



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 _____

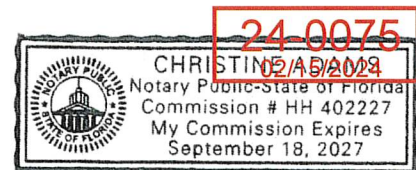
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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



PROPERTY		SITE DATA
APN		125-29-01015
ZONING		T-C
EXISTING ZONING		T-C
PROPOSED ZONING		T-C
EXISTING LAND USE		U/C TC (Urban Center Mixed Use)
PROPOSED LAND USE		MTC (Medium Density Res.)
AREA		
GROSS AREA		± 8.60 AC.
NET AREA		± 8.60 AC.
DESIGNATED OPEN SPACE		
UNIT TYPE		SINGLE FAMILY ATTACHED
UNIT COUNT		117
GROSS DENSITY		13.30 U/AJC
NET DENSITY		13.30 U/AJC
OPEN SPACE		
REQUIRED (12% @ 1' x 1')		1.06 AC.
PROVIDED		1.91 AC.
LOT AREA		
MINIMUM		1,600 SF
SETBACKS		
FRONT YARD		5 FT
REAR YARD		5 FT
CORNER SIDE		5A
CORNER SIDE		5 FT
YARD		REAR YARD
REAR YARD		5 FT
RULES AND REGULATIONS		
MAX HEIGHT		35 FT
RESIDENT PARKING		
REQUIRED (3 SPACES/LOT)		124 SPACES
PROVIDED (2 CAR GARAGE/T)		124 SPACES
GUEST PARKING		
REQUIRED (1 SPACE/5 UNITS)		28 SPACES
PROVIDED		28
ACCESSIBLE PARKING		
REQUIRED (1 SPACE/400 SQ. FT.)		1
VAN REQUIRED (1 SPACE/400 SQ. FT.)		1
PROVIDED		1 VAN ACCESS
PARKING TOTALS		
REQUIRED		154 SPACES
PROVIDED		152 SPACES

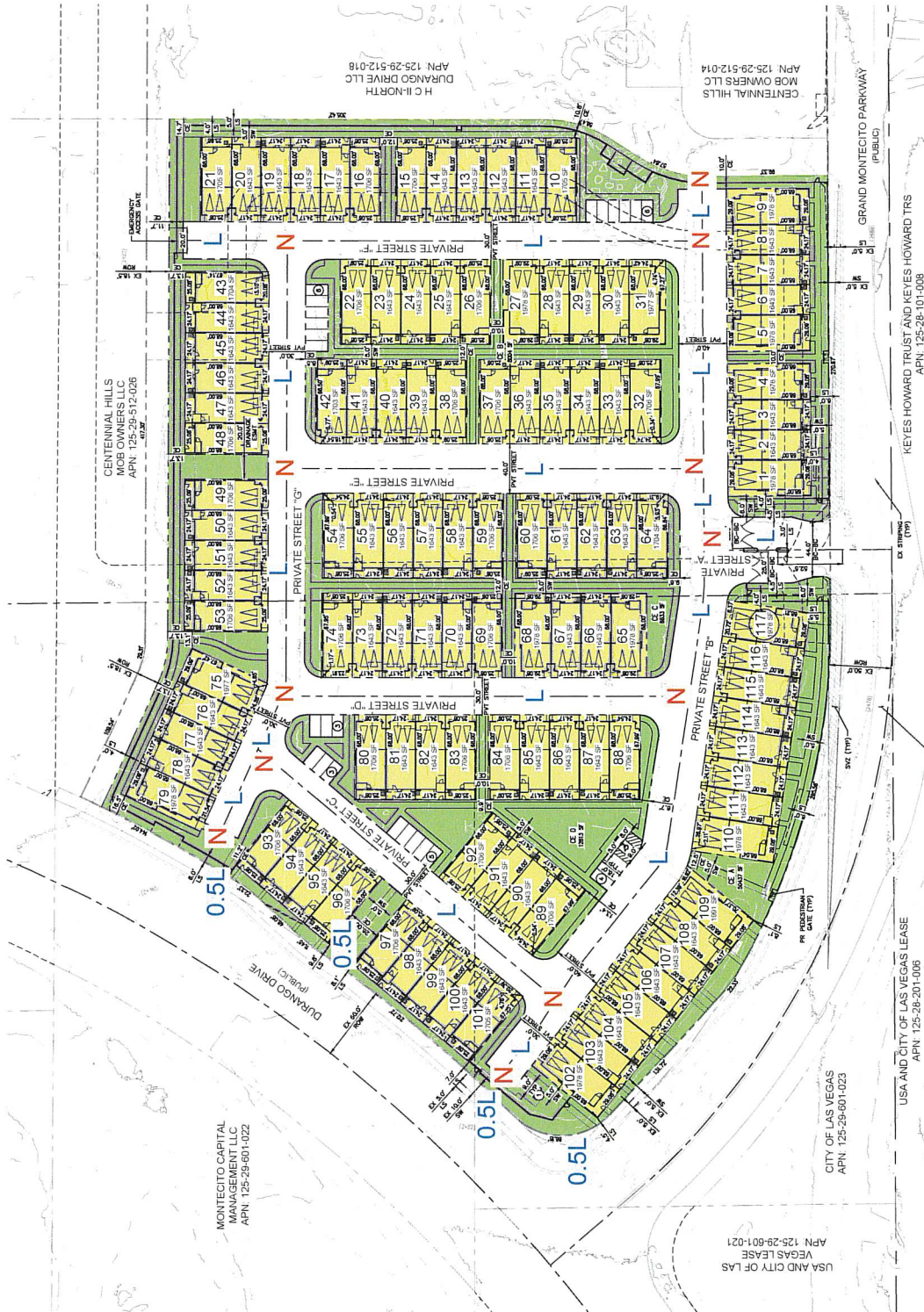
CONNECTIVITY RATIO	
REQUIRED:	1.30
PROVIDED:	16.5 LINKS/12 NODES

LEGEND

LANDSCAPE ARCHITECTURE

24-0075
PAYMENT
03/18/2024

Kimley» Horn



DURANGO & GRAND MONTECITO
PREPARED FOR
LENNAR HOMES

PREPARED FOR

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

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL OBTAIN QUANTITIES BASED ON THIS DRAWING SET.
3. CALL QUANTITY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. SEE WWW.CALLNURSERYASSOCIATION.COM.
4. TREE SPECIES 100% NATIVE ZONING CODE.
5. TREES SHALL NOT BE PLANTED WITHIN 50 FEET IN FRONT OF A TRAFFIC SIGN, STREET LIGHT FIXTURE, AND SIGNAGE.
6. TREES SHALL BE PLANTED WITHIN 50 FEET OF THE SOUTHERN HEMLOCK REGIONAL PLANTING ZONE.
7. TREES SHALL BE PLANTED WITHIN 50 FEET OF THE TOWN OF SHARPS REGIONAL PLANTING ZONE.
8. TREES SHALL BE PLANTED WITHIN 50 FEET OF THE TOWN OF SHARPS REGIONAL PLANTING ZONE.

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.

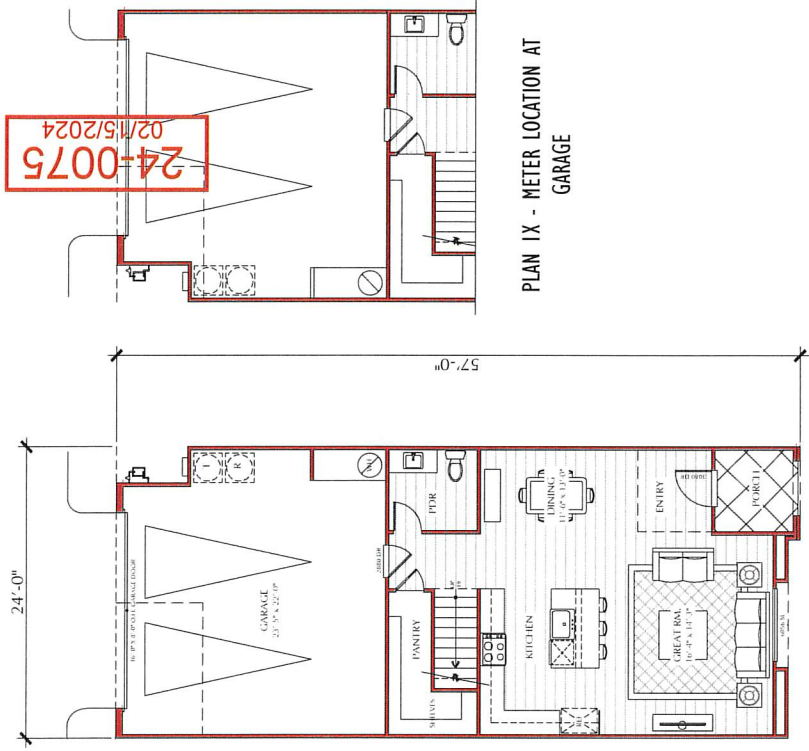
TOWN CENTER LOOP. PLANT MATERIALS TO CONSIST OF LEMNOSYLUM SPECIES, SALVIA SPECIES, MIMULUS SPECIES, CASSIA SPECIES AND TRAILING YELLOW LANTANA. GROUND COVER TO CONSIST OF 1/3 OF PLANTING AREA. PLANTING TO BE COMPLETED WITHIN 30 DAYS OF CONTRACT START DATE. PLANTING TO REACH 75% COVERAGE WITHIN 3 YEARS.

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

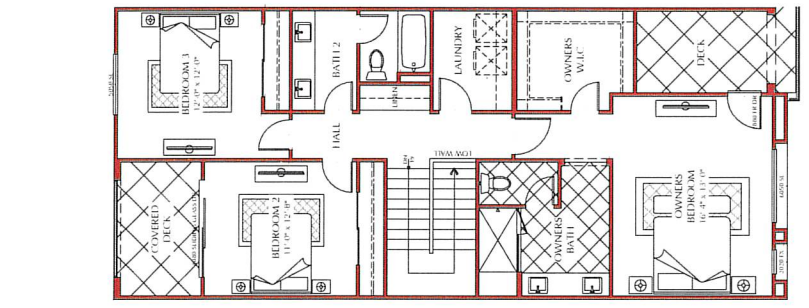
EXISTING CHITALPA TO REMAIN.
BLUE PALO VERDE TO BE USED TO
SUPPLEMENT EXISTING TREES.

TOWN CENTER COLLECTOR:
SHALL CONSIST OF ALTERNATING
SHADE TREES AND FLOWERING
TREES



PLAN IX - METER LOCATION AT GARAGE

FIRST FLOOR



SECOND FLOOR

PLAN I
3 BEDROOM / 2.5 BATH
2 CAR GARAGE

AREA TABULATION		743 S.F.
FIRST FLOOR	743 S.F.	
SECOND FLOOR	147 S.F.	
TOTAL	890 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'-0"

55'-0"

Garage
23'0" x 22'0"

10'0" x 8'0"

Kitchen
10'0" x 10'0"

Dining
10'0" x 12'0"

Living Room
10'0" x 22'0"

Bedroom
10'0" x 12'0"

Bathroom

P.T.H.

Staircase

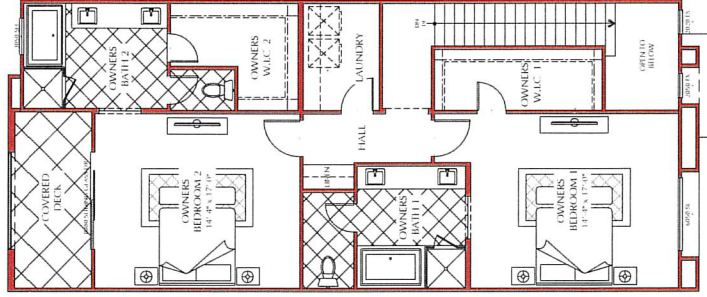
Entry

Front Porch

Back Porch

Driveway

**SFA REAR LOAD
FLOOR PLANS**
(PLAN REFLECTS 'A' ELEVATION)



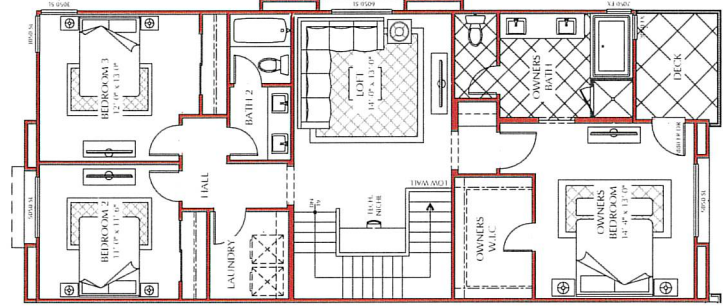
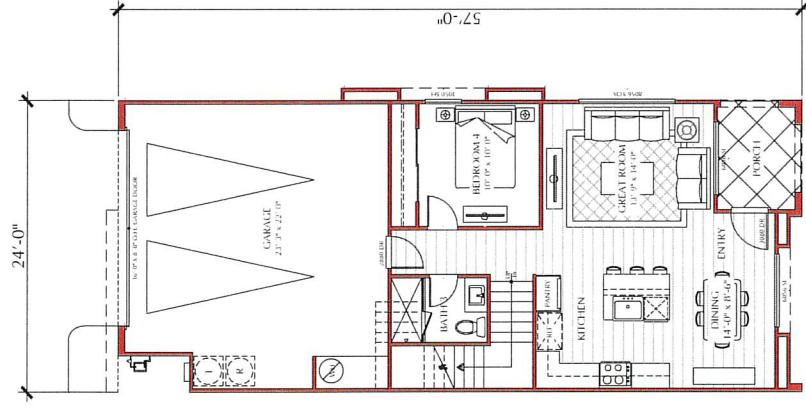
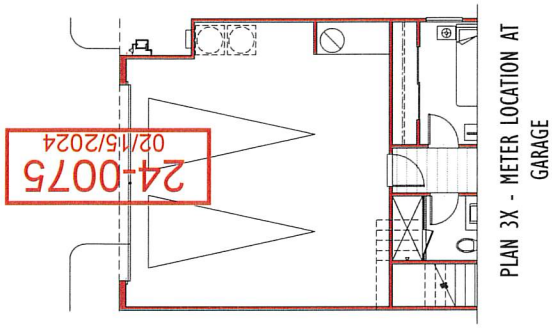
SECOND FLOOR

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.

9275 W. RUSSEL ROAD, SUITE 400 LAS VEGAS, NV 89148
Tel: 702.871.4683 Web: lennar.com

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

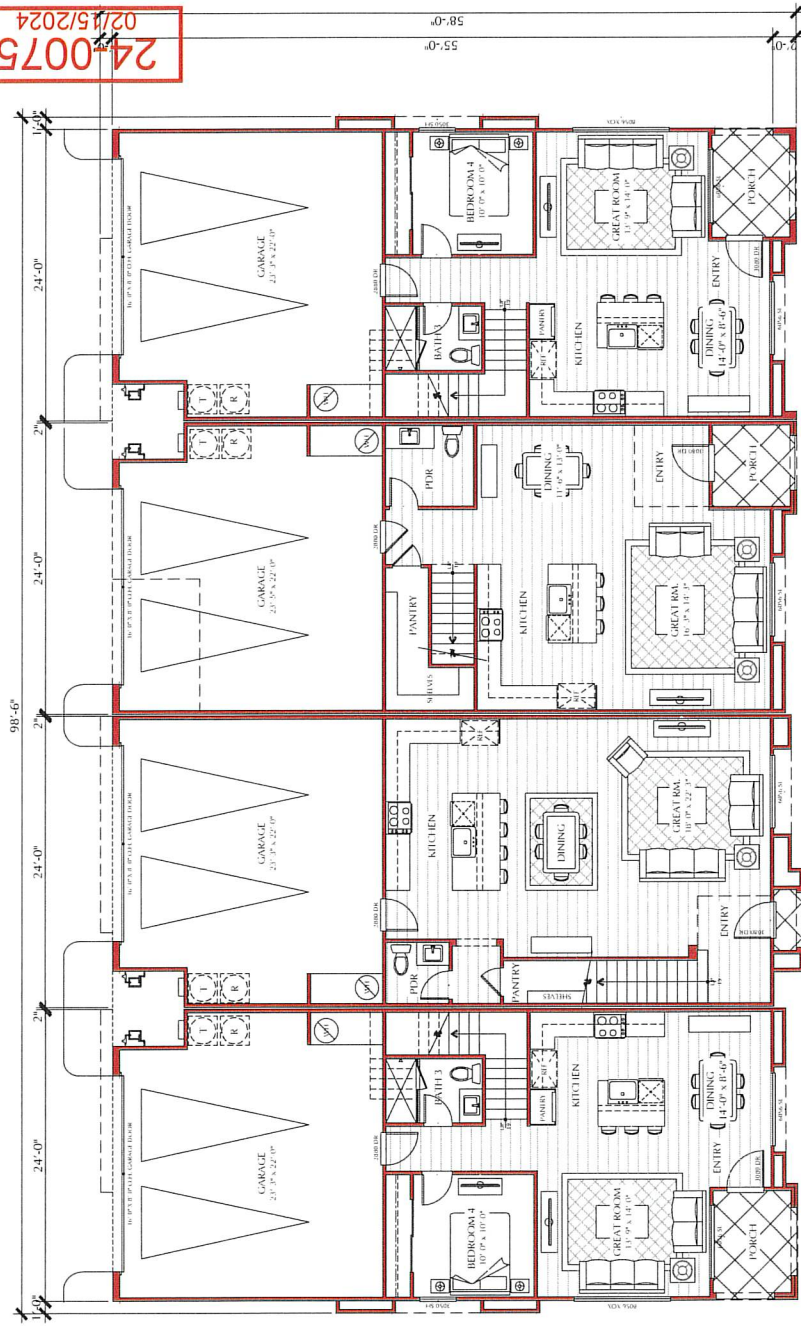
AREA TABULATION	
FIRST FLOOR	772 S.F.
SECOND FLOOR	1,193 S.F.
TOTAL	1,925 S.F.
POURCH	48 S.F.
DECK	48 S.F.
GARAGE (2 CAR)	524 S.F.

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

FIRST FLOOR

SECOND FLOOR

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	33 S.F.
DECK	162 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	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 "A" ELEVATION)

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Tel: 702.237.4623 Web: lennar.com

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10000 W. BIRCH ROAD, SUITE 400 LAS VEGAS, NV 89148
Tel: 702.237.4623 Web: sdkatelier.com
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PLAN 3

PLAN 1

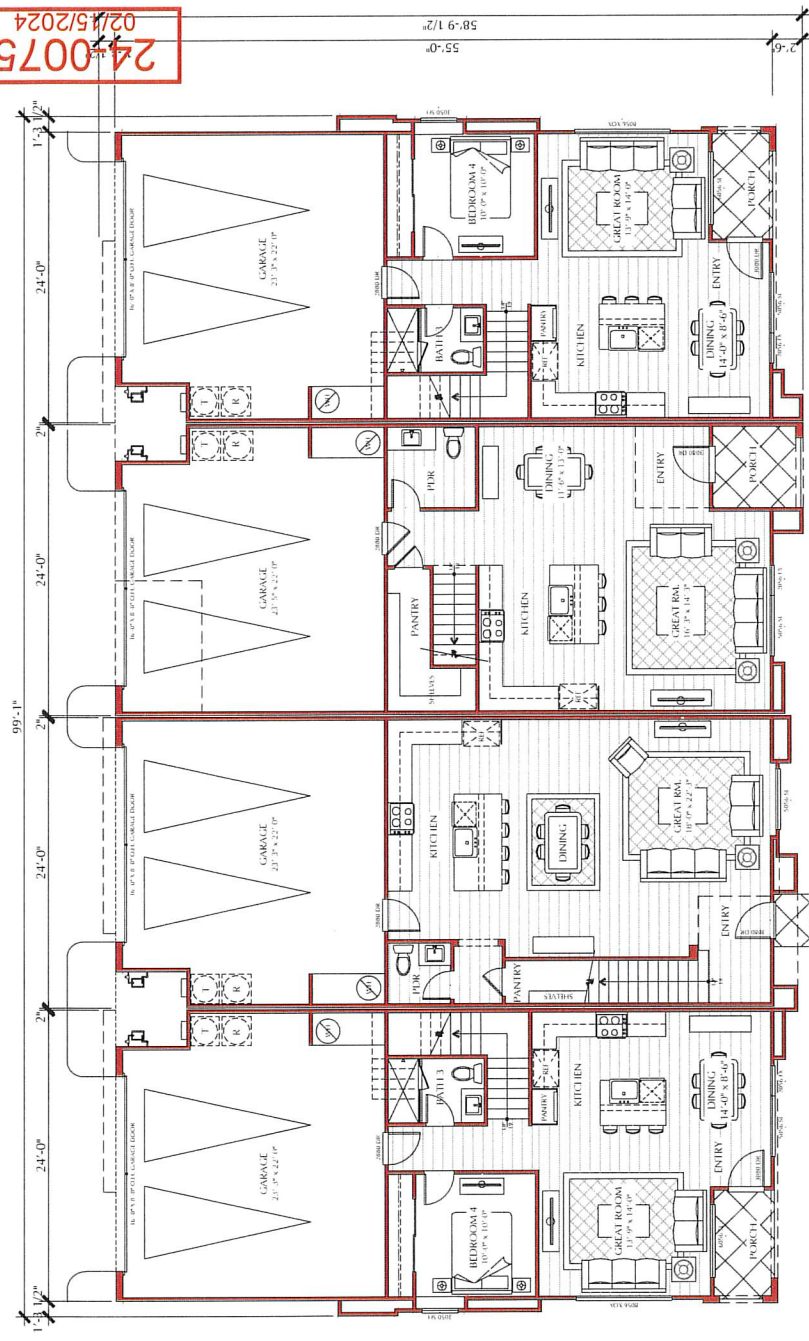
PLAN 2

PLAN 3

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

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

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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.

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

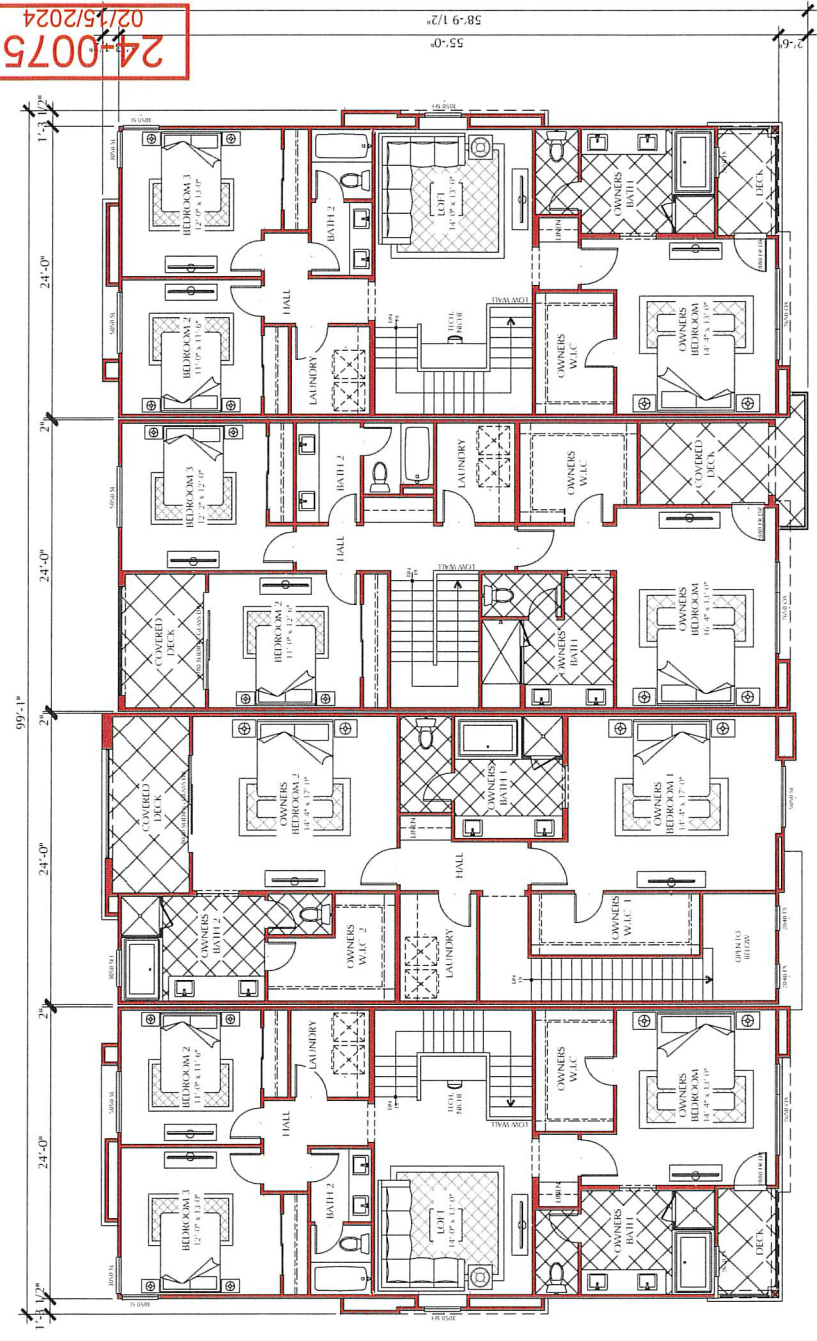
PLAN 3

PLAN 1

PLAN 2

PLAN 3

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PLAN 3

PLAN 1

PLAN 2

PLAN 3

SECOND FLOOR

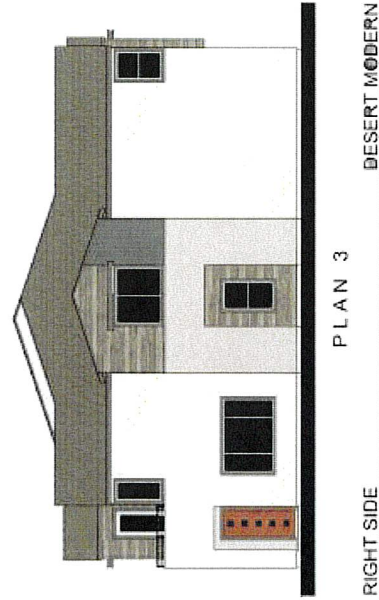
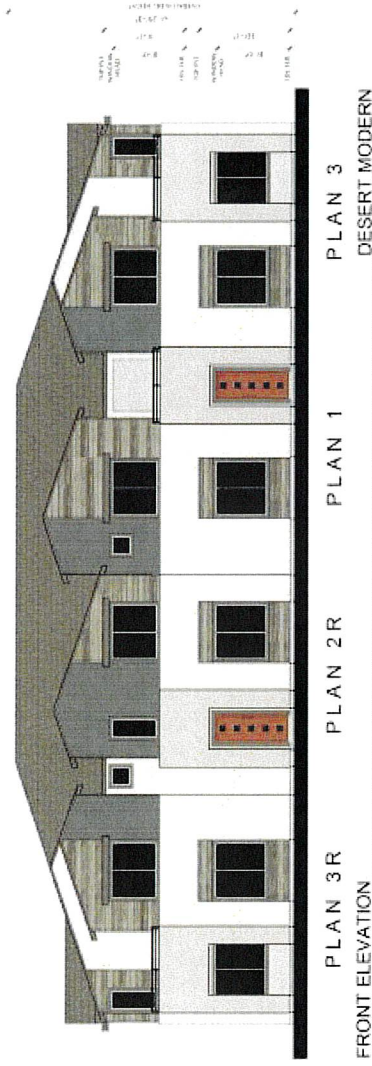
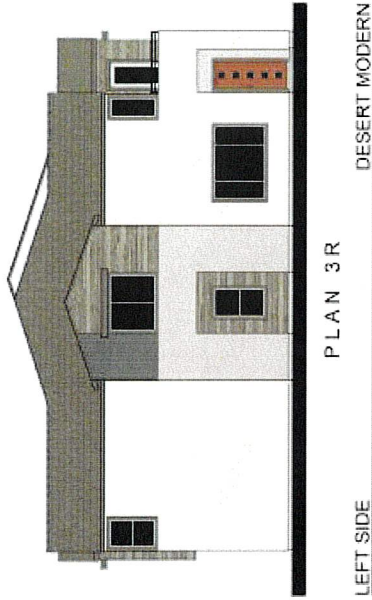
SFA REAR LOAD
BUILDING COMPOSITE
(PLAN REFLECTS '8" ELEVATION)

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

- 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



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SFA REAR LOAD - 4 PLEX
ELEVATIONS 'A'

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702.735.4627 WWW.LENNAR.COM

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1000 ATLANTA BLVD., SUITE 1000, ATLANTA, GA 30309
404.525.1111 WWW.ATELIERINC.COM



PLAN 3 R

LEFT SIDE WESTERN CONTEMPORARY



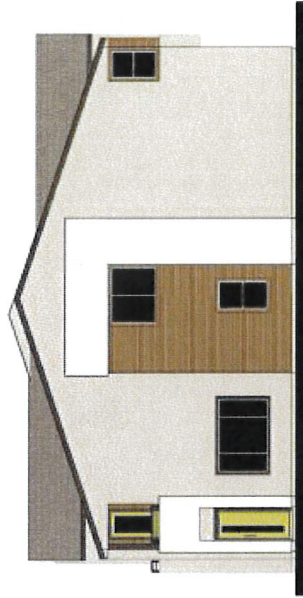
PLAN 3 R

PLAN 2 R

PLAN 1

PLAN 3

FRONT ELEVATION WESTERN CONTEMPORARY



PLAN 3

RIGHT SIDE WESTERN CONTEMPORARY



PLAN 3

PLAN 2 R

PLAN 1

PLAN 3 R

REAR ELEVATION WESTERN CONTEMPORARY

SFA REAR LOAD - 4 PLEX
ELEVATIONS 'B'

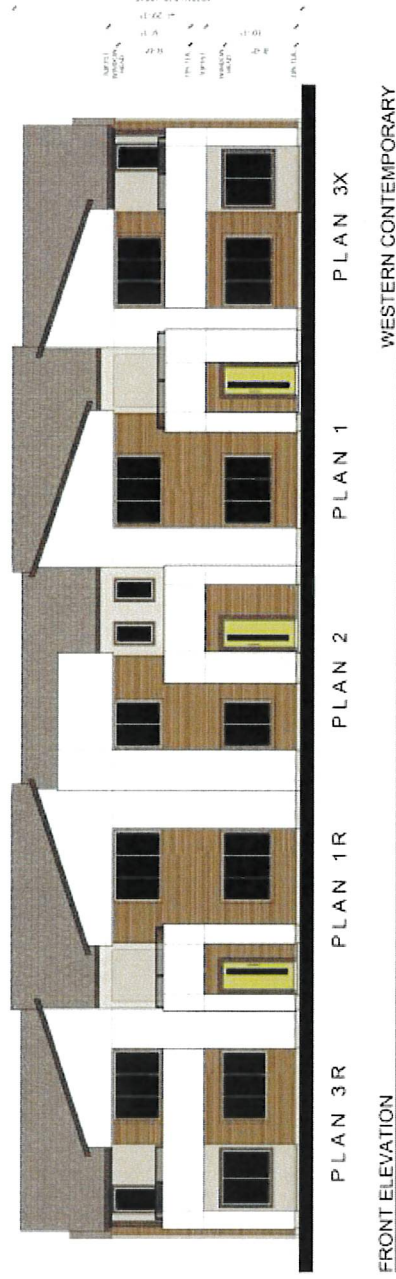
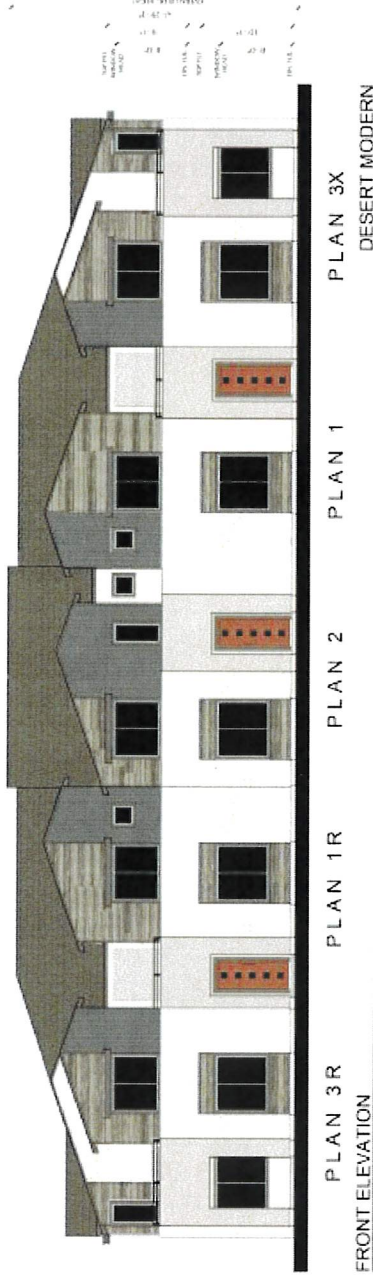
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5015 W. BAYVIEW BLVD. SUITE 100, DALLAS, TX 75243
TEL: 214.343.1234 FAX: 214.343.1235

SDK ATELIER

1000 E. 10TH ST. SUITE 100, DALLAS, TX 75202
TEL: 214.343.1234 FAX: 214.343.1235



SFA REAR LOAD - 5 PLEX
FRONT ELEVATIONS

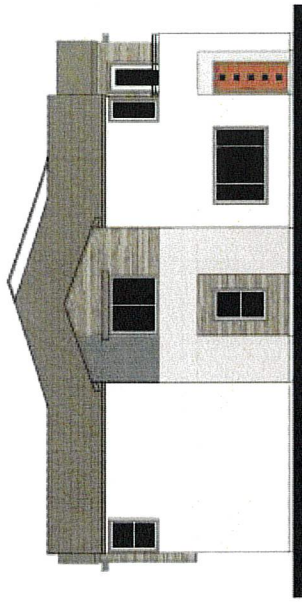
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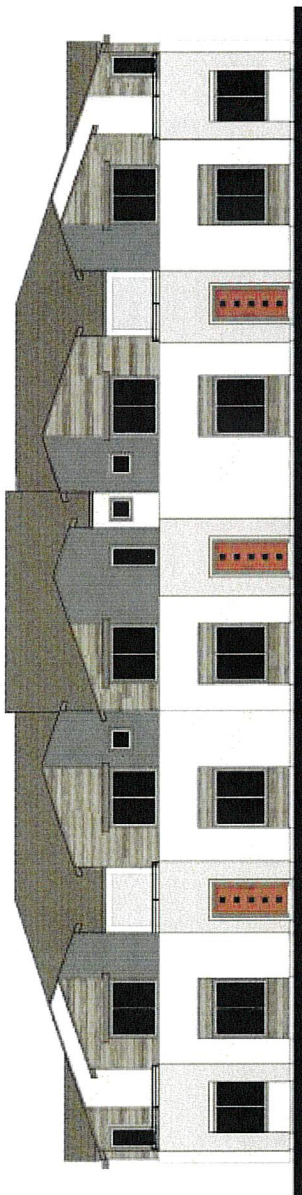
8715 W. KILPATRICK BLVD. SUITE 100, DALLAS, TX 75245, (972) 450-1000
WWW.LENNAR.COM

SDK ATTELIER

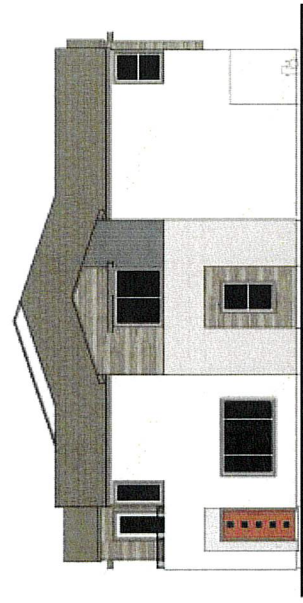
1000 E. 10TH ST. SUITE 100, DALLAS, TX 75202
WWW.SDKATTELIER.COM



PLAN 3R
LEFT SIDE
DESERT MODERN



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



PLAN 3X
RIGHT SIDE
DESERT MODERN



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

SFA REAR LOAD - 5 PLEX
ELEVATIONS 'A'

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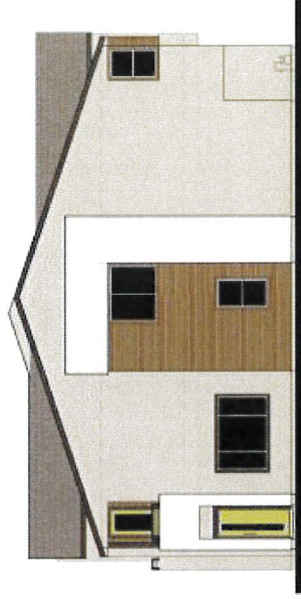




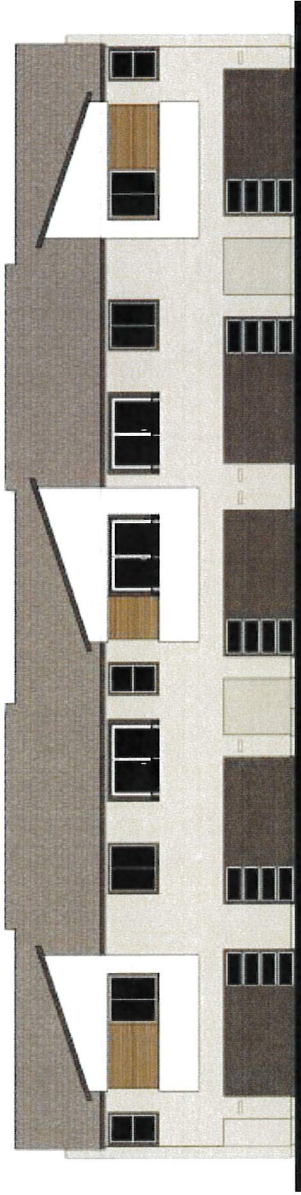
PLAN 3R WESTERN CONTEMPORARY



PLAN 3R PLAN 1R PLAN 2 PLAN 1 PLAN 3X WESTERN CONTEMPORARY



PLAN 3X WESTERN CONTEMPORARY



PLAN 3X PLAN 1R PLAN 2 PLAN 1R PLAN 3R WESTERN CONTEMPORARY

SFA REAR LOAD - 5 PLEX
ELEVATIONS 'B'

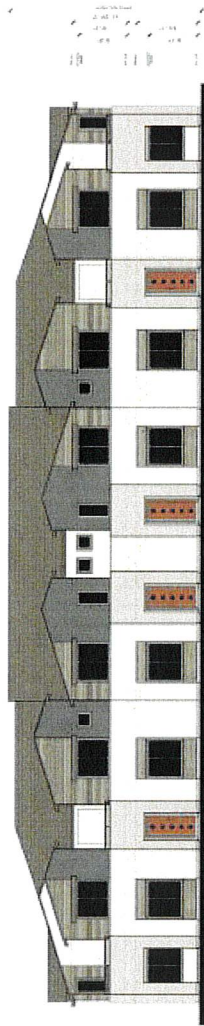
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02/15/2024

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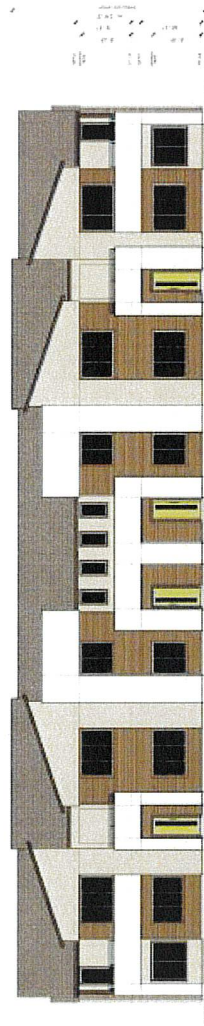
5075 W. NORTH LAKE DRIVE, SUITE 100, LAS VEGAS, NV 89146
702.521.4400 FAX 702.521.4401

SDK ATELIER

1338 E. DAVIS, W. 100, LAS VEGAS, NV 89101
702.521.4400 FAX 702.521.4401



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

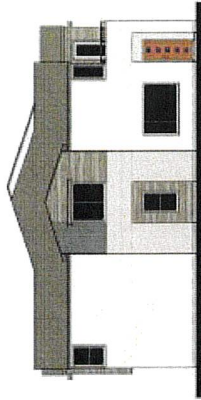


PLAN 3 R PLAN 1 R PLAN 2 PLAN 2 R PLAN 1 PLAN 3
FRONT ELEVATION WESTERN CONTEMPORARY

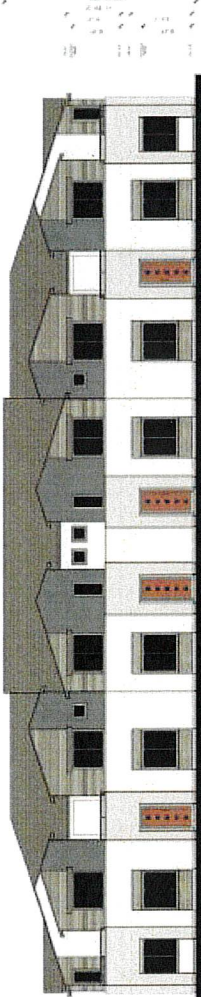
SFA REAR LOAD - 6 PLEX
FRONT ELEVATIONS

24-0075
02/15/2024

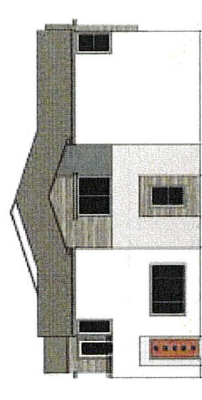




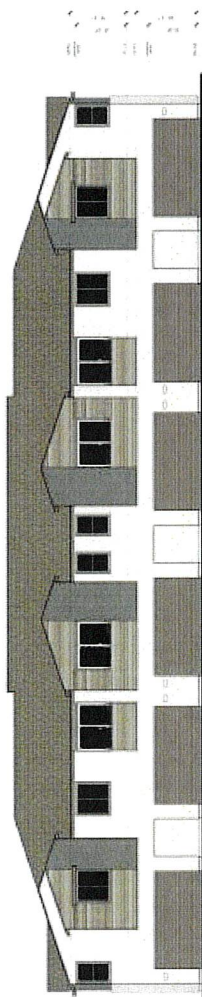
PLAN 3 R
LEFT SIDE
DESERT MODERN



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



PLAN 3
RIGHT SIDE
DESERT MODERN



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

SFA REAR LOAD - 6 PLEX
ELEVATIONS 'A'

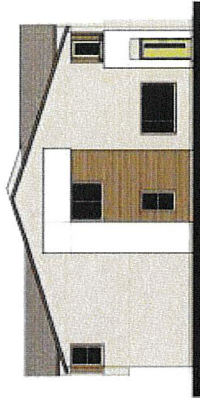
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LENNAR

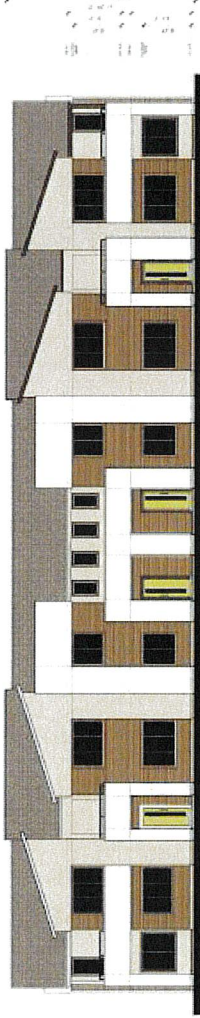
7075 W. MOUNTAIN ROAD, SUITE 200, LAS VEGAS, NV 89149
702.734.1100 | www.lennar.com

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ATELIER

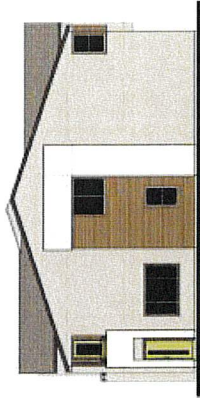
5084 E. 210TH AVE., SUITE 100, EDEN PRAIRIE, MN 55324
952.935.4200 | www.sdk-atelier.com



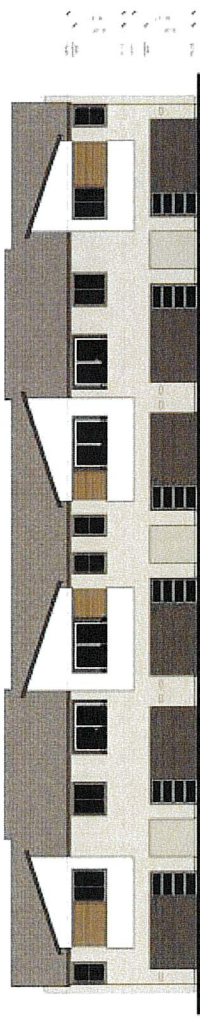
LEFT SIDE WESTERN CONTEMPORARY



FRONT ELEVATION WESTERN CONTEMPORARY



RIGHT SIDE WESTERN CONTEMPORARY

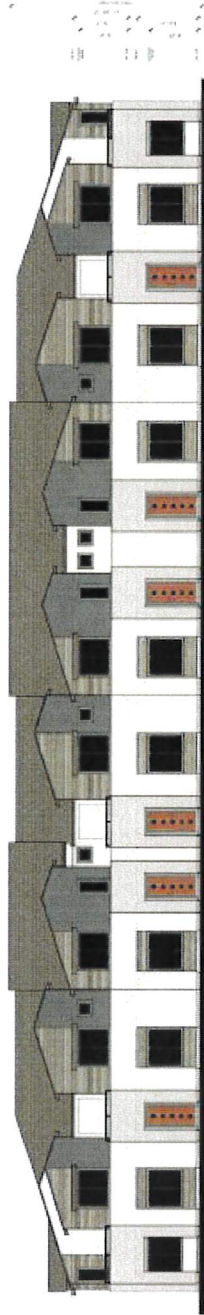


REAR ELEVATION WESTERN CONTEMPORARY

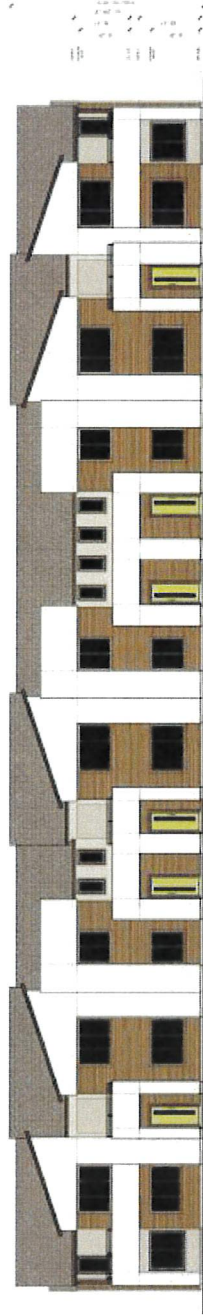
SFA REAR LOAD 6 PLEX
ELEVATIONS 'B'

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

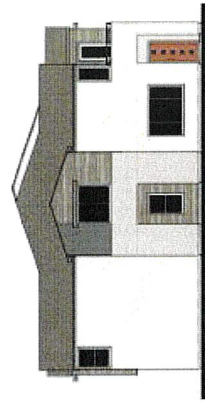


PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 2R PLAN 1 PLAN 1 PLAN 3
FRONT ELEVATION WESTERN CONTEMPORARY

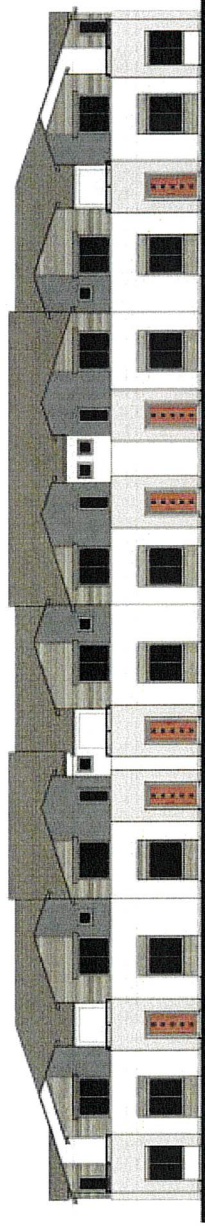
SFA REAR LOAD - 8 PLEX
FRONT ELEVATIONS

24-0075
02/15/2024

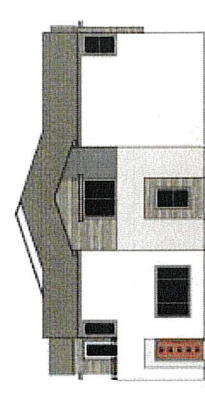




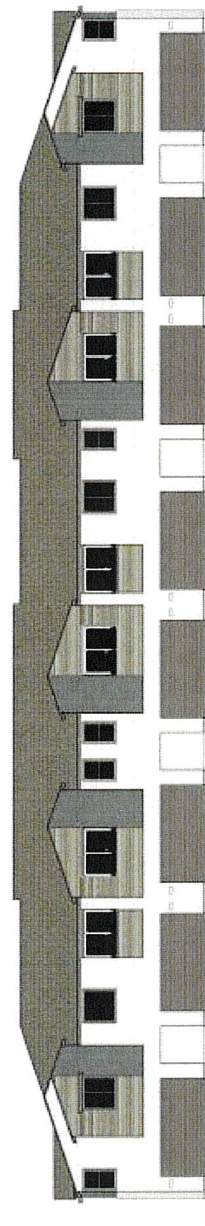
PLAN 3R
LEFT SIDE
DESERT MODERN



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



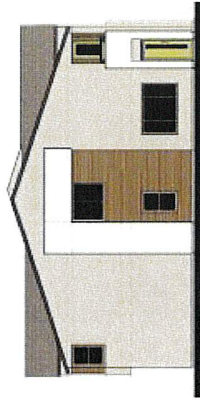
PLAN 3
RIGHT SIDE
DESERT MODERN



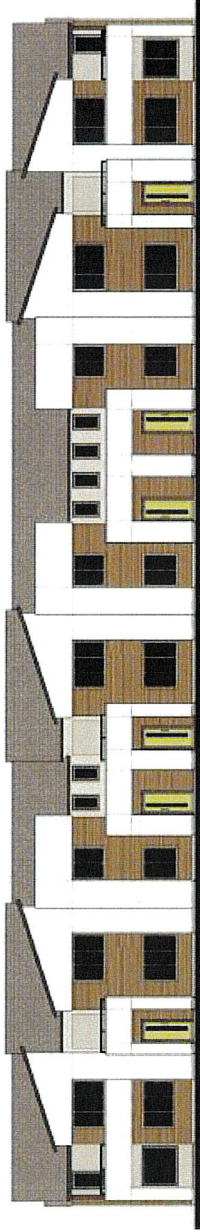
PLAN 3 PLAN 1R PLAN 2R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R PLAN 1R PLAN 2R
REAR ELEVATION
DESERT MODERN

24-0075
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SFA REAR LOAD - 8 PLEX
ELEVATIONS 'A'

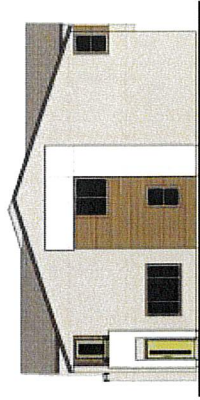


LEFT SIDE WESTERN CONTEMPORARY

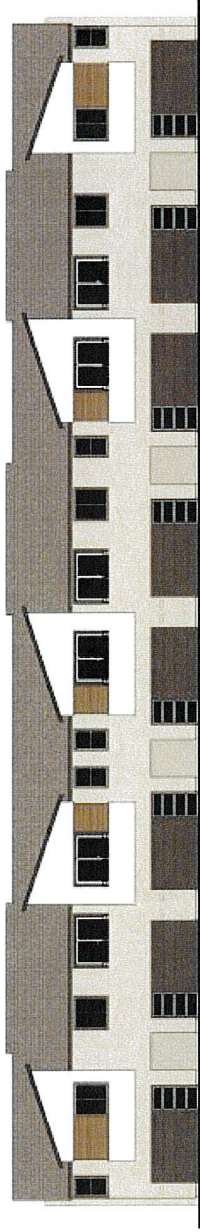


FRONT ELEVATION

WESTERN CONTEMPORARY



RIGHT SIDE WESTERN CONTEMPORARY



REAR ELEVATION

WESTERN CONTEMPORARY

SFA REAR LOAD 8 PLEX
ELEVATIONS 'B'

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1000 West Center Street, Suite 1000, Salt Lake City, UT 84119
TEL: 801.468.1100 FAX: 801.468.1101
WWW.SDK-ATELIER.COM

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.

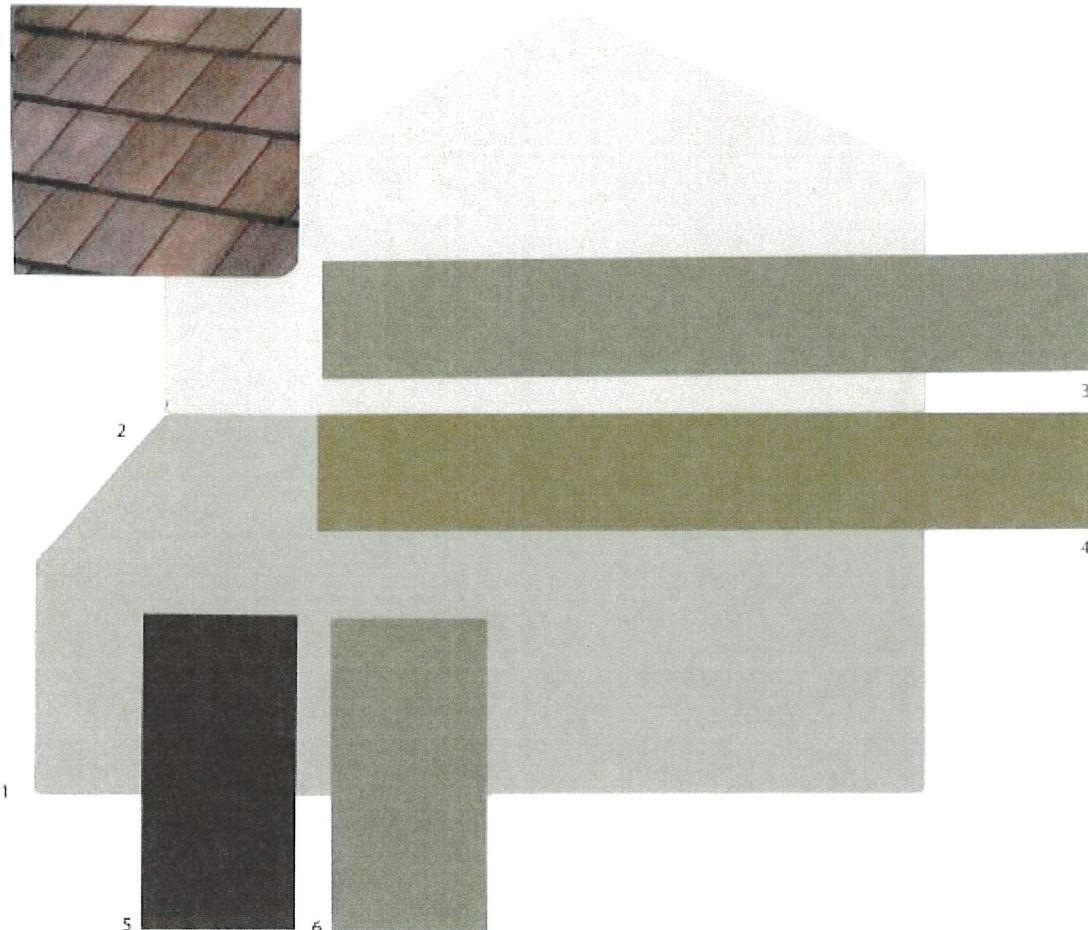
24-0075
02/15/2024

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 SW7866	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 SW7026	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

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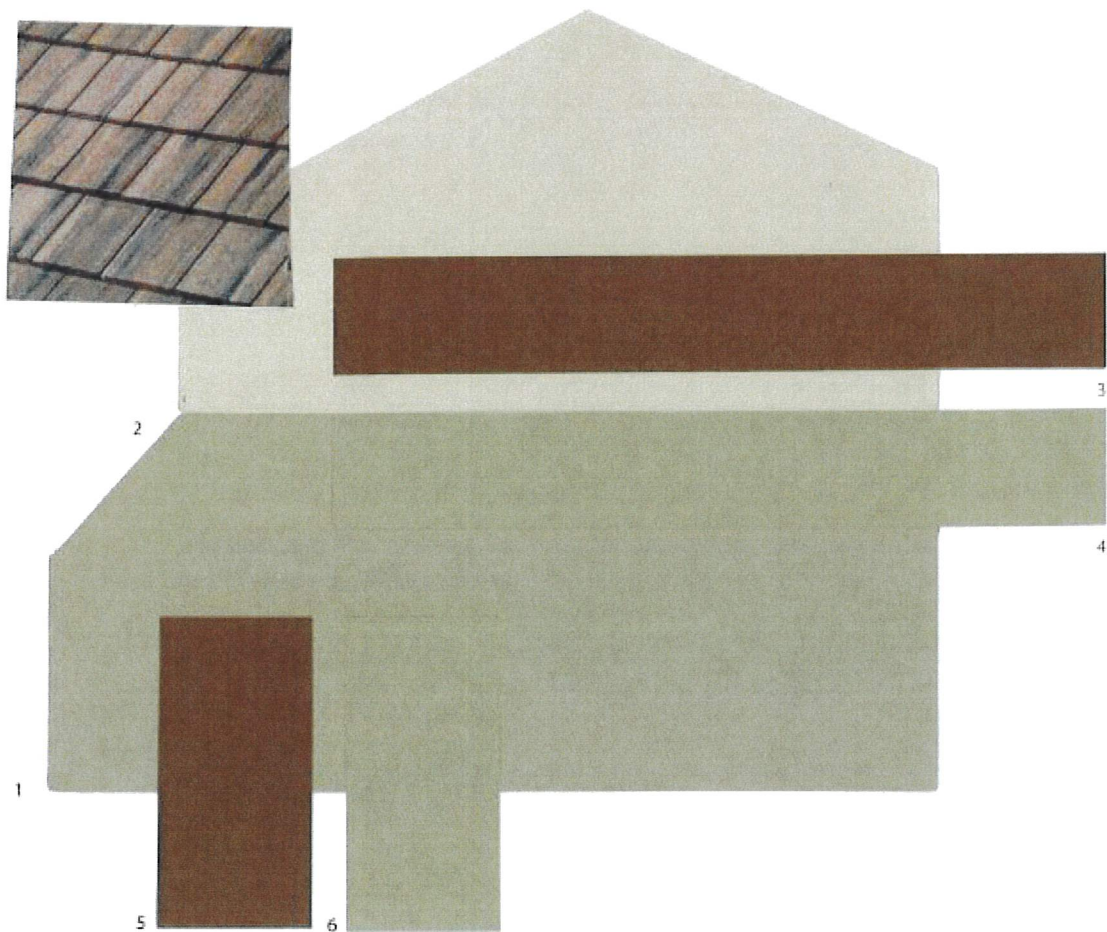


A-Desert Modern 1L

- | | |
|------------------------|------------------------|
| 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 |

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HOMESCAPES™



A-Desert Modern 2M

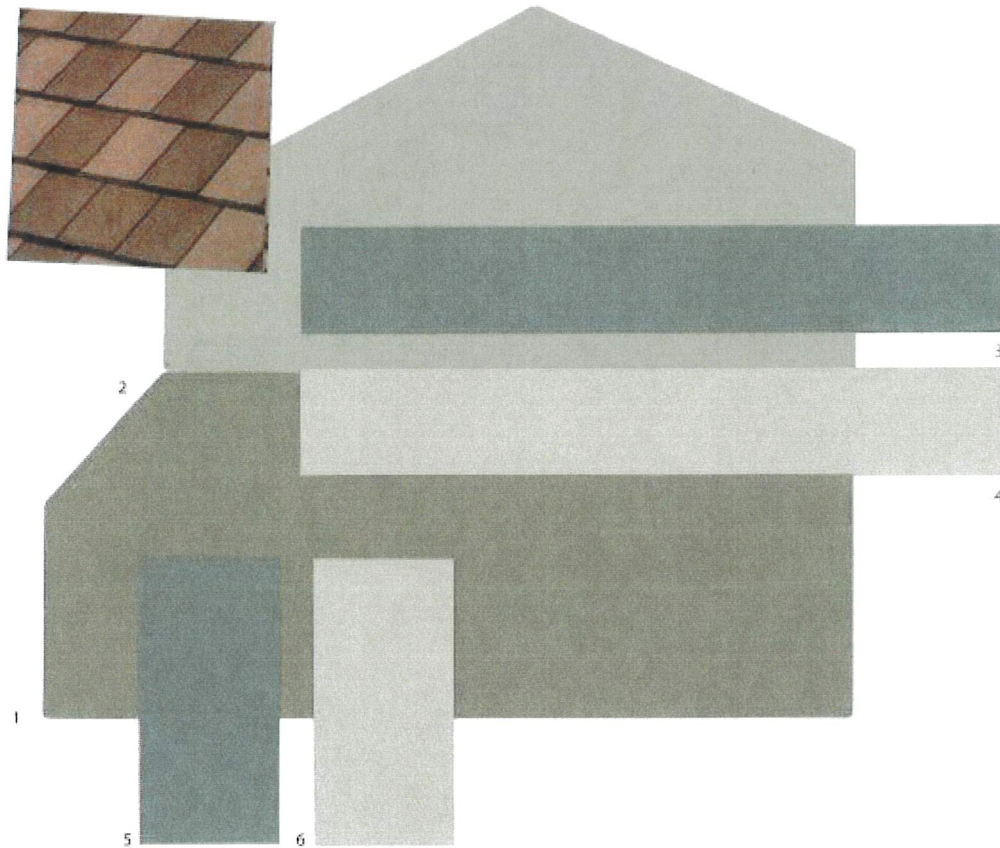
- | | |
|------------------------|-------------------------|
| 1 Stucco | SW 7508 Tavern Taupe |
| 2 Stucco Body 2 | SW 7037 Balanced Beige |
| 3 Fascia & Accents | SW 6062 Vintage Leather |
| 4 Trim, Accent, Siding | SW 0024 Curlio Gray |
| 5 Front Door | SW 6062 Vintage Leather |
| 6 Garage Door |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

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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

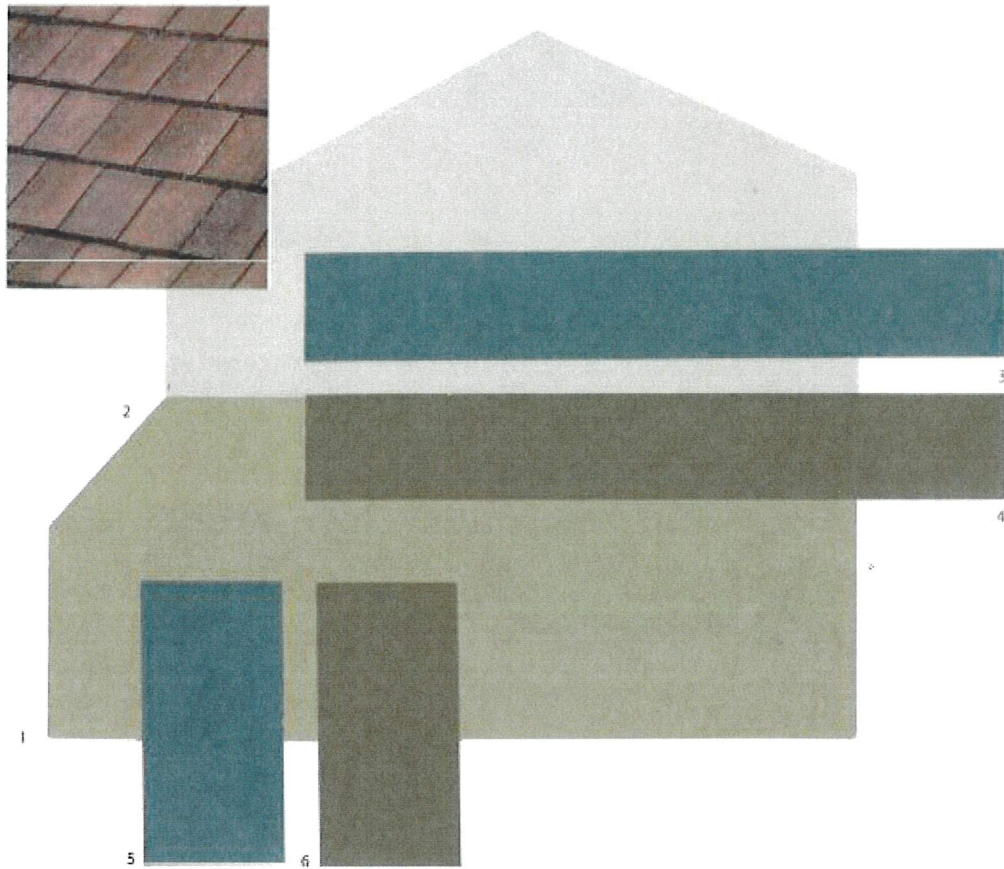
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|------------------------|----------------------|
| 1 Stucco | SW 751 4 Foothills |
| 2 Stucco Body 2 | SW 7640 Fawn Brindle |
| 3 Fascia & Accents | SW 6207 Retreat |
| 4 Trim, Accent, Siding | SW 7044 Amazing Gray |
| 5 Front Door | SW 6207 Retreat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

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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

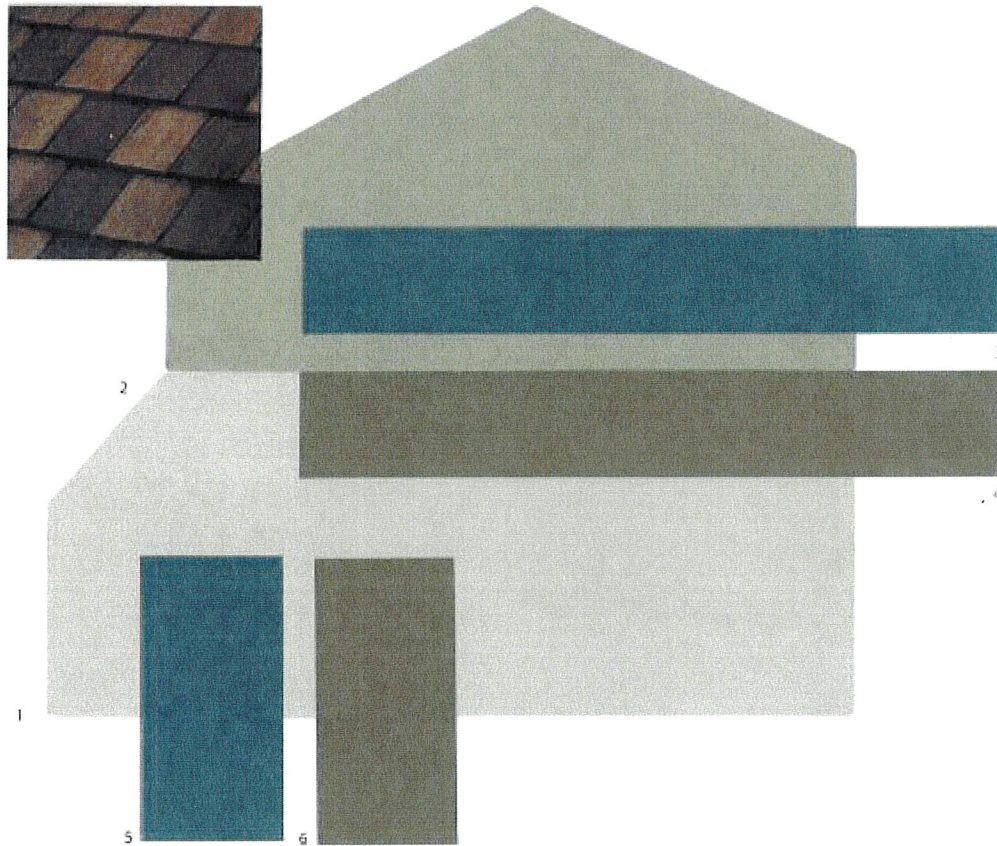
- | | |
|------------------------|----------------------|
| 1 Stucco | SW 7508 Tavern Taupe |
| 2 Stucco Body 2 | SW 7649 Silverplate |
| 3 Fascia & Accents | SW 7624 Slate Tile |
| 4 Trim, Accent, Siding | SW 7040 Smokehouse |
| 5 Front Door | SW 7624 Slate Tile |
| 6 Garage Door | SW 7040 Smokehouse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

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02/15/2024

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

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HOMESCAPES™



B-Western Contemporary 5L

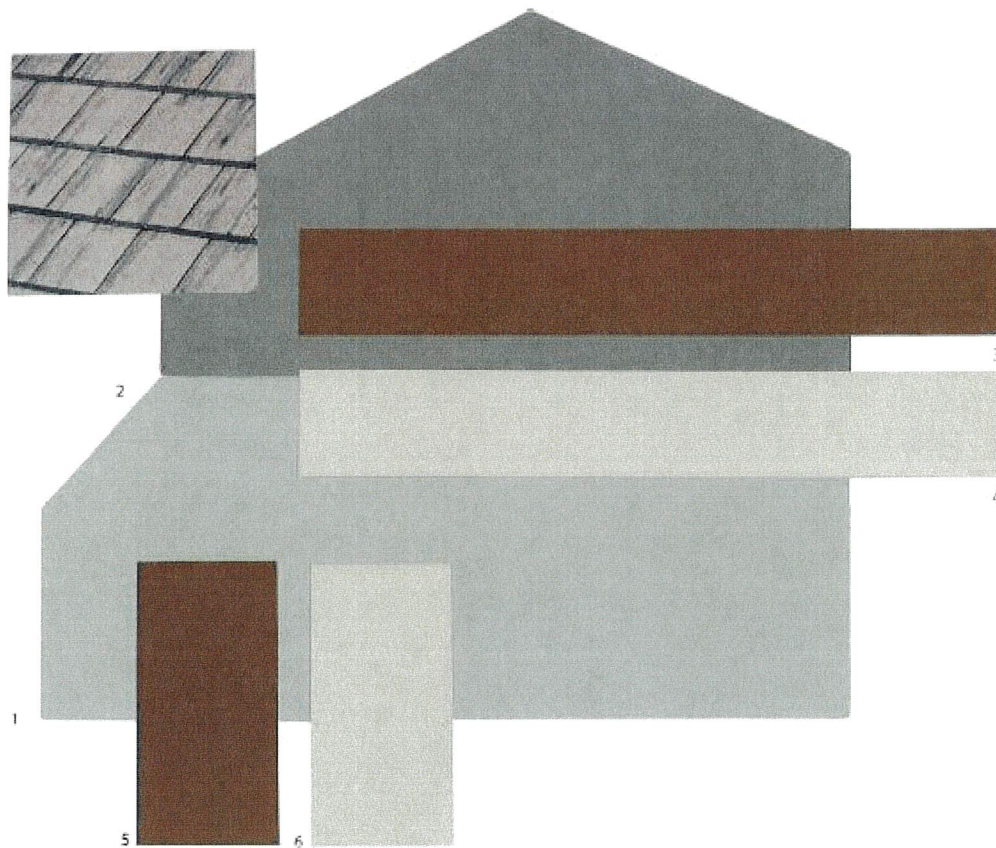
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|------------------------|----------------------|
| 1 Stucco | SW 7016 Mindful Gray |
| 2 Stucco Body 2 | SW 9172 Studio Clay |
| 3 Fascia & Accents | SW 9141 Waterflood |
| 4 Trim, Accent, Siding | SW 7040 Smokehouse |
| 5 Front Door | SW 9141 Waterflood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

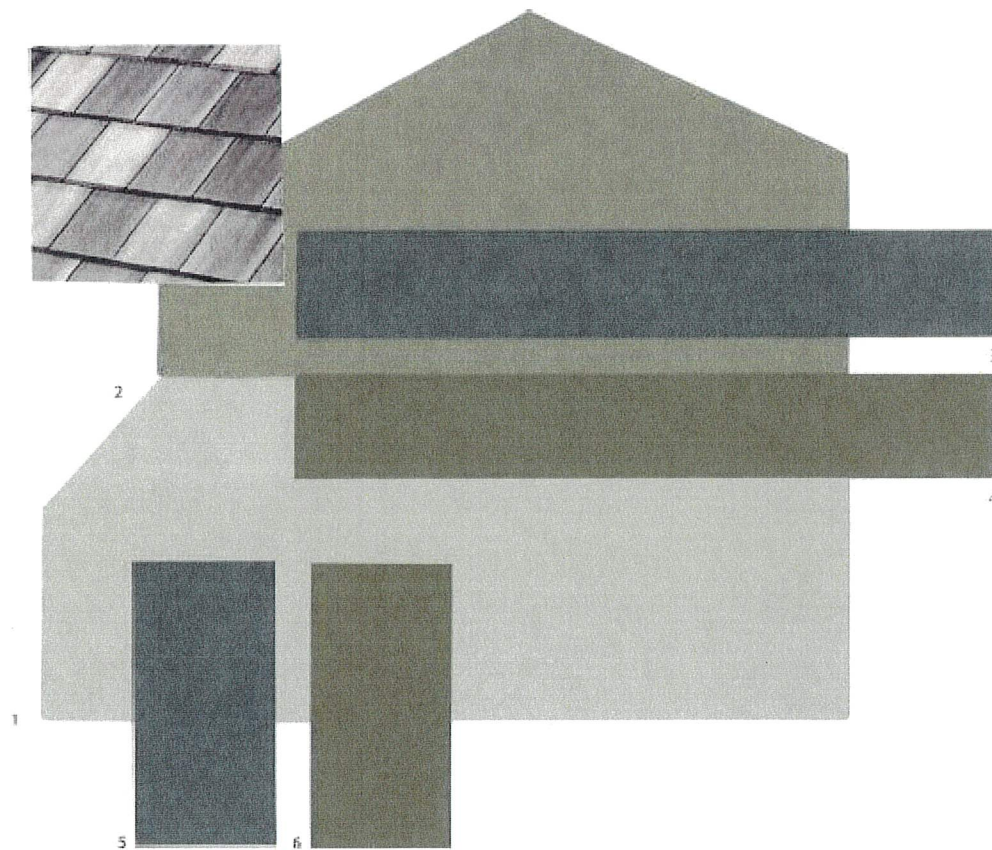
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|------------------------|--------------------------|
| 1 Stucco | SW 7655 Stamped Concrete |
| 2 Stucco Body 2 | SW 7019 Gauntlet Gray |
| 3 Fascia & Accents | SW 6062 Vintage Leather |
| 4 Trim, Accent, Siding | SW 7044 Amazing Gray |
| 5 Front Door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

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HOMESCAPES™



B-Western Contemporary 7M

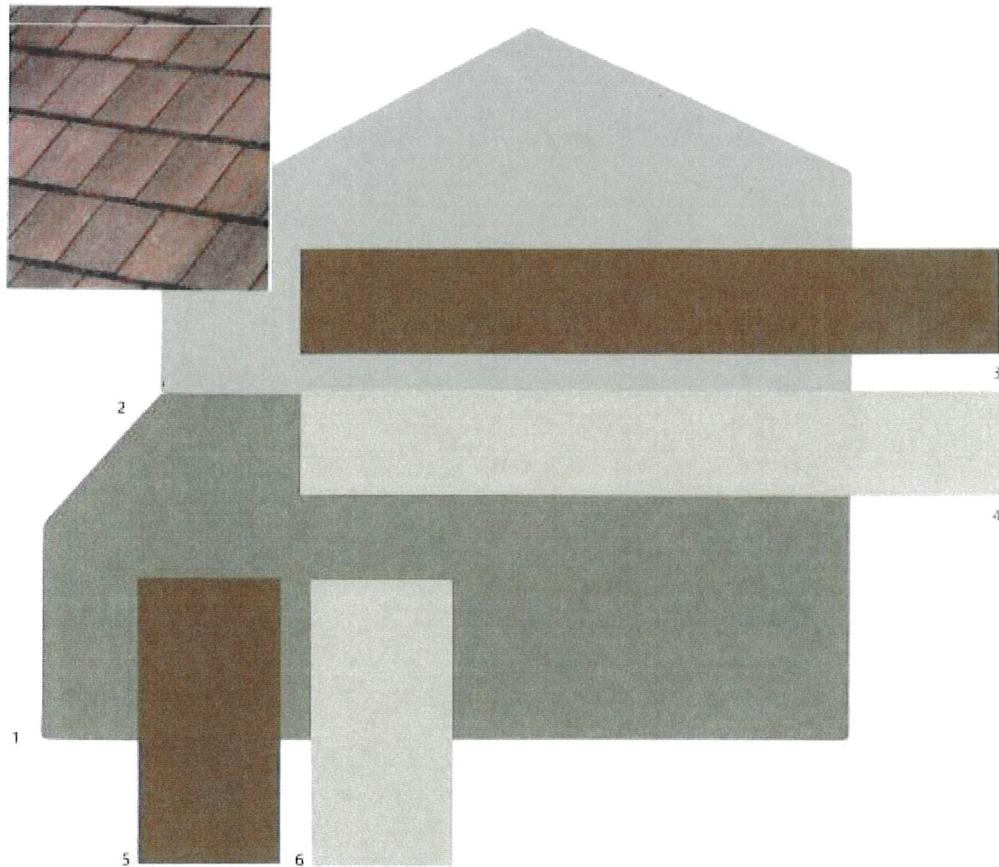
- | | |
|------------------------|---------------------|
| 1 Stucco | SW 7017 Dorlan Gray |
| 2 Stucco Body 2 | SW 7025 Backdrop |
| 3 Fascia & Accents | SW 6278 Cloak Gray |
| 4 Trim, Accent, Siding | SW 7040 Smokehouse |
| 5 Front Door | SW 6278 Cloak Gray |
| 6 Garage Door | SW 7040 Smokehouse |

24-0075
02/15/2024

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

LENNAR®

SHERWIN-WILLIAMS.
HOMESCAPES™



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 CONTACTS

OWNER: L. & L. DURANGO
PREPARED BY: KIMLEY-HORN
DATE: 03/18/2024
PROJECT NO.: 24-0075
SCALE: AS SHOWN
PROJECT LOCATION: 125-29-512-015
PROJECT DESCRIPTION: TENTATIVE MAP FOR DURANGO & GRAND MONTECITO

PROJECT INFORMATION

PROJECT NO.: 24-0075
PROJECT NAME: TENTATIVE MAP FOR DURANGO & GRAND MONTECITO
PROJECT LOCATION: 125-29-512-015
PROJECT DESCRIPTION: TENTATIVE MAP FOR DURANGO & GRAND MONTECITO

UTILITY PROVIDERS

UTILITY PROVIDER: SOUTHERN NV WATER & SEWER
UTILITY TYPE: WATER & SEWER
UTILITY LOCATION: AS SHOWN ON THE MAP
UTILITY DEPTH: AS SHOWN ON THE MAP

LEGAL DESCRIPTION

LEGAL DESCRIPTION: 125-29-512-015, CITY OF LAS VEGAS, NV

FLOORZONE NOTE

FLOORZONE NOTE: THE FLOORZONE FOR THIS PROJECT IS 125-29-512-015, CITY OF LAS VEGAS, NV

GEOTECHNICAL NOTE

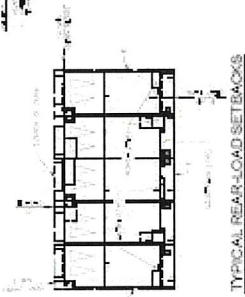
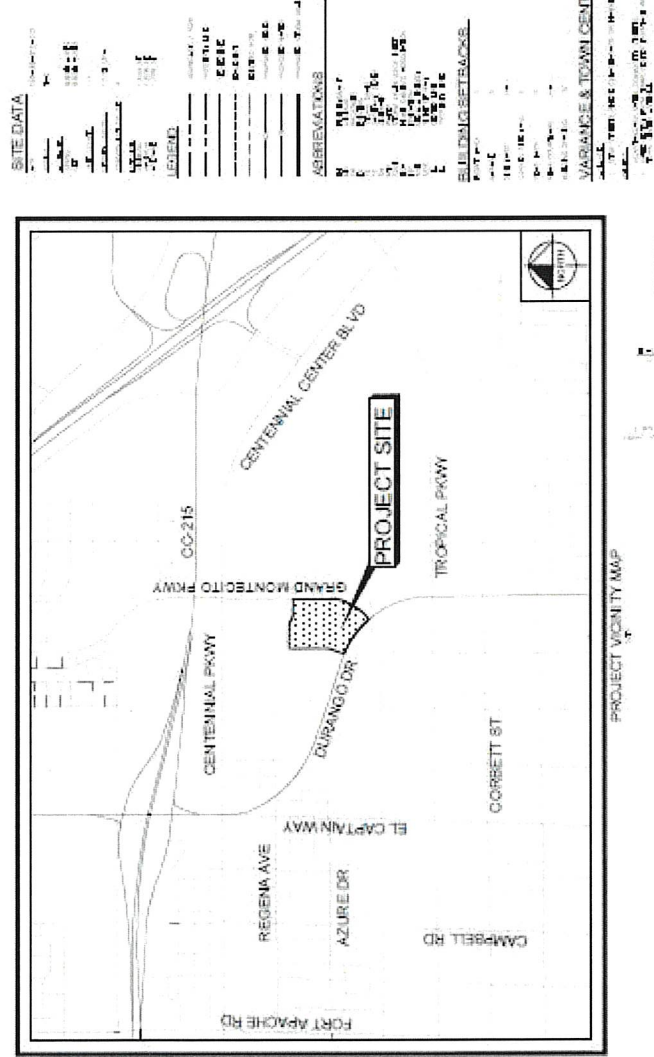
GEOTECHNICAL NOTE: THE GEOTECHNICAL FOR THIS PROJECT IS 125-29-512-015, CITY OF LAS VEGAS, NV

UTILITY NOTE

UTILITY NOTE: THE UTILITY FOR THIS PROJECT IS 125-29-512-015, CITY OF LAS VEGAS, NV

GENERAL NOTES

GENERAL NOTES: THE GENERAL NOTES FOR THIS PROJECT IS 125-29-512-015, CITY OF LAS VEGAS, NV



24-0075
03/18/2024

SHEET INDEX	
SHEET #	SHEET TITLE
1	125-29-512-015
2	125-29-512-016
3	125-29-512-017
4	125-29-512-018
5	125-29-512-019
6	125-29-512-020
7	125-29-512-021
8	125-29-512-022
9	125-29-512-023
10	125-29-512-024

SITE DATA

ITEM	DESCRIPTION
1	125-29-512-015
2	125-29-512-016
3	125-29-512-017
4	125-29-512-018
5	125-29-512-019
6	125-29-512-020
7	125-29-512-021
8	125-29-512-022
9	125-29-512-023
10	125-29-512-024

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
CC-215	CENTRAL CENTER BLVD
CC-216	CENTRAL CENTER BLVD
CC-217	CENTRAL CENTER BLVD
CC-218	CENTRAL CENTER BLVD
CC-219	CENTRAL CENTER BLVD
CC-220	CENTRAL CENTER BLVD
CC-221	CENTRAL CENTER BLVD
CC-222	CENTRAL CENTER BLVD
CC-223	CENTRAL CENTER BLVD
CC-224	CENTRAL CENTER BLVD
CC-225	CENTRAL CENTER BLVD

BUILDING SETBACKS

ITEM	DESCRIPTION
1	125-29-512-015
2	125-29-512-016
3	125-29-512-017
4	125-29-512-018
5	125-29-512-019
6	125-29-512-020
7	125-29-512-021
8	125-29-512-022
9	125-29-512-023
10	125-29-512-024

VARIANCE & TOWN CENTER WAIVERS

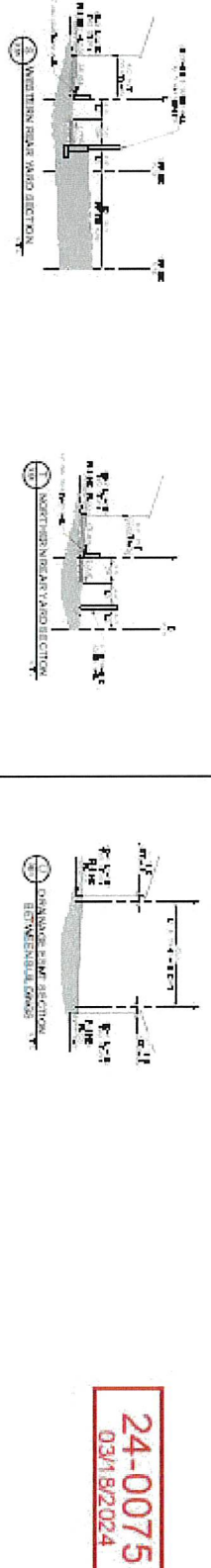
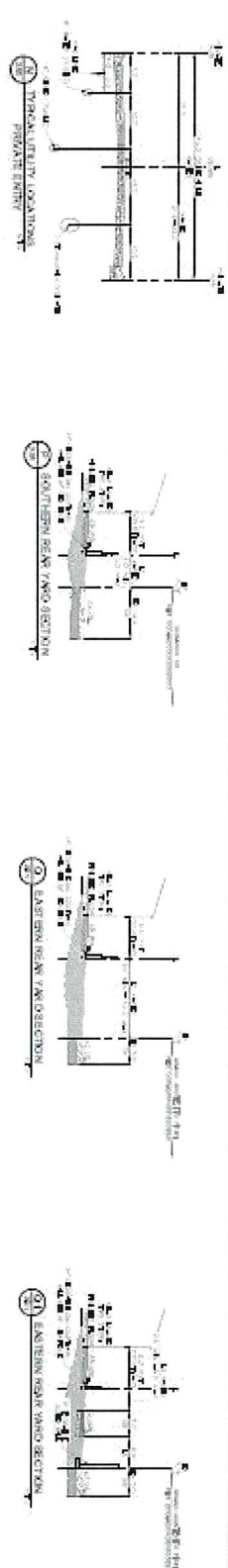
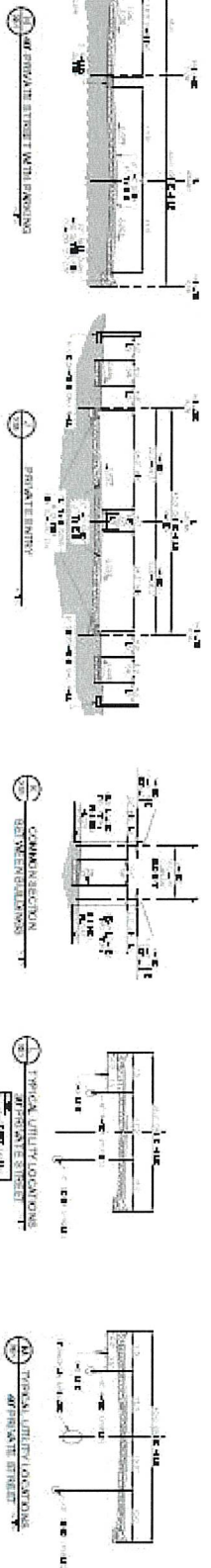
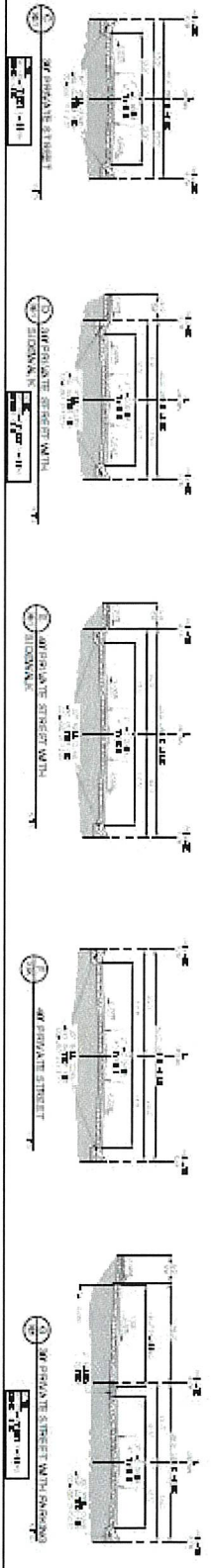
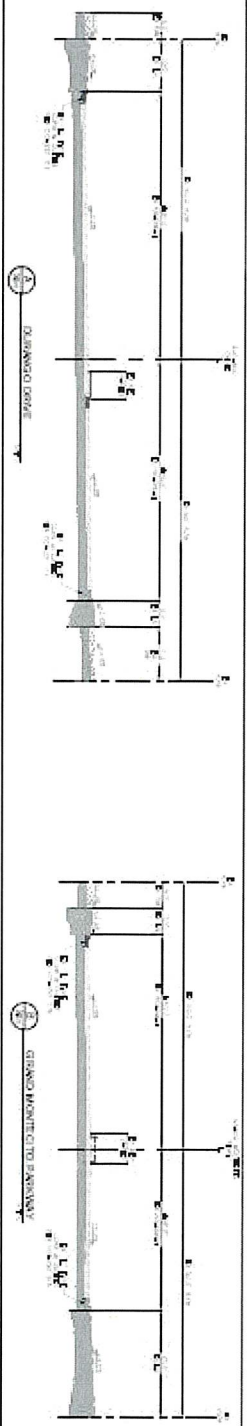
VARIANCE & TOWN CENTER WAIVERS: THE VARIANCE & TOWN CENTER WAIVERS FOR THIS PROJECT IS 125-29-512-015, CITY OF LAS VEGAS, NV

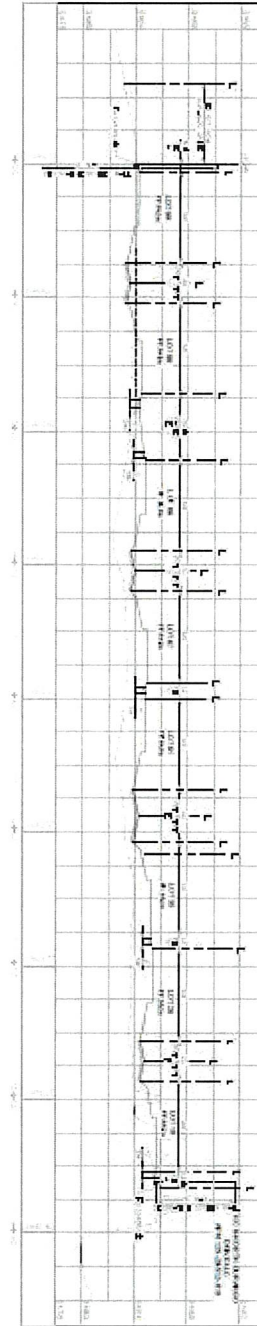


TENTATIVE MAP
COVER SHEET

DURANGO & GRAND
MONTECITO
PREPARED FOR
LENNAR HOMES

TM01





WEST TO EAST

SOUTH TO NORTH

24-0075
03/18/2024



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 CONDOL 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

