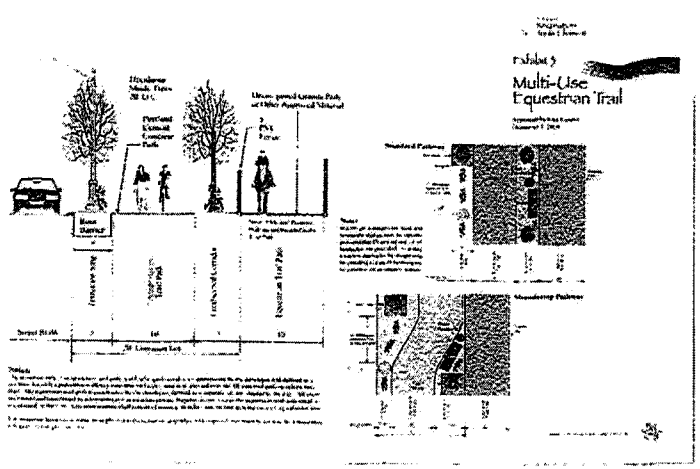
SITE PLAN
OF
BRADLEY / SOLAR

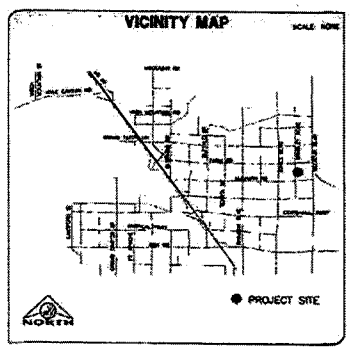
A PORTION OF THE SOUTHEAST QUARTER (SE¼), OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



A/1 30' WIDE CLV MULTI-USE EQUESTRIAN TRAIL

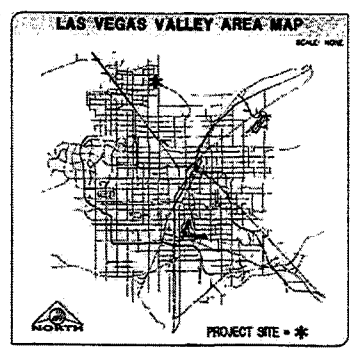
VICINITY MAP

SCALE: NONE



LAS VEGAS VALLEY AREA MAP

SCALE: NONE



LEGAL DESCRIPTION

[illegible]

ASSESSOR'S PARCEL NUMBER

[illegible]

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

SETBACK REQUIREMENTS

PRESENT ZONING	R-E
PROPOSED ZONING	RPD-8
TYPICAL LOT SIZE (SF)	6,000 SF
FRONT TO BUILDING	10' MIN.
FRONT TO GARAGE	18' MIN.
SIDE TO BUILDING OR ROOF EAVE	5' MIN.
SIDE ON CORNER	10' MIN.
REAR	10' MIN.
REAR TO PATIO	5' MIN.

ENGINEER

TRITON ENGINEERING
6757 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 384-3062

OWNERS

TERRY & MARILYN AMAND (125-13-602-001)
3333 SOLAR AVENUE
LAS VEGAS NV 89121

SHARON TURSHALLE (125-13-601-002)
3309 SOLAR AVENUE
LAS VEGAS NV 89121

DELMAR SNIDER (125-13-601-003)
3330 SOLAR AVENUE
LAS VEGAS NV 89121

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC
2480 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89074
OFFICE: (702) 617-8400

SURVEYOR

TOL-GORE SURVEYING
9750 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89148
OFFICE: (702) 823-1984
FAX: (702) 870-4378

BENCHMARK

CITY OF LAS VEGAS B-67 AND ROUND PLATE IN MANHOLE PAD, NORTHWEST CORNER OF EUNICE ROAD AND TONEY PINES DRIVE. STATION 2L9501436.

ELEVATION: 2342.3376 FEET (NAVD88)
713.846 METERS (NAVD88)

CLARK COUNTY VERTICAL CONTROL NAD83 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

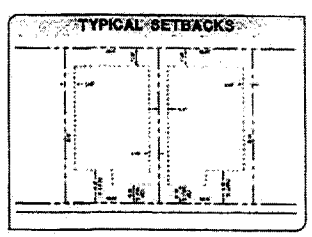
BASIS OF BEARING

NORTH 89°49'18" EAST, BEING THE BEARING OF THE CENTERLINE OF EUNICE ROAD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 83, PAGE 70 OF SURVEYS

COMMON LOT AREAS

COMMON LOT 'A'	8,671 SF
COMMON LOT 'B'	1,531 SF
COMMON LOT 'C'	11,379 SF
COMMON LOT 'D'	839 SF
COMMON LOT TOTAL	22,020 SF
HORSE TRAIL TOTAL (LOT LINE TO R/W)	16,201 SF
TOTAL	38,221 SF

TYPICAL SETBACKS



LAND USE TABULATION

LAND USE DESIGNATION

PRESENT ZONING: R-E (RESIDENTIAL ESTATES DISTRICT)
PROPOSED ZONING: RPD-8 (RESIDENTIAL PLANNED DEVELOPMENT DISTRICT)

SITE SUMMARY

TOTAL UNITS	40 LOTS
SUBSTANDARD UNITS	NONE
GROSS ACREAGE	7.27 ACRES
DENSITY (GROSS)	5.5 LOTS / ACRE

OPEN SPACE

TOTAL REQUIRED	38,220 SF
TOTAL PROVIDED	38,221 SF

Triton Engineering
6757 W. Charleston Blvd. Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 384-3062
www.tritonengineering.com

NO.	DATE	DESCRIPTION	BY

DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: [illegible]
SCALE: [illegible]

RICHMOND AMERICAN HOMES OF NEVADA, INC.

BRADLEY / SOLAR

COVER SHEET

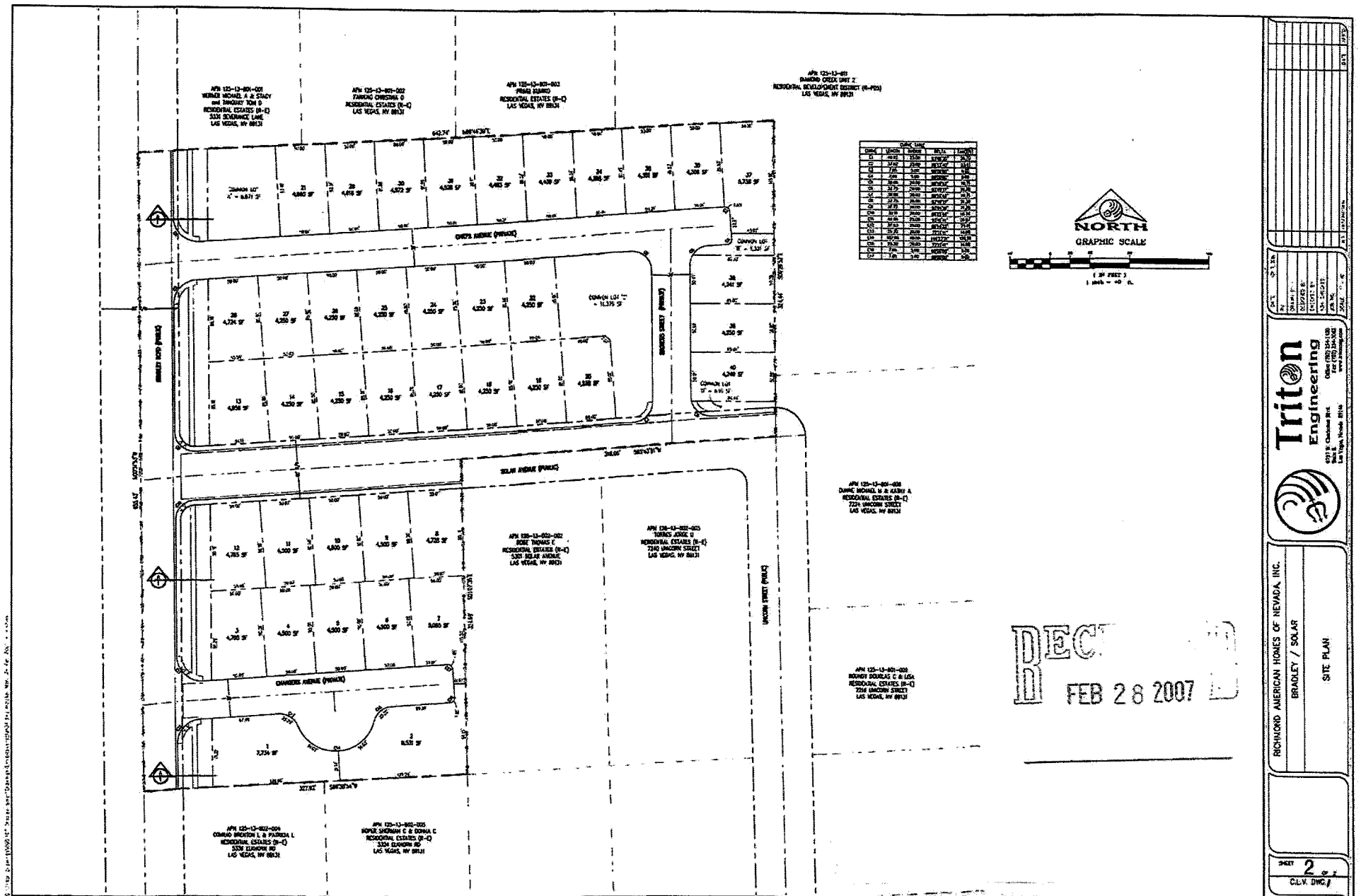
SHEET 1 OF 2

C.L.V. DWG.#

DEC FEB 28 2007

ZON-17693
SDR-17694
03-07-07 CC

Date 3/5/07 Item # 120



ZON-17693
SDR-17694
03-07-07 CC

Triton
Engineering

February26. 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas. NV 89102

Reference: **Request for Site Development Review**
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006
SDR# 17694

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 40 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 40 lot single-family residential development on 7.28 acres (5.49 u/ac). Parcels adjacent to the proposed site have the following land use and zoning:

NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE –R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

We are requesting the following setbacks for the RPD-5;

Typical Lot Size:	4,200 sq ft
Front to Building:	10' Minimum
Front to Garage:	18' plus Minimum
Side Yard to side of building or roof edge:	3' feet Minimum
Side on Corner to Side of building	10' feet Minimum
Rear Yard	10' feet Minimum

Richmond American Homes believes that requesting RPD-5 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the March 7, 2007 City Council agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

Kris Givant
Project Coordinator

SDR-17694

03-07-07 CC

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