAN 6A
Second Floor Plan



PLAN 6A
First Floor Plan

PLAN 6
FIRST FLOOR - 648 SF
SECOND FLOOR - 988 SF
TOTAL - 1,636 SF

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ZON-16519 SDR-16522
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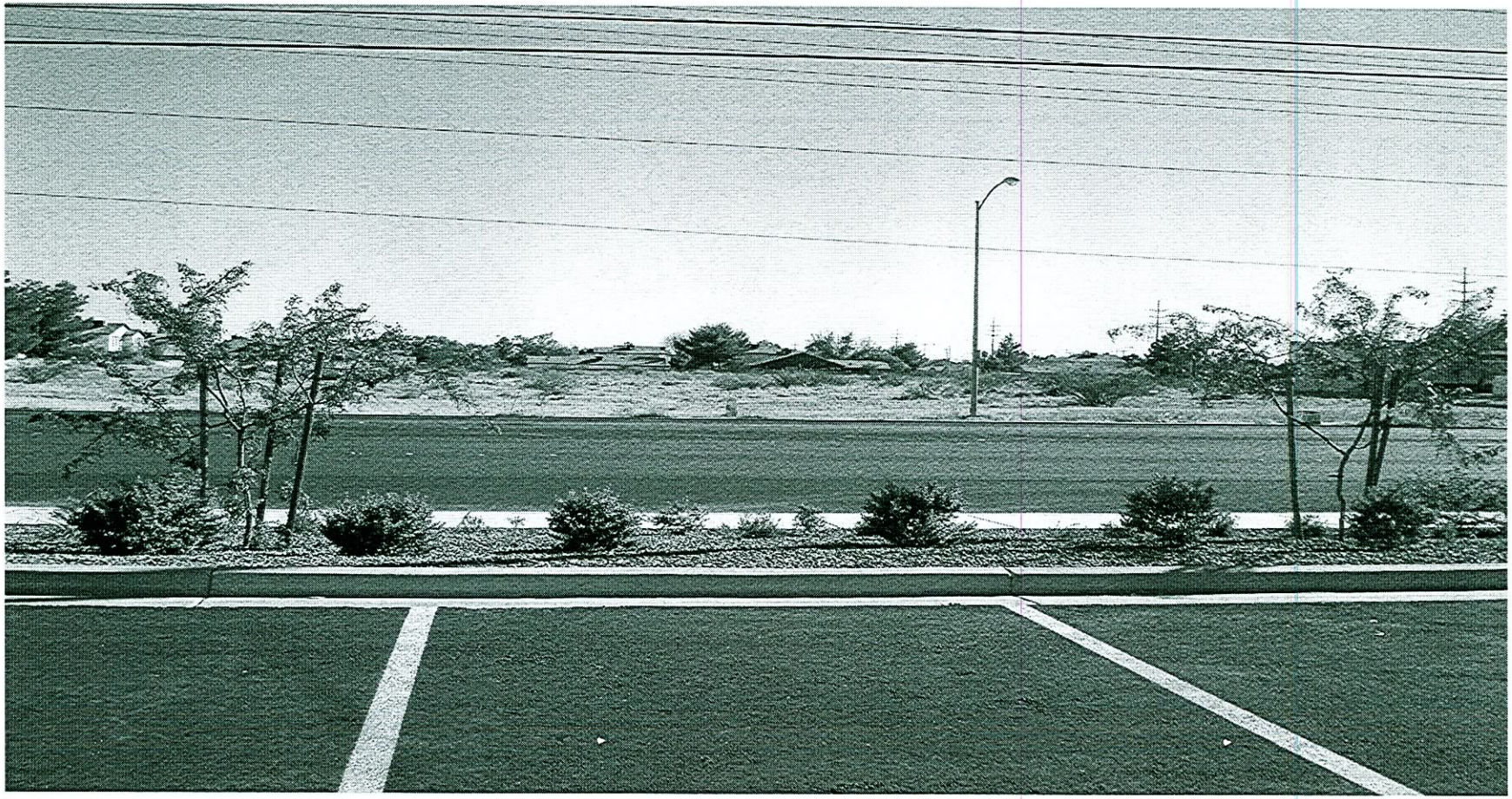
SDR 16522				
Richmond American Homes				
SEC Smoke Ranch & Decatur				
Proposed 77 single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	77	9.57	**737**
AM Peak Hour			0.75	**58**
PM Peak Hour			1.01	**78**
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	14,661			
PM Peak Hour	1173			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour	2158			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Smoke Ranch	32585			
Decatur	51700			
This project will add approximately 737 trips per day on Smoke Ranch and Decatur .This will increase expected volumes by about five percent on Smoke Ranch and about three percent on Decatur. Smoke Ranch is at about 45 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 78 additional cars into the area; which works out to about four every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/16/06



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/16/06