



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) MOD SUP VAR TMP & SDR

**Project Address** (Location) 6130 N. Durango Dr (NW corner of Durango & Grand Montecito)

**Project Name** Durango & Montecitio Town Homes **Proposed Use** Single-Family Attached

**Assessor's Parcel #(s)** 125-29-512-015 **Ward #** 6

**General Plan:** Existing UC-TC Proposed M-TC **Zoning:** Existing TC Proposed TC

**Additional Information** 117 Single-Family Attached (townhomes) on 8.8 ac

**Property Owner** CENTENNIAL HILLS MOB OWNERS LLC **Contact** Malcom Sina

**Address** 10120 W. FLAMINGO RD., SUITE 4-124, **City** Las Vegas **State** NV **Zip** 89147

**E-mail** malcolm@sinacompanies.com **Phone** 561-627-8724

**Applicant** Greystone of Nevada **Contact** Robert Johnson

**Address** 9275 W Russell Road Suite 400 **City** Las Vegas **State** NV **Zip** 89148

**E-mail** Robert.Johnson@Lennar.com **Phone** 702-300-3664

**Representative** Kimley-Horn **Contact** Carly Samuels

**Address** 6671 Las Vegas BLV Suite 320 **City** Las Vegas **State** NV **Zip** 89119

**E-mail** Carly.Samuels@kimley-Horn.com **Phone** 702-874-4479

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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- 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 the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

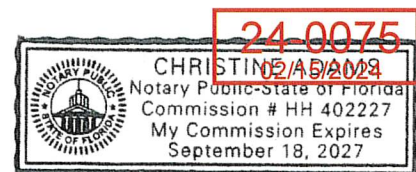
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Malcolm Sina

Subscribed and sworn before me

This 13 day of February, 2024

Notary Public in and for said County and State Palm Beach, FL







<u>CONNECTIVITY RATIO</u>	
REQUIRED:	1.30
PROVIDED:	16.0 LINES / 2 NODES = 1.34

949 1000 THERMOCOOL

LANDSCAPE/OPEN SPACE

24-0075  
PAVEMENT  
03/18/2024

# -Kimley»Horn



DURANGO & GRAND MONTECITO  
PREPARED FOR  
LENNAR HOMES



Tree	DBH (cm)	CP
<i>Cordia alliodora</i>	15*	8
<i>Clusia latifolia</i>	36*	6
<i>Clusia latifolia</i>	36*	8
<i>Clusia latifolia</i>	36*	64
<i>Clusia latifolia</i>	20-25	10

Large Strain	Size	Small Strain	Size
1. <i>Aspergillus nidulans</i>	5 g/L	1. <i>Aspergillus nidulans</i>	5 g/L
2. <i>Aspergillus niger</i>	5 g/L	2. <i>Aspergillus niger</i>	5 g/L
3. <i>Aspergillus oryzae</i>	5 g/L	3. <i>Aspergillus oryzae</i>	5 g/L
4. <i>Aspergillus fumigatus</i>	5 g/L	4. <i>Aspergillus fumigatus</i>	5 g/L
5. <i>Aspergillus terreus</i>	5 g/L	5. <i>Aspergillus terreus</i>	5 g/L
6. <i>Aspergillus carbonarius</i>	5 g/L	6. <i>Aspergillus carbonarius</i>	5 g/L
7. <i>Aspergillus clavatus</i>	5 g/L	7. <i>Aspergillus clavatus</i>	5 g/L
8. <i>Aspergillus glaucus</i>	5 g/L	8. <i>Aspergillus glaucus</i>	5 g/L
9. <i>Aspergillus nidulans</i>	5 g/L	9. <i>Aspergillus nidulans</i>	5 g/L
10. <i>Aspergillus niger</i>	5 g/L	10. <i>Aspergillus niger</i>	5 g/L
11. <i>Aspergillus oryzae</i>	5 g/L	11. <i>Aspergillus oryzae</i>	5 g/L
12. <i>Aspergillus fumigatus</i>	5 g/L	12. <i>Aspergillus fumigatus</i>	5 g/L
13. <i>Aspergillus terreus</i>	5 g/L	13. <i>Aspergillus terreus</i>	5 g/L
14. <i>Aspergillus carbonarius</i>	5 g/L	14. <i>Aspergillus carbonarius</i>	5 g/L
15. <i>Aspergillus clavatus</i>	5 g/L	15. <i>Aspergillus clavatus</i>	5 g/L
16. <i>Aspergillus glaucus</i>	5 g/L	16. <i>Aspergillus glaucus</i>	5 g/L
17. <i>Aspergillus nidulans</i>	5 g/L	17. <i>Aspergillus nidulans</i>	5 g/L
18. <i>Aspergillus niger</i>	5 g/L	18. <i>Aspergillus niger</i>	5 g/L
19. <i>Aspergillus oryzae</i>	5 g/L	19. <i>Aspergillus oryzae</i>	5 g/L
20. <i>Aspergillus fumigatus</i>	5 g/L	20. <i>Aspergillus fumigatus</i>	5 g/L
21. <i>Aspergillus terreus</i>	5 g/L	21. <i>Aspergillus terreus</i>	5 g/L
22. <i>Aspergillus carbonarius</i>	5 g/L	22. <i>Aspergillus carbonarius</i>	5 g/L
23. <i>Aspergillus clavatus</i>	5 g/L	23. <i>Aspergillus clavatus</i>	5 g/L
24. <i>Aspergillus glaucus</i>	5 g/L	24. <i>Aspergillus glaucus</i>	5 g/L
25. <i>Aspergillus nidulans</i>	5 g/L	25. <i>Aspergillus nidulans</i>	5 g/L
26. <i>Aspergillus niger</i>	5 g/L	26. <i>Aspergillus niger</i>	5 g/L
27. <i>Aspergillus oryzae</i>	5 g/L	27. <i>Aspergillus oryzae</i>	5 g/L
28. <i>Aspergillus fumigatus</i>	5 g/L	28. <i>Aspergillus fumigatus</i>	5 g/L
29. <i>Aspergillus terreus</i>	5 g/L	29. <i>Aspergillus terreus</i>	5 g/L
30. <i>Aspergillus carbonarius</i>	5 g/L	30. <i>Aspergillus carbonarius</i>	5 g/L
31. <i>Aspergillus clavatus</i>	5 g/L	31. <i>Aspergillus clavatus</i>	5 g/L
32. <i>Aspergillus glaucus</i>	5 g/L	32. <i>Aspergillus glaucus</i>	5 g/L
33. <i>Aspergillus nidulans</i>	5 g/L	33. <i>Aspergillus nidulans</i>	5 g/L
34. <i>Aspergillus niger</i>	5 g/L	34. <i>Aspergillus niger</i>	5 g/L
35. <i>Aspergillus oryzae</i>	5 g/L	35. <i>Aspergillus oryzae</i>	5 g/L
36. <i>Aspergillus fumigatus</i>	5 g/L	36. <i>Aspergillus fumigatus</i>	5 g/L
37. <i>Aspergillus terreus</i>	5 g/L	37. <i>Aspergillus terreus</i>	5 g/L
38. <i>Aspergillus carbonarius</i>	5 g/L	38. <i>Aspergillus carbonarius</i>	5 g/L
39. <i>Aspergillus clavatus</i>	5 g/L	39. <i>Aspergillus clavatus</i>	5 g/L
40. <i>Aspergillus glaucus</i>	5 g/L	40. <i>Aspergillus glaucus</i>	5 g/L
41. <i>Aspergillus nidulans</i>	5 g/L	41. <i>Aspergillus nidulans</i>	5 g/L
42. <i>Aspergillus niger</i>	5 g/L	42. <i>Aspergillus niger</i>	5 g/L
43. <i>Aspergillus oryzae</i>	5 g/L	43. <i>Aspergillus oryzae</i>	5 g/L
44. <i>Aspergillus fumigatus</i>	5 g/L	44. <i>Aspergillus fumigatus</i>	5 g/L
45. <i>Aspergillus terreus</i>	5 g/L	45. <i>Aspergillus terreus</i>	5 g/L
46. <i>Aspergillus carbonarius</i>	5 g/L	46. <i>Aspergillus carbonarius</i>	5 g/L
47. <i>Aspergillus clavatus</i>	5 g/L	47. <i>Aspergillus clavatus</i>	5 g/L
48. <i>Aspergillus glaucus</i>	5 g/L	48. <i>Aspergillus glaucus</i>	5 g/L
49. <i>Aspergillus nidulans</i>	5 g/L	49. <i>Aspergillus nidulans</i>	5 g/L
50. <i>Aspergillus niger</i>	5 g/L	50. <i>Aspergillus niger</i>	5 g/L
51. <i>Aspergillus oryzae</i>	5 g/L	51. <i>Aspergillus oryzae</i>	5 g/L
52. <i>Aspergillus fumigatus</i>	5 g/L	52. <i>Aspergillus fumigatus</i>	5 g/L
53. <i>Aspergillus terreus</i>	5 g/L	53. <i>Aspergillus terreus</i>	5 g/L
54. <i>Aspergillus carbonarius</i>	5 g/L	54. <i>Aspergillus carbonarius</i>	5 g/L
55. <i>Aspergillus clavatus</i>	5 g/L	55. <i>Aspergillus clavatus</i>	5 g/L
56. <i>Aspergillus glaucus</i>	5 g/L	56. <i>Aspergillus glaucus</i>	5 g/L
57. <i>Aspergillus nidulans</i>	5 g/L	57. <i>Aspergillus nidulans</i>	5 g/L
58. <i>Aspergillus niger</i>	5 g/L	58. <i>Aspergillus niger</i>	5 g/L
59. <i>Aspergillus oryzae</i>	5 g/L	59. <i>Aspergillus oryzae</i>	5 g/L
60. <i>Aspergillus fumigatus</i>	5 g/L	60. <i>Aspergillus fumigatus</i>	5 g/L
61. <i>Aspergillus terreus</i>	5 g/L	61. <i>Aspergillus terreus</i>	5 g/L
62. <i>Aspergillus carbonarius</i>	5 g/L	62. <i>Aspergillus carbonarius</i>	5 g/L
63. <i>Aspergillus clavatus</i>	5 g/L	63. <i>Aspergillus clavatus</i>	5 g/L
64. <i>Aspergillus glaucus</i>	5 g/L	64. <i>Aspergillus glaucus</i>	5 g/L
65. <i>Aspergillus nidulans</i>	5 g/L	65. <i>Aspergillus nidulans</i>	5 g/L
66. <i>Aspergillus niger</i>	5 g/L	66. <i>Aspergillus niger</i>	5 g/L
67. <i>Aspergillus oryzae</i>	5 g/L	67. <i>Aspergillus oryzae</i>	5 g/L
68. <i>Aspergillus fumigatus</i>	5 g/L	68. <i>Aspergillus fumigatus</i>	5 g/L
69. <i>Aspergillus terreus</i>	5 g/L	69. <i>Aspergillus terreus</i>	5 g/L
70. <i>Aspergillus carbonarius</i>	5 g/L	70. <i>Aspergillus carbonarius</i>	5 g/L
71. <i>Aspergillus clavatus</i>	5 g/L	71. <i>Aspergillus clavatus</i>	5 g/L
72. <i>Aspergillus glaucus</i>	5 g/L	72. <i>Aspergillus glaucus</i>	5 g/L
73. <i>Aspergillus nidulans</i>	5 g/L	73. <i>Aspergillus nidulans</i>	5 g/L
74. <i>Aspergillus niger</i>	5 g/L	74. <i>Aspergillus niger</i>	5 g/L
75. <i>Aspergillus oryzae</i>	5 g/L	75. <i>Aspergillus oryzae</i>	5 g/L
76. <i>Aspergillus fumigatus</i>	5 g/L	76. <i>Aspergillus fumigatus</i>	5 g/L
77. <i>Aspergillus terreus</i>	5 g/L	77. <i>Aspergillus terreus</i>	5 g/L
78. <i>Aspergillus carbonarius</i>	5 g/L	78. <i>Aspergillus carbonarius</i>	5 g/L
79. <i>Aspergillus clavatus</i>	5 g/L	79. <i>Aspergillus clavatus</i>	5 g/L
80. <i>Aspergillus glaucus</i>	5 g/L	80. <i>Aspergillus glaucus</i>	5 g/L
81. <i>Aspergillus nidulans</i>	5 g/L	81. <i>Aspergillus nidulans</i>	5 g/L
82. <i>Aspergillus niger</i>	5 g/L	82. <i>Aspergillus niger</i>	5 g/L
83. <i>Aspergillus oryzae</i>	5 g/L	83. <i>Aspergillus oryzae</i>	5 g/L
84. <i>Aspergillus fumigatus</i>	5 g/L	84. <i>Aspergillus fumigatus</i>	5 g/L
85. <i>Aspergillus terreus</i>	5 g/L	85. <i>Aspergillus terreus</i>	5 g/L
86. <i>Aspergillus carbonarius</i>	5 g/L	86. <i>Aspergillus carbonarius</i>	5 g/L
87. <i>Aspergillus clavatus</i>	5 g/L	87. <i>Aspergillus clavatus</i>	5 g/L
88. <i>Aspergillus glaucus</i>	5 g/L	88. <i>Aspergillus glaucus</i>	5 g/L
89. <i>Aspergillus nidulans</i>	5 g/L	89. <i>Aspergillus nidulans</i>	5 g/L
90. <i>Aspergillus niger</i>	5 g/L	90. <i>Aspergillus niger</i>	5 g/L
91. <i>Aspergillus oryzae</i>	5 g/L	91. <i>Aspergillus oryzae</i>	5 g/L
92. <i>Aspergillus fumigatus</i>	5 g/L	92. <i>Aspergillus fumigatus</i>	5 g/L
93. <i>Aspergillus terreus</i>	5 g/L	93. <i>Aspergillus terreus</i>	5 g/L
94. <i>Aspergillus carbonarius</i>	5 g/L	94. <i>Aspergillus carbonarius</i>	5 g/L
95. <i>Aspergillus clavatus</i>	5 g/L	95. <i>Aspergillus clavatus</i>	5 g/L
96. <i>Aspergillus glaucus</i>	5 g/L	96. <i>Aspergillus glaucus</i>	5 g/L
97. <i>Aspergillus nidulans</i>	5 g/L	97. <i>Aspergillus nidulans</i>	5 g/L
98. <i>Aspergillus niger</i>	5 g/L	98. <i>Aspergillus niger</i>	5 g/L
99. <i>Aspergillus oryzae</i>	5 g/L	99. <i>Aspergillus oryzae</i>	5 g/L
100. <i>Aspergillus fumigatus</i>	5 g/L	100. <i>Aspergillus fumigatus</i>	5 g/L

[illegible]

TREES TO BE PLANTED 30'-0" O.C.  
WITH UNDERSTORY OF LARGE AND  
MEDIUM SHRUBS WITH GROUND  
COVERS AT INTERSECTIONS.

AMENITY AREA TO CONTAIN SHADE TREES, SEATING NODES, BENCH SEATING, BAG TOSS BOARDS AND DOGGIE POT STATIONS.

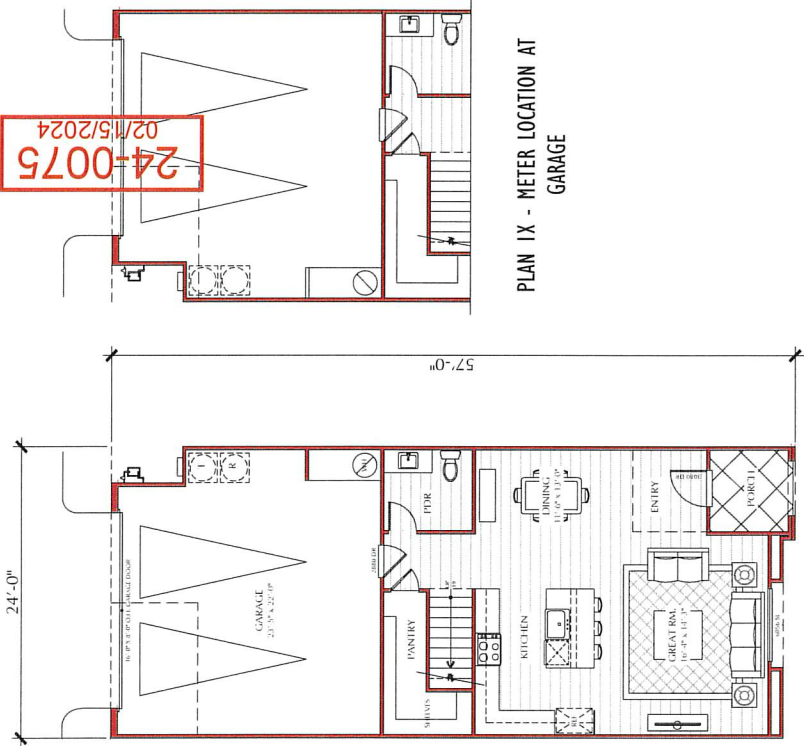
TOWN CENTER LOOP: PLANT MATERIALS TO CONSIST OF LENOXYLLUM SPECIES, SALVIA SPECIES, MULEBERRIA SPECIES, CASSIA SPECIES AND TRAILING YELLOW LANTANA. PLANTING TO REACH 75% COVERAGE WITHIN 3 YEARS.

24-0075  
EXISTING LANDSCAPE MATERIALS BETWEEN BACK OF CURB AND SIDEWALK TO REMAIN UNDISTURBED TO THE GREATEST EXTENT POSSIBLE AND RESTORE TO ORIGINAL CONDITION IF REQUIRED

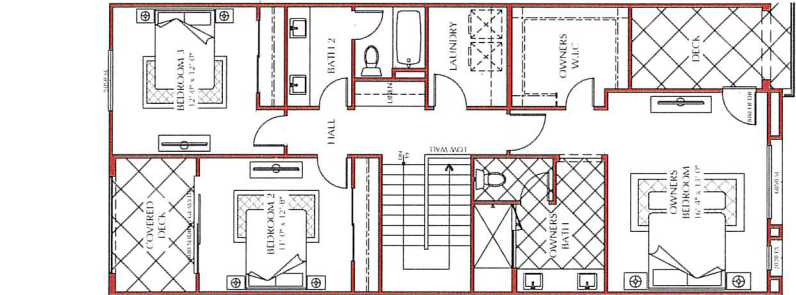
EXISTING LANDSCAPE MATERIALS  
BETWEEN BACK OF CURB AND SIDEWALK  
TO REMAIN UNDISTURBED TO THE  
GREATEST EXTENT POSSIBLE AND  
RESTORED TO EXISTING CONDITION IF  
REQUIRED

EXISTING CHITALPA TO REMAIN.  
BLUE PALO VERDE TO BE USED TO  
SUPPLEMENT EXISTING TREES.

TOWN CENTER COLLECTOR;  
WALL CONSIST OF ALTERNATING  
SHADE TREES AND FLOWERING  
TREES



FIRST FLOOR



SECOND FLOOR

**PLAN 1**  
3 BEDROOM / 2.5 BATH  
2 CAR GARAGE

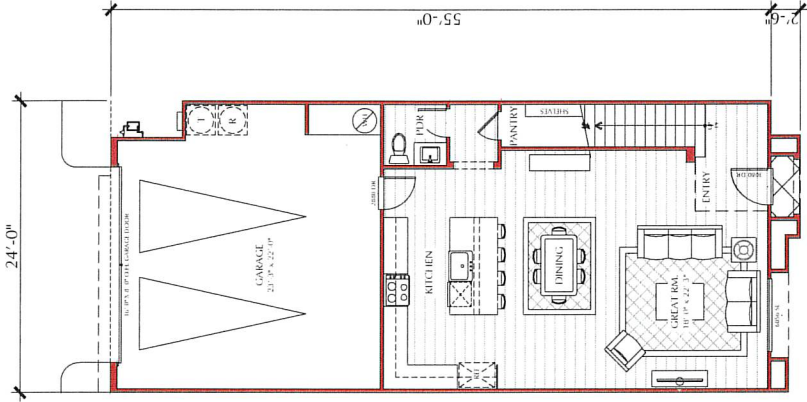
AREA TABULATION	
FIRST FLOOR	743 S.F.
SECOND FLOOR	1,487 S.F.
TOTAL	2,230 S.F.
PORCH	33 S.F.
DECK	162 S.F.
GARAGE (2 CAR)	524 S.F.

SFA REAR LOAD  
FLOOR PLANS  
(PLAN REFLECTS 'N' ELEVATION)

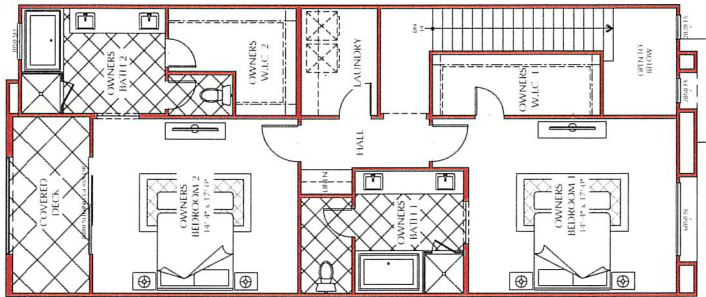




24-0075  
02/15/2024



FIRST FLOOR

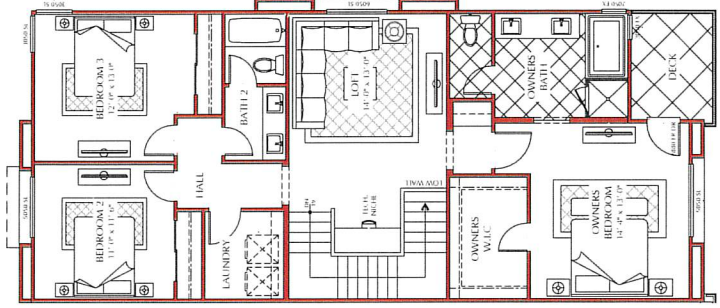
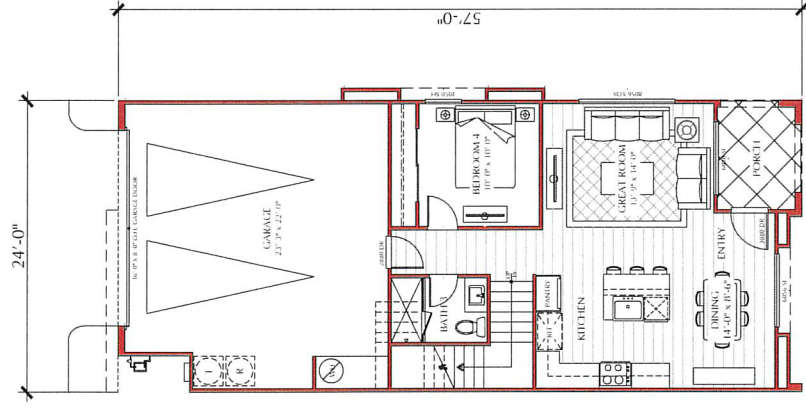
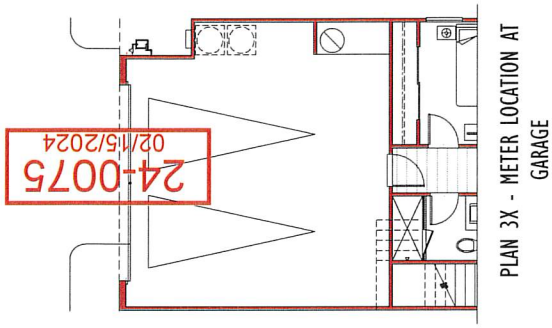


SECOND FLOOR

PLAN 2  
2 OWNERS SUITES / 2.5 BATHS /  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	774 S.F.
SECOND FLOOR	1,123 S.F.
TOTAL	1,897 S.F.
PORCH	5 S.F.
DECK	81 S.F.
GARAGE (2 CAR)	524 S.F.

SFA REAR LOAD  
FLOOR PLANS  
(PLAN REFLECTS 'N' ELEVATION)



**PLAN 3**  
4 BEDROOMS / 3 BATHS / LOFT  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	732 S.F.
SECOND FLOOR	1,193 S.F.
TOTAL	1,925 S.F.
POURCH	48 S.F.
DECK	48 S.F.
GARAGE (2 CAR)	524 S.F.

**SFA REAR LOAD  
FLOOR PLANS**  
(PLAN REFLECTS "N" ELEVATION)

**FIRST FLOOR**

**SECOND FLOOR**



**LENNAR**

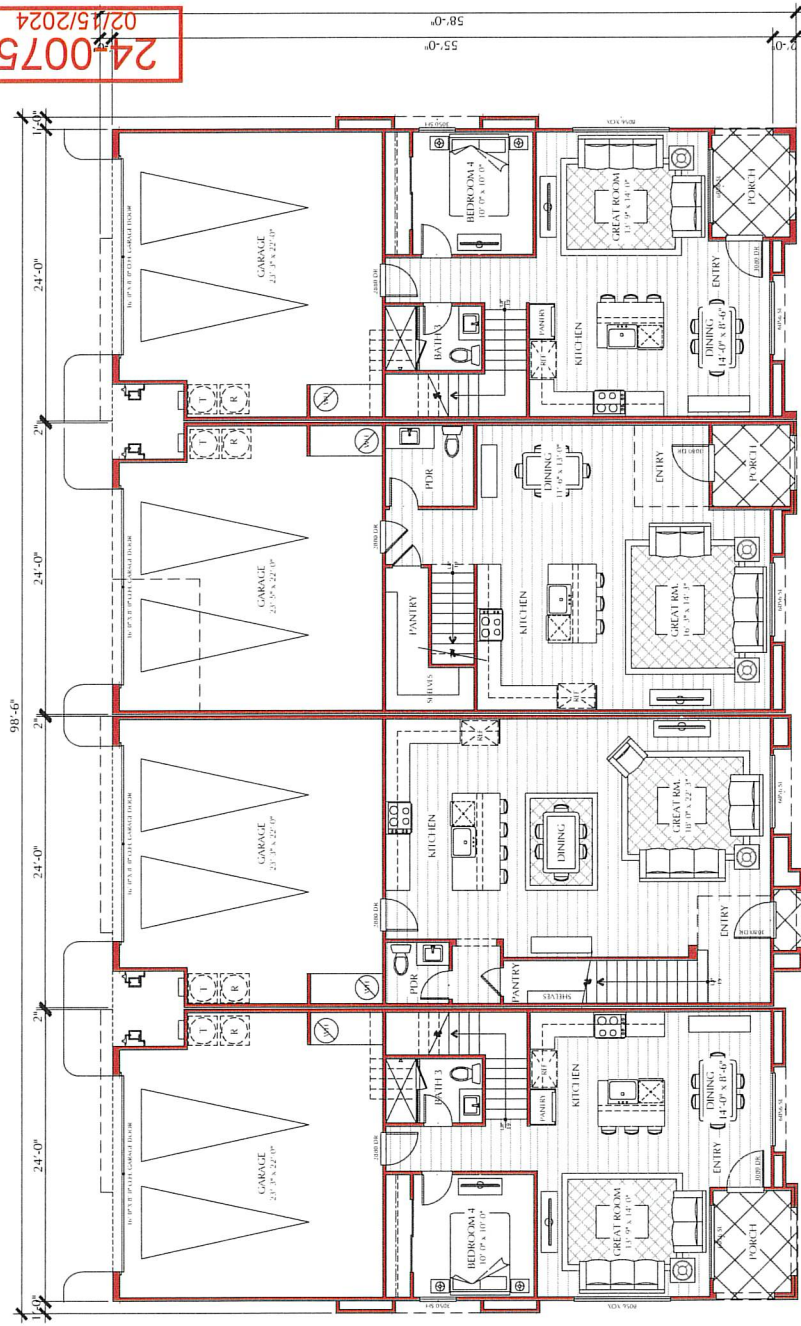
9125 W. HUNTER ROAD, SUITE 200 LAS VEGAS, NV 89148  
TEL: 702.831.4683 WWW.LENNAR.COM

**SDK** **ATELIER**

SDK ATELIER INC. | Architecture + Planning  
9100 LAS VEGAS BLVD. SUITE 1000 LAS VEGAS, NV 89148  
TEL: 702.831.4683 WWW.SDKATELIER.COM  
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24-0075  
02/15/2024



PLAN 1

3 BEDROOM / 2.5 BATH  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	743 S.F.
SECOND FLOOR	1,078 S.F.
TOTAL	1,821 S.F.
PORCH	
DECK	33 S.F.
GARAGE (2 CAR)	524 S.F.

PLAN 2

2 OWNER SUITES / 2.5 BATHS /  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	774 S.F.
SECOND FLOOR	1,123 S.F.
TOTAL	1,897 S.F.
PORCH	
DECK	5 S.F.
GARAGE (2 CAR)	81 S.F.
	524 S.F.

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	732 S.F.
SECOND FLOOR	1,193 S.F.
TOTAL	1,925 S.F.
PORCH	
DECK	46 S.F.
GARAGE (2 CAR)	46 S.F.
	524 S.F.

FIRST FLOOR  
SFA REAR LOAD  
BUILDING COMPOSITE  
(PLAN REFLECTS "A" ELEVATION)

LENNAR

9735 W. BIRCH ROAD, SUITE 400 LAS VEGAS, NV 89148  
Tel: 702.237.4623 Web: lennar.com

SDK ATELIER

SDK ATELIER INC. | Architects + Planners  
10000 W. BIRCH ROAD, SUITE 400 LAS VEGAS, NV 89148  
Tel: 702.237.4623 Web: sdkatelier.com  
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24-0075  
02/15/2024



PLAN 3

PLAN 1

PLAN 2

PLAN 3

SECOND FLOOR

SFA REAR LOAD  
BUILDING COMPOSITE  
(PLAN REFLECTS "X" ELEVATION)



LENNAR

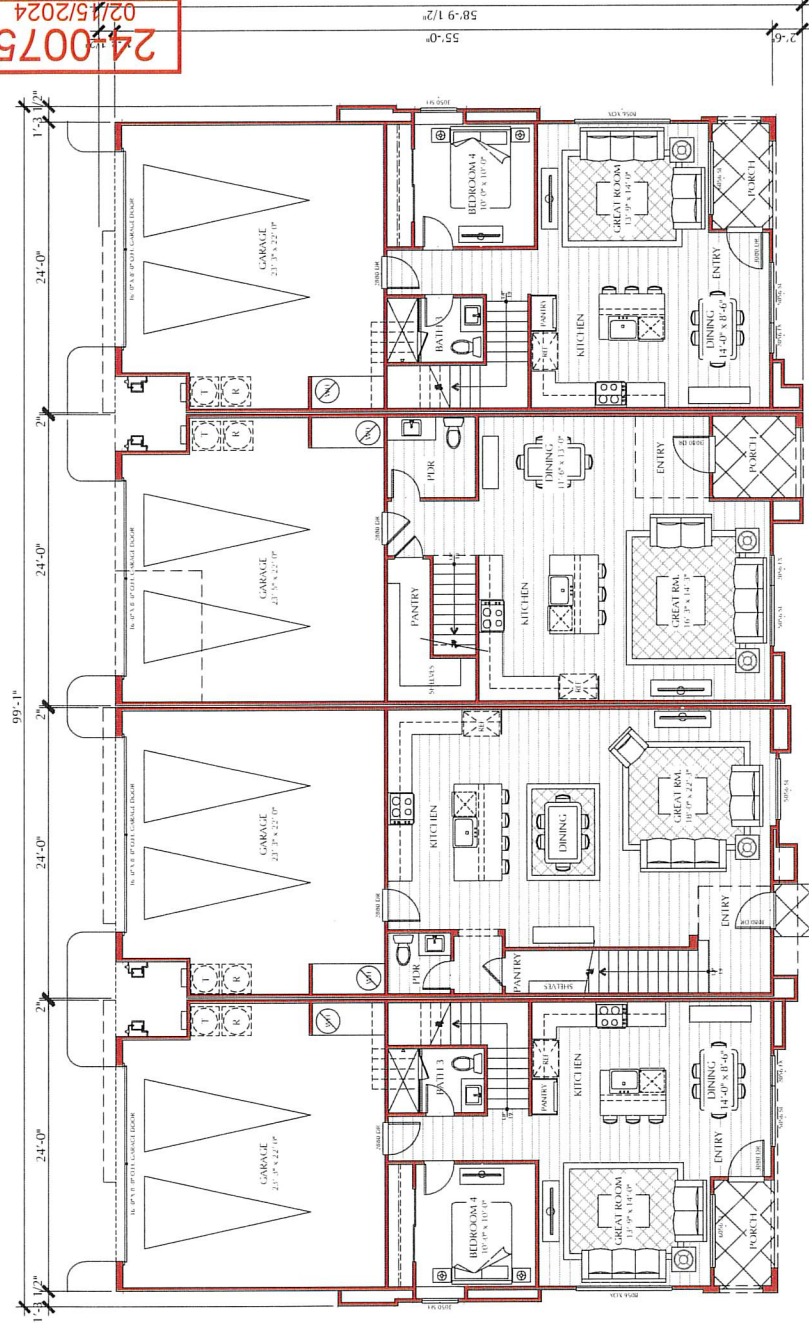
9775 W. BUNDEL ROAD, SUITE 200 LAS VEGAS, NV 89148  
TEL: 702.871.4821 FAX: 702.871.4822

SDK ATELIER

SDK ATELIER INC. | Architecture + Planning  
10000 W. Sahara Avenue, Suite 1000 Las Vegas, NV 89135  
TEL: 702.871.4821 FAX: 702.871.4822  
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24-0075  
02/15/2024



PLAN 1

3 BEDROOMS / 2.5 BATH  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	743 S.F.
SECOND FLOOR	1,078 S.F.
TOTAL	1,821 S.F.
PORCH	33 S.F.
DECK	142 S.F.
GARAGE (2 CAR)	524 S.F.

PLAN 2

2 OWNERS SUITES / 2.5 BATH /  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	774 S.F.
SECOND FLOOR	1,123 S.F.
TOTAL	1,897 S.F.
PORCH	5 S.F.
DECK	81 S.F.
GARAGE (2 CAR)	524 S.F.

PLAN 3

4 BEDROOMS / 3 BATHS / LOFT  
2 CAR GARAGE

AREA TABULATION	
FIRST FLOOR	732 S.F.
SECOND FLOOR	1,193 S.F.
TOTAL	1,925 S.F.
PORCH	46 S.F.
DECK	46 S.F.
GARAGE (2 CAR)	524 S.F.

PLAN 3

PLAN 1

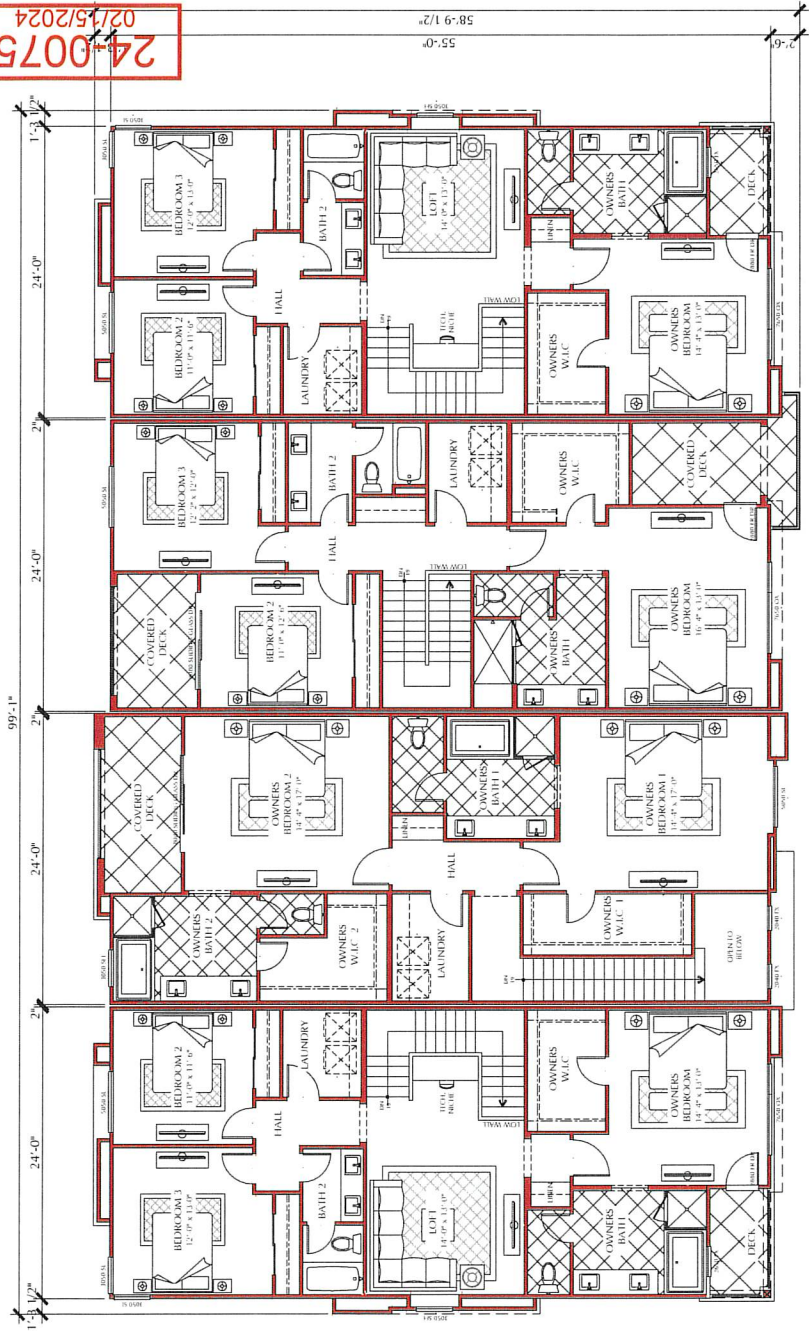
PLAN 2

PLAN 3

FIRST FLOOR

SFA REAR LOAD  
BUILDING COMPOSITE  
(PLAN REFLECTS 'B' ELEVATION)

24-0075  
02/15/2024



PLAN 3

PLAN 1

PLAN 2

PLAN 3

SECOND FLOOR

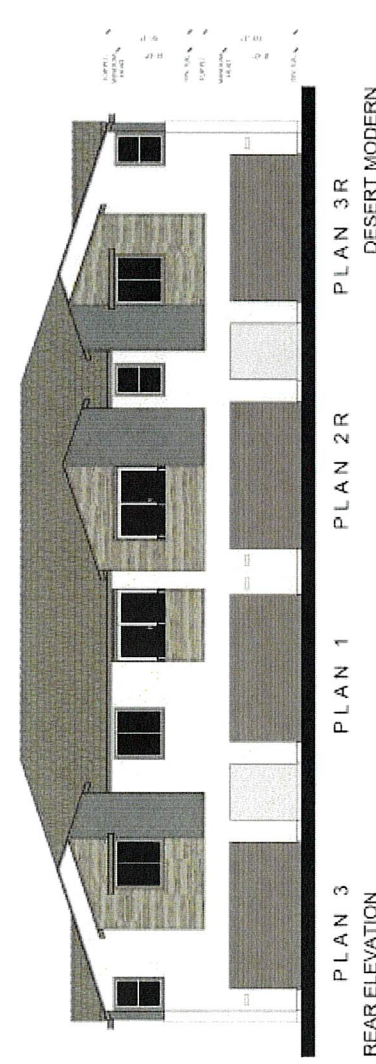
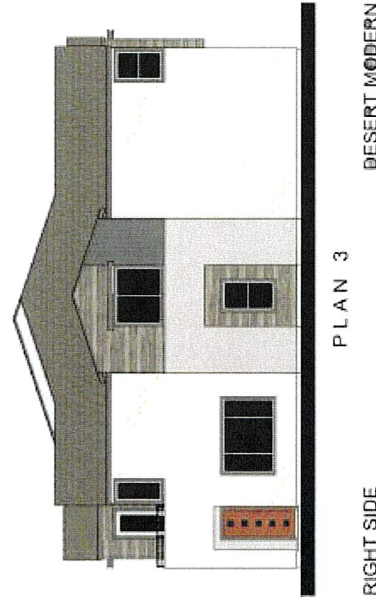
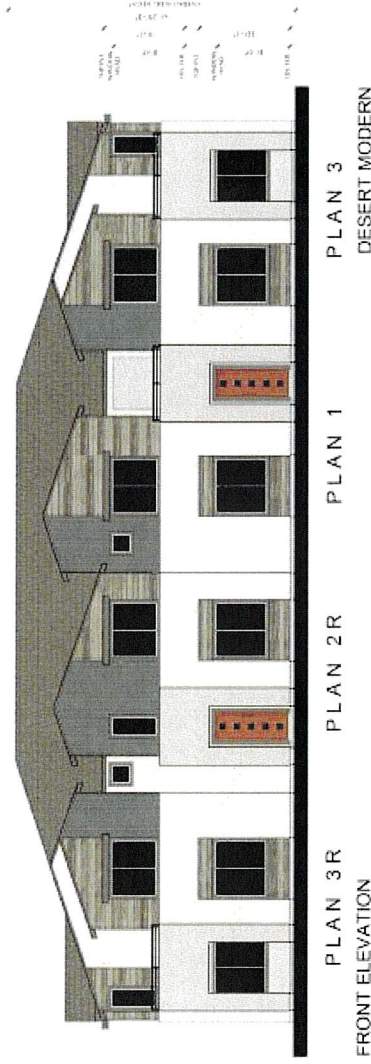
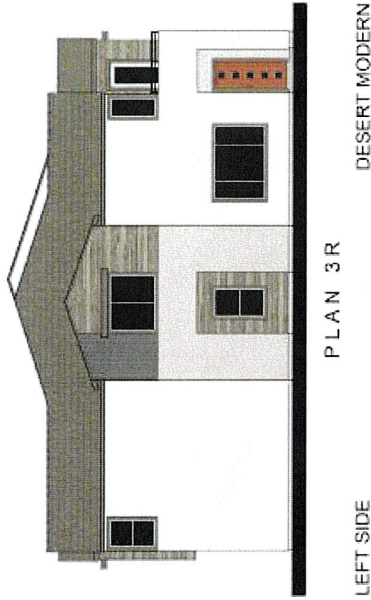
SFA REAR LOAD  
BUILDING COMPOSITE  
(PLAN REFLECTS '8" ELEVATION)



- 1 - CONCRETE FLAT ROOF TILE
- 2 - WOOD FASCIA/BARGE
- 3 - PARAPET WALL
- 4 - STUCCO
- 5 - STONE VENEER
- 6 - CEMENTITIOUS SIDING
- 7 - CEMENTITIOUS TRIM
- 8 - FOAM TRIM
- 9 - EXTERIOR LIGHT
- 10 - ROLL UP GARAGE DOOR
- 11 - BOARD AND BATTEN



24-0075  
02/15/2024



SFA REAR LOAD - 4 PLEX  
ELEVATIONS 'A'

24-0075  
02/15/2024

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404.525.1000 WWW.SDK-ATELIER.COM

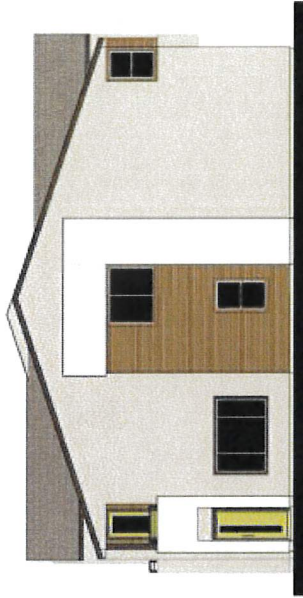




LEFT SIDE  
PLAN 3 R  
WESTERN CONTEMPORARY



FRONT ELEVATION  
PLAN 3 R  
PLAN 2 R  
PLAN 1  
PLAN 3  
WESTERN CONTEMPORARY



RIGHT SIDE  
PLAN 3  
WESTERN CONTEMPORARY



REAR ELEVATION  
PLAN 3  
PLAN 1  
PLAN 2 R  
PLAN 3 R  
WESTERN CONTEMPORARY

SFA REAR LOAD - 4 PLEX  
ELEVATIONS 'B'

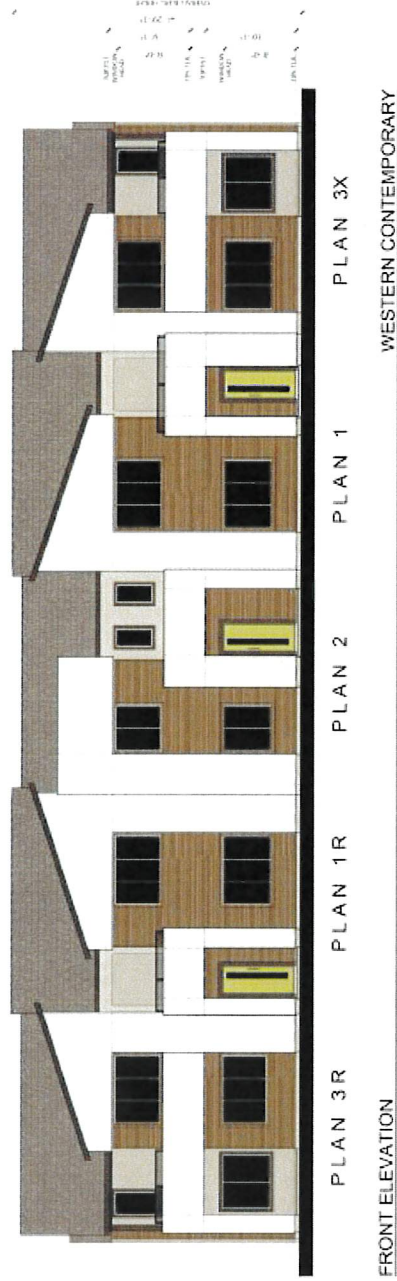
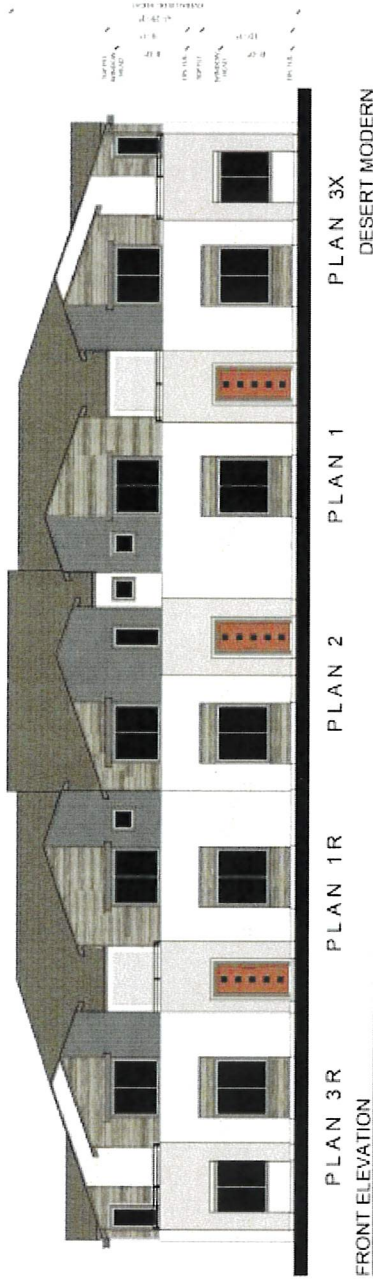
24-0075  
02/15/2024

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TEL: 512.444.4444 FAX: 512.444.4444

SDK  
ATELIER

1000 W. BROADWAY, SUITE 1000, AUSTIN, TEXAS 78701  
TEL: 512.444.4444 FAX: 512.444.4444



# SFA REAR LOAD - 5 PLEX FRONT ELEVATIONS

24-0075  
02/15/2024

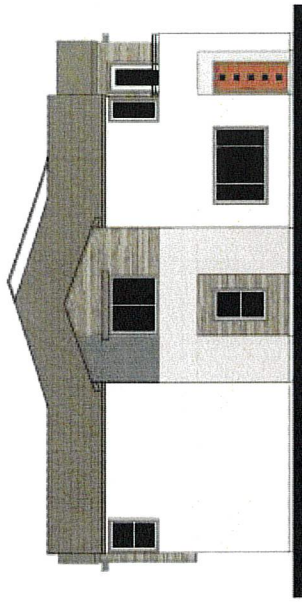
LENNAR

8715 W. KILPATRICK BLVD. SUITE 100, DALLAS, TX 75245, 972.414.1414  
LEN.LS@LENNAR.COM

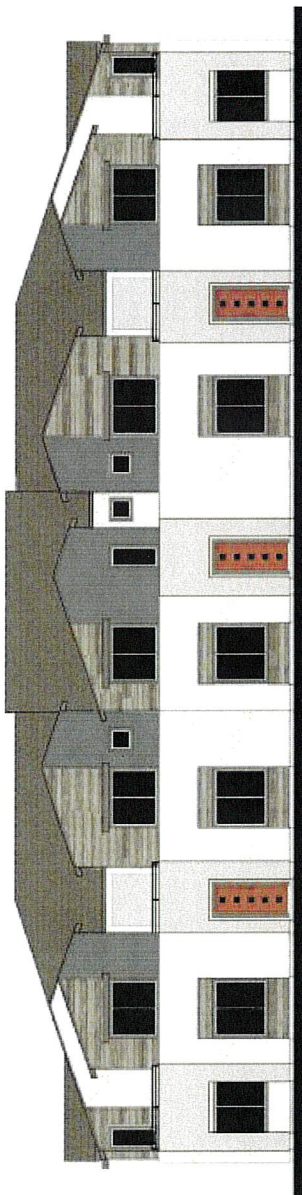
SDK  
ATELIER

1001 E. 10TH ST. SUITE 100, DALLAS, TX 75202, 972.414.1414  
WWW.SDK-ATELIER.COM

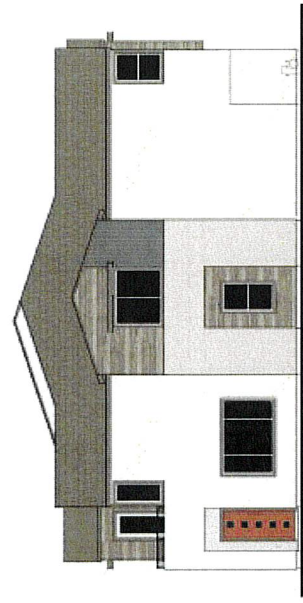




LEFT SIDE  
PLAN 3R  
DESERT MODERN



FRONT ELEVATION  
PLAN 3R  
PLAN 1R  
PLAN 2  
PLAN 1  
PLAN 3X  
DESERT MODERN



RIGHT SIDE  
PLAN 3X  
DESERT MODERN



REAR ELEVATION  
PLAN 3X  
PLAN 1  
PLAN 2  
PLAN 1R  
PLAN 3R  
DESERT MODERN

SFA REAR LOAD - 5 PLEX  
ELEVATIONS 'A'

24-0075  
02/15/2024



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DENVER, COLORADO 80202  
303.733.1111 | [www.sdkatelier.com](http://www.sdkatelier.com)  
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PLAN 3R

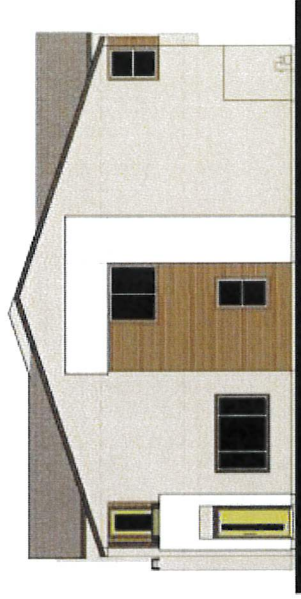
LEFT SIDE WESTERN CONTEMPORARY



PLAN 3R PLAN 1R PLAN 2 PLAN 1 PLAN 3X

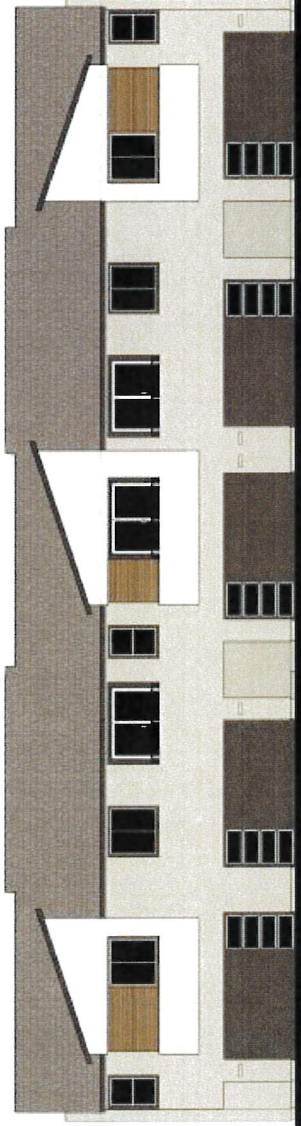
FRONT ELEVATION

WESTERN CONTEMPORARY



PLAN 3X

RIGHT SIDE WESTERN CONTEMPORARY



PLAN 3X PLAN 1 PLAN 2 PLAN 1R PLAN 3R

REAR ELEVATION

WESTERN CONTEMPORARY

SFA REAR LOAD - 5 PLEX  
ELEVATIONS 'B'

24-0075  
02/15/2024

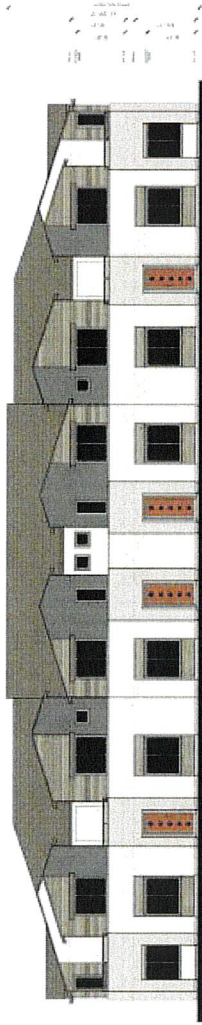
LENNAR

9075 W. NORTH LAKE DRIVE, SUITE 100, LAS VEGAS, NV 89148  
702.521.4400 FAX 702.521.4401

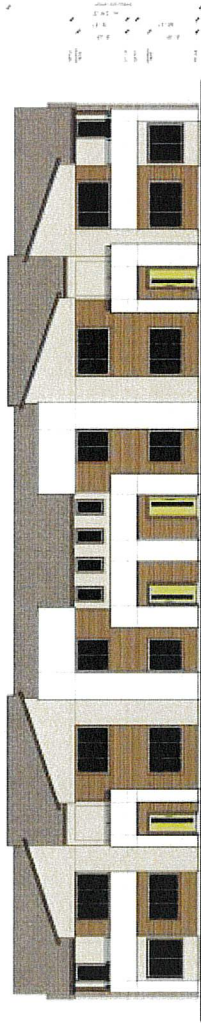
SDK ATELIER

1318 E. DAVIS, W. 100, LAS VEGAS, NV 89101  
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PLAN 3R PLAN 1R PLAN 2 PLAN 2R PLAN 1 PLAN 3  
FRONT ELEVATION DESERT MODERN



PLAN 3R PLAN 1R PLAN 2 PLAN 2R PLAN 1 PLAN 3  
FRONT ELEVATION WESTERN CONTEMPORARY

SFA REAR LOAD - 6 PLEX  
FRONT ELEVATIONS

24-0075  
02/15/2024

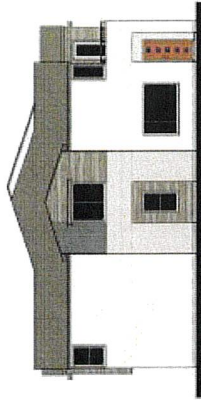


LENNAR

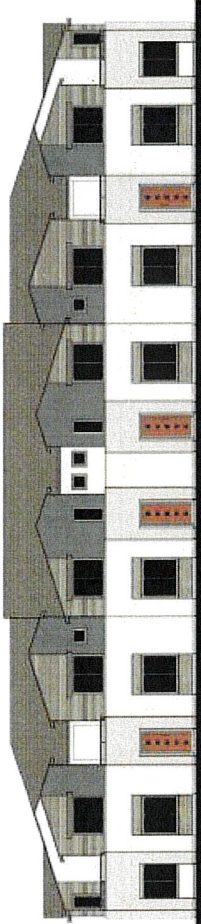
8710 W. ALBU BLVD. SUITE 400 LAS VEGAS, NV 89148  
951.722.5140 WWW.LENNAR.COM

SDK  
ATELIER

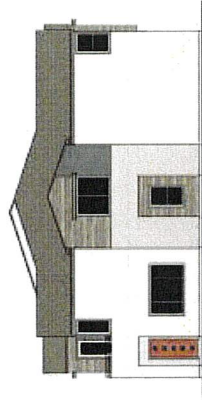
1000 E. 10TH ST. SUITE 100  
DENVER, CO 80202  
303.733.1111 WWW.SDK-ATELIER.COM



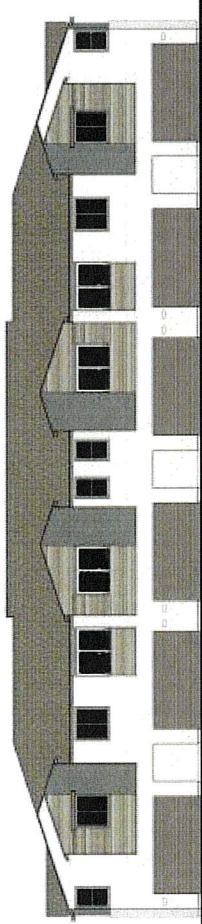
PLAN 3 R  
LEFT SIDE  
DESERT MODERN



PLAN 3 R  
FRONT ELEVATION  
DESERT MODERN



PLAN 3  
RIGHT SIDE  
DESERT MODERN



PLAN 3  
REAR ELEVATION  
DESERT MODERN

SFA REAR LOAD - 6 PLEX  
ELEVATIONS 'A'

24-0075  
02/15/2024

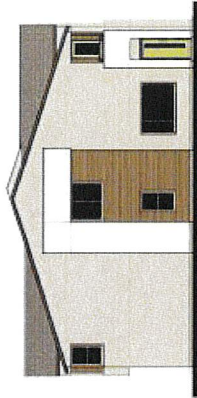
LENNAR

SDK  
ATELIER

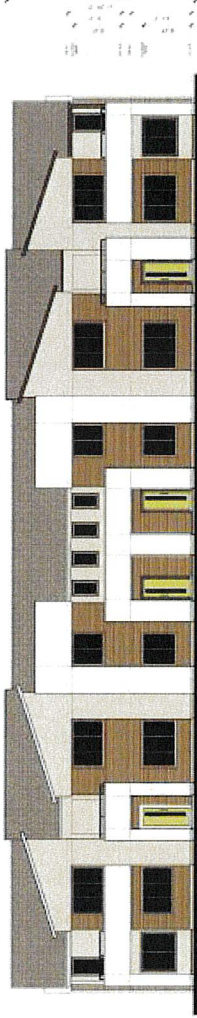
1000 West 10th Street, Suite 100  
Tulsa, Oklahoma 74103  
918.433.4444  
www.sdk-atelier.com

7075 W. NORTH RIVER DRIVE, SUITE 100, OKLAHOMA CITY, OK 73127  
918.433.4444  
www.lennar.com



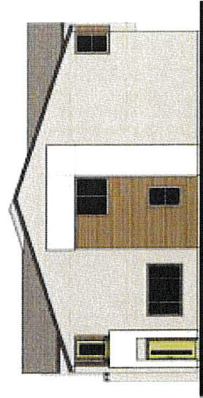


LEFT SIDE WESTERN CONTEMPORARY

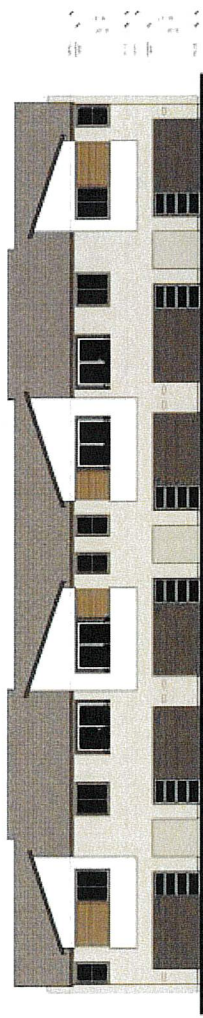


FRONT ELEVATION

WESTERN CONTEMPORARY



RIGHT SIDE WESTERN CONTEMPORARY



REAR ELEVATION

WESTERN CONTEMPORARY

SFA REAR LOAD 6 PLEX  
ELEVATIONS 'B'

24-0075  
02/15/2024

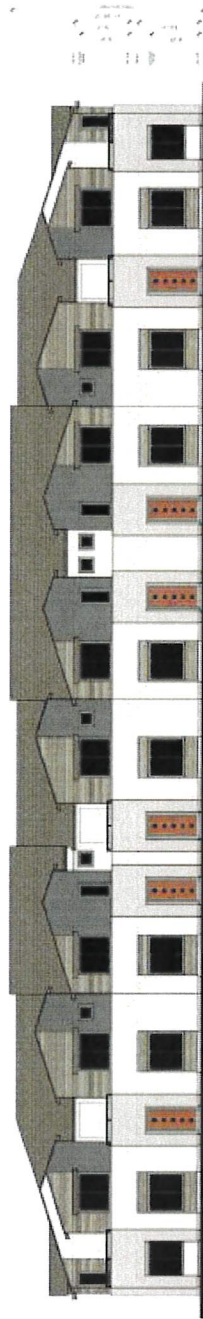


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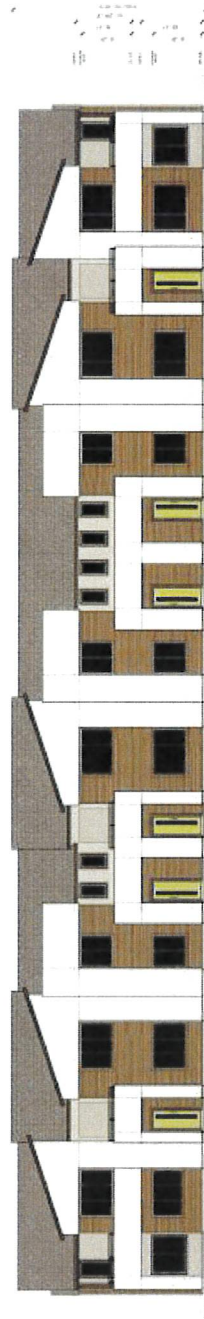
2725 W. NORTH AVENUE, SUITE 200, LAS VEGAS, NV 89102  
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PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 2R PLAN 1 PLAN 1 PLAN 3  
FRONT ELEVATION DESERT MODERN



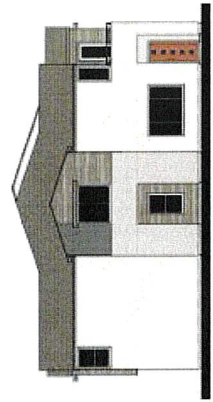
PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 2R PLAN 1 PLAN 1 PLAN 3  
FRONT ELEVATION WESTERN CONTEMPORARY

SFA REAR LOAD - 8 PLEX  
FRONT ELEVATIONS

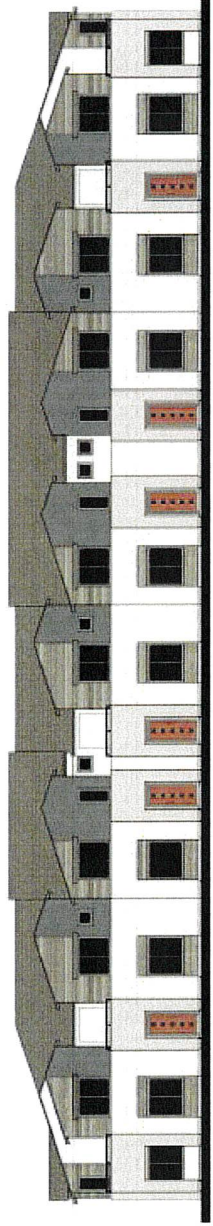
24-0075  
02/15/2024



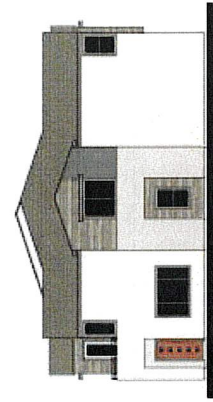




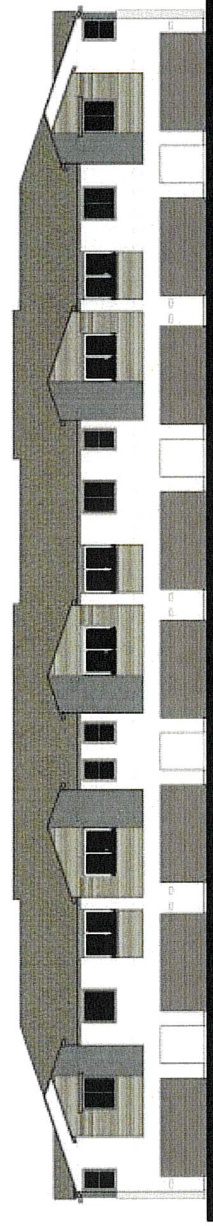
PLAN 3R  
LEFT SIDE  
DESERT MODERN



PLAN 3R PLAN 1R PLAN 2 PLAN 2R PLAN 1R PLAN 1R PLAN 1R PLAN 1R  
FRONT ELEVATION  
DESERT MODERN



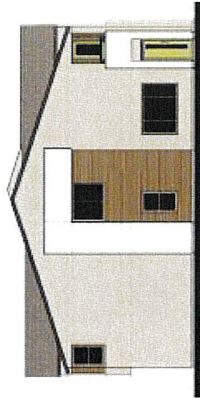
PLAN 3  
RIGHT SIDE  
DESERT MODERN



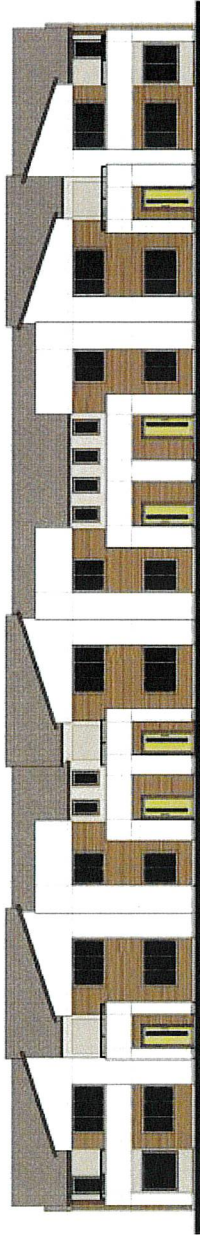
PLAN 3 PLAN 1R PLAN 2R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 1R  
REAR ELEVATION  
DESERT MODERN

24-0075  
02/15/2024

SFA REAR LOAD - 8 PLEX  
ELEVATIONS 'A'

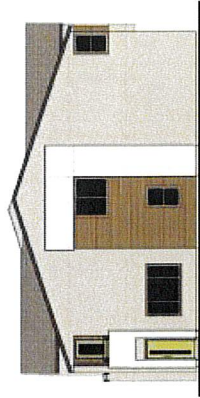


LEFT SIDE WESTERN CONTEMPORARY

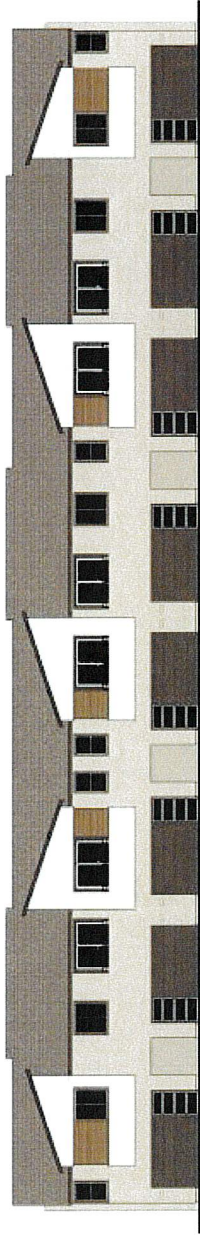


FRONT ELEVATION

WESTERN CONTEMPORARY



RIGHT SIDE WESTERN CONTEMPORARY



REAR ELEVATION

WESTERN CONTEMPORARY

SFA REAR LOAD 8 PLEX  
ELEVATIONS 'B'

24-0075  
02/15/2024

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1000 E. 1000 S. W. | ARCHITECT + DESIGN  
1000 E. 1000 S. W. | ARCHITECT + DESIGN



## **HOMESITE COLOR SCHEMES**

*The color schemes displayed in this book were approved by your community. However, color standards can change over time, therefore we advise consulting with your HOA Community Manager before starting your painting project.*

*When our vendors change or items change or are unavailable (such as stone, roof tiles or paint colors) a replacement that is comparable or equal value may be used.*

*Please keep in mind, the attached color schemes were a guideline used by the builder. It is possible that not all homes were painted exactly to spec. Some variation may have been used to enhance community experience. To ensure correct color matching, obtain a color chip from the paint provider for comparison. Lennar is not responsible for incorrect color purchase.*

*If you have received the color book it is a copy, and the colors are not "TRUE" matches. Please refer to the color number for exact matches.*

*Please refer to the color number for exact matches and compare with the current color on the house.*

24-0075  
02/15/2024

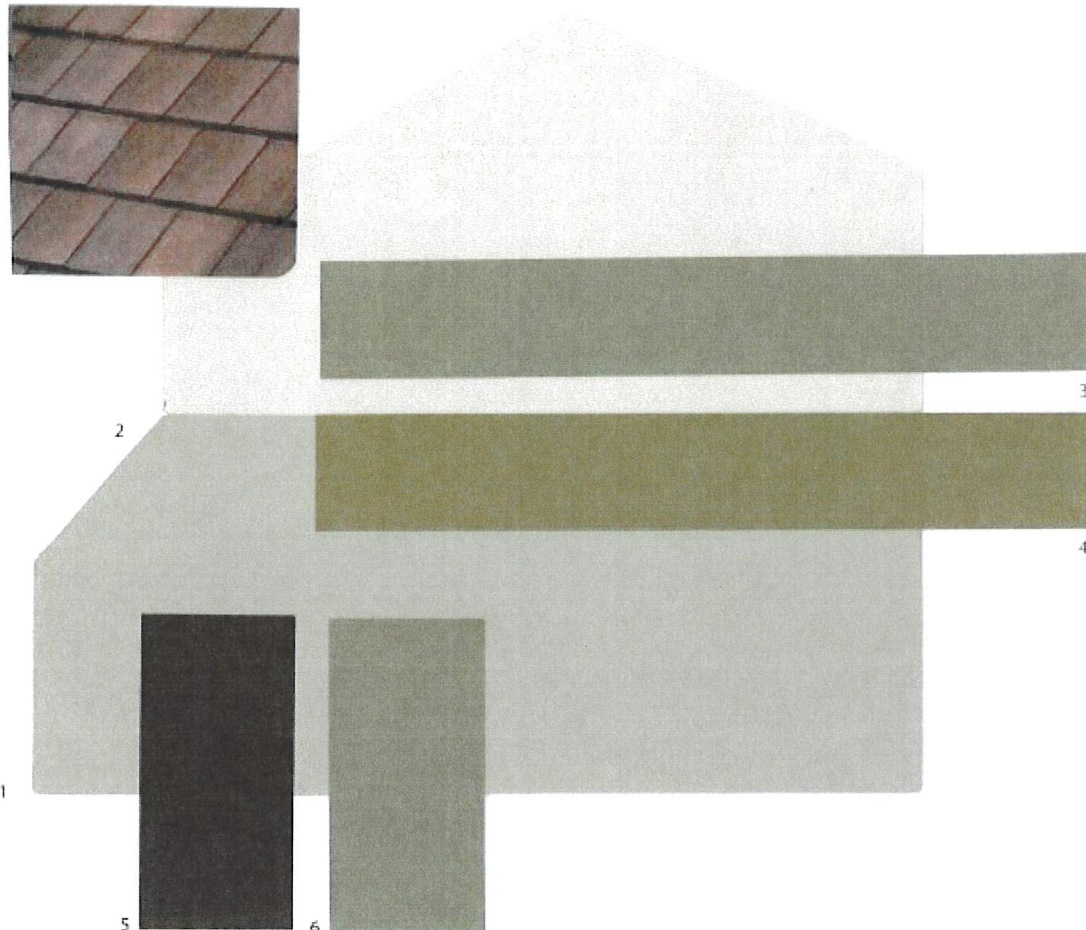
Durango & Grand Montecito - EXTERIOR COLOR CHART									
	A-Desert Modern					B-Western Contemporary			
	1L	2M	3D	4D	5L	6M	7M	8D	
SCHEMES									
ROOF	Charcoal Brown Blend 1FACS1132	Desert Sage 1FACS0024	Brown Blend 1FACS3233	Charcoal Brown Blend 1FACS1132	Smoky 1FACS3968	Natural Marble 1FACS5037	Stone Mountain Blend 1FACS6354	Charcoal Brown Blend 1FACS1132	
STUCCO BODY COLOR 1	Mega Greige SW7031	Tavern Taupe SW7508	Foothills SW7514	Tavern Taupe SW7508	Mindful Gray SW7016	Stamped Concrete SW7855	Dorian Gray SW7017	Anonymous SW7046	
SECONDARY STUCCO BODY COLOR 2	Modern Gray SW7632	Balanced Beige SW7037	Fawn Brindle SW7640	Silverplate SW7649	Studio Clay SW9172	Gauntlet Gray SW7019	Backdrop SW7025	Gray Matters SW7066	
FASCIA / EYEBROWS	Warm Stone SW7032	Rugged Brown SW6062	Retreat SW6207	Slate Tile SW7624	Waterloo SW9141	Rugged Brown SW6062	Cloak Gray SW6278	Brevity Brown SW6068	
TRIM / ACCENT COLOR / SIDING	Thatch Brown SW6145	SW0024 Curio Gray	Anonymous SW7046	SW7040 Smokehouse	SW7040 Smokehouse	Amazing Gray SW7044	SW7040 Smokehouse	Amazing Gray SW7044	
FRONT DOOR	Turkish Coffee SW6076	Rugged Brown SW6062	Retreat SW6207	Slate Tile SW7624	Waterloo SW9141	Rugged Brown SW6062	Cloak Gray SW6278	Brevity Brown SW6068	
GARAGE DOORS	Warm Stone SW7032	SW0024 Curio Gray	Anonymous SW7046	SW7040 Smokehouse	SW7040 Smokehouse	Amazing Gray SW7044	SW7040 Smokehouse	Amazing Gray SW7044	
IRON RAILINGS/GATES	Powder Coat Black	Powder Coat Black	Powder Coat Black	Powder Coat Black	Powder Coat Black	Powder Coat Black	Powder Coat Black	Powder Coat Black	

White Windows  
 Westlake Roofing and stone  
 Window Projection inside of frame (Window Stucco inset) to match Stucco Body 1 - as needed  
 Overhead Soffit to be same as header or pop-out

24-0075  
 02/15/2024



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### A-Desert Modern 1L

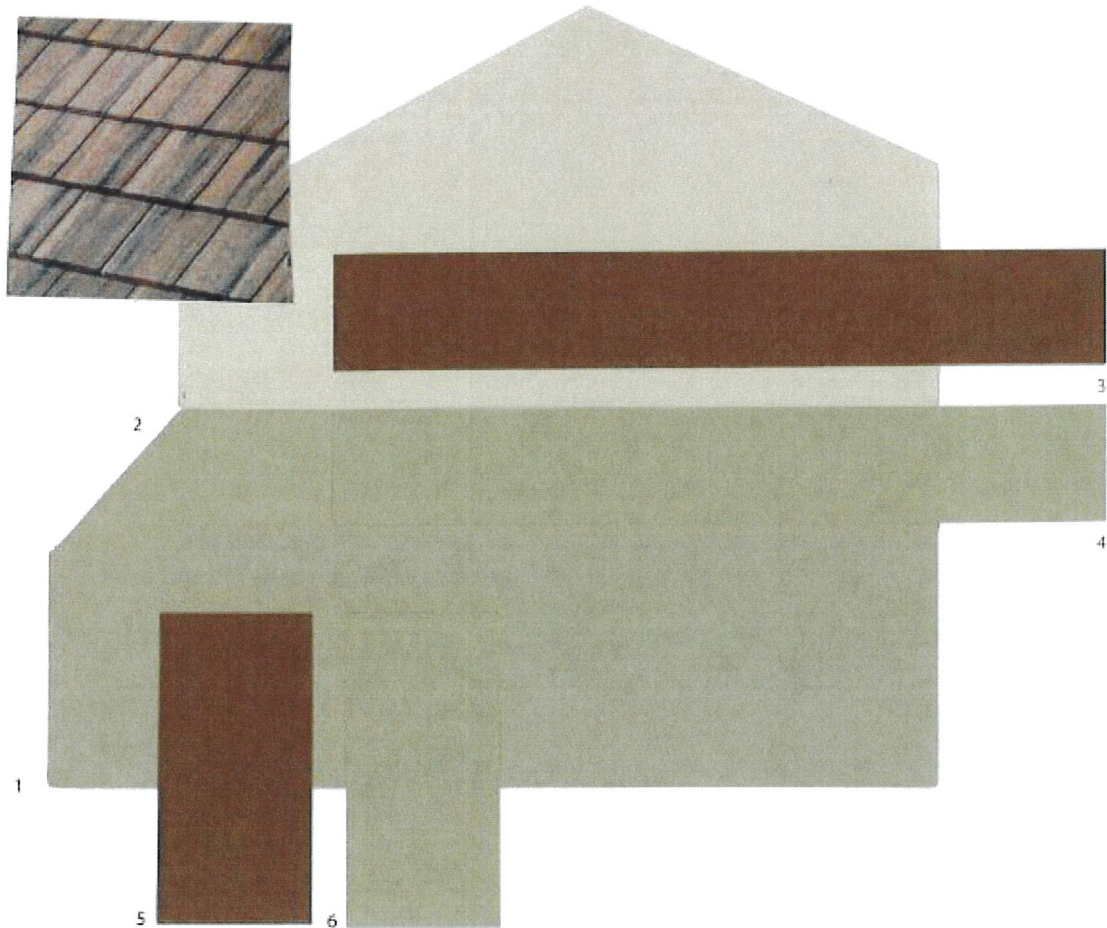
- |                        |                        |
|------------------------|------------------------|
| 1 Stucco               | SW 7031 Mega Greige    |
| 2 Stucco Body 2        | SW 7632 Modern Gray    |
| 3 Fascia & Accents     | SW 7032 Warm Stone     |
| 4 Trim, Accent, Siding | SW 6145 Thatch Brown   |
| 5 Front Door           | SW 6076 Turkish Coffee |
| 6 Garage Door          | SW 7032 Warm Stone     |

24-0075  
02/15/2024

Color samples shown approximate actual paint colors as closely as possible. 22-04-2452 5/11/2022

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**A-Desert Modern 2M**

- |                        |                         |
|------------------------|-------------------------|
| 1 Stucco               | SW 7508 Tavern Taupe    |
| 2 Stucco Body 2        | SW 7037 Balanced Beige  |
| 3 Fascia & Accents     | SW 6062 Vintage Leather |
| 4 Trim, Accent, Siding | SW 0024 Curio Gray      |
| 5 Front Door           | SW 6062 Vintage Leather |
| 6 Garage Door          | SW 0024 Curio Gray      |

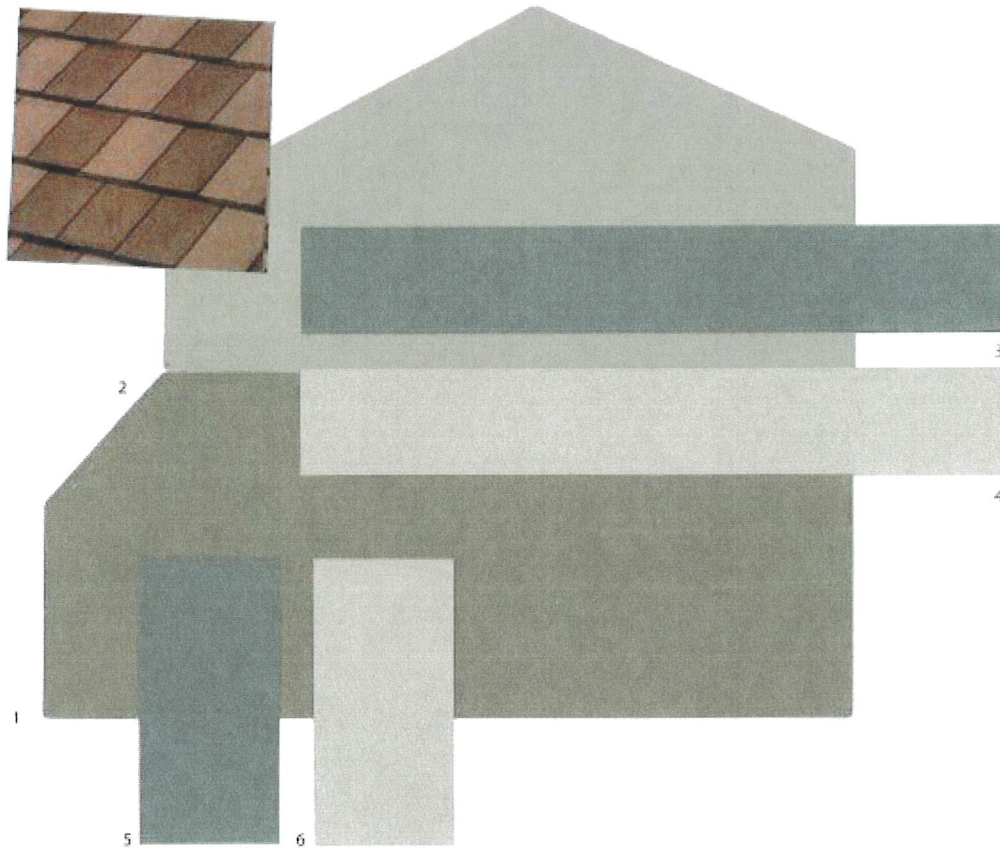
24-0075  
02/15/2024

Color samples shown approximate actual paint colors as closely as possible. 22-04-2452 5/11/2022

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**A-Desert Modern 3D**

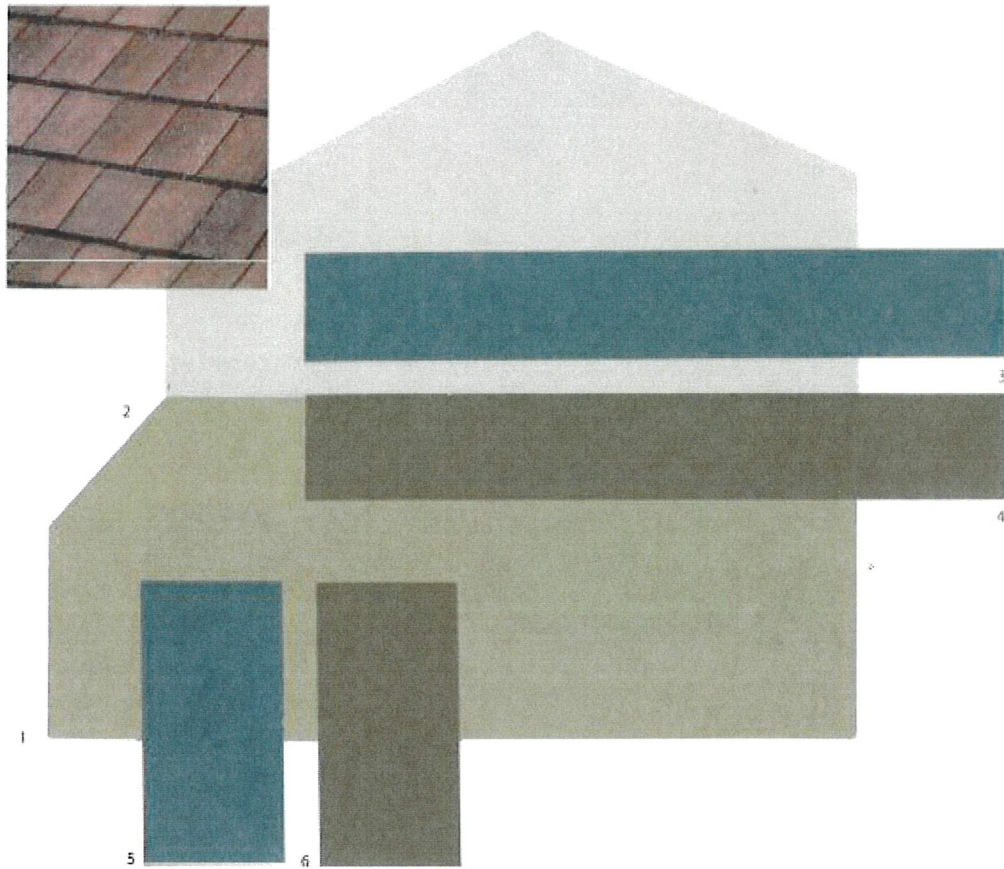
- |                        |                      |
|------------------------|----------------------|
| 1 Stucco               | SW 751 4 Foothills   |
| 2 Stucco Body 2        | SW 7640 Fawn Brindle |
| 3 Fascia & Accents     | SW 6207 Retreat      |
| 4 Trim, Accent, Siding | SW 7044 Amazing Gray |
| 5 Front Door           | SW 6207 Retreat      |
| 6 Garage Door          | SW 7044 Amazing Gray |

**24-0075**  
02/15/2024

Color samples shown approximate actual paint colors as closely as possible. 22 04-2452 5/1 1/2022

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**A-Desert Modern 4D**

- |                        |                      |
|------------------------|----------------------|
| 1 Stucco               | SW 7508 Tavern Taupe |
| 2 Stucco Body 2        | SW 7649 Silverplate  |
| 3 Fascia & Accents     | SW 7624 Slate Tile   |
| 4 Trim, Accent, Siding | SW 7040 Smokehouse   |
| 5 Front Door           | SW 7624 Slate Tile   |
| 6 Garage Door          | SW 7040 Smokehouse   |

24-0075  
02/15/2024

Color samples shown approximate actual paint color as closely as possible. 22-04-2452 5/1 V2022

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### B-Western Contemporary 5L

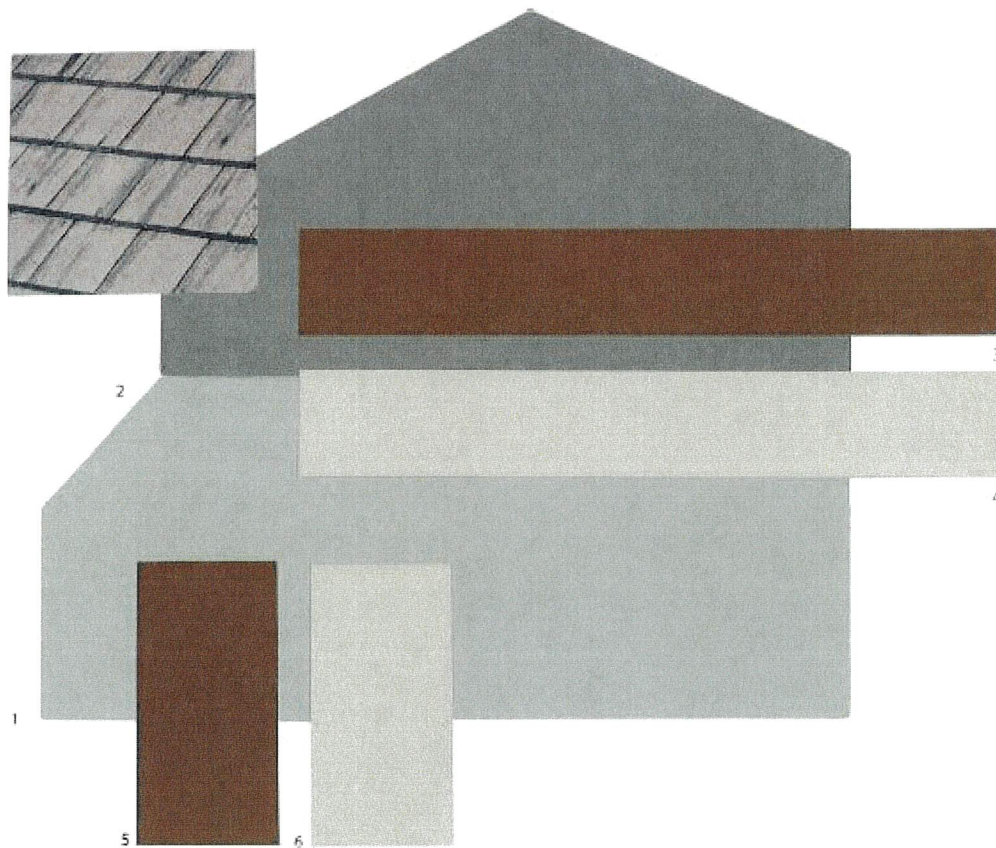
- |                        |                      |
|------------------------|----------------------|
| 1 Stucco               | SW 7016 Mindful Gray |
| 2 Stucco Body 2        | SW 9172 Studio Clay  |
| 3 Fascia & Accents     | SW 9141 Waterflood   |
| 4 Trim, Accent, Siding | SW 7040 Smokehouse   |
| 5 Front Door           | SW 9141 Waterflood   |
| 6 Garage Door          | SW 7040 Smokehouse   |

24-0075  
02/15/2024

Color samples shown approximate actual paint colors as closely as possible. 22-04-2452 5/11/2022

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### B-Western Contemporary 6M

- |                        |                          |
|------------------------|--------------------------|
| 1 Stucco               | SW 7655 Stamped Concrete |
| 2 Stucco Body 2        | SW 7019 Gauntlet Gray    |
| 3 Fascia & Accents     | SW 6062 Vintage Leather  |
| 4 Trim, Accent, Siding | SW 7044 Amazing Gray     |
| 5 Front Door           | SW 6062 Vintage Leather  |
| 6 Garage Door          | SW 7044 Amazing Gray     |

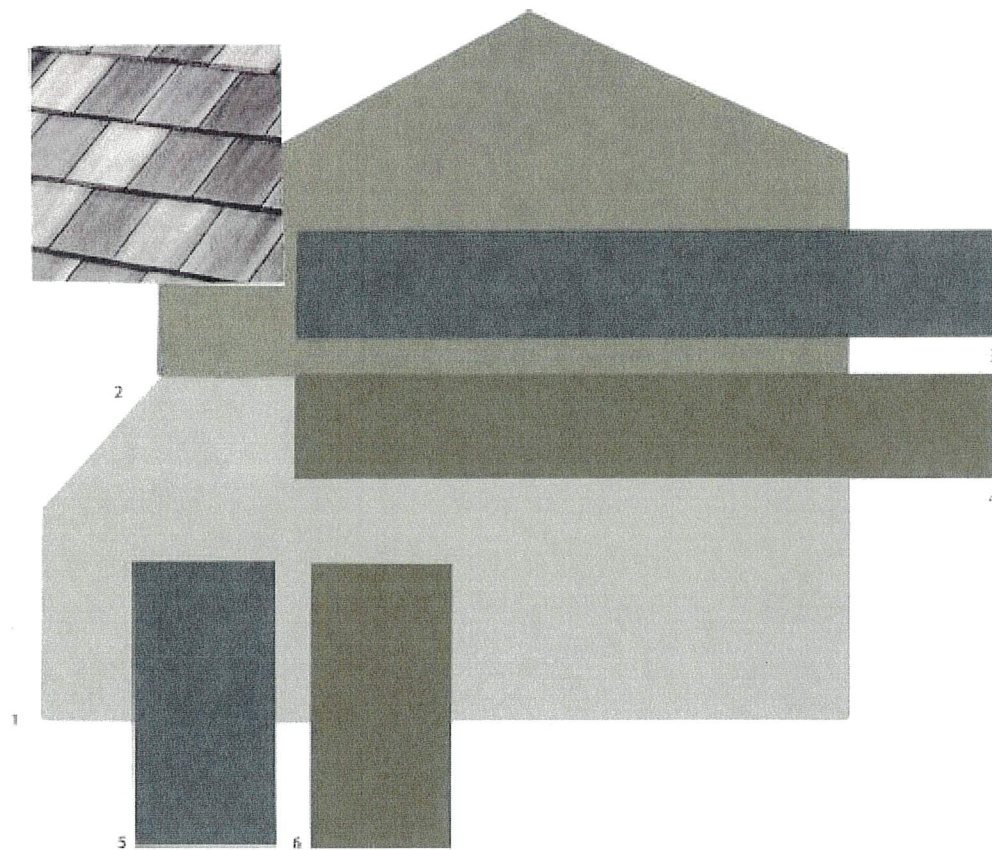
24-0075  
02/15/2024

Color samples shown approximate actual paint colors as closely as possible. 22-04-2452 5/11/2022

**LENNAR\***



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### B-Western Contemporary 7M

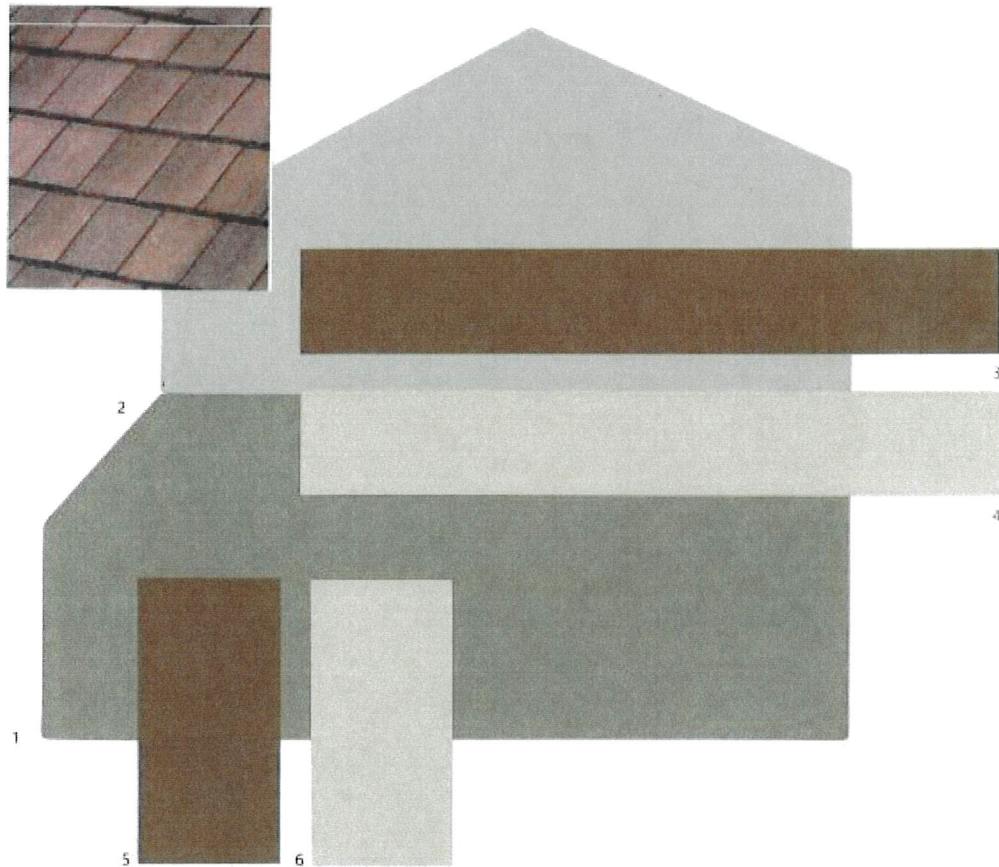
- |                        |                     |
|------------------------|---------------------|
| 1 Stucco               | SW 7017 Dorlan Gray |
| 2 Stucco Body 2        | SW 7025 Backdrop    |
| 3 Fascia & Accents     | SW 6278 Cloak Gray  |
| 4 Trim, Accent, Siding | SW 7040 Smokehouse  |
| 5 Front Door           | SW 6278 Cloak Gray  |
| 6 Garage Door          | SW 7040 Smokehouse  |

24-0075  
02/15/2024

Color samples shown approximate actual paint colors as closely as possible. 22-04-24525/11/0/021

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**B-Western Contemporary 8D**

- |                        |                       |
|------------------------|-----------------------|
| 1 Stucco               | SW 7046 Anonymous     |
| 2 Stucco Body 2        | SW 7066 Gray Matters  |
| 3 Fascia & Accents     | SW 6068 Brevity Brown |
| 4 Trim, Accent, Siding | SW 7044 Amazing Gray  |
| 5 Front Door           | SW 6068 Brevity Brown |
| 6 Garage Door          | SW 7044 Amazing Gray  |

**24-0075**  
02/15/2024

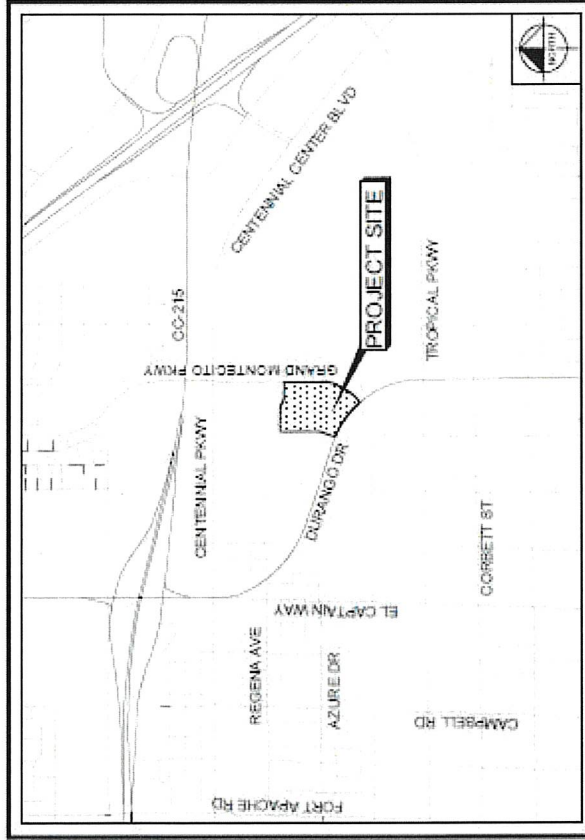
Colorsamples shown approximate actual paint colors as closely as possible. 22-04-2452 5/11/2022

**LENNAR**



# TENTATIVE MAP FOR DURANGO & GRAND MONTECITO

ASSESSOR'S PARCEL NO. 125-29-512-015  
CITY OF LAS VEGAS, NV



PROJECT VICINITY MAP



TYPICAL REAR-LOAD SET BACKS

SHEET INDEX	
SHEET #	SHEET TITLE
1	24-0075
2	03/18/2024

SITE DATA	
PROJECT NO.	24-0075
PROJECT NAME	DURANGO & GRAND MONTECITO
PROJECT LOCATION	ASSESSOR'S PARCEL NO. 125-29-512-015
PROJECT OWNER	KIMLEY-HORN
PROJECT ENGINEER	JOHN D. HORN
PROJECT DATE	03/18/2024
PROJECT SCALE	1" = 100'
PROJECT STATUS	PRELIMINARY
PROJECT NOTES	SEE SHEET 24-0075

ABBREVIATIONS	
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24-0075  
03/18/2024

PROJECT CONTACTS	
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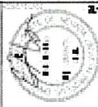
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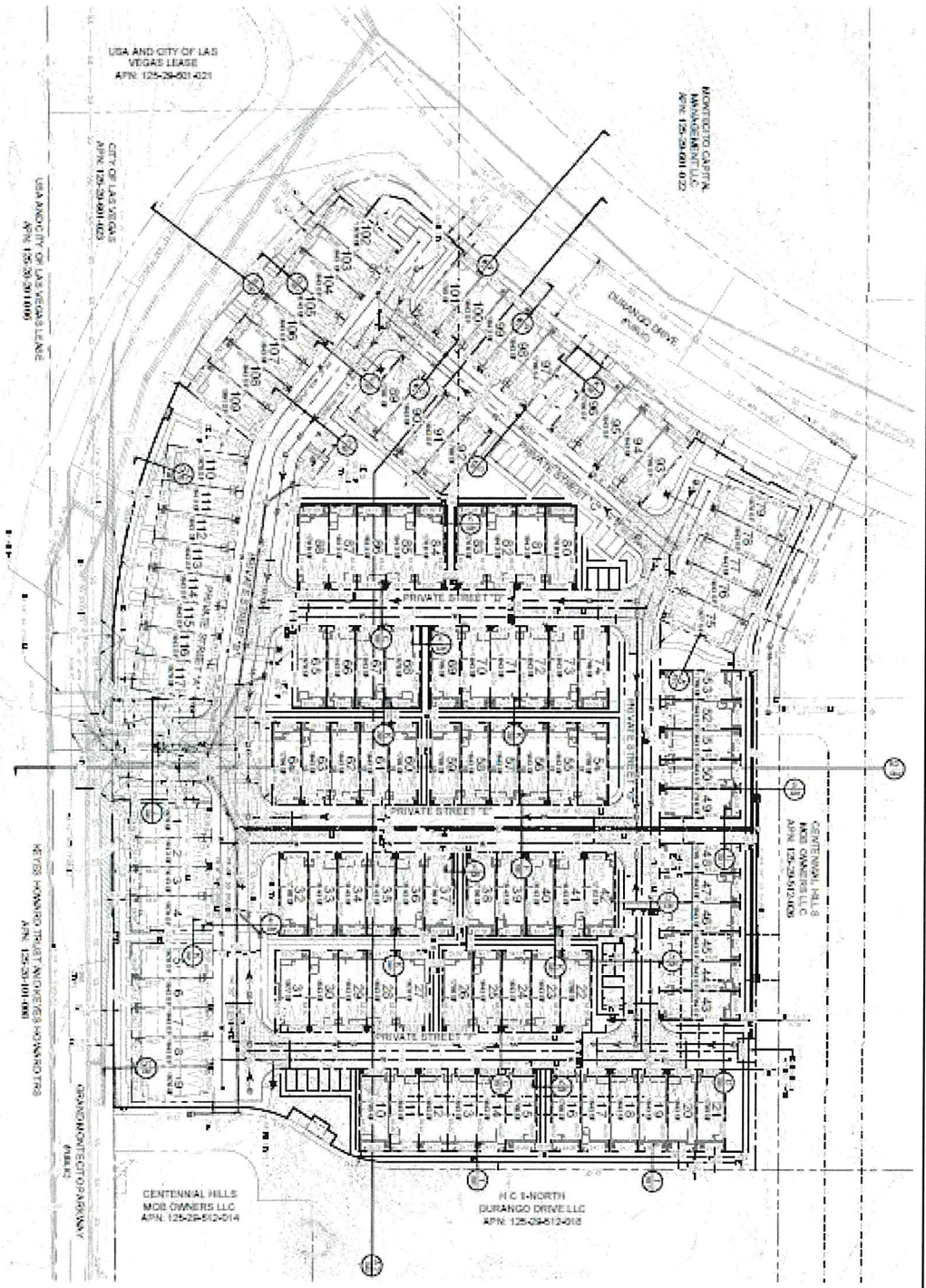


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TENTATIVE MAP  
COVER SHEET

DURANGO & GRAND  
MONTECITO  
LANNAR HOMES

TM01



24-0075  
03/18/2024

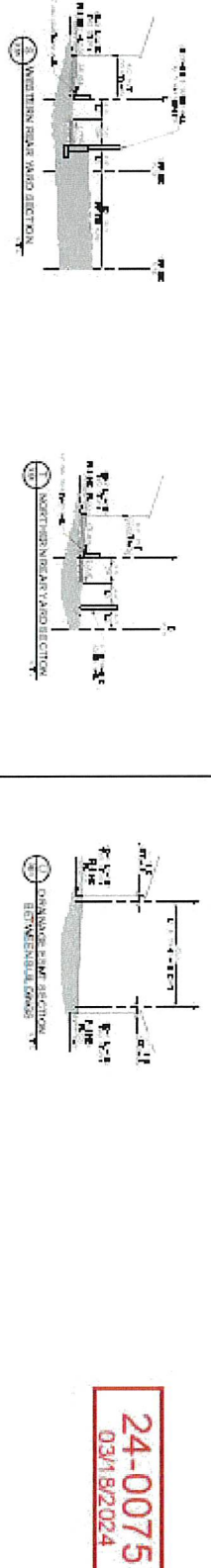
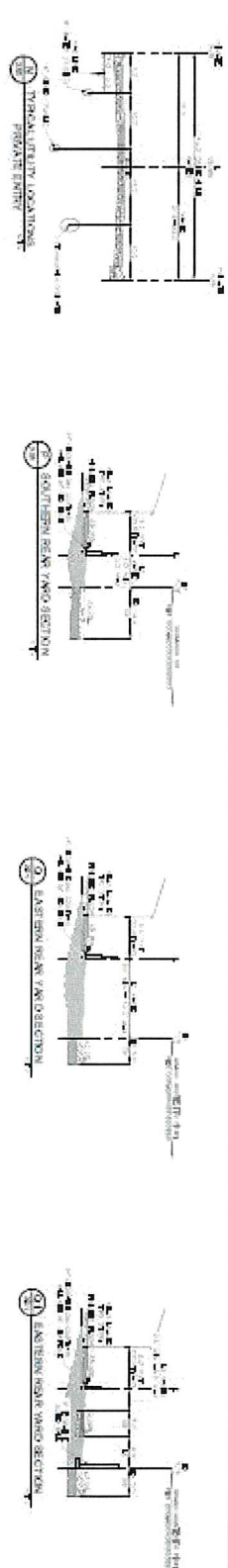
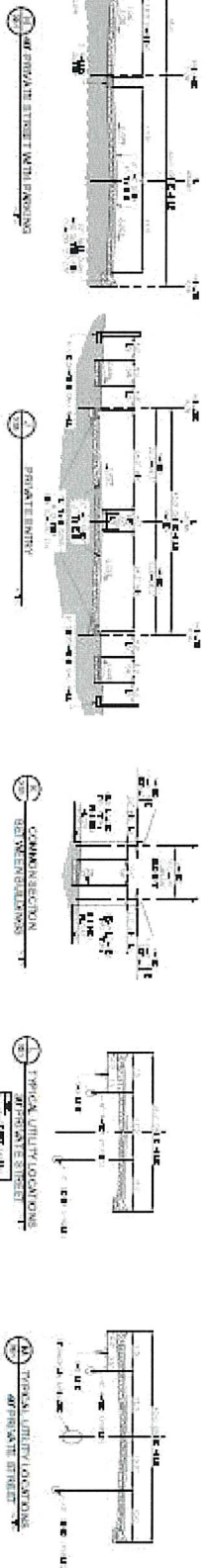
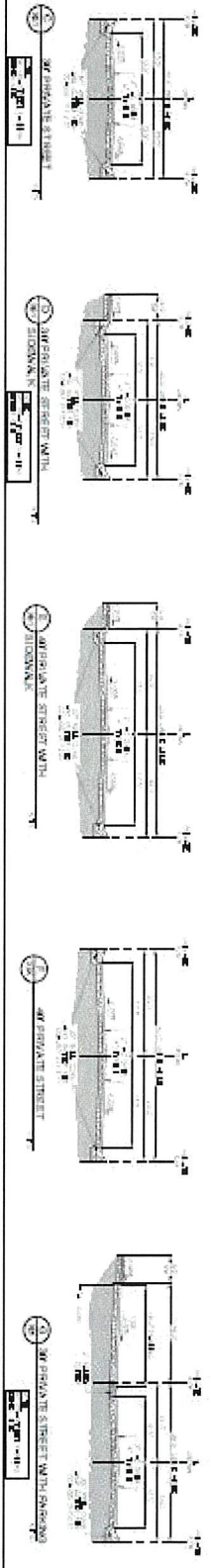
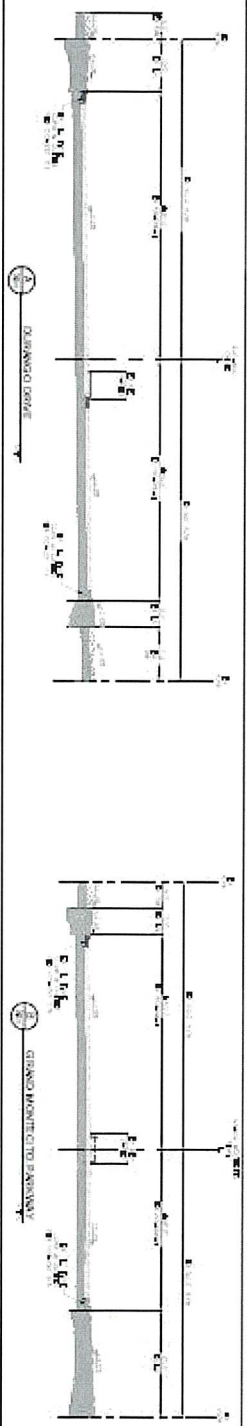
CURB NOTE  
SEE PLAN SHEET 10-1

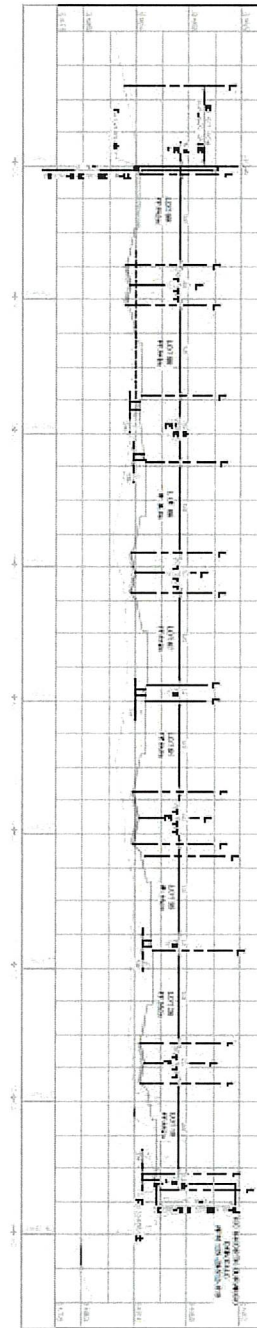


LEGEND

—	BOUNDARY / FENCE
—	1/4" SECTION
—	6" SECTION
—	12" SECTION
—	24" SECTION
—	48" SECTION
—	96" SECTION
—	192" SECTION
—	384" SECTION
—	768" SECTION
—	1536" SECTION
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WEST TO EAST

SOUTH TO NORTH

24-0075  
03/18/2024

X52

DURANGO & GRAND  
MONTECITO  
PREPARED FOR  
LENNAR HOMES  
FL - E -

SITE CROSS  
SECTIONS

DATE	03/18/2024
BY	XXX
CHECKED BY	XXX
DATE	03/18/2024
BY	XXX
CHECKED BY	XXX
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BY	XXX
CHECKED BY	XXX
DATE	03/18/2024



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## DEPARTMENT OF PLANNING

DATE:

City of Las Vegas  
Department of Planning  
333 North Rancho Drive  
Las Vegas, NV 89106

RE: DURANGO & GRAND MONTECITO  
**Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit**

To whom it may concern:

GREYSTONE NEVADA LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact JOANNA CONNOL at (702) - 352 - 3805. Thank you.

Sincerely,

(Signature)

ROBERT JOHNSON  
(Print)

Subscribed and sworn before me

This 13 day of FEBRUARY, 20 24.

fehia williams  
Notary Public in and for said County and State

