## **DEVELOPMENT STANDARDS**

BUILDING SETBACK TABLE (RPD7)				
MAIN STRUCTURE SETBACKS (MINIMUM)	LOTS ≤ 20,000 SF LOTS > 20,000			
MINIMUM LOT SIZE	10,000 SF	20,000 SF		
FRONT YARD TO PRIVATE STREET OR ACCESS EASEMENT	30"	35'		
SIDE YARD	5*	7.5'		
CORNER SIDE YARD	12.5'	15'		
REAR YARD	25'	30'		
LOT COVERAGE	DICTATED BY SETBACKS	DICTATED BY SETBACKS		

ACCESSORY STRUCTURES SETBACKS (MINIMUM)	LOTS ≤ 20,000 SF	LOTS > 20,000 SF
PORTE COCHERE TO PRIVATE STREET	15'	15'
SIDE LOAD GARAGE TO SIDE YARD PL	15'	15'
PATIO COVERS/ 2ND STORY DECKS	20'	20'
SEPARATION FROM MAIN BUILDING	6'	6'
CORNER SIDE YARD	5'	5'
REAR YARD	5'	5'
SIDE YARD	5'	5'

BUILDING HEIGHTS TABLE (RPD7)			
BUILDING HEIGHTS	LOTS ≤ 20,000 SF	LOTS > 20,000 SF	
MAIN STRUCTURE	40'	50"	
ACCESSORY STRUCTURES	25'	30"	
# OF FLOORS - SINGLE A			

USES - SINGLE FAMILY RESIDENCES AND ACCESSORY STRUCTURES

INDIVIDUAL COM	MON LOT AREAS	PRIVATE PARK	PRIVATE ROADWAYS/ ENTRY	LANDSCAPE AREAS
CL-A	0.15 AC.			0.15 AC.
CL-B	0.30 AC.			0.30 AC.
CL-C	0.80 AC.	0.80 AC.		
CL-D	0.09 AC.			0.09 AC.
CL-E	0.03 AC.			0.03 AC.
CL-F	0.28 AC.			0.28 AC.
CL-G	0.09 AC.	0.09 AC.		
CL-H	0.24 AC.	0.24 AC.		
CL-I	0.04 AC.			0.04 AC.
CL-J	4.26 AC.		4.26 AC.	
CL-K	0.05 AC.			0.05 AC.
CL-L	0.04 AC.			0.04 AC.
TOTAL	6.33 AC.	1.13 AC.	4.26 AC.	0.98 AC.

ENGINEER AND SURVEYOR

GCW, INC. 1555 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146

CENTURYLINK SOUTHWEST GAS CORPORATION

180 LAND COMPANY, LLC 1215 S. FORT APACHE ROAD SUITE 120 LAS VEGAS, NV 89117 PHONE: 702–940–6930 FAX: 702–940–6931

COX COMMUNICATIONS LAS VEGAS, INC. RECORD OWNER

EHB COMPANIES, LLC AS MANAGER FOR 180 LAND COMPANY, LLC 1215 S. FORT APACHE ROAD LAS VEGAS, NV 89117 SUIFE 120 PHONE: 702–940–6930 FAX: 702–940–6931

PHONE (702) 804-2000 FAX (702) 804-2299

NV ENERGY

DEVELOPER

## SITE PLAN FOR SITE DEVELOPMENT REVIEW PARCEL 1 @ THE 180 A PORTION OF APN 138-31-702-002

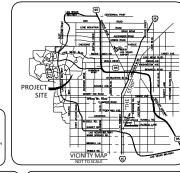
DEVIATION FROM CITY STANDARDS OVER-LENGTH CUL-DE-SACS

LENGTHS:
"E" STREET TO "D" AVENUE = 18670"

- ON-SITE PRIVATE STREET WIDTH IS 30' B/C TO B/C WITH 30' ROLL CURB, WHERE 37' IS REQUIRED WITH 2' "L"

ABBREVIATIONS

TYPE CURB.
30" ROLL CURB ON ALL ON-SITE PRIVATE STREETS.



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CE-1

LOT 1 1.00%

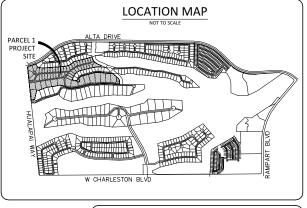
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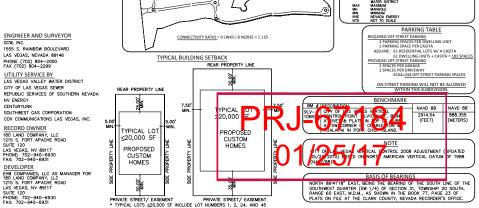
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8" PVC SS ©------



CONNECTIVITY RATIO



O - 8 NODES

BUILDING ELEVATIONS AND FLOOR PLANS THE LOTS ARE CUSTOM LOTS AND THEREFORE, ELEVATIONS AND FLOOR PLANS ARE NOT PROV





A FUNTION OF AFM # 130-31-702-002
EXISTING ZONING = R-PD7
TOTAL ACREAGE = 34.07 ACRES GROSS
COMMON LOT ACREAGE
TOTAL PARK ACREAGE = 1.13 ACRES GROSS
TOTAL LANDSCAPE ACREAGE = 0.98 ACRES GROSS
TOTAL PRIVATE STREET ACREAGE = 4.26 ACRES GROSS
TOTAL COMMON LOT AREA = 6.37 ACRES
NUMBER OF COMMON LOTS = 12
NUMBER OF DWELLING UNITS = 61
DENSITY (61 DU/34.07 AC) = 1.79 DU/ACRES GROSS
SEWAGE CONTRIBUTION:
AVERAGE: 61 ERU'S X 250 GPD/ERU = 15,250 GPD PEAK FLOW: 15,250 GPD X 3.4 (PF) = 51,850 GPD
GAL DESCRIPTION
RCEL 1 AS SHOWN BY MAP THERE OF ON FILE. IN FILE

LEGAL	DESCRIPTION	

OF PARCEL MAPS, PAGE\_\_\_, IN THE OFF RECORDERS OFFICE, CLARK COUNTY, NV.



PARCEL 1 @ THE 180

SDR-1