



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) GPA, Zone Change, Site Plan review, and Variance

Project Address (Location) 5901 Duncan Drive

Project Name Duncan & Edward **Proposed Use** Multi-family

Assessor's Parcel #(s) 138-12-210-021 **Ward #** 5

General Plan: Existing DR Proposed M **Zoning:** Existing RE Proposed R3

Additional Information _____

Property Owner Southern Nevada Regional Housing Authority **Contact** Cody Roskelley

Address 340 North 11th Street **City** Las Vegas **State** NV **Zip** 89101

E-mail croskelley@tmo.com **Phone** 713-254-8031

Applicant Michaels Development Company I, L.P. **Contact** Cody Roskelley

Address PO Box 90708 **City** Camden **State** NJ **Zip** 08101

E-mail croskelley@tmo.com **Phone** 713-254-8031

Representative Kaempfer Crowell **Contact** Bob Gronauer

Address 1980 Festival Plaza Drive, Ste. 650 **City** Las Vegas **State** NV **Zip** 89135

E-mail mfehrman@kcnvlaw.com **Phone** 702-792-7085

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

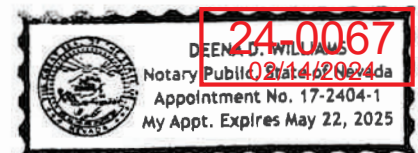
Print Name Lewis Jordan

Subscribed and sworn before me

This 13th day of February, 20 24

Deena D. Williams

Notary Public in and for said County and State





Board of Commissioners:

William McCurdy II, Chairperson
Rick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Valerie Craig, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, FEBRUARY 8, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snvrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or jwalker2@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snvrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Thursday, February 8, 2024. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

24-0067
02/14/2024



ADJACENT PROPERTY:
APN: 138-12-210-021
JURISDICTION: LAS VEGAS
ZONING: MEDIUM DENSITY RESIDENTIAL

SITE INFO:

APN: 138-12-210-021
SITE ADDRESS: 5901 DUNCAN DR
GROSS ACREAGE: 5.15 AC
UNIT DENSITY (GROSS): 15.53 UNITS/ACRE
PROPOSED ZONING: R-3
LOT COVERAGE: 19.04%
SITE SETBACKS: 20'

138-12-210-021
5901 DUNCAN DR
LAS VEGAS, NV 89108
5.15 AC
15.53 UNITS/ACRE
R-3
19.04%
20'

BUILDING HEIGHT
MAXIMUM ALLOWED (R-3 FLAT ROOF): 55'-0"
MAXIMUM PROPOSED: 24'-6"
BUILDING STORIES
MAXIMUM ALLOWED: 5
MAXIMUM PROPOSED: 2
CONSTRUCTION TYPE: VA
SPRINKLED: FULLY SPRINKLED
OCCUPANCY: R2 APARTMENTS

UNIT COUNT:

1 BDRM/BATH	20	850/734 S.F.	25%
2 BDRM/1 BATH	44	850/930 S.F.	55%
3 BDRM/2 BATH	12	1200/7280 S.F.	15%
4 BDRM/2 BATH	4	1300/1382 S.F.	5%
TOTAL NEW UNITS	80		100%

SQUARE FOOTAGE

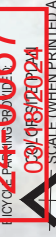
GROSS UNIT S.F.	87,047 S.F.
GROSS CLUBHOUSE S.F.	3,395 S.F.
GROSS LAUNDRY S.F.	1,738 S.F.
GROSS PROJECT S.F.	91,180 S.F.

PARKING REQUIREMENTS:

1 BDRM UNITS: 1.25 PER	25
2 BDRM UNITS: 1.75 PER	77
3 BDRM UNITS: 2.0 PER	24
4 BDRM UNITS: 2.0 PER	8
GUEST PARKING: 1 PER 6	14
PARKING REQUIRED:	148

COVERED SURFACE PARKING PROVIDED	80
UNCOVERED PARKING PROVIDED	65
TOTAL PARKING PROVIDED:	151
143 REGULAR + 8 HANDICAP = 151 TOTAL	

ADA PARKING REQUIRED:	4
ADA PARKING PROVIDED:	8
EXCESS PARKING (PROVIDED IN TOTAL)	2
EXCESS PARKING (PROVIDED IN TOTAL)	20
EXCESS PARKING (PROVIDED IN TOTAL)	24



SCALE (WHEN PRINTED AT 24x36): 1:30

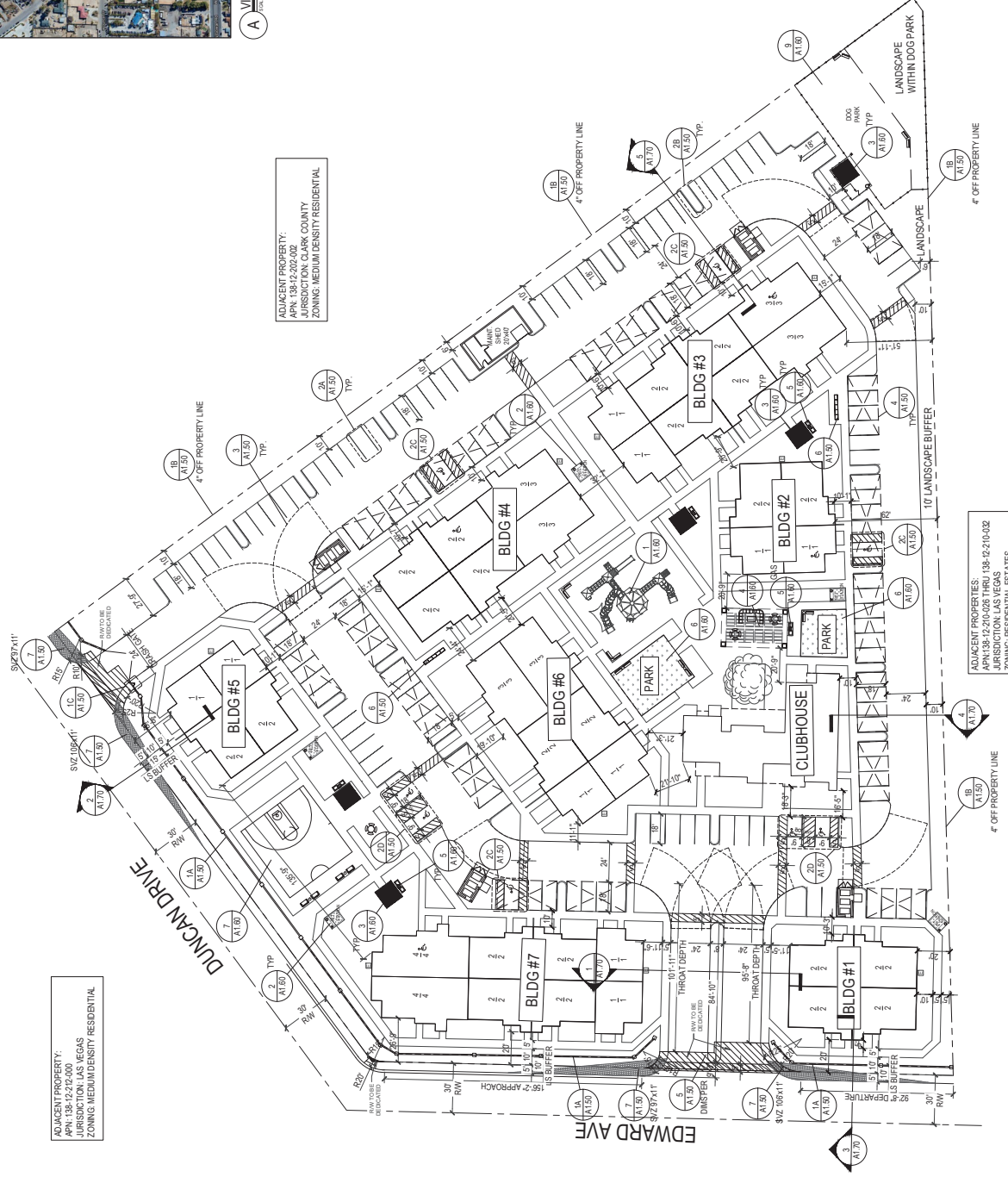
THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN | DUNCAN DRIVE AND EDWARD AVENUE | COLORED SITE PLAN

3047 WARM SPRINGS ROAD, SUITE 500
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

A1.00
03.04.2024



A VICINITY MAP
SCALE: 1/8" = 10'



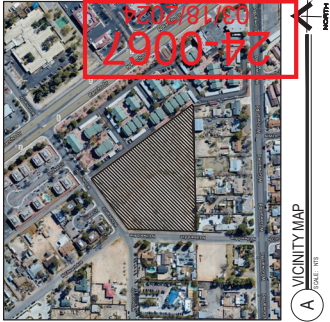
ADJACENT PROPERTY:
APN: 138-12-212-000
JURISDICTION: LAS VEGAS
ZONING: MEDIUM DENSITY RESIDENTIAL

ADJACENT PROPERTY:
APN: 138-12-210-004
JURISDICTION: CLARK COUNTY
ZONING: RESIDENTIAL SINGLE FAMILY

ADJACENT PROPERTIES:
APN: 138-22-210-012 THRU
138-22-210-014
JURISDICTION: CLARK COUNTY
ZONING: RESIDENTIAL SINGLE FAMILY

ADJACENT PROPERTIES:
APN: 138-12-210-002
JURISDICTION: LAS VEGAS
ZONING: RESIDENTIAL ESTATES

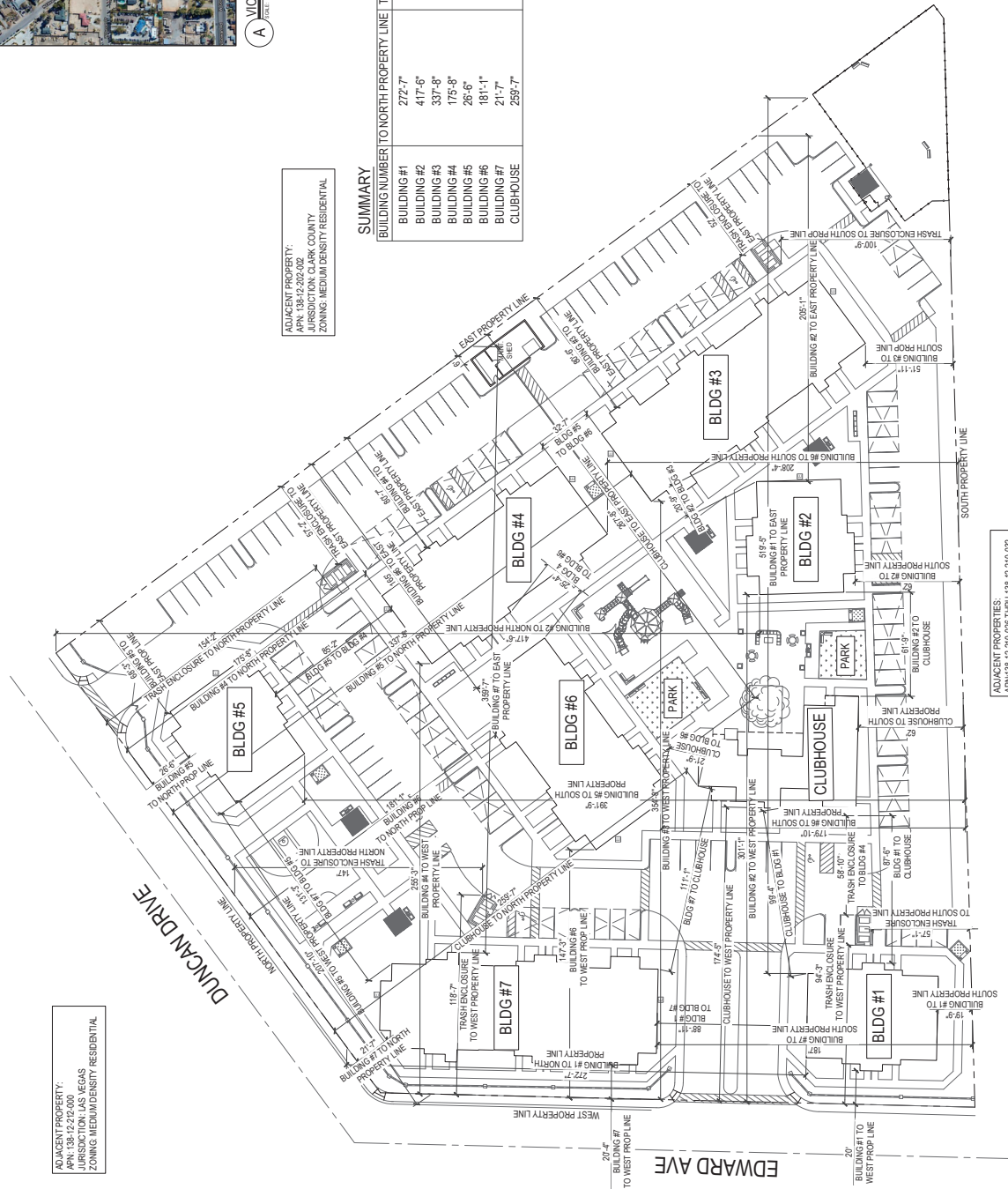




ADJACENT PROPERTY:
APN: 138-12-202-002
JURISDICTION: CLARK COUNTY
ZONING: MEDIUM DENSITY RESIDENTIAL

SUMMARY

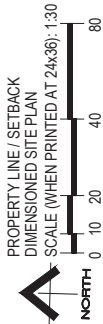
BUILDING NUMBER	TO NORTH PROPERTY LINE	TO WEST PROPERTY LINE	TO SOUTH PROPERTY LINE	TO EAST PROPERTY LINE
BUILDING #1	272'-7"	20'-0"	19'-9"	519'-5"
BUILDING #2	417'-6"	301'-1"	62'-0"	205'-1"
BUILDING #3	337'-8"	354'-8"	51'-11"	80'-6"
BUILDING #4	175'-8"	255'-3"	208'-4"	80'-7"
BUILDING #5	26'-6"	207'-10"	381'-9"	68'-3"
BUILDING #6	181'-1"	147'-3"	175'-10"	165'-0"
BUILDING #7	21'-7"	20'-4"	187'-0"	359'-7"
CLUBHOUSE	259'-7"	174'-5"	62'-0"	287'-8"



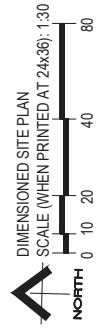
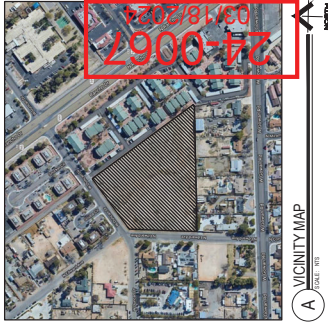
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APN: 138-12-212-000
JURISDICTION: LAS VEGAS
ZONING: MEDIUM DENSITY RESIDENTIAL

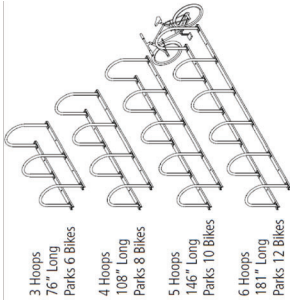
ADJACENT PROPERTY:
APN: 138-12-210-004
JURISDICTION: CLARK COUNTY
ZONING: RESIDENTIAL SINGLE FAMILY

ADJACENT PROPERTIES:
APN: 138-22-010-012 THRU
JURISDICTION: CLARK COUNTY
ZONING: RESIDENTIAL SINGLE FAMILY



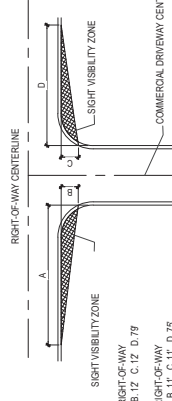
ADJACENT PROPERTIES:
APN: 138-12-210-002
JURISDICTION: LAS VEGAS
ZONING: RESIDENTIAL ESTATES





6 BIKE RACK DETAILS

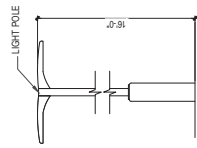
SCALE: NOT TO SCALE



NOTE: ALL TRUCKS, TRAILERS, AND OTHER VEHICLES OR ANY OTHER OBJECTS, SUCH AS TRUCKS, TRAILERS, AND OTHER VEHICLES, SHALL BE KEPT OUT OF THE SIGHT VISIBILITY ZONE. ALL TRUCKS, TRAILERS, AND OTHER VEHICLES SHALL BE KEPT OUT OF THE SIGHT VISIBILITY ZONE. ALL TRUCKS, TRAILERS, AND OTHER VEHICLES SHALL BE KEPT OUT OF THE SIGHT VISIBILITY ZONE.

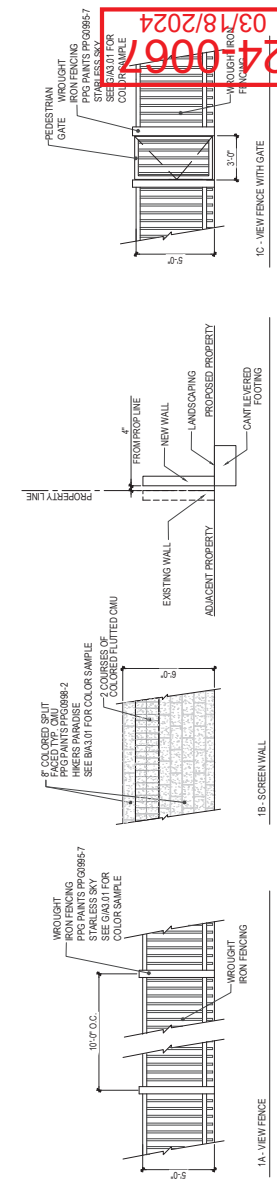
7 CLARK COUNTY UNIFORM STANDARD DRAWING 201.2 (SHEET 3)

SCALE: NOT TO SCALE



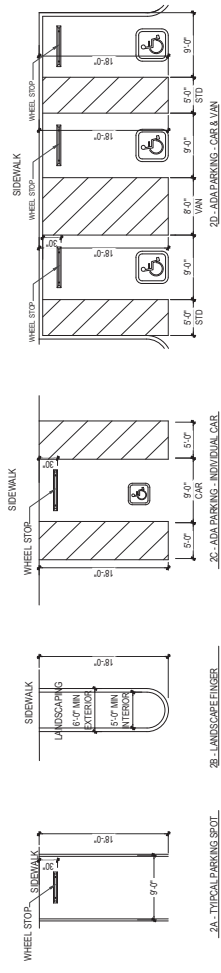
8 LIGHT POLE

SCALE: NOT TO SCALE



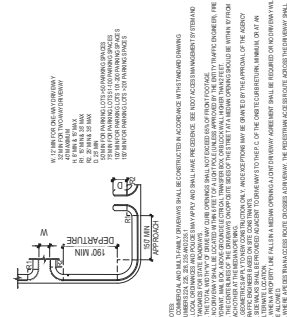
1 FENCE TYPES

SCALE: NOT TO SCALE



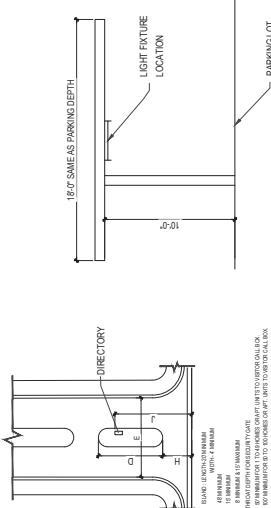
2 TYPICAL PARKING

SCALE: NOT TO SCALE



5 CLARK COUNTY UNIFORM STANDARD DRAWING 222.1

SCALE: NOT TO SCALE

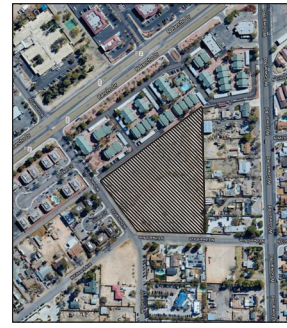


4 CAR PORT

SCALE: NOT TO SCALE

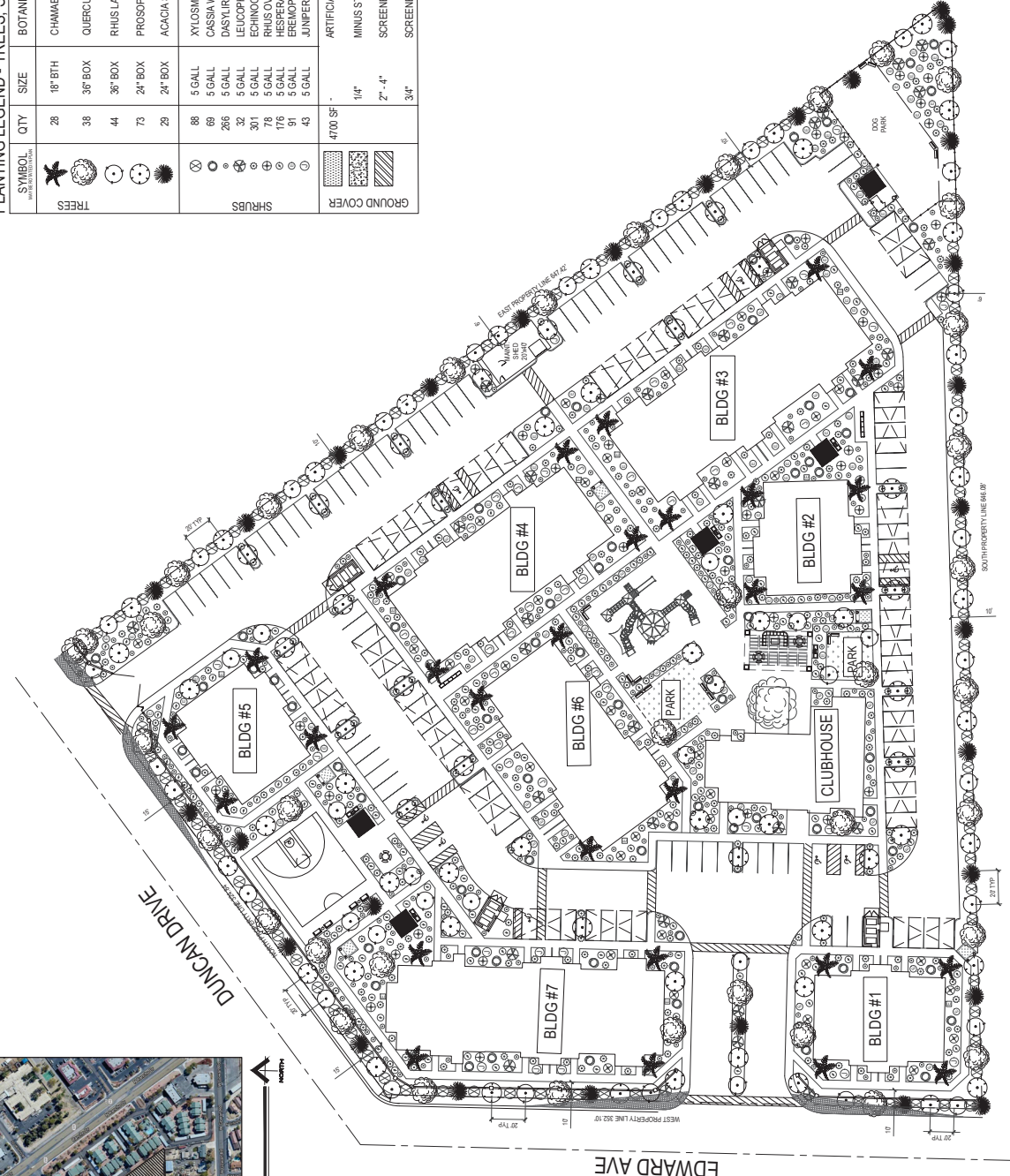
3 FIRETRUCK TURN RADIUS

SCALE: NOT TO SCALE



VICINITY MAP

- NOTES:
1. ALL TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
 2. ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
 3. QUANTITIES SHOWN IN LEGEND ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL GRAPHICALLY DEPICTED ON PLAN.
 4. CONTRACTOR SHALL CALL "CALL BEFORE YOU DIG" AND "CALL BEFORE YOU OVERHEAD" FOR UTILITY LOCATIONS. ALL CONFLICT BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
 5. ANY TREE PLANTED WITHIN 5' OF A PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EASEMENT ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.
 6. ALL CONFLICTS BETWEEN PLANT MATERIAL AND UTILITIES SHALL BE RESOLVED BY THE OWNER'S REP.
 7. TREE CANOPIES SHOULD BE NO LOWER THAN 6' (7' WITHIN SIGHT VISIBILITY ZONES) AND SHRUBS/BUSSHES NO TALLER THAN 3' IN HEIGHT (2' WITHIN SIGHT VISIBILITY ZONES). LANDSCAPING SHOULD ALLOW UNOBSTRUCTED VIEWS FROM PATRONS COMING AND GOING FROM ALL BUILDINGS.



PLANTING LEGEND - TREES, SHRUBS AND GRASSES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
GROUND COVER				
</				

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED (20% GROSS ACRE) 5.15 ACRE X 0.20 = 1.03 ACRE
44,868.8 SF REQUIRED

OPEN SPACE PROVIDED: 67,151 SF. 29.93%
USEABLE OPEN SPACE PROVIDED: 45,629 SF. 20.33%

LANDSCAPING STANDARDS

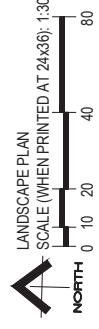
STANDARDS	RATIO	TREES	PROVIDED
BUFFER TREES	1 TREE / 20 LINEAR FEET	17 TREES	17 TREES
• NORTH	1 TREE / 20 LINEAR FEET	33 TREES	37 TREES
• SOUTH	1 TREE / 20 LINEAR FEET	33 TREES	39 TREES
• EAST	1 TREE / 20 LINEAR FEET	18 TREES	18 TREES
• WEST	1 TREE / 20 LINEAR FEET	18 TREES	18 TREES

LANDSCAPE BUFFER WIDTHS

STANDARDS	REQUIRED	PROVIDED
MIN. ZONE WIDTH	10 FEET	15 FEET
• NORTH	6 FEET	6 & 10 FEET
• SOUTH	6 FEET	6 & 10 FEET
• EAST	10 FEET	10 FEET
• WEST	10 FEET	10 FEET

TOTAL PERIMETER TREES

STANDARDS	RATIO	TREES	PROVIDED
PARKING AREA	1 TREE / 6 UNCOVERED SPACES PLUS 1 TREE AT THE END OF EACH ROW OF SPACES	13 TREES	30 TREES



LANDSCAPE PLAN

DUNCAN DRIVE AND EDWARD AVENUE

3047 WARM SPRINGS ROAD, SUITE 500

THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN

SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

A1.40
03.04.2024

TREES



BOTANICAL NAME	COMMON NAME
CHAMAEROPS HUMILIS	MEDD TERRANEAN FAN PALM



BOTANICAL NAME	COMMON NAME
QUERCUS ILEX	HOLLY OAK



BOTANICAL NAME	COMMON NAME
RHUS LANCEA	AFRICAN SUMAC



BOTANICAL NAME	COMMON NAME
PROSOPIS X CHILENSIS	THORNLESS CHILEAN MESQUITE



BOTANICAL NAME	COMMON NAME
ACACIA STENOPHYLLA	SHOESTRING ACACIA

SHRUBS



BOTANICAL NAME	COMMON NAME
XYLOSMA C. COMPACTA	COMPACT SHINY LEAF



BOTANICAL NAME	COMMON NAME
CASSIA WISLIZENII	SHRUBBY SENNA



BOTANICAL NAME	COMMON NAME
DASYLIRION WHEELERI	DESERT SPOON



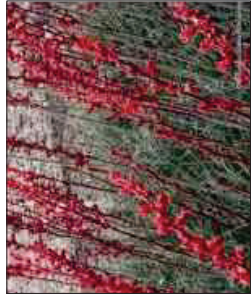
BOTANICAL NAME	COMMON NAME
LEUCOPHYLLUM L.	TEXAS CIMARRON RANGER



BOTANICAL NAME	COMMON NAME
ECHINOCARPUS ENGELMANNII	STRAWBERRY HEDGEHOG



BOTANICAL NAME	COMMON NAME
RHUS OVATA	SUGAR BUSH



BOTANICAL NAME	COMMON NAME
HESPERALOE PARVIFLORA	RED YUCCA



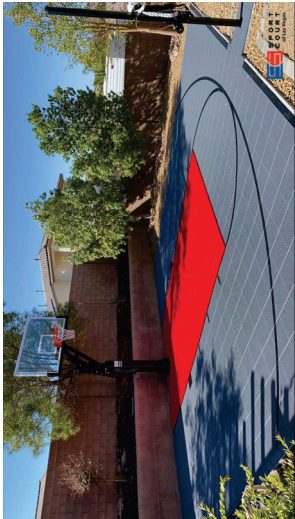
BOTANICAL NAME	COMMON NAME
EREMOPHILA SPECIES	EREMOPHILA



BOTANICAL NAME	COMMON NAME
JUNIPERUS CALIFORNICA	CHUPAROSA



LANDSCAPING ROCK
3/4" - APACHE BROWN LANDSCAPING ROCK



7 HALF BASKETBALL COURT

SCALE: NOT TO SCALE



4 PAVILION

SCALE: NOT TO SCALE



1 PLAYGROUND

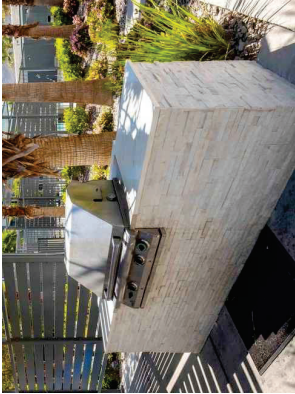
SCALE: NOT TO SCALE

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8 OUTDOOR LOUNGE SEATING

SCALE: NOT TO SCALE



5 BBQ - CHARCOAL UNO

SCALE: NOT TO SCALE



2 DOG PADS

SCALE: NOT TO SCALE



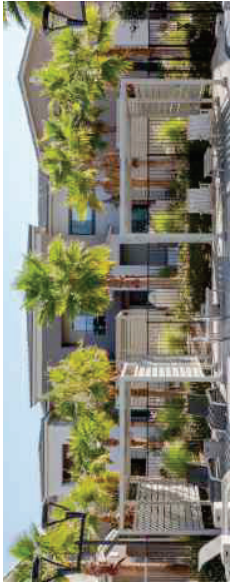
9 DOG PARK

SCALE: NOT TO SCALE



6 ARTIFICIAL TURF PARK

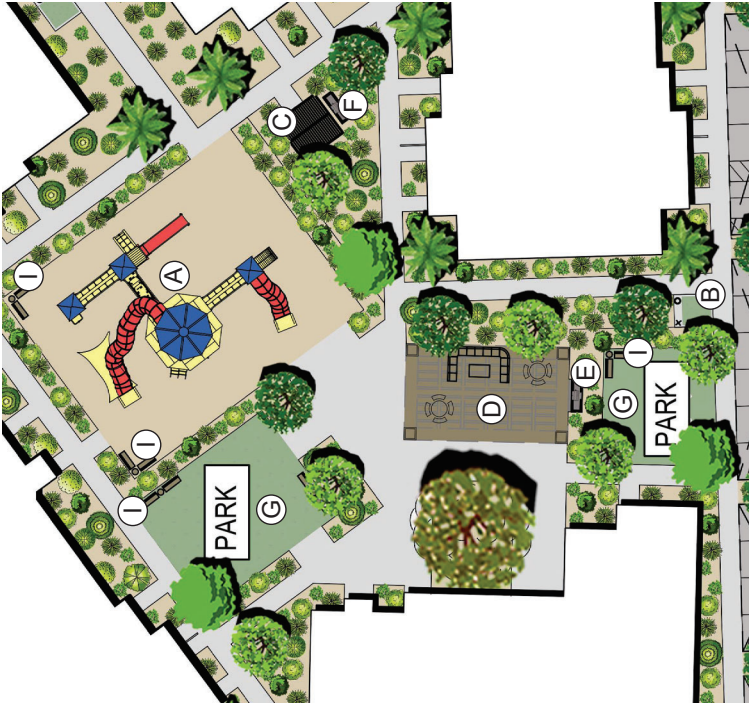
SCALE: NOT TO SCALE



3 SHADE STRUCTURE

SCALE: NOT TO SCALE

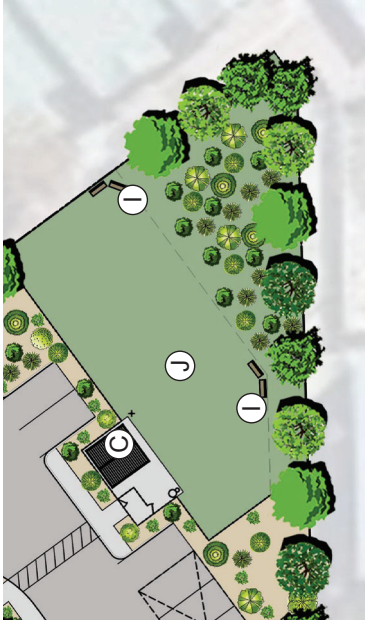
- LEGEND**
- A. PLAYGROUND
 - B. DOG PADS
 - C. SHADE STRUCTURE
 - D. PAVILION
 - E. BBQ - GAS
 - F. BBQ - CHARCOAL
 - G. ARTIFICIAL TURF PARK
 - H. HALF BASKETBALL COURT
 - I. OUTDOOR SEATING
 - J. DOG PARK



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



2 COURTYARD - NORTHWEST
SCALE: 1/8" = 1'-0"



3 COURTYARD - SOUTHEAST
SCALE: 1/8" = 1'-0"

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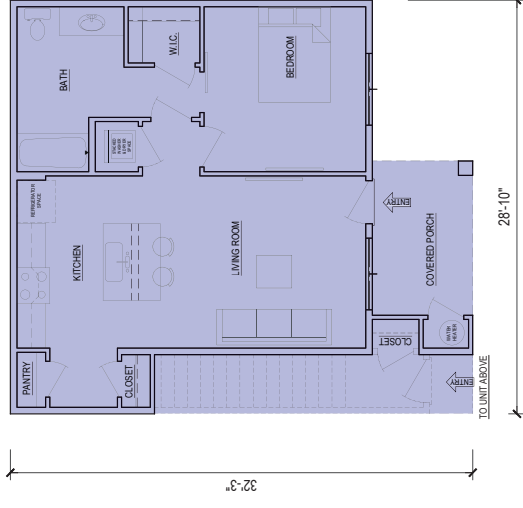


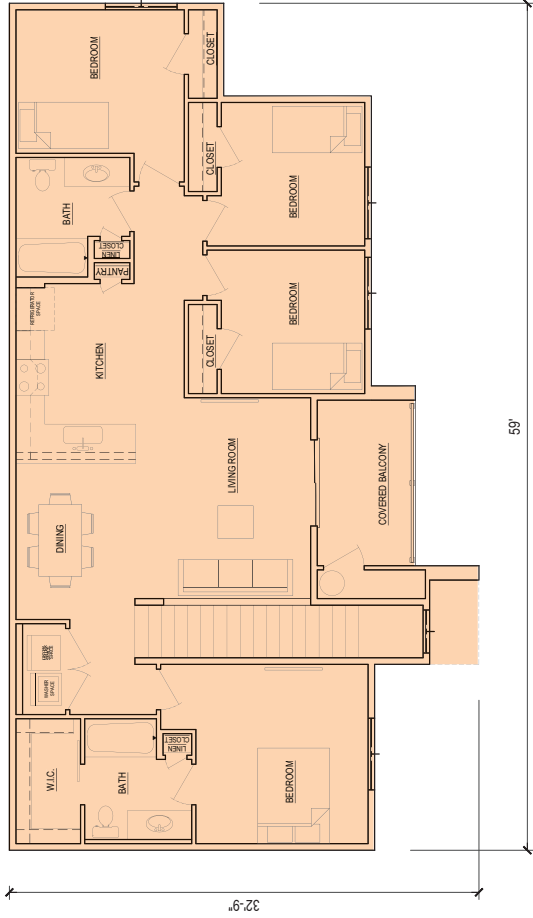
24-0067
03/18/2024

OPEN SPACE REQUIREMENTS:
OPEN SPACE REQUIRED (20% GROSS ACRE)
5.15 ACRE X 0.20 = 1.03 ACRE
44,866.8 SF REQUIRED

OPEN SPACE PROVIDED:
USEABLE OPEN SPACE PROVIDED:
67,161 S.F. 29.93%
45,628 S.F. 20.33%



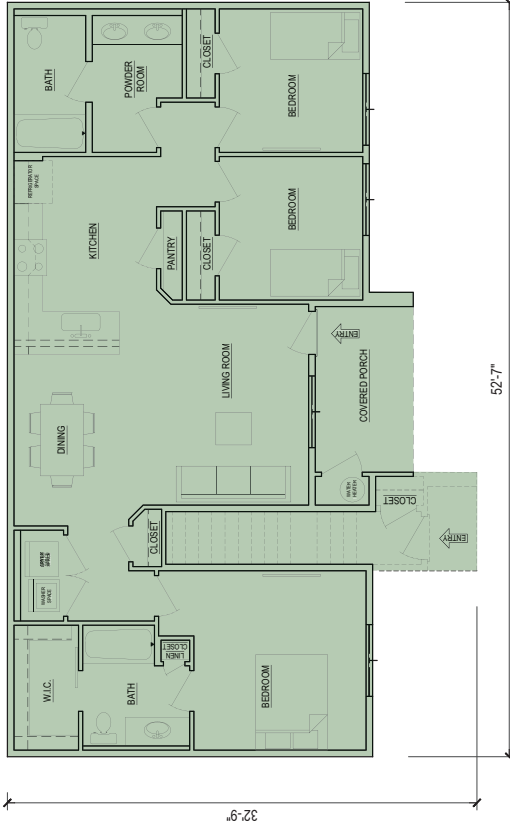
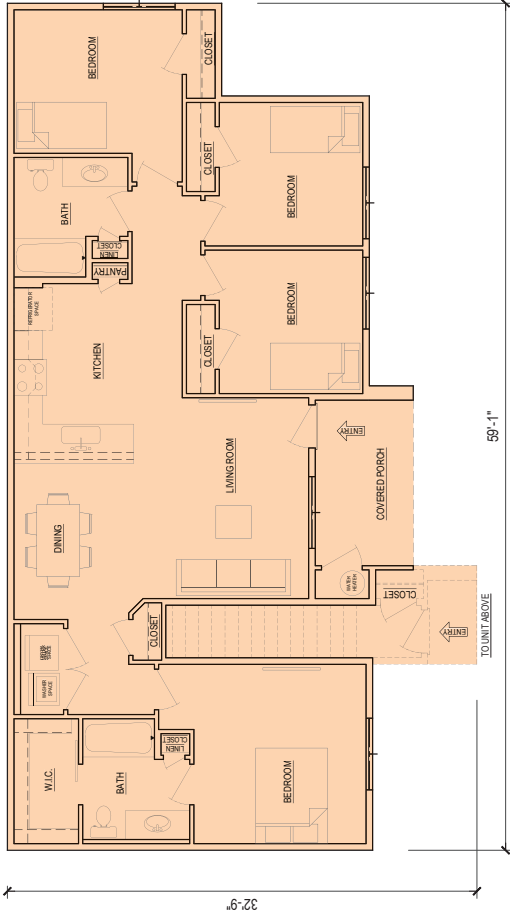




24-0067
03/18/2024

4 BEDROOM SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

3 BEDROOM SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 BEDROOM FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

3 BEDROOM FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

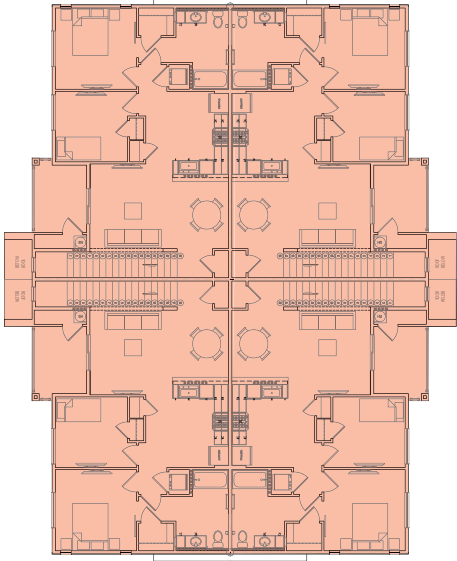




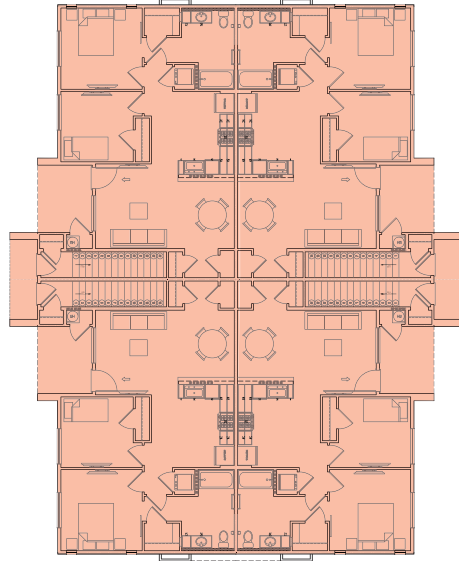
24-0067
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UNIT LEGEND

- 1 BEDROOM
SEE SHEET A2.11
- 2 BEDROOM
SEE SHEET A2.11
- 3 BEDROOM
SEE SHEET A2.12
- 4 BEDROOM
SEE SHEET A2.12



2 BUILDING #1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING #1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

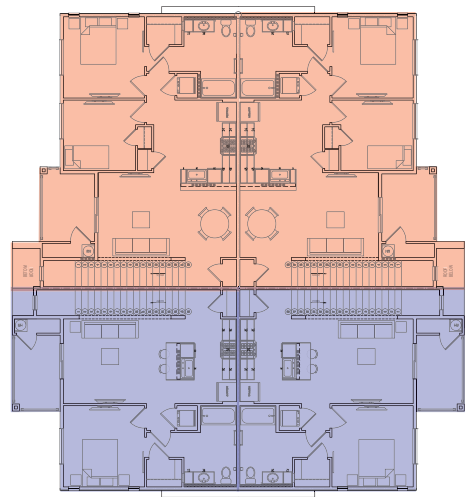
OVERALL DIMENSION: 77'-9 1/2" X 64'-0"



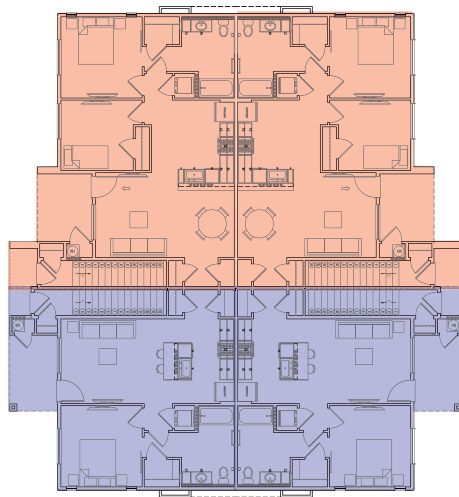
24-0067
03/18/2024

UNIT LEGEND

- 1 BEDROOM
SEE SHEET A2.11
- 2 BEDROOM
SEE SHEET A2.11
- 3 BEDROOM
SEE SHEET A2.12
- 4 BEDROOM
SEE SHEET A2.12



2 BUILDING #2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING #2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL DIMENSION: 67'-6" X 64'-0"



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UNIT LEGEND



1 BEDROOM
SEE SHEET A2.11



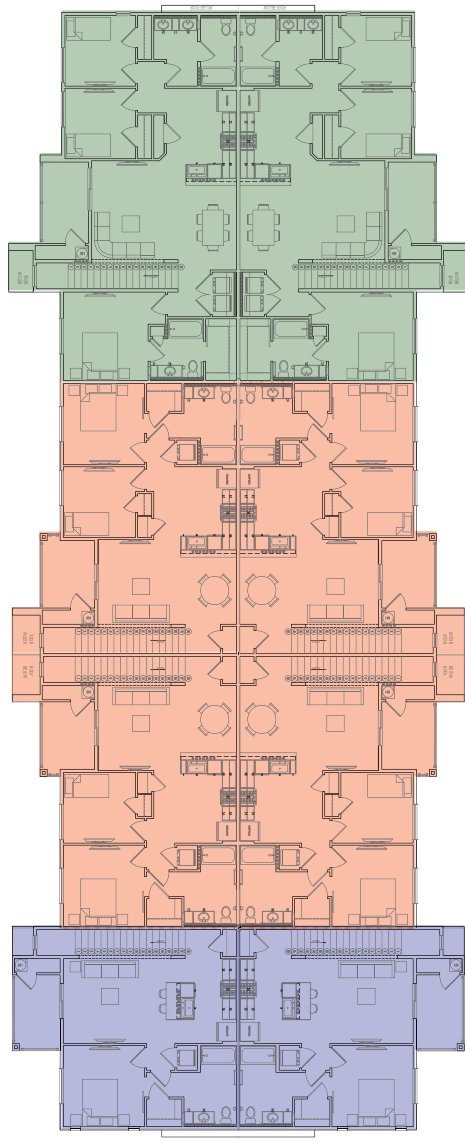
2 BEDROOM
SEE SHEET A2.11



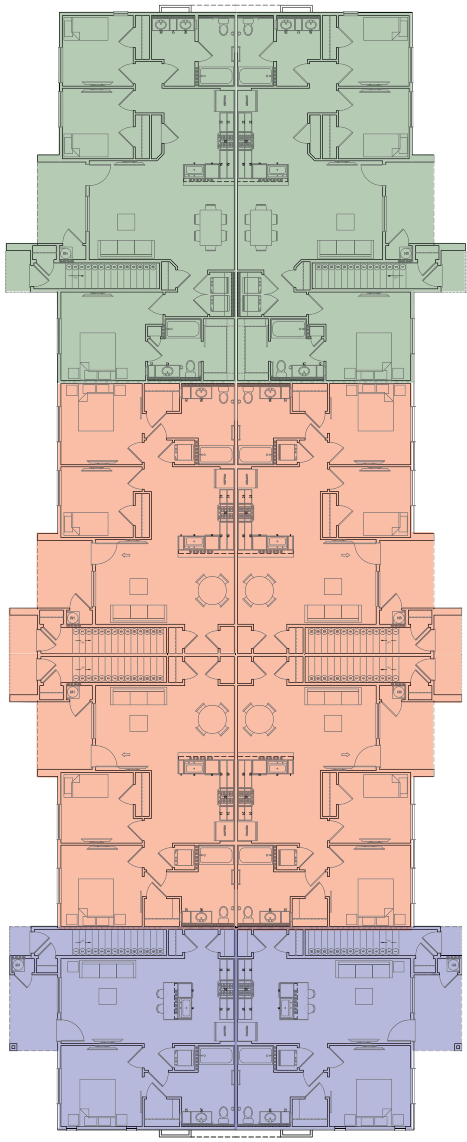
3 BEDROOM
SEE SHEET A2.12



4 BEDROOM
SEE SHEET A2.12



2 BUILDING #3 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING #3 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



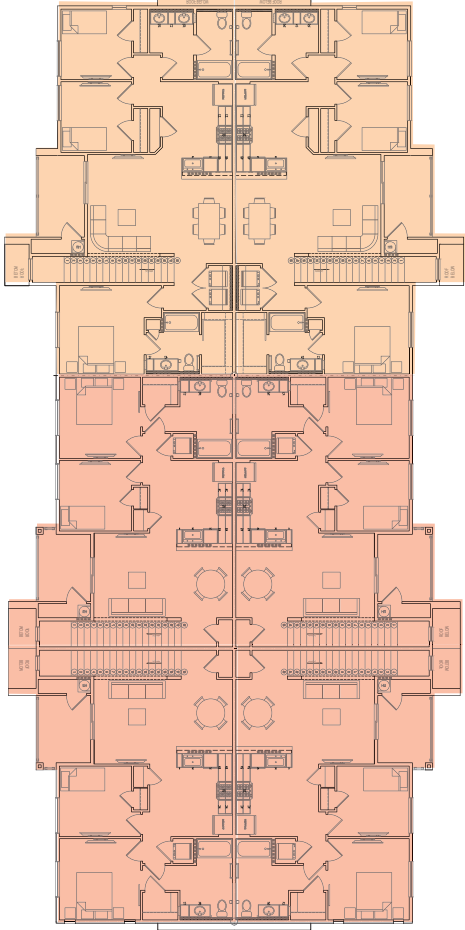
OVERALL DIMENSION: 158'-3 1/2" X 64'-0"



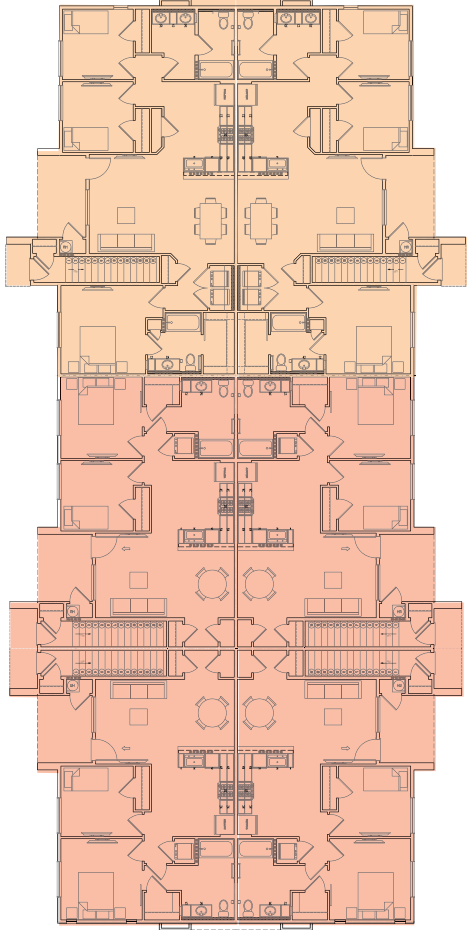
24-0067
03/18/2024

UNIT LEGEND

- 1 BEDROOM
SEE SHEET A2.11
- 2 BEDROOM
SEE SHEET A2.11
- 3 BEDROOM
SEE SHEET A2.12
- 4 BEDROOM
SEE SHEET A2.12



2 BUILDING #4 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING #4 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

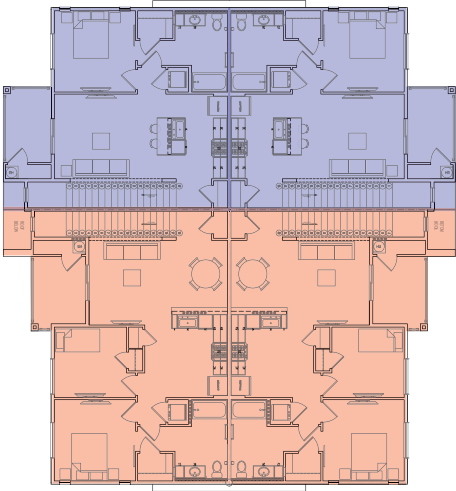
OVERALL DIMENSION: 129'-11" X 64'-0"



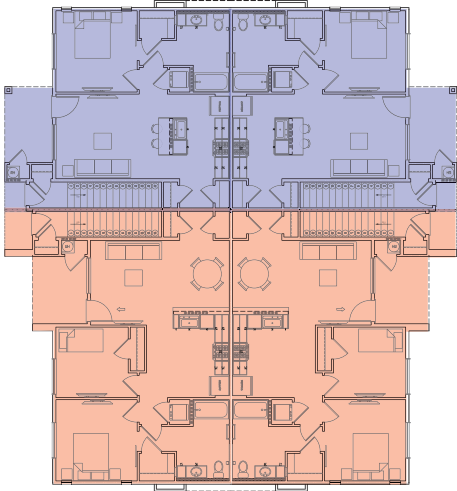
24-0067
03/18/2024

UNIT LEGEND

- 1 BEDROOM
SEE SHEET A2.11
- 2 BEDROOM
SEE SHEET A2.11
- 3 BEDROOM
SEE SHEET A2.12
- 4 BEDROOM
SEE SHEET A2.12



2 BUILDING #5 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING #5 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL DIMENSION: 67'-6" X 64'-0"





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UNIT LEGEND



1 BEDROOM
SEE SHEET A2.11



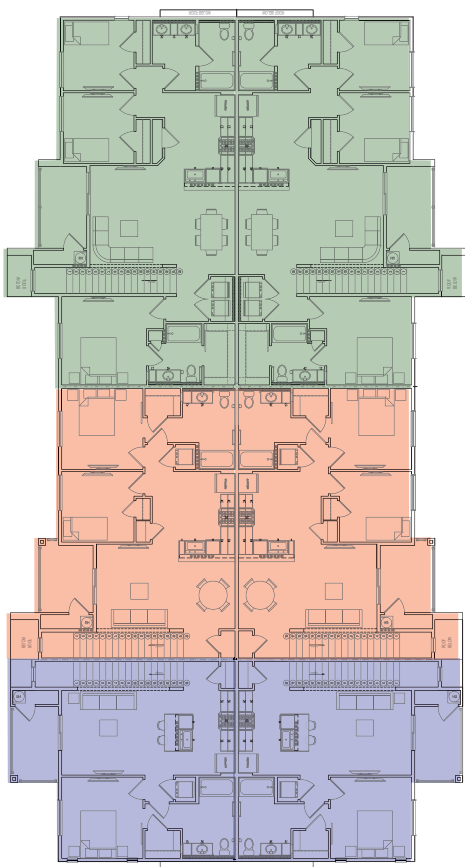
2 BEDROOM
SEE SHEET A2.11



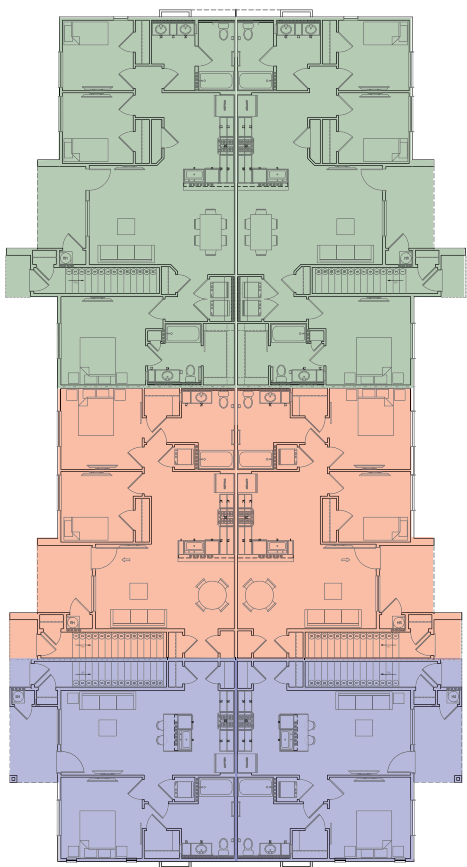
3 BEDROOM
SEE SHEET A2.12



4 BEDROOM
SEE SHEET A2.12



2 BUILDING #6 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING #6 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL DIMENSION: 119'-7 1/2" X 64'-0"





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03/18/2024

UNIT LEGEND



1 BEDROOM
SEE SHEET A2.11



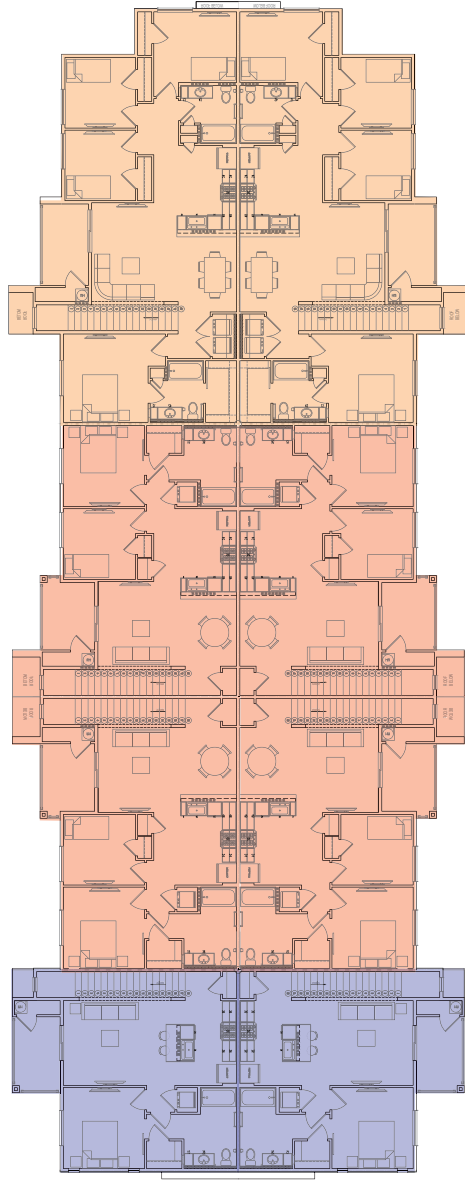
2 BEDROOM
SEE SHEET A2.11



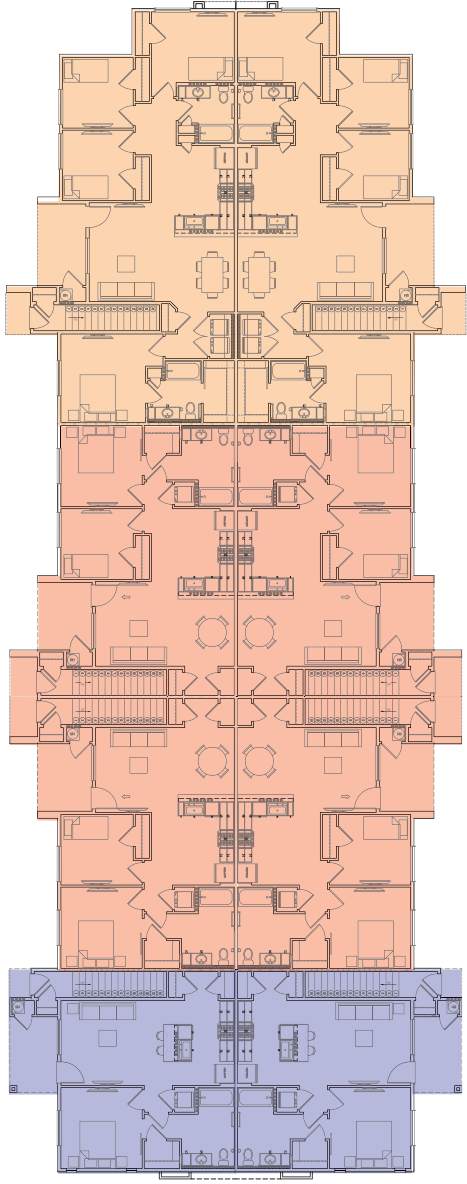
3 BEDROOM
SEE SHEET A2.12



4 BEDROOM
SEE SHEET A2.12

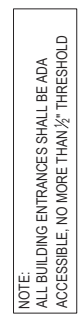


2 BUILDING #7 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



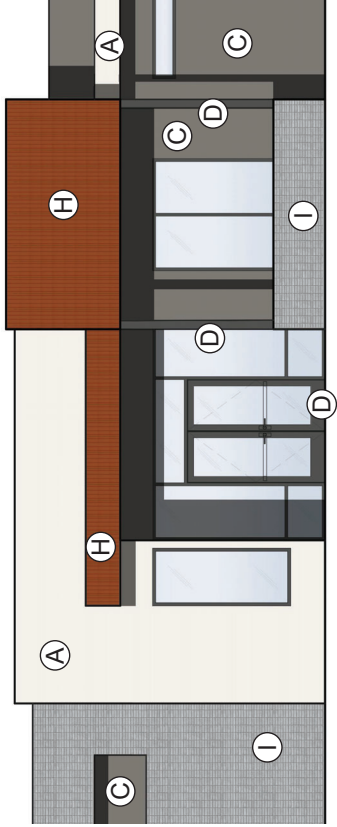
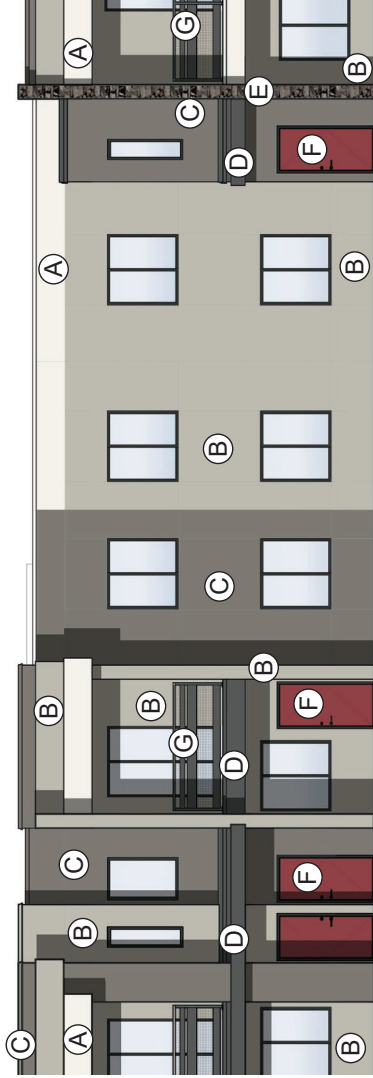
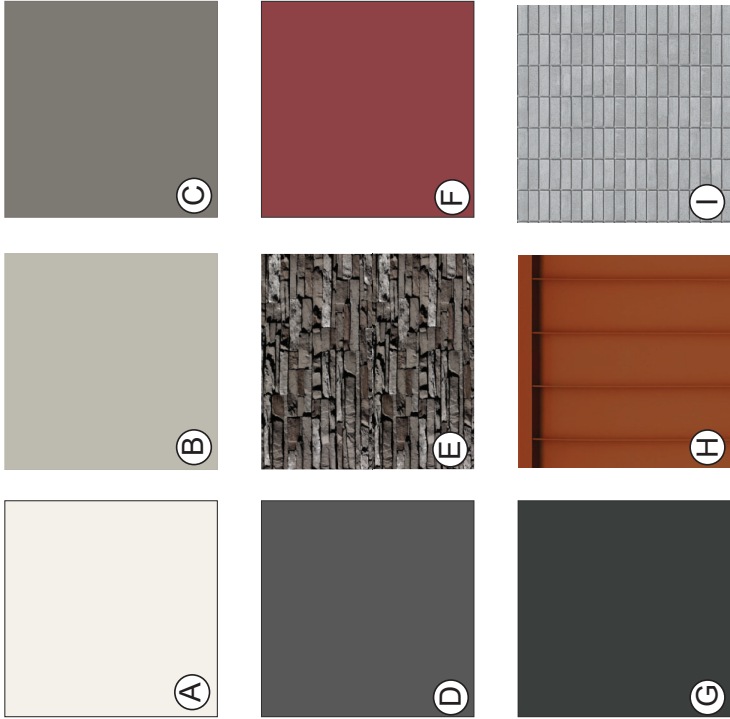
1 BUILDING #7 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL DIMENSION: 154'-9" X 64'-0"



A2.28
03.04.2024

EXTERIOR MATERIALS SCHEDULE	
A - PAINTED STUCCO	- PPG PAINTS PPG0998-1 COTTON TAIL
B - PAINTED STUCCO	- PPG PAINTS PPG0998-2 HIKERS PARADISE
C - PAINTED STUCCO	- PPG PAINTS PPG0998-6 ON THE EDGE
D - PAINTED STUCCO	- PPG PAINTS PPG0997-7 BLACK WIDOW
E - STACKED STONE	- ELDORADO STONE DARK RUNDLE
F - PAINTED DOORS	- PPG PAINTS PPG13-12 CRAZED CRANBERRY
G - PAINTED RAILINGS	- PPG PAINTS PPG0995-7 STARLESS SKY
H - STANDING SEAM METAL ROOF	
I - STACKED BRICK	

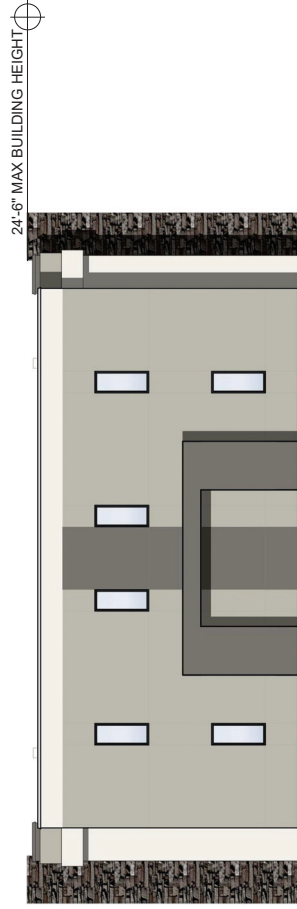


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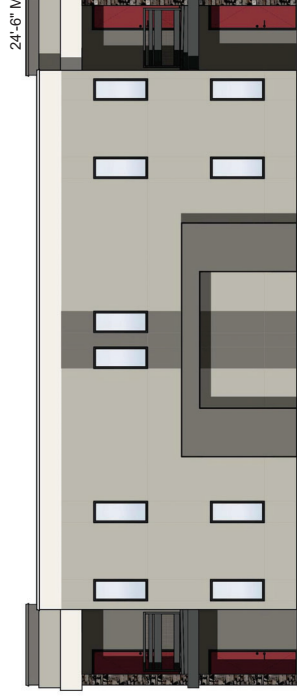




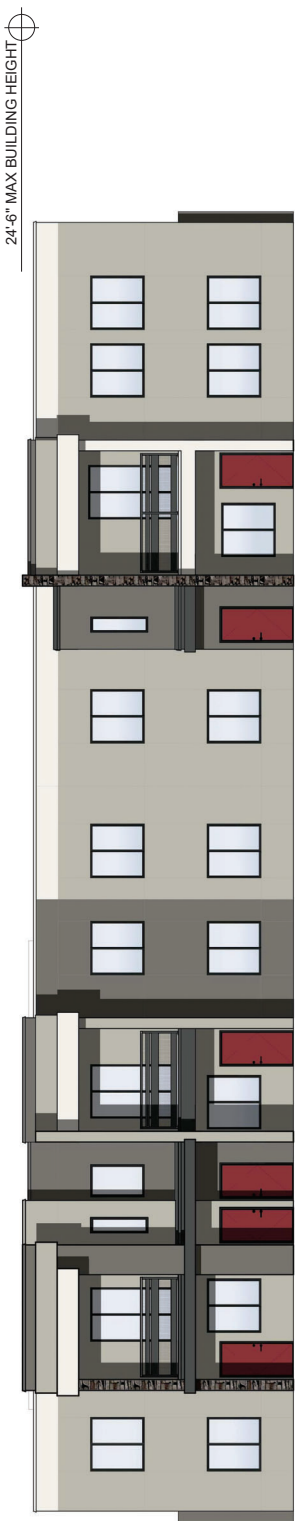
4 TYPICAL BUILDING REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 TYPICAL BUILDING SIDE ELEVATION
SCALE: 1/8" = 1'-0"

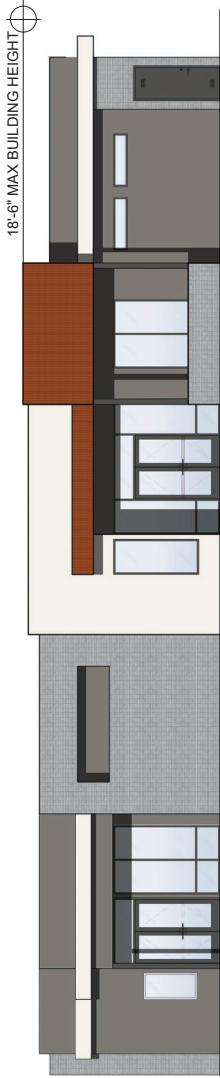


3 TYPICAL BUILDING SIDE ELEVATION
SCALE: 1/8" = 1'-0"

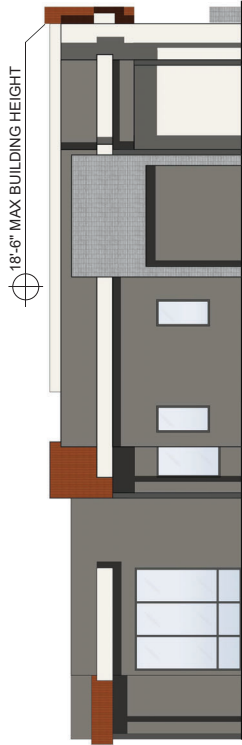


1 TYPICAL BUILDING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

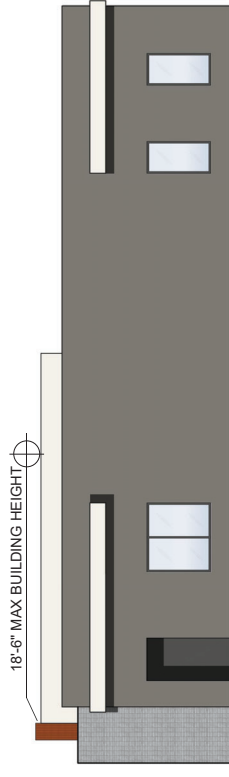
NOTE:
ALL BUILDING EQUIPMENT TO
BE SCREENED FROM PUBLIC
VIEW BY 03 MIN MAX PET WALLS



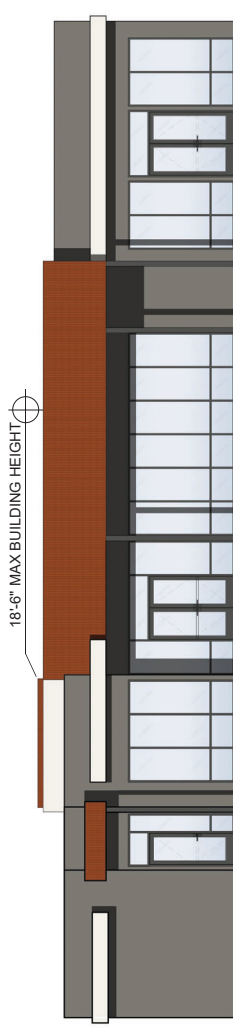
4 CLUBHOUSE WEST ELEVATION
SCALE: 3/8" = 1'-0"



3 CLUBHOUSE NORTH ELEVATION
SCALE: 3/8" = 1'-0"

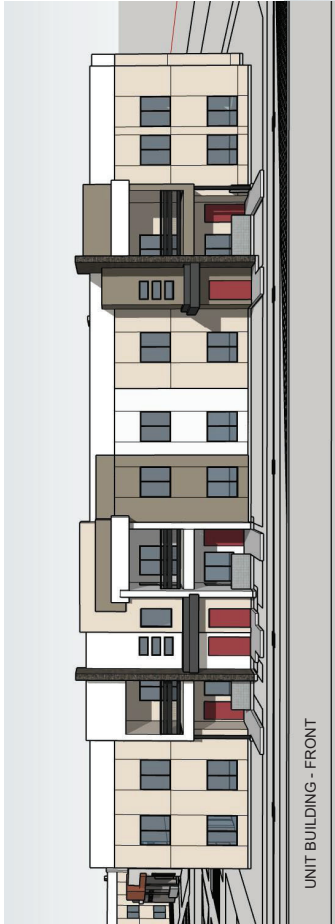


2 CLUBHOUSE SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



1 CLUBHOUSE EAST ELEVATION
SCALE: 3/8" = 1'-0"

NOTE: ALL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW BY 6' TALL PET WALLS
2400667



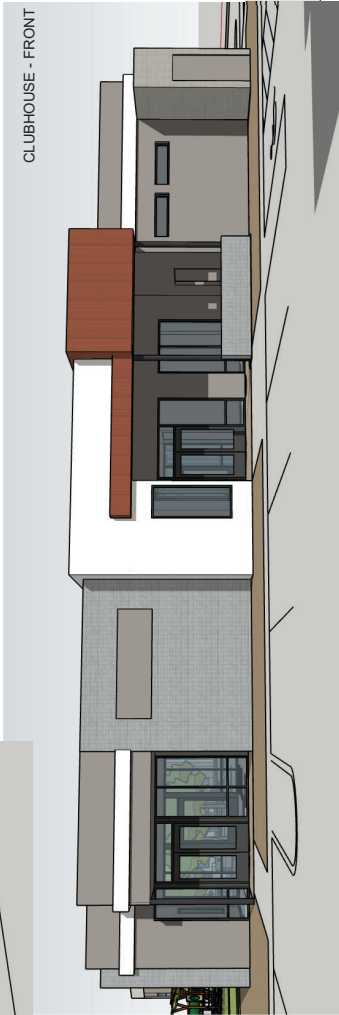
UNIT BUILDING - FRONT



UNIT BUILDING - SIDE/FRONT



UNIT ENLARGED



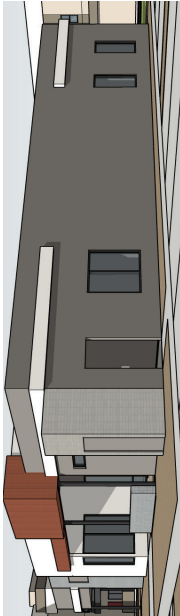
CLUBHOUSE - FRONT



CLUBHOUSE- REAR



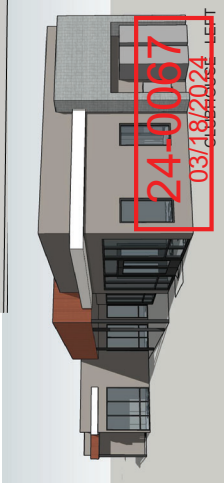
UNIT ENLARGED



CLUBHOUSE - RIGHT



UNIT BUILDING - REAR



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EXTERIOR MATERIALS
LEGEND

 PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

 PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

 PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

 PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

 STACKED STONE
ELDORADO STONE DARK RUNDLE

 PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

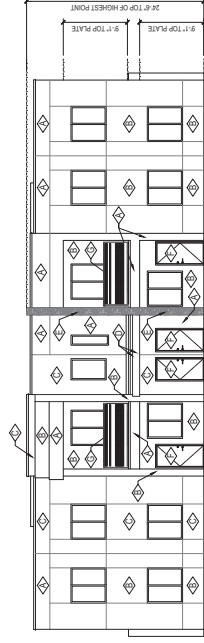
 WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

 STANDING SEAM
METAL ROOF

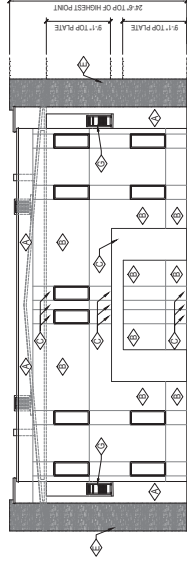
 STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS

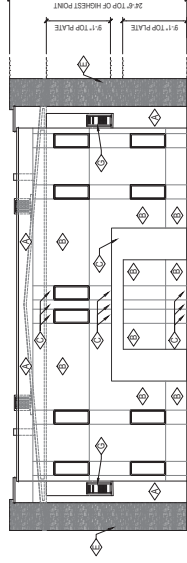
24-0067
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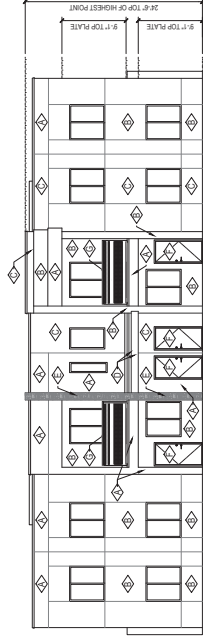
4 BUILDING #1 WEST FACING ELEVATION
SCALE: 1/8"=1'-0"



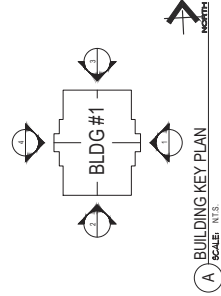
3 BUILDING #1 NORTH FACING ELEVATION
SCALE: 1/8"=1'-0"



2 BUILDING #1 SOUTH FACING ELEVATION
SCALE: 1/8"=1'-0"



1 BUILDING #1 EAST FACING ELEVATION
SCALE: 1/8"=1'-0"



EXTERIOR MATERIALS
LEGEND

 PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

 PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

 PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

 PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

 STACKED STONE
ELDORADO STONE DARK RUNDLE

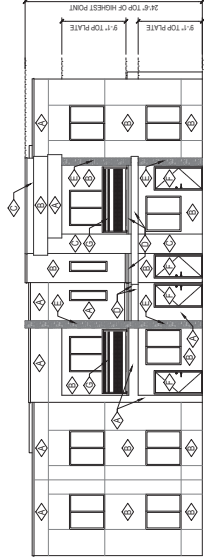
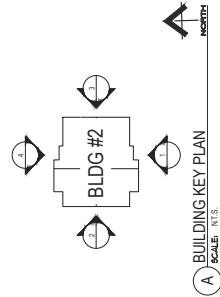
 PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZY CRANBERRY

 WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

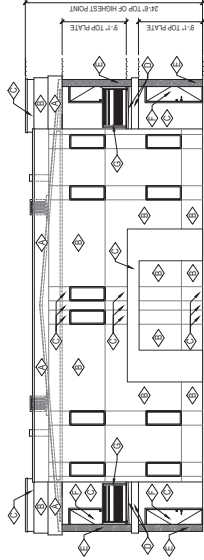
 STANDING SEAM
METAL ROOF

 STACKED BRICK

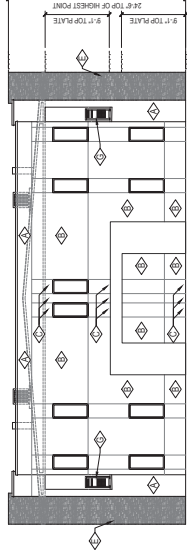
NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS



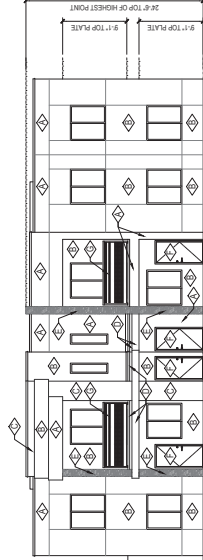
4 BUILDING #2 NORTH FACING ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING #2 WEST FACING ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING #2 EAST FACING ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING #2 SOUTH FACING ELEVATION
SCALE: 1/8" = 1'-0"



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EXTERIOR MATERIALS
LEGEND



PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL



PAINTED STUCCO-PPG PAINTS
PPG0988-2 HKERS PARADISE



PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE



PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW



STACKED STONE
ELDORADO STONE DARK RUNDLE



PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY



WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

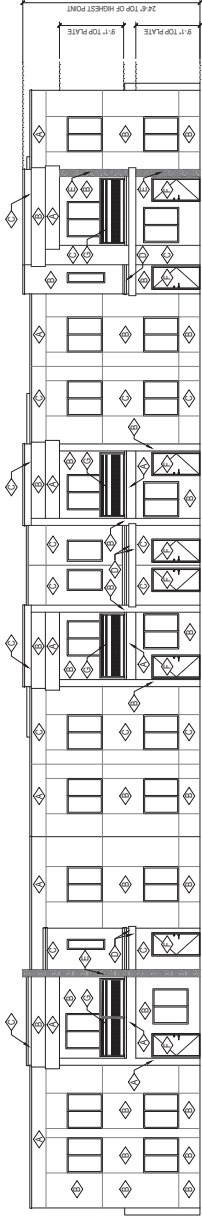


STANDING SEAM
METAL ROOF

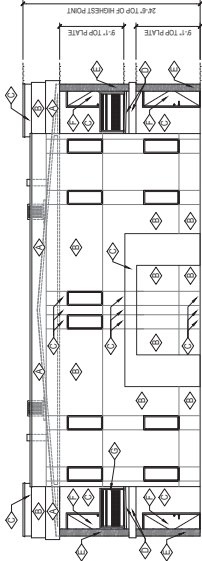


STACKED BRICK

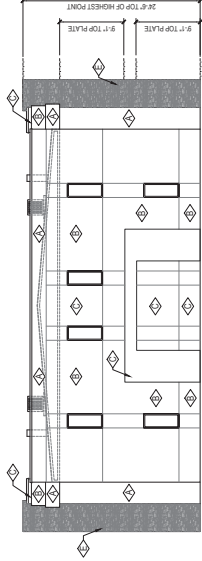
NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS



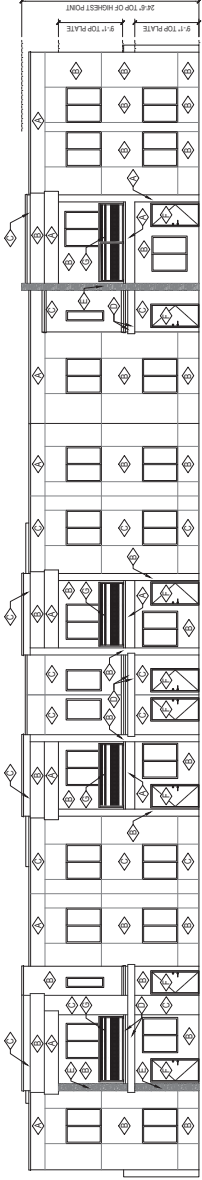
4 BUILDING #3 EAST FACING ELEVATION
SCALE: 1/8" = 1'-0"



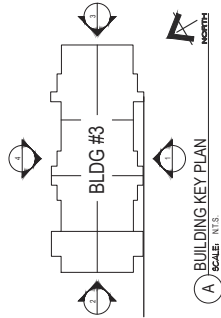
2 BUILDING #3 NORTH FACING ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING #3 SOUTH FACING ELEVATION
SCALE: 1/8" = 1'-0"




1 BUILDING #3 WEST FACING ELEVATION
SCALE: 1/8" = 1'-0"




EXTERIOR MATERIALS
LEGEND

 PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

 PAINTED STUCCO-PPG PAINTS
PPG0988-2 HKERS PARADISE

 PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

 PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

 STACKED STONE
ELDORADO STONE DARK RUNDLE

 PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

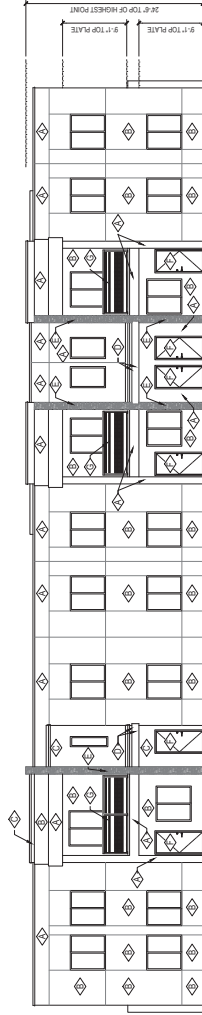
 WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

 STANDING SEAM
METAL ROOF

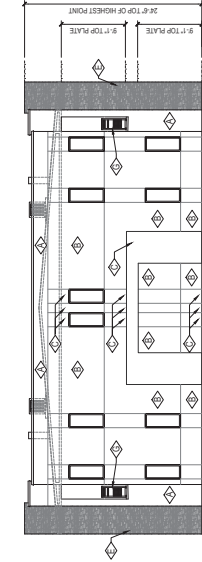
 STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS

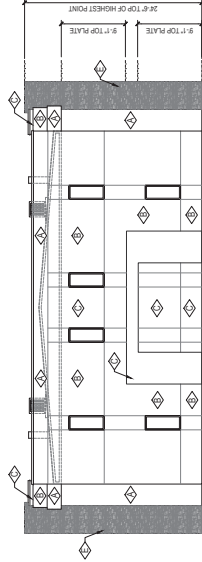
24-0067
03/18/2024



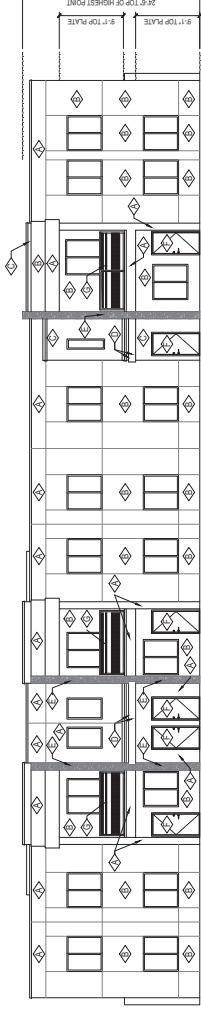
4 BUILDING #4 EAST FACING ELEVATION
SCALE: 1/8"=1'-0"



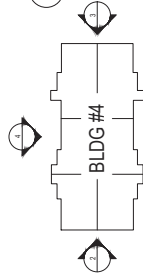
2 BUILDING #4 NORTH FACING ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING #4 SOUTH FACING ELEVATION
SCALE: 1/8"=1'-0"



1 BUILDING #4 WEST FACING ELEVATION
SCALE: 1/8"=1'-0"



A BUILDING KEY PLAN
SCALE: N.T.S.



EXTERIOR MATERIALS
LEGEND

 PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

 PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

 PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

 PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

 STACKED STONE
ELDORADO STONE DARK RUNDLE

 PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

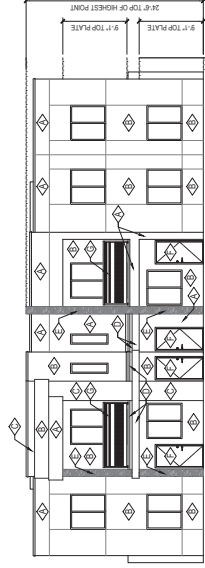
 WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

 STANDING SEAM
METAL ROOF

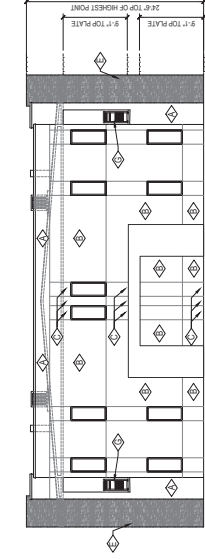
 STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS

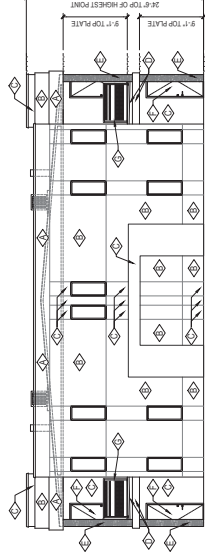
24-0067
03/18/2024



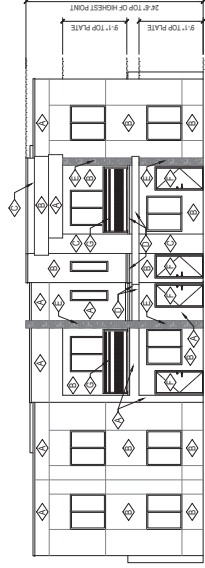
4 BUILDING #5 WEST FACING ELEVATION



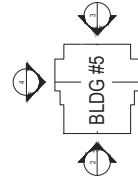
2 BUILDING #5 SOUTH FACING ELEVATION



3 BUILDING #5 NORTH FACING ELEVATION



1 BUILDING #5 EAST FACING ELEVATION



A BUILDING KEY PLAN



EXTERIOR MATERIALS
LEGEND

PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

PAINTED STUCCO-PPG PAINTS
PPG0988-2 HKERS PARADISE

PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

STACKED STONE
ELDORADO STONE DARK RUNDLE

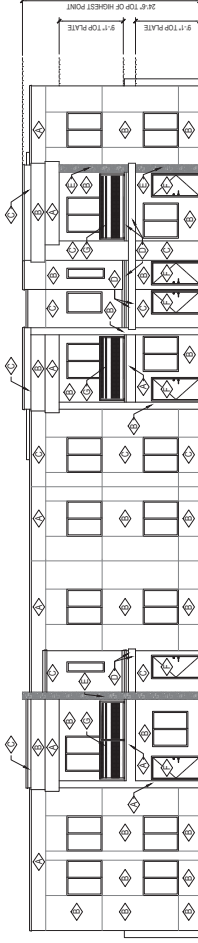
PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

WROUGHT IRON RAILINGS
PPG0985-7 STABLESS SKY

STANDING SEAM
METAL ROOF

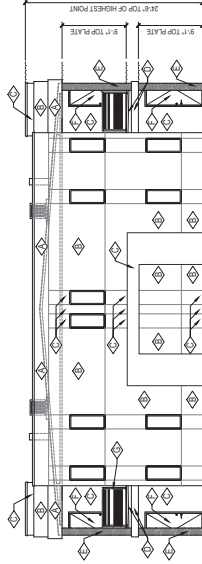
STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS



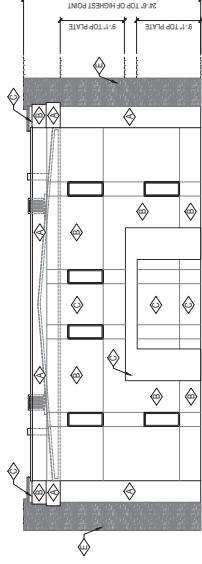
4 BUILDING #6 WEST FACING ELEVATION

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



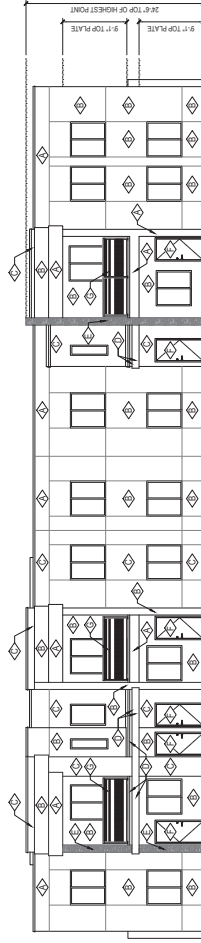
2 BUILDING #6 SOUTH FACING ELEVATION

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



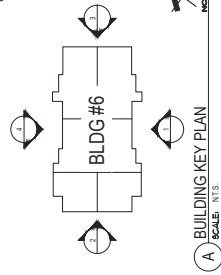
3 BUILDING #6 NORTH FACING ELEVATION

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



1 BUILDING #6 EAST FACING ELEVATION

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



EXTERIOR MATERIALS
LEGEND

PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

STACKED STONE
ELDORADO STONE DARK RUNDLE

PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

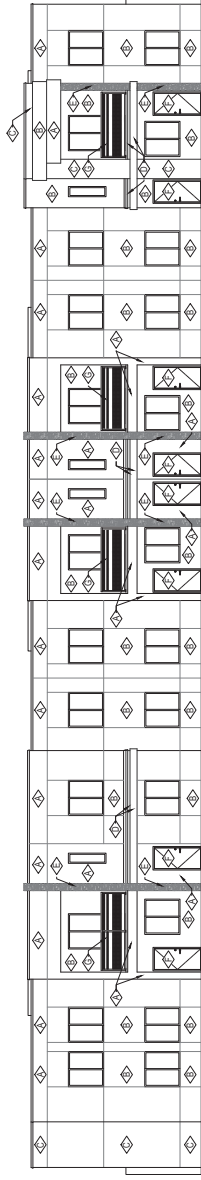
WROUGHT IRON RAILINGS
PPG0985-7 STAINLESS SKY

STANDING SEAM
METAL ROOF

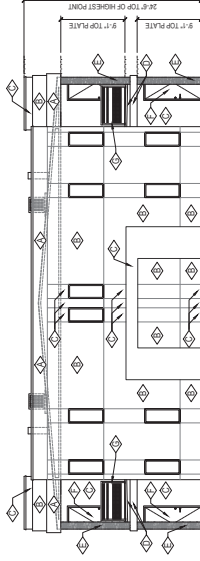
STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS

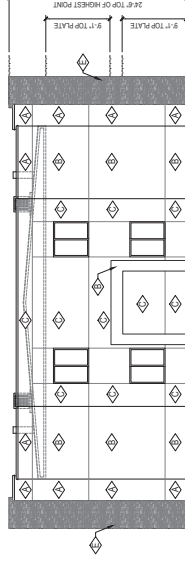
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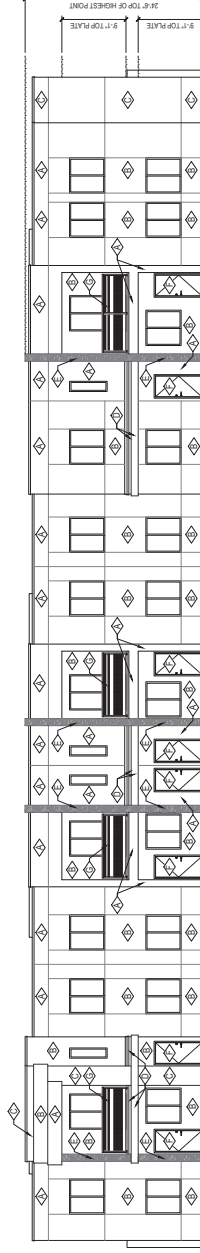
4 BUILDING #7 WEST FACING ELEVATION
SCALE: 1/8"=1'-0"



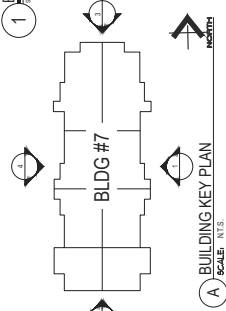
2 BUILDING #7 SOUTH FACING ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING #7 NORTH FACING ELEVATION
SCALE: 1/8"=1'-0"



1 BUILDING #7 EAST FACING ELEVATION
SCALE: 1/8"=1'-0"



A BUILDING KEY PLAN
SCALE: N.T.S.



EXTERIOR MATERIALS
LEGEND



A PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

B PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

C PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

D PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

E STACKED STONE
ELDORADO STONE DARK RUNDLE

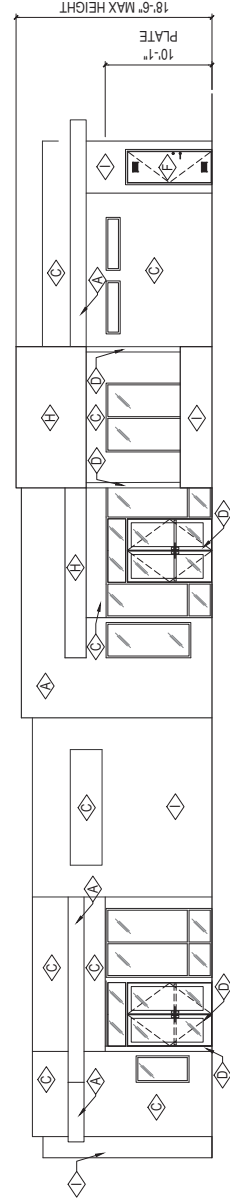
F PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

G WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

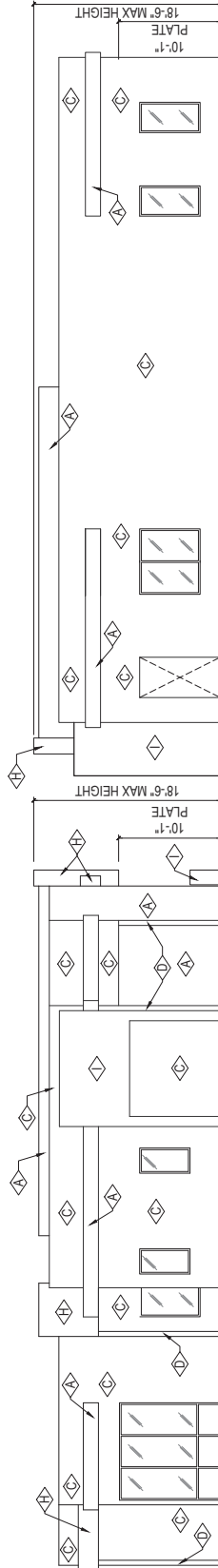
H STANDING SEAM
METAL ROOF

I STACKED BRICK

NOTE:
ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS

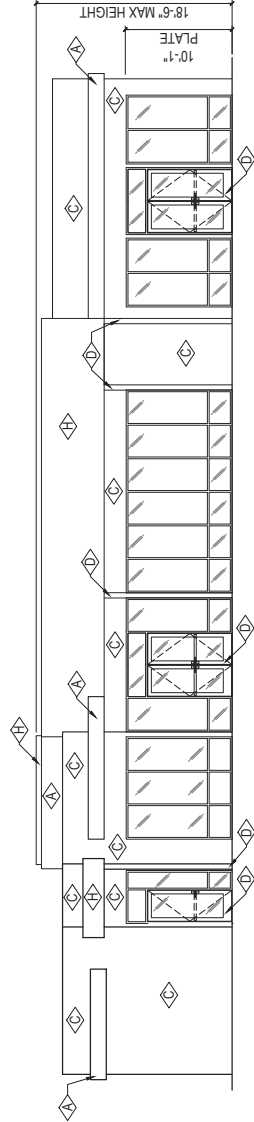


4 CLUBHOUSE REAR ELEVATION
SCALE: 1/8"=1'-0"

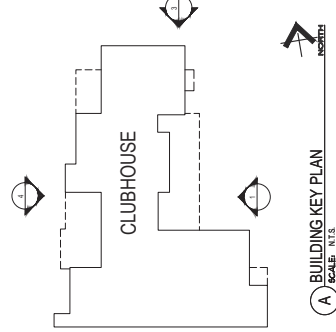


3 CLUBHOUSE SIDE ELEVATION
SCALE: 1/8"=1'-0"

2 CLUBHOUSE SIDE ELEVATION
SCALE: 1/8"=1'-0"



1 CLUBHOUSE FRONT ELEVATION
SCALE: 1/8"=1'-0"



A BUILDING KEY PLAN
SCALE: N.T.S.

EXTERIOR MATERIALS
LEGEND

A PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

B PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

C PAINTED STUCCO-PPG PAINTS
PPG0988-6 ON THE EDGE

D PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

E STACKED STONE
ELDORADO STONE DARK RUNDLE

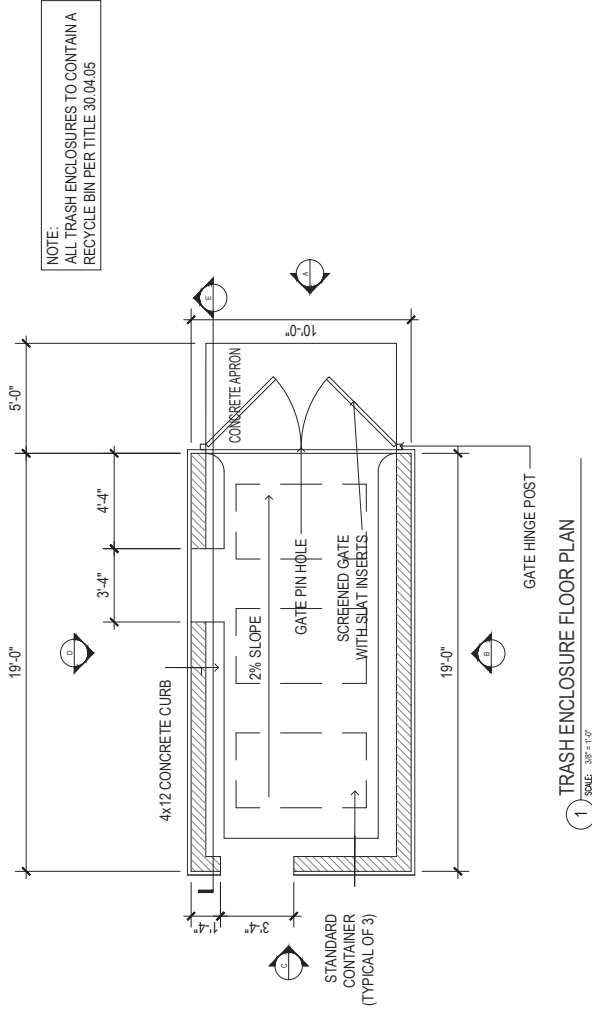
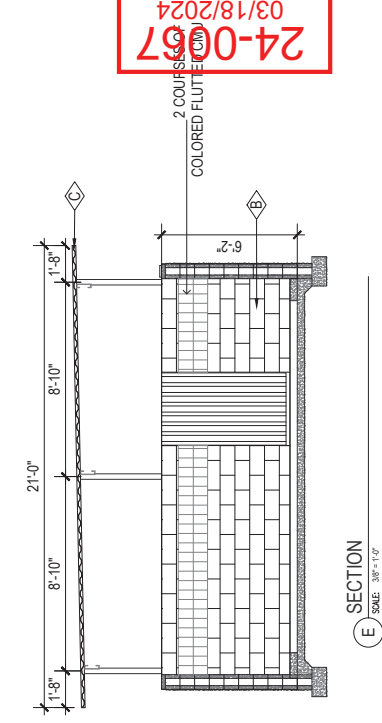
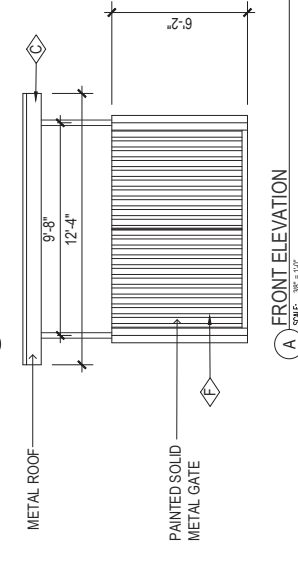
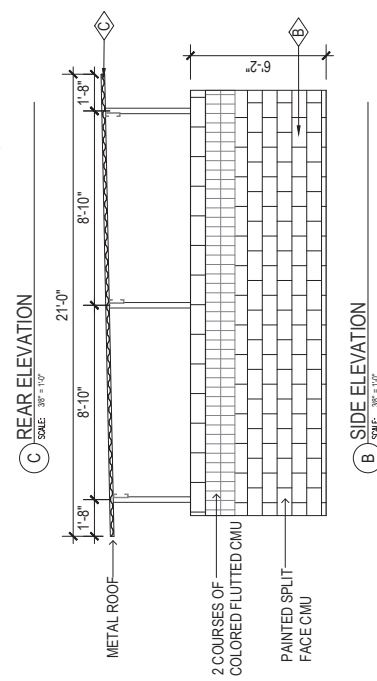
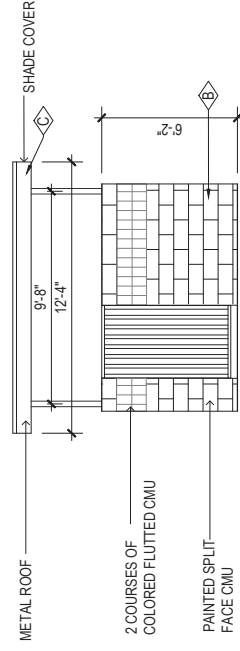
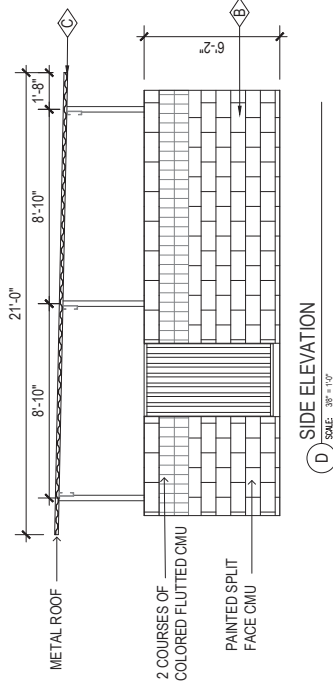
F PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY

G WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

H STANDING SEAM
METAL ROOF

I STACKED BRICK

NOTE:
ALL ROOFTOP MOUNTED
EQUIPMENT SHALL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PARAPET WALLS



EXTERIOR MATERIALS
LEGEND



PAINTED STUCCO-PPG PAINTS
PFG0998-1 COTTON TAIL



PAINTED STUCCO-PPG PAINTS
PFG0998-2 HKERS PARADISE



PAINTED STUCCO-PPG PAINTS
PFG0998-6 ON THE EDGE



PAINTED STUCCO-PPG PAINTS
PFG0997-7 BLACK WIDOW



STACKED STONE
ELDORADO STONE DARK RUNDLE



PAINTED DOORS-PPG PAINTS
PPG13-12 CRAZED CRANBERRY



WROUGHT IRON RAILINGS
PFG0995-7 STARLESS SKY

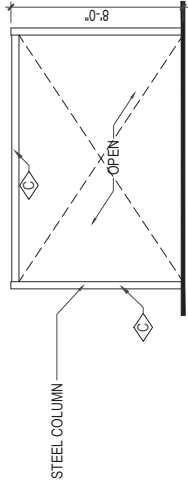


STANDING SEAM
METAL ROOF

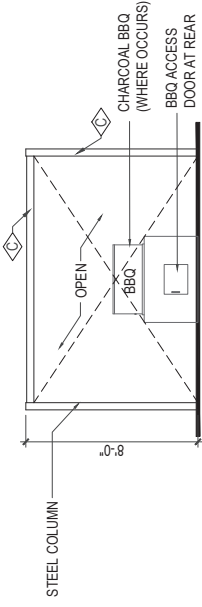


STACKED BRICK

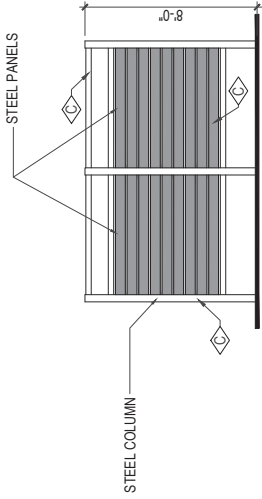
NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW BY A 6' HIGH FENCE
AND 6' HIGH PARAPET WALLS



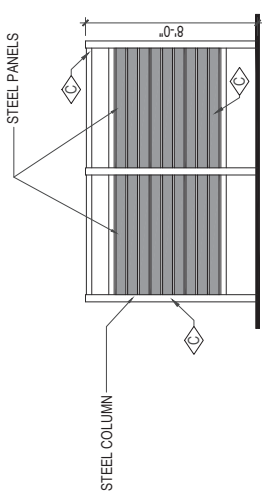
6 REAR ELEVATION
SCALE: 3/8" = 1'



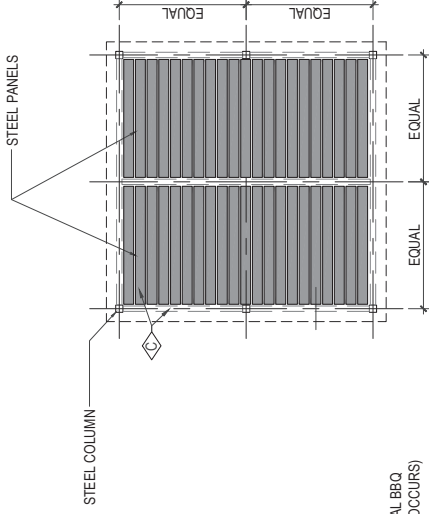
5 FRONT ELEVATION
SCALE: 3/8" = 1'



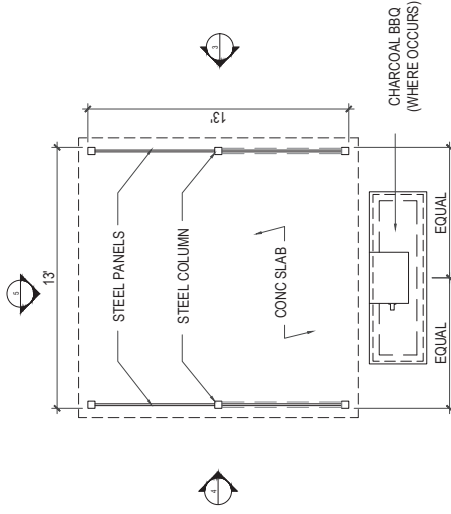
4 LEFT SIDE ELEVATION
SCALE: 3/8" = 1'



3 RIGHT SIDE ELEVATION
SCALE: 3/8" = 1'



2 ROOF PLAN
SCALE: 3/8" = 1'



1 FLOOR PLAN
SCALE: 3/8" = 1'

NOTE:
CHARCOAL BBQ'S DO NOT OCCUR AT
ALL LOCATIONS. SEE SITE PLAN FOR
EXACT LOCATIONS.



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EXTERIOR MATERIALS
LEGEND



PAINTED STUCCO-PPG PAINTS
PFG0996-1 COTTON TAIL



PAINTED STUCCO-PPG PAINTS
PFG0996-2 HKERS PARADISE



PAINTED STUCCO-PPG PAINTS
PFG0996-6 ON THE EDGE



PAINTED STUCCO-PPG PAINTS
PFG0997-7 BLACK WIDOW



STACKED STONE
ELDORADO STONE DARK RUNDLE



PAINTED DOORS-PPG PAINTS
PFG13-12 CRAZED CRANBERRY



WROUGHT IRON RAILINGS
PPG0995-7 STARLESS SKY



STANDING SEAM
METAL ROOF

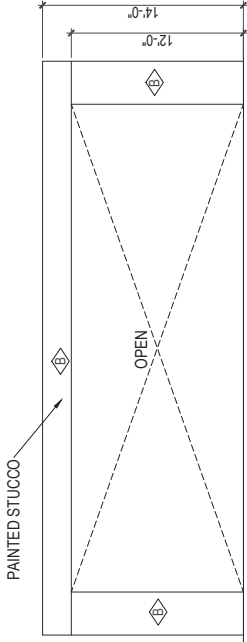


STACKED BRICK

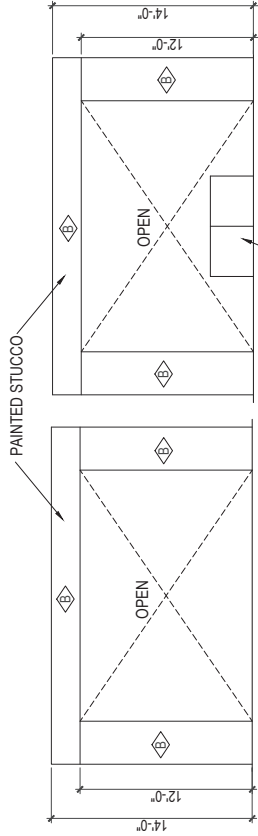
NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND OFF-HWAY BY
PARAPET WALLS



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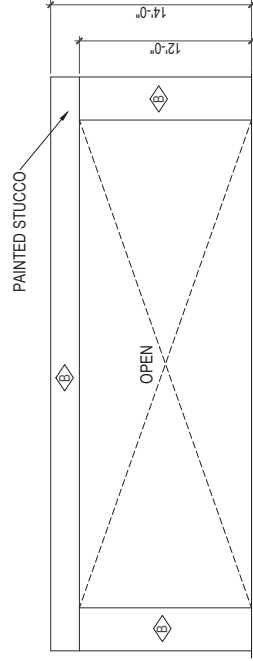


4 PAVILLION REAR ELEVATION
SCALE: 1/8"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

3 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

PAINTED STUCCO TRELLIS

40'-0"

23'-6"

PAINTED STUCCO

A ROOF PLAN
SCALE: 1/8"=1'-0"

40'-0"

23'-6"

GAS BBQ UNIT

CONC SLAB

A FLOOR PLAN
SCALE: 1/8"=1'-0"

40'-0"

0 5 10 20

NORTH

EXTERIOR MATERIALS
LEGEND

 **A** PAINTED STUCCO-PPG PAINTS
PPG0988-1 COTTON TAIL

 **B** PAINTED STUCCO-PPG PAINTS
PPG0988-2 HIKERS PARADISE

 **C** PAINTED STUCCO-PPG PAINTS
PPG0986-6 ON THE EDGE

 **D** PAINTED STUCCO-PPG PAINTS
PPG0987-7 BLACK WIDOW

 **E** STACKED STONE
ELDORADO STONEDARK RUNDLE

 **F** PAINTED DOORS-PPG PAINTS
PPG15-12 CRAZED CRANBERRY

 **G** WROUGHT IRON RAILINGS
PPG0985-7 STARLESS SKY

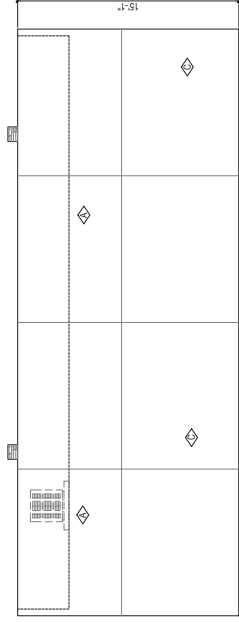
 **H** STANDING SEAM
METAL ROOF

 **I** STACKED BRICK

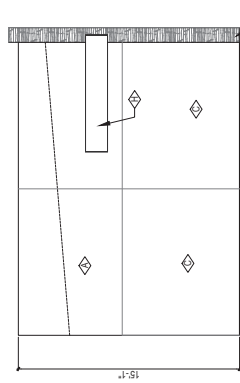
NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
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PARAPET WALLS



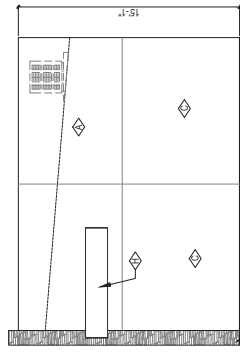
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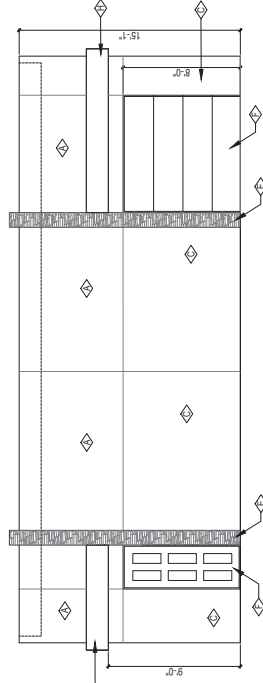
C REAR ELEVATION
SCALE: 1/8" = 1'-0"



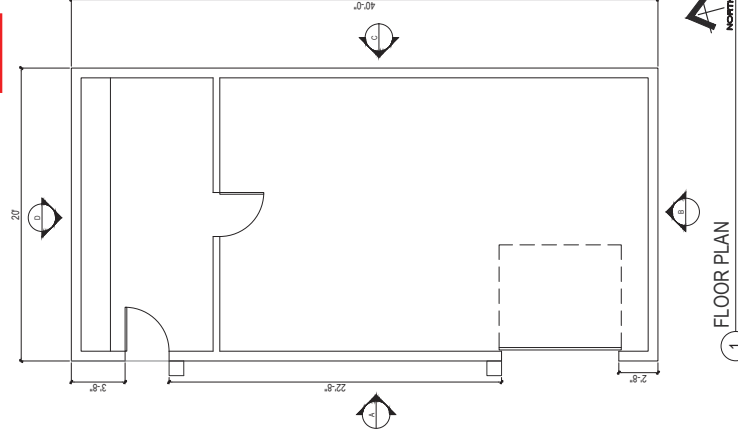
D LEFT ELEVATION
SCALE: 1/8" = 1'-0"



B RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

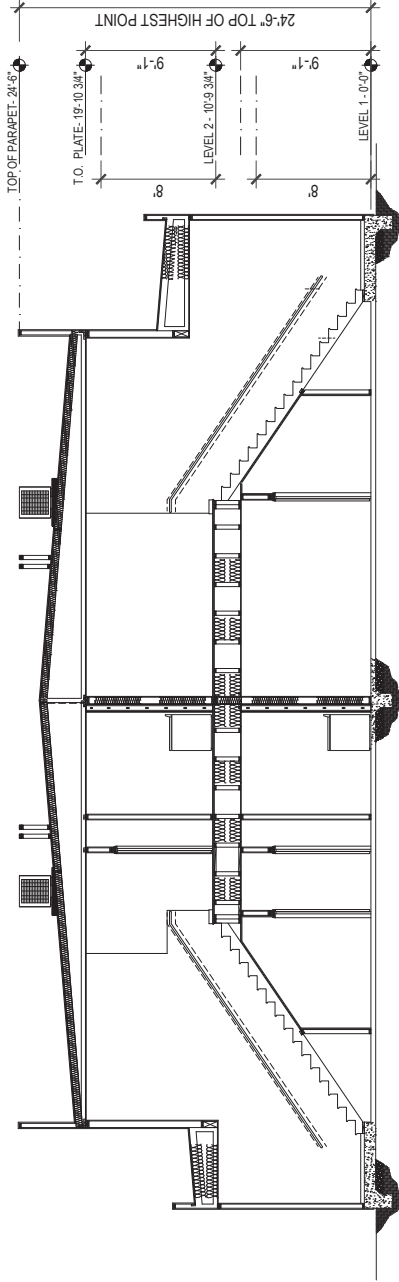


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

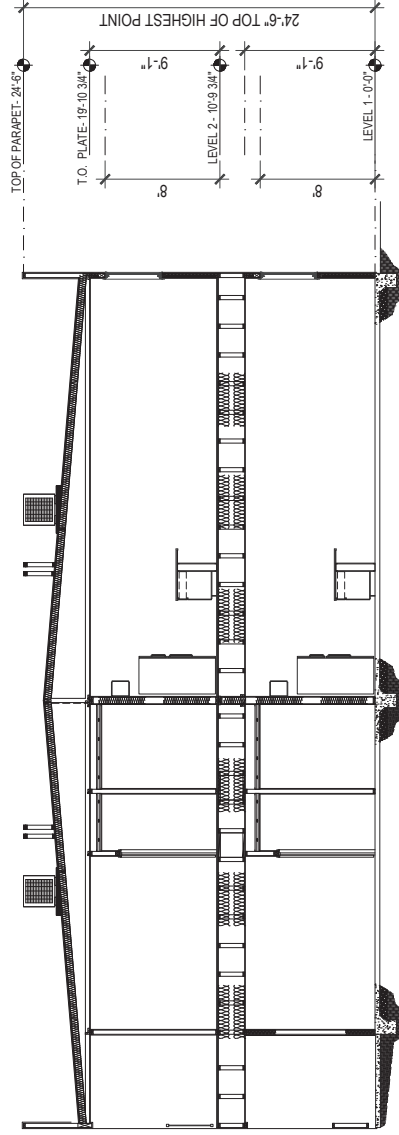




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2 BUILDING SECTION
SCALE: 1/8"=1'-0"



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

