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) Major Modification

Project Address (Location) Isaac Newton Way & N Hualapai Way

Project Name Challenger & Issac Newton **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-07-401-019 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing OS-R Proposed MLA

Additional Information Mod for Lone Mt Plan for Single Family detached

Property Owner Babb Investment CO Contact Matt Cooper

Address 9424 S 300 W City Sandy State UT Zip 84070

E-mail mcooper@challengerschool.com Phone 801.569.2700

Applicant Greystone Nevada, LLC Contact Doug Rankin

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

E-mail Doug.Rankin@lennar.com Phone 702.417.2470

Representative The WLB Group, Inc Contact Mark Bangan

Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120

E-mail mbangan@wlbgroup.com Phone 702.458.2551

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 Matthew G. Cooper, General Counsel

Subscribed and sworn before me

This 6th day of July, 2023

Notary Public in and for said County and State

JENNIFER ANDERSON
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 723755
COMM. EXP. 03-23-2026

23-0390
08/17/2023

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) Site Development Plan Review

Project Address (Location) Isaac Newton Way & N Hualapai Way

Project Name Challenger & Issac Newton **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-07-401-019 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing OS-R Proposed MLA

Additional Information

Property Owner Babb Investment CO Contact Matt Cooper
Address 9424 S 300 W City Sandy State UT Zip 84070
E-mail mcooper@challengerschool.com Phone 801.569.2700

Applicant Greystone Nevada, LLC Contact Doug Rankin
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Doug.Rankin@lennar.com Phone 702.417.2470

Representative The WLB Group, Inc Contact Mark Bangan
Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120
E-mail mbangan@wlbgroup.com Phone 702.458.2551

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☐ Yes
☒ No

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City Official **Partner(s)**

Partner(s)

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Property Owner Signature Mah Cooper

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Print Name Matthew G. Cooper, General Counsel

Subscribed and sworn before me

This 6th day of July, 20 23

Notary Public in and for said County and State

JENNIFER ANDERSON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION # 723755
COMM. EXP. 03-23-2026

23-0399
06/17/2023

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) Tentative Map

Project Address (Location) Isaac Newton Way & N Hualapai Way

Project Name Challenger & Issac Newton **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-07-401-019 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing OS-R Proposed MLA

Additional Information

Property Owner Babb Investment CO Contact Matt Cooper
Address 9424 S 300 W City Sandy State UT Zip 84070
E-mail mcooper@challengerschool.com Phone 801.569.2700

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Representative The WLB Group, Inc Contact Mark Bangan
Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120
E-mail mbangan@wlbgroup.com Phone 702.458.2551

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☒ No

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City Official **Partner(s)**

Partner(s)

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

Print Name Matthew G. Cooper, General Counsel

Subscribed and sworn before me

This 6th day of July, 20 23

Notary Public in and for said County and State

JENNIFER ANDERSON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 723755
COMM. EXP. 03-23-2026

2303399
06/17/2023

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) Vacation

Project Address (Location) Isaac Newton Way & N Hualapai Way

Project Name Challenger & Issac Newton **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-07-401-019 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing OS-R Proposed MLA

Additional Information

Property Owner Babb Investment CO Contact Matt Cooper
Address 9424 S 300 W City Sandy State UT Zip 84070
E-mail mcooper@challengerschool.com Phone 801.569.2700

Applicant Greystone Nevada, LLC Contact Doug Rankin
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Doug.Rankin@lennar.com Phone 702.417.2470

Representative The WLB Group, Inc Contact Mark Bangan
Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120
E-mail mbangan@wlbgroup.com Phone 702.458.2551

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.
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Property Owner Signature

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Print Name Matthew G. Cooper, General Counsel

Subscribed and sworn before me

This 6th day of July, 20 23

Notary Public in and for said County and State

JENNIFER ANDERSON
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 723755
COMM. EXP. 03-23-2026

23-0399
06/17/2023

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) Variance

Project Address (Location) Isaac Newton Way & N Hualapai Way

Project Name Challenger & Issac Newton **Proposed Use** Single Family Development

Assessor's Parcel #(s) 138-07-401-019 **Ward #** 4

General Plan: Existing PCD Proposed PCD **Zoning:** Existing OS-R Proposed MLA

Additional Information Open Space Variance

Property Owner Babb Investment CO Contact Matt Cooper
Address 9424 S 300 W City Sandy State UT Zip 84070
E-mail mcooper@challengerschool.com Phone 801.569.2700

Applicant Greystone Nevada, LLC Contact Doug Rankin
Address 9275 W Russell Road, Suite 400 City Las Vegas State NV Zip 89148
E-mail Doug.Rankin@lennar.com Phone 702.417.2470

Representative The WLB Group, Inc Contact Mark Bangan
Address 3663 E Sunset Rd, Suite 204 City Las Vegas State NV Zip 89120
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☐ 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 [signature]

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

Print Name Matthew G. Cooper, General Counsel

Subscribed and sworn before me

This 6th day of July, 20 23

[signature]

Notary Public in and for said County and State

JENNIFER ANDERSON
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 723755
COMM. EXP. 03-23-2026

23-0399
08/17/2023

102168-PRE- Challenger at Issac Newton

DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- X 10. Existing and proposed street names. Streets "A" and "B" names are not in the street on Map.
- NR 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- X 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- NA 14. Existing and proposed storm drains.
- X 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- X 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

23-0399
08/17/2023

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

NR 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

NR 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

NA 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

NA 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

☑ 3. Any proposed deviations from City standards.

1. Private streets not gated.
2. Streets not meeting City standards.
3. Street terminations stubbed.

☐ 4. A copy of the deed for the property, if required.

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. A compatible digital format copy of the tentative map.

☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: _____

Department of Public Works Signature: _____

Date: _____

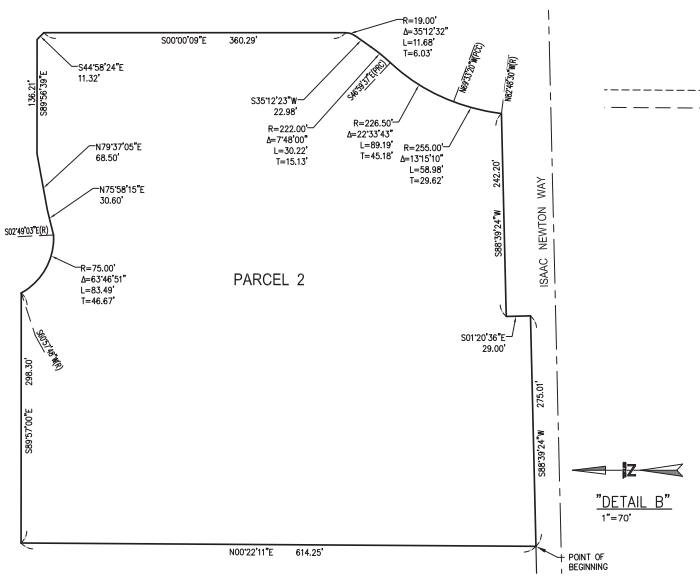
CORRECTIONS FOR APPROVAL:

1. Street cross section marked "PUBLIC" when Map shows "PRIVATE".
2. Designate parking allowed only on one side of street on Street Cross Section (33' from flow line to flow line minimum for parking on both sides).
3. Identify Property Boundaries.

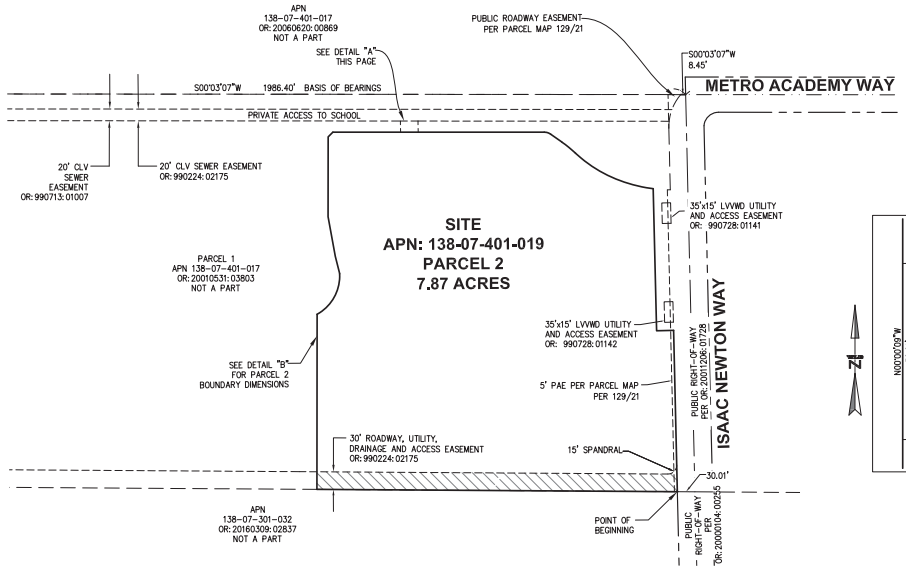
23-0399
08/17/2023

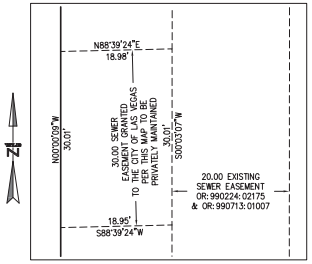
VACATION EXHIBIT
CHALLENGER & ISAAC NEWTON

BEING A PORTION OF PARCEL 2 AS SHOWN IN FILE 129, PAGE 21 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA SITUATE IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



"DETAIL B"
1"=70'





"DETAIL A"
1"=10'

GRAPHIC SCALE
100 0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND

	SURVEY BOUNDARY LINE
	ROAD CENTER LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
APN	ASSESSOR PARCEL NUMBER
OR	OFFICIAL RECORDS
PAE	PEDESTRIAN ACCESS EASEMENT
	EASEMENT BEING VACATED

REFERENCE MAPS

R-1 – BOOK 98, PAGE 77 OF PLATS
R-2 – BOOK 105, PAGE 100 OF PLATS
R-3 – NOOK 121, PAGE 69 OF PLATS
R-4 – BOOK 139, PAGE 68 OF PLATS
R-5 – FILE 105, PAGE 97 OF PARCEL MAPS
R-6 – FILE 108, PAGE 6 OF PARCEL MAPS
R-7 – FILE 67, PAGE 80 OF SURVEYS
R-8 – FILE 81, PAGE 44 OF SURVEYS
R-9 – FILE 91, PAGE 29 OF SURVEYS
R-10 – FILE 110, PAGE 98 OF SURVEYS
R-11 – FILE 118, PAGE 26 OF SURVEYS

BASIS OF BEARINGS

S 88°06'39" W – BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN IN FILE 108, PAGE 6 OF PARCEL MAPS IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE.

22-0099
15225023

NO.	DATE	REVISION	BY	APPROVAL

The WLB Group Inc.
Engineering, Urban Design, Architecture, Planning, Surveying
Offices located in Las Vegas, Reno, and Tonopah, Nevada and Salt Lake City, Utah
3663 EAST SUNSET ROAD, SUITE 204
LAS VEGAS, NV 89120 (702) 458-2851

SHEET TITLE:

PROJECT:
VACATION EXHIBIT
APN 138-07-401-019
CHALLENGER & ISAAC NEWTON

JOB #: 423018-A-001
DATE: JULY 21, 2023
DRAWN BY: KMS
DESIGNED BY:
CHECKED BY: DP

SHEET
SHEET 2 OF 2
DRAWING

U:\423018 - 201 CHALLENGER AT ISAAC NEWTON\SURVEY\DWG\CURRENT\CAD\423018 ISAAC NEWTON VACATION.dwg Aug 17,2023 9:51 AM

APN 138-07-401-019
FILE: 423018-A-001-ESMT-VAC
JULY 24, 2023

VS-

LEGAL DESCRIPTION
CHALLENGER & ISAAC NEWTON
PATENT EASEMENT VACATION

VACATING A PORTION OF THAT PATENT EASEMENT N-61449, RECORDED FEBRUARY 24, 1999 IN BOOK 990224 AS INSTRUMENT NO. 02175 OF OFFICIAL RECORDS IN THE OFFICE OF THE CLARK COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF SAID PATENT EASEMENT BEING IN PARCEL 2 IN THAT PARCEL MAP RECORDED IN FILE 129, PAGE 21 IN THE OFFICE OF THE CLARK COUNTY RECORDER.

END OF DESCRIPTION.

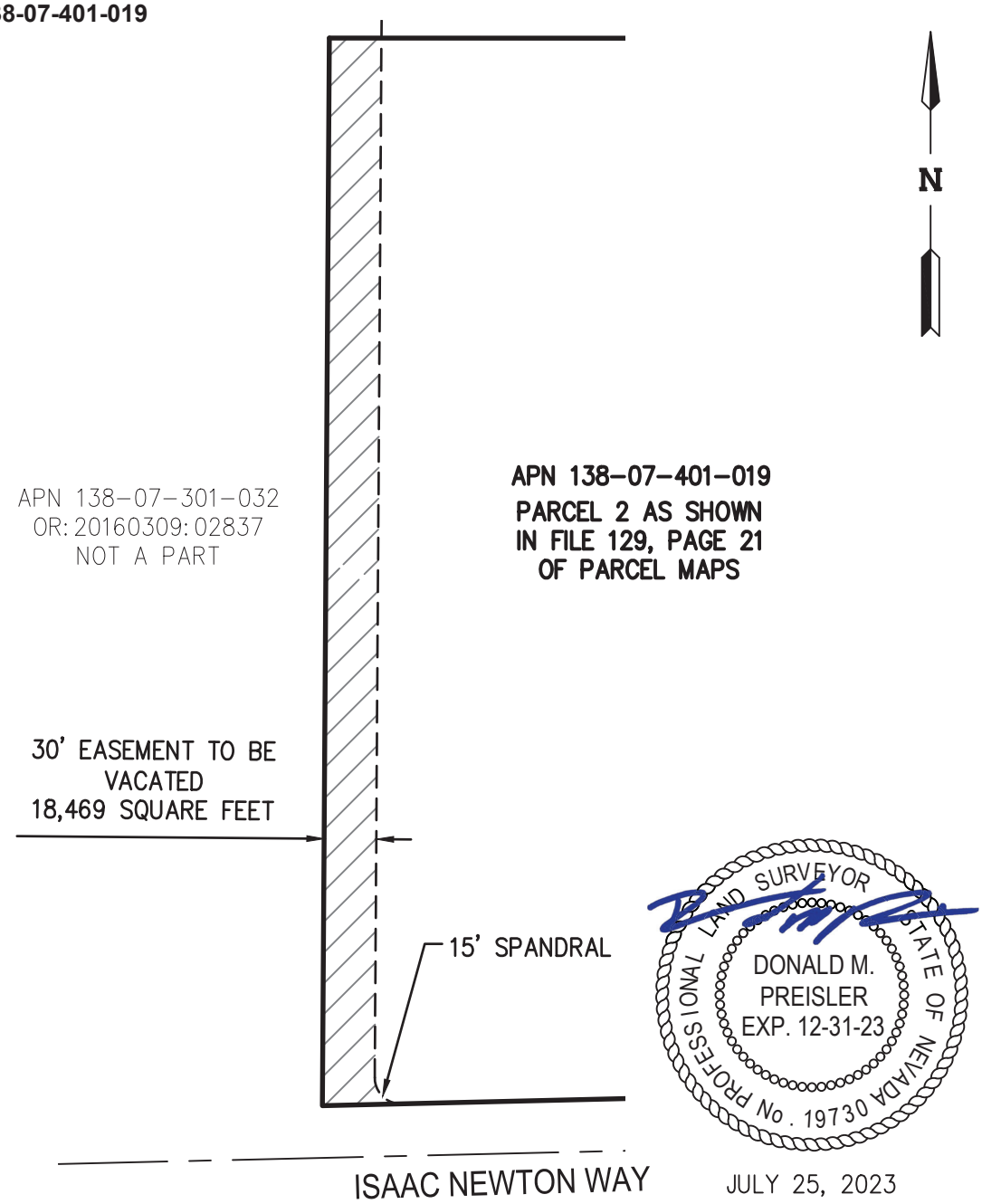
SEE PAGES 2 OF 2, EXHIBIT "B" TO BE MADE PART OF THIS DESCRIPTION.

PREPARED BY: DONALD M. PREISLER, PLS,
AS AN AGENT FOR THE WLB GROUP, INC.

JULY 25, 2023

The WLB Group, Inc. 3663 East Sunset Road, Suite 204, Las Vegas, NV 89120
23-0399
08/24/2023

APN 138-07-401-019



JULY 25, 2023

LEGEND

PROPERTY LINE	EASEMENT BEING VACATED
EXISTING RIGHT-OF-WAY	APN — ASSESOR PARCEL NUMBER
EASEMENT LINE	OR — OFFICIAL RECORDS

Q:\423018-A-001 CHALLENGER AT ISAAC NEWTON\SURVEY\DWG\CURRENT\CAD\423018 ISAAC NEWTON VACATION MAP.dwg

EXHIBIT 'B'	The WLB Group INC. **WLB** Engineering • Landscape Architecture Planning • Urban Design • Surveying Offices located in Las Vegas, Nevada, and Tucson, Phoenix, and Flagstaff, Arizona 3663 EAST SUNSET ROAD, SUITE 204 LAS VEGAS, NV. 89120 (702) 458-2591
SCALE: 1"=100'	
PAGE 2 OF 2	

23-0399
08/24/2023

RECEIVED
DEC 10 2001
Utah Div. Of Corp. & Comm. Code

ARTICLES OF CONVERSION
OF
BABB INVESTMENT CO.

The undersigned, being the General Partner of BABB Investment Co. (the "Partnership"), pursuant to Utah Code Section 48-2c-1402, adopt the following Articles of Conversion for the Partnership:

1. On June 26, 1989, the initial partners of the Partnership formed the Partnership by filing a Certificate of Partnership with the Division of Corporations and Commercial Code of the Utah Department of Commerce (the "Division"). The Partnership is registered with the Division as File No. LP# 004756. The Partnership was amended by an Amended Certificate of Limited Partnership, which was filed with the Division on November 14, 1995.

2. Immediately prior to the filing of these Articles of Conversion, the name of the Partnership was **BABB Investment Co.**

3. The name of the Company as set forth in its Articles of Organization filed in accordance with Subsection 48-2c-1401(2)(b) is **BABB Investments, L.L.C.** (the "Company").

4. The Partnership's conversion from a Utah limited partnership to a Utah limited liability company shall be effective upon the filing of these Articles of Conversion and the Articles of Organization of the Company.

5. The General Partner certifies that the Partnership's conversion from a Utah limited partnership to a Utah limited liability company is duly approved by all of the owners of the Partnership.

Dated this 30th day of December, 2001.

GENERAL PARTNER:

Barbara Alice Billings Baker,
Trustee of the Barbara Alice
Billings Baker Trust

Barbara Alice Billings Baker

By: Barbara Alice Billings Baker
Its: Trustee

12-21-01A09:41 RCVD

JBB

Date: 12/21/2001
Receipt Number: 478349
Amount Paid: $35.00

23-0399
08/24/2023

Date: 03/30/2015
Receipt Number: 5956396
Amount Paid: $111.00

RECEIVED
MAR 30 2015
Utah Div. of Corp. & Comm. Code

CERTIFICATE OF AMENDMENT TO ARTICLES OF ORGANIZATION OF BABB INVESTMENTS, L.L.C.

This Certificate of Amendment to the Articles of Organization of BABB Investments, L.L.C., a Utah limited liability company ("Company") is dated January 21, 2015, and certifies:

MTM

FIRST: The Articles of Organization of the Company were duly filed with the Division of Corporations and Commercial Code of the Department of Commerce of the State of Utah on or about December 21, 2001 ("Articles of Organization"). Since then, the Articles of Organization have not been amended.

SECOND: Paragraph 4 of the Articles of Organization is amended to provide that the name and street address of the registered agent and the principal place of business where the records required to be maintained are to be kept are as follows:

Matthew G. Cooper
9424 South 300 West
Sandy, Utah 84070

THIRD: Paragraph 6 of the Articles of Organization is amended to provide that the name and address of the current Manager are as follows:

Challenger School Foundation
9424 South 300 West
Sandy, Utah 84070

03-30-15P03:26 RCVD

FOURTH: This Certificate of Amendment was approved and adopted by the Manager and all of the Members of the Company on or before the date first written above.

FIFTH: Except as amended by this Certificate, the Articles of Organization shall remain unchanged.

In witness whereof this Certificate of Amendment was executed as of the date first written above by the Manager and all of the Members of the Company who are duly authorized to execute and file this Certificate of Amendment and to affirm, under penalties of perjury, that the facts stated in this Certificate of Amendment are true.

MANAGER & MEMBER

Challenger School Foundation

M. G. Cooper

Matthew G. Cooper, Secretary

23-0399
08/24/2023

RECEIVED
DEC 10 2001
Utah Div. Of Corp. & Comm. Code

ARTICLES OF ORGANIZATION
OF
BABB INVESTMENTS, L.L.C.

Date: 12/21/2001
Receipt Number: 478349
Amount Paid: $35.00

The undersigned acting as Manager of this Utah Limited Liability Company (the "Company") under the Utah Limited Liability Company Act, adopts the following Articles of Organization for the Company:

1. The name of the Company is **BABB Investments, L.L.C.** The Company is being converted from a Utah limited partnership named BABB Investment Co., for which the original Certificate of Limited Partnership was filed with the Division of Corporations and Commercial Code of the Utah Department of Commerce on June 26, 1989.

12-21-01A09:41 RCVD

2. The latest date upon which the Company is to be dissolved is January 1, 2040.

3. The principal business purpose for which the Company is formed is to transact any and all lawful business for which limited liability companies may be organized under the Act.

4. The street address of the Company's registered office shall be its designated office for purposes of Section 48-2c-111 of the Act which is its designated office for purposes of that Section. The name and street address of the registered agent and the principal place of business where the records required to be maintained are to be kept are as follows:

Barbara Alice Billings Baker
571 West 9320 South
Sandy, Utah 84070

I hereby consent to be named as the registered agent of the Company.

Barbara Alice Billings Baker
Barbara Alice Billings Baker

5. The Company appoints the director of the Division of Corporations and Commercial Code of the Utah Department of Commerce as agent for service of process of the Company if the appointed registered agent has resigned, the registered agent's authority has been revoked, or if the agent cannot be found or served with the exercise of reasonable diligence.

23-0399
08/24/2023

6. The business and affairs of the Company shall be managed by a Manager. The name and address of the Manager of the Company is as follows:

Barbara Alice Billings Baker
571 West 9320 South
Sandy, Utah 84070

Dated this 20th day of December, 2001.

MANAGER:

Barbara Alice Billings Baker

Barbara Alice Billings Baker

23-0399
08/24/2023

331454.1

*K\990224.2175

30

Form 1860-9
(January 1983)

9901229.02175

The United States of America

To all to whom these presents shall come, Greeting:

5

N-61449

WHEREAS

West Charleston Baptist Church

is entitled to a land patent pursuant to the Act of June 14, 1926, as amended (43 U.S.C. 869 - 869-4), for the following described land:

Mount Diablo Meridian, Nevada

T. 20 S., R. 60 E.,
sec. 7, lot 22 and lots 27 to 30, inclusive.

containing 20 acres; and

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES, unto West Charleston Baptist Church, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities and appurtenances, of whatsoever nature, thereunto belonging, unto the said West Charleston Baptist Church and to its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals constructed by the authority of the United States. Act of August 30, 1890 (43 U.S.C. 945).

2. All mineral deposits in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine and remove such deposits from the same under applicable law and regulations to be established by the Secretary of the Interior.

SUBJECT TO:

1. A 40 foot easement in width along the North boundary and a 30 foot easement along the West boundary of Lot 22, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, Nevada; TOGETHER with a 20 foot spandral area in the Northwest corner of Lot 22, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, Nevada, in favor of the City of Las Vegas, for roads, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands.

Patent Number 27-99-0008

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08/17/2023

2. A 30 foot easement in width along the West boundary of Lot 27, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, Nevada, in favor of the City of Las Vegas, for roads, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands.

3. An easement covering the West 20 feet of the East 45.5 feet of Lots 28 and 29, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, Nevada, in favor of the City of Las Vegas, for sewer line purposes to insure continued ingress and egress to adjacent lands.

4. A 30 foot easement in width along the South boundary of Lot 29, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, Nevada, in favor of the City of Las Vegas, for roads, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands.

5. A 30 foot easement in width along the South boundary and a 30 foot easement in width along the West boundary of Lot 30, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, Nevada; TOGETHER with a 15 foot spandral area in the Southwest corner of Lot 30, sec. 7, T. 20 S., R. 60 E., Mount Diablo Meridian, in favor of the City of Las Vegas, for roads, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands.

6. Those rights for public roadway purposes which have been granted to the Clark County, its successors or assigns, by right-of-way No. N-59722, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761).

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances had been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

Provided that title shall revert to the United States upon a finding, after notice and opportunity for a hearing, that, without the approval of the Secretary of the Interior or his delegate, the patentee or its approved successor attempts to transfer title to or control over the lands to another, the lands have been devoted to a use other than that for which the lands were conveyed, the lands have not been used for the purpose for which the lands were conveyed for a 5-year period, or the patentee has failed to follow the approved development plan or management plan.

NO 27-99-0005

23-0399
08/17/2023

99822

Provided further that the Secretary of the Interior may take action to revest title in the United States if the patentee directly or indirectly permits its agents, employees, contractors, or subcontractors (including without limitation, lessees, sublessees, and permittees) to prohibit or restrict the use of any part of the patented lands or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

The grant of the herein described lands is subject to the following reservations, conditions, and limitations:

(1) The patentee or its successor in interest shall comply with and shall not violate any of the terms or provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241), and the requirements of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant thereto (43 CFR 17) for the period that the lands conveyed herein are used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provision of similar services or benefits.

(2) If the patentee or its successor in interest does not comply with the terms or provisions of Title VI of the Civil Rights Act of 1964, and the requirements imposed by the Department of the Interior issued pursuant to that title, during the period during which the property described herein is used for the purpose for which the grant was made pursuant to the act cited above, or for another purpose involving the provisions of similar services or benefits, the Secretary of the Interior or his delegate may declare the terms of this grant terminated in whole or in part.

(3) The patentee, by acceptance of this patent, agrees for itself or its successors in interest that a declaration of termination in whole or in part of this grant shall at the option of the Secretary or his delegate, operate to revest in the United States full title to the lands involved in the declaration.

(4) The United States shall have the right to seek judicial enforcement of the requirements of Title VI of the Civil Rights Act of 1964, and the terms and conditions of the regulations, as modified or amended, of the Secretary of the Interior issued pursuant to said Title VI, in the event of their violation by the patentee.

(5) The patentee or its successor in interest will, upon request of the Secretary of the Interior or his delegate, post and maintain on the property conveyed by this document signs and posters bearing a legend concerning the applicability of Title VI of the Civil Rights Act of 1964 to the area or facility conveyed.

27-99-0008

23-0399
08/17/2023

990224.02175

Form 1860-10
(April 1988)

N-61449

(6) The reservations, conditions, and limitations contained in paragraphs (1) through (5) shall constitute a covenant running with the land, binding on the patentee and his (its) successors in interest for the period for which the land described herein is used for the purpose for which this grant was made, or for another purpose involving the provision of similar services or benefits.

(7) The assurances and covenant required by sections (1) through (6) above shall not apply to ultimate beneficiaries under the program for which this grant is made. "Ultimate beneficiaries" are identified in 43 CFR 17.12(h).

[SEAL]

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in RENO, NEVADA the NINETEENTH day of FEBRUARY in the year of our Lord one thousand nine hundred and NINETY-NINE and of the Independence of the United States the two hundred and TWENTY-THIRD

By Dennis J. Samuelson

ACTING LANDS TEAM LEAD

Patent Number 27-99-0[illegible]

23-0399
08/17/2023

990224

990224.02175

CLARIFICATION EXHIBIT

TO CLARIFY INFORMATION APPEARING ON GOVERNMENT PATENT:

GRANTEE(S): Wesh Charleston Baptist Church

LEGAL DESCRIPTION: T. 20 S., R. 60 E.,
Sec. 7, Lot 22 and lots 27 to 30, inclusive

I declare that the above information is the same as on the attached document.

Signature:

Name (Please print): Patricia Smith

Company: Stewart Title

Grantee's Address: Grantee Care of
STEWART TITLE OF NEVADA
3800 HOWARD HUGHES PKWY.
14th FLR.
LAS VEGAS, NEVADA 89109

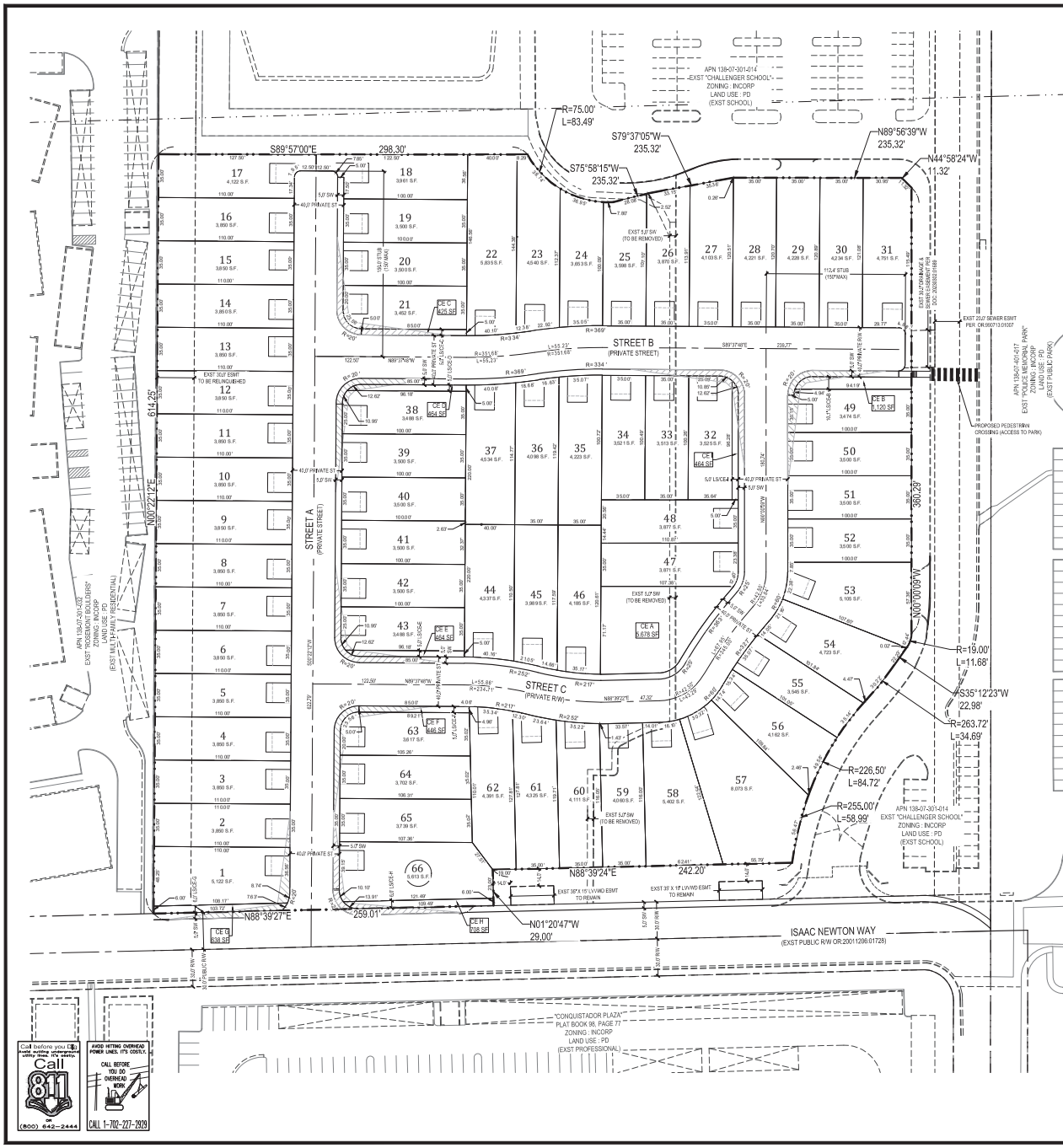
Assessor Parcel No: Portion of 138-07-301-014

When recorded, mail to:
STEWART TITLE OF NEVADA
3800 HOWARD HUGHES PKWY.
14th FLR.
LAS VEGAS, NEVADA 89109

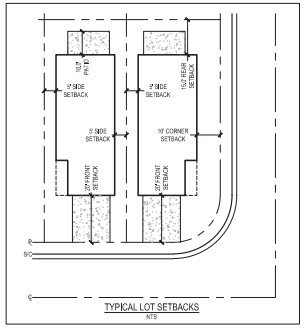
R055 (08/90)

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
STEWART TITLE OF NEVADA
02-24-99 15:14 DBL 5
OFFICIAL RECORDS
BOOK: 990224 INST: 02175
FEE: 11.00 RPTT: EX#002

23-0399
08/17/2023



LOCATION MAP



TYPICAL LOT SETBACKS
NTS

CONNECTIVITY INDEX

7.0 LINKS / 6.0 NODES = 1.17

OWNER(S)

APN 138-07-401-019
BABB INVESTMENT CO
9424 S 300 W
SANDY, UT 84070

DEVELOPER

GREYSTONE NEVADA, LLC
5075 W RUSSELL ROAD STE 400
LAS VEGAS, NV 89148
(702) 417-2470

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK ID : 7LV007SWW8

RIVET AND PLATE IN TOP OF CURB, EAST SIDE OF HUALAPAI WAY AT SUGARLAND AVENUE, NORTHEAST OF PROPERTY LINE.

ELEVATION = 830.05 (METERS)
ELEVATION = 2723.25 (FEET-NAVD 88)

BASIS OF BEARINGS

S 88°51'14" W, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 91, PAGE 29 OF SURVEYS, IN THE CLARK COUNTY NEVADA RECORDER'S OFFICE.

SITE DATA

ASSESSOR'S PARCEL NUMBER(S)	138-07-401-019
EXISTING ZONING / MASTER PLAN DESGINATION	OS-PR / PCD
PROPOSED ZONING / MASTER PLAN DESIGNATION	MLA / PCD
ACREAGE (GROSS)	7.87 AC
TOTAL PROPOSED LOTS	66 LOTS
DENSITY (GROSS)	8.38 DU/AC
MINIMUM LOT SIZE (GROSS & NET)	3,452 SF
MAXIMUM LOT SIZE (GROSS & NET)	8,073 SF

SITE DATA

COMMON ELEMENT AREA (8)	
CE-A	5,678 SF
CE-B	1,120 SF
CE-C (SMALL PARK)	625 SF
CE-D	464 SF
CE-E	464 SF
CE-F	446 SF
CE-G	638 SF
CE-H	708 SF
CE-I	464 SF
TOTAL COMMON ELEMENT AREA	10,407 SF
OPEN SPACE (REQUIRED)	21,780 SF
OPEN SPACE (PROVIDED)	10,407 SF

23-0399
08/24/2023

NO.	DATE	REVISION	BY	APPROVAL

The WLB Group
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Las Vegas, Henderson, Reno, Pahrump
Tucson, Phoenix, and Flagstaff, Arizona
3663 E. SUNSET ROAD, SUITE 204
LAS VEGAS, NV, 89120 (702) 454-2351

SHEET TITLE: SITE PLAN

PROJECT: CHALLENGER & ISAACC NEWTON

CITY OF LAS VEGAS

PROJECT NO. 423018-A-001
DATE: JULY 25, 2023
DRAWN BY: BGF
DESIGNED BY: MGB / dtb
CHECKED BY:

SHEET SP-01
SHEET 1 OF 1

Q:\423018-A-001 CHALLENGER AT ISAAC NEWTON\PLANNING\423018-SP.dwg 8/18/2023 2:30 PM Brendan Foote

OWNER(S)
APN 138-07-401-019
BABB INVESTMENT CO
9424 S 300 W
SANDY, UT 84070

DEVELOPER
GREYSTONE NEVADA, LLC
9275 W RUSSELL ROAD STE 400
LAS VEGAS, NV 89148
(702) 417-2470

LEGAL DESCRIPTION
BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK ID : 7LV007SIWW6

RIVET AND PLATE IN TOP OF CURB, EAST SIDE OF HUALAPAI WAY AT SUGARLAND AVENUE, NORTHEAST OF PROPERTY LINE.

ELEVATION = 830.05 (METERS)
ELEVATION = 2723.25 (FEET-NAVD 88)

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MAXIMUM LOT SIZE (GROSS & NET)	8,073 SF

SITE DATA

COMMON ELEMENT AREA (8)	
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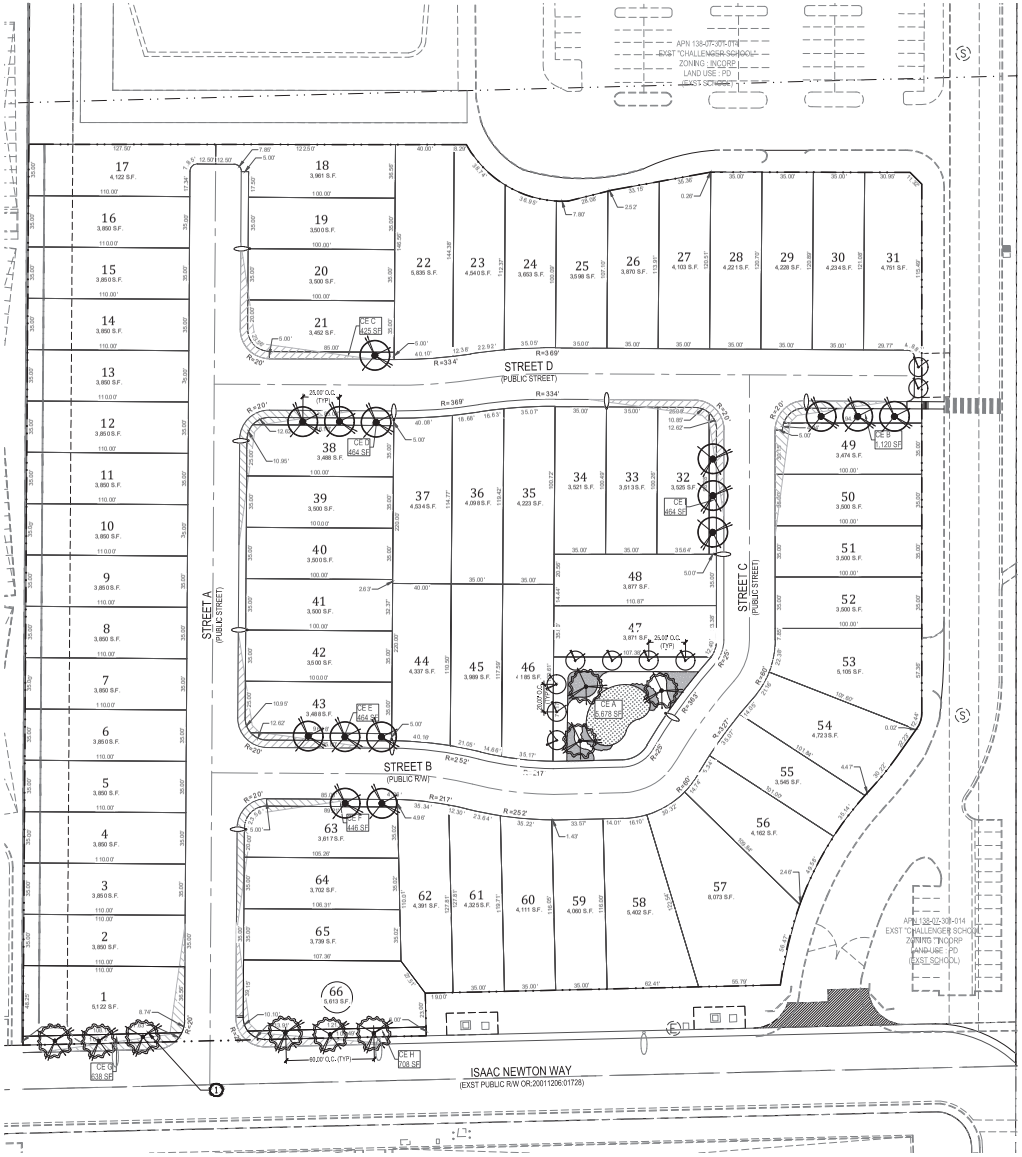
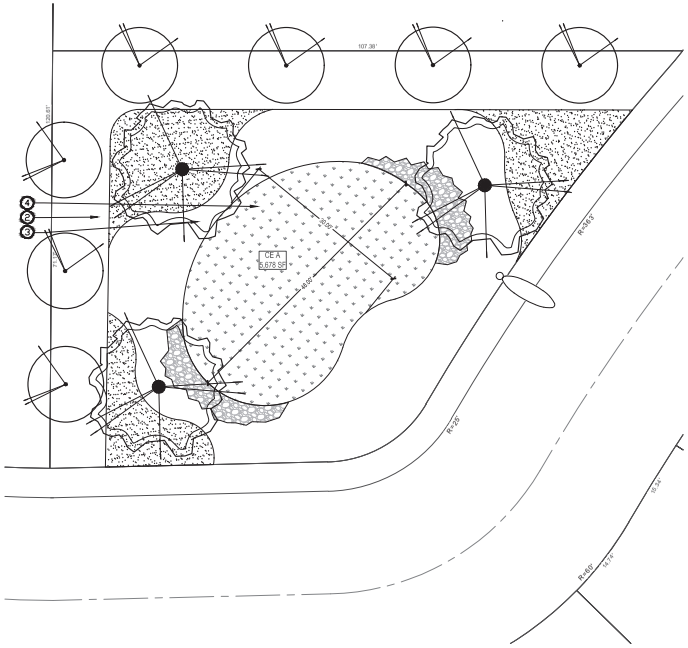
CE-B	1,120 SF
CE-C (SMALL PARK)	425 SF
CE-D	464 SF
CE-E	464 SF
CE-F	446 SF
CE-G	638 SF
CE-H	708 SF
CE-I	464 SF
TOTAL COMMON ELEMENT AREA	10,407 SF
OPEN SPACE (REQUIRED)	21,780 SF
OPEN SPACE (PROVIDED)	10,407 SF





OPEN SPACE ENLARGEMENT

SCALE: 1" = 10'-0"

PLANT SCHEDULE

SYMBOLS	TREE TYPE	TREE SIZE	BOX SIZE
	PARKINSONIA FLORIDA BLUE PALO VERDE	LARGE	24"-BOX
	ACACIA STENOPHYLLA SHOESTRING ACACIA	LARGE	24"-BOX
	CHILOPSIS LINEARIS DESERT WILLOW	MEDIUM	24"-BOX

SHRUBS

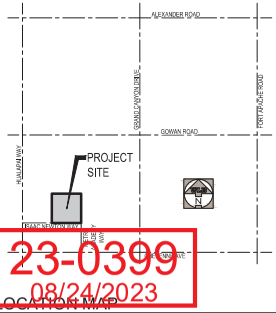
SHRUBS SHALL COVER 50% OF ALL LANDSCAPE SURFACES.

GROUND COVER: DECOMPOSED GRANITE 2" DEPTH (TYP)

NOTE: ALL LANDSCAPE TO COMPLY WITH TITLE 30 STANDARDS FOR PERIMETER LANDSCAPING REQUIREMENTS.

KEY NOTES

	DESCRIPTION
1	STREETSCAPE
2	DECOMPOSED GRANITE
3	COMMUNITY PARK
4	1,200 SQ FT ARTIFICIAL TURF



LOCATION MAP
N.T.S.

0 20' 40' 80'
SCALE: 1"=40'

23-0399
08/24/2023

The WLB Group INC. WLB
3663 E Sunset Rd. | Las Vegas | NV89102 | Tel. 702-458-2551

LSC-01
08-16-2023

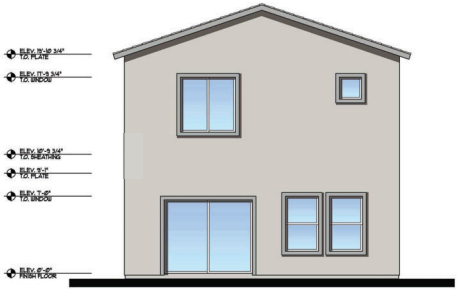
CHALLENGER & ISAAC NEWTON

LANDSCAPE CONCEPT

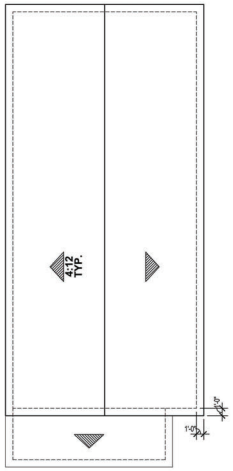
1 L Mid Century

Body 1	Body 2	Trim, Fascia, Garage	Entry Door	Roof
Big Chill	Anonymous	Mineral Deposit	Riverway	Stone Mountain Blend
SW7648	SW7046	SW7652	SW6222	1FACS5354

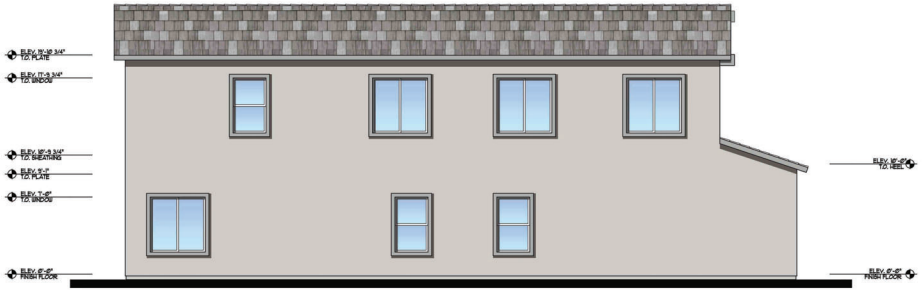
Front Elevation 'A'
Scale: 3/16"=1'-0"



Rear Elevation 'A'
Scale: 3/16"=1'-0"



Roof Plan 'A'
Scale: 1/8"=1'-0"



Left Elevation 'A'
Scale: 3/16"=1'-0"

Right Elevation 'A'
Scale: 3/16"=1'-0"

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA

August 4, 2023

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Elevation 'A'
Challenger & Isaac Newton
Plan 2255 (35' x 95')
City of Las Vegas, Nevada

23-0399
~~08/15/2023~~

July 21, 2023

LENNAR
The Home of Everything's Included.®

Perlman ARCHITECTS

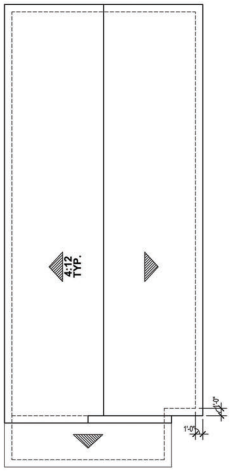
5M Western Contemporary

Body 1	Body 2	Trim, Fascia, Garage	Entry Door	Roof	Country
Tony Taupe	Urbane Bronze	Adaptive Shade	Dark Brown	Charcoal Brown Blend	Ledgestone
SW7039	SW7048	SW7053	SW7520	1FACS1132	Ashfall

Front Elevation 'B'
Scale: 3/16"=1'-0"

Rear Elevation 'B'
Scale: 3/16"=1'-0"

Left Elevation 'B'
Scale: 3/16"=1'-0"



Roof Plan 'B'
Scale: 1/8"=1'-0"

Right Elevation 'B'
Scale: 3/16"=1'-0"

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA

August 4, 2023

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Elevation 'B'

Challenger & Isaac Newton
Plan 2255 (35' x 95')

City of Las Vegas, Nevada

23-0399
~~08/15/2023~~

July 21, 2023

LENNAR
The Home of Everything's Included.®

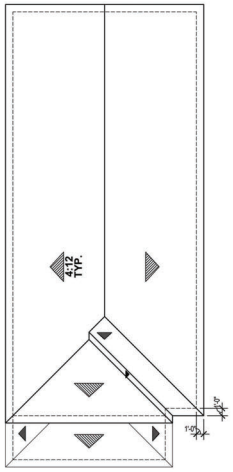
Perlman ARCHITECTS

9D Modern Prairie

Body 1	Body 2	Trim	Entry Door	Fascia & Garage	Roof	Pro-Fit
Bungalow Beige	Tavern Taupe	Garret Gray	Dark Brown	Sable	Brown Blend	Ledgestone
SW7511	SW7508	SW6075	SW7520	SW6083	1FACS3233	Shale

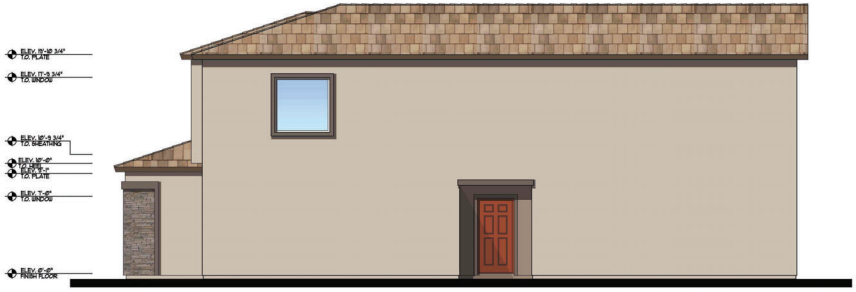
Front Elevation 'C'
Scale: 3/16"=1'-0"

Rear Elevation 'C'
Scale: 3/16"=1'-0"



Roof Plan 'C'
Scale: 1/8"=1'-0"

Left Elevation 'C'
Scale: 3/16"=1'-0"



Right Elevation 'C'
Scale: 3/16"=1'-0"

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA

August 4, 2023

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Elevation 'C'

Challenger & Isaac Newton
Plan 2255 (35' x 95')

City of Las Vegas, Nevada

23-0399
~~08/15/2023~~

July 21, 2023

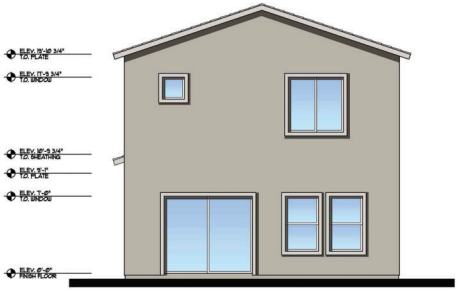
LENNAR
The Home of Everything's Included.®

Perlman ARCHITECTS

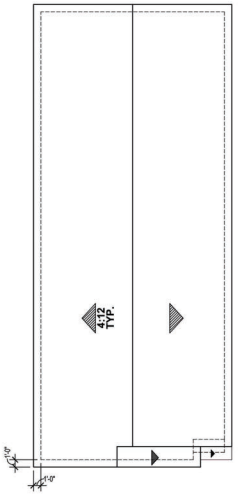
2M Mid Century

Body 1	Body 2	Trim, Fascia, Garage	Entry Door	Roof
Mindful Gray	Urbane Bronze	Crushed Ice	Brandywine	Smokey
SW7016	SW7048	SW7647	SW7710	1FACS3958

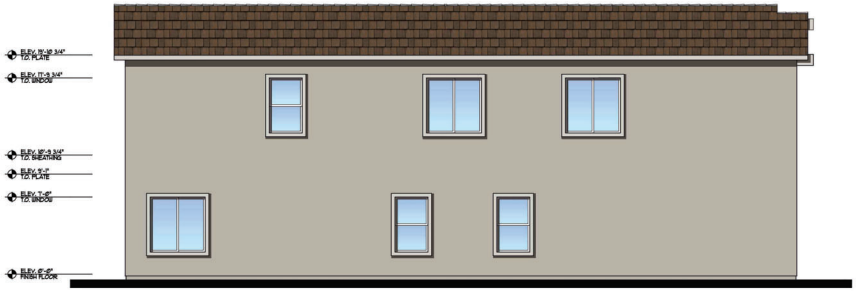
Front Elevation 'A'
Scale: 3/16"=1'-0"



Rear Elevation 'A'
Scale: 3/16"=1'-0"



Roof Plan 'A'
Scale: 1/8"=1'-0"



Left Elevation 'A'
Scale: 3/16"=1'-0"

Right Elevation 'A'
Scale: 3/16"=1'-0"

Leonard A. Perlman
Registered
No. 1848
Architect
State of Nevada

August 4, 2023

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Elevation 'A'

Challenger & Isaac Newton
Plan 2405 (35' x 95')

City of Las Vegas, Nevada

23-0399
08/15/2023

July 21, 2023

LENNAR
The Home of Everything's Included.®

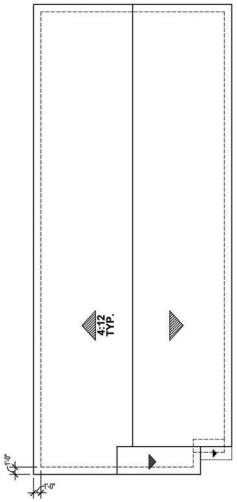
Perlman Architects

6D Western Contemporary

Body 1	Body 2	Trim	Entry Door	Fascia & Garage	Roof	Pro-Fit
Taupe Tone	Agreeable Gray	Homestead Brown	Homberg Gray	Homberg Gray	Brown Blend	Ledgestone
SW7633	SW7029	SW7515	SW7622	SW7622	1FACS3233	Shale

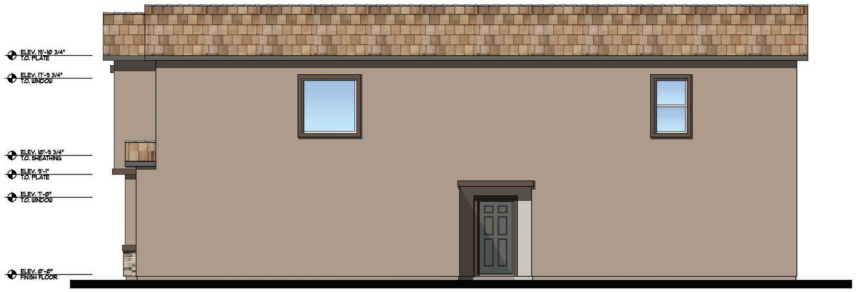
Front Elevation 'B'
Scale: 3/16"=1'-0"

Rear Elevation 'B'
Scale: 3/16"=1'-0"



Roof Plan 'B'
Scale: 1/8"=1'-0"

Left Elevation 'B'
Scale: 3/16"=1'-0"



Right Elevation 'B'
Scale: 3/16"=1'-0"

LEONARD A. PERLMAN REGISTERED NO. 1848 ARCHITECT STATE OF NEVADA

August 4, 2023

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Elevation 'B'

Challenger & Isaac Newton
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City of Las Vegas, Nevada

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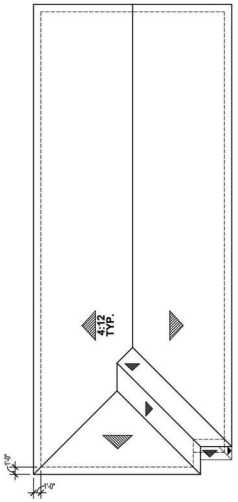
7L Modern Prairie

Body 1	Body 2	Trim	Entry Door	Fascia & Garage	Roof	Pro-Fit
Heron Plume	Urban Putty	Prairie Grass	Rookwood	Dovetail	Brown Blend	Ledgestone
SW6070	SW7532	SW7546	Dark Green	SW7018	1FACS3233	Mojave
			SW2816			

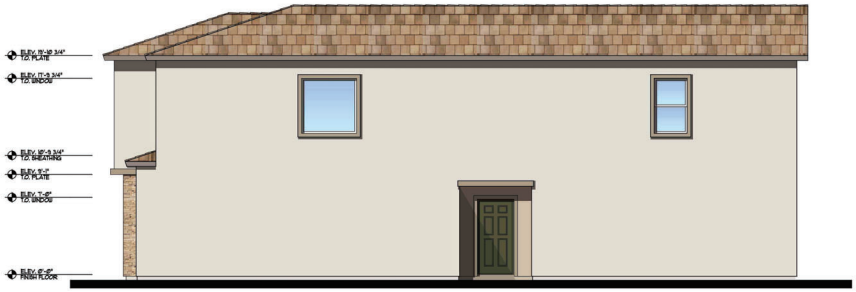
Front Elevation 'C'
Scale: 3/16"=1'-0"

Rear Elevation 'C'
Scale: 3/16"=1'-0"

Left Elevation 'C'
Scale: 3/16"=1'-0"



Roof Plan 'C'
Scale: 1/8"=1'-0"



Right Elevation 'C'
Scale: 3/16"=1'-0"

Leonard A. Perlman Registered No. 1848 Architect State of Nevada

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Elevation 'C'

Challenger & Isaac Newton
Plan 2405 (35' x 95')

City of Las Vegas, Nevada

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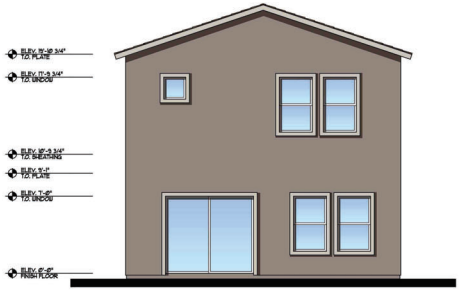
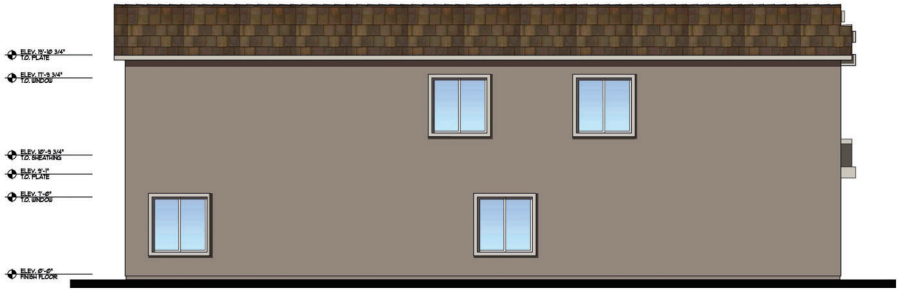
3D Mid Century

Body 1	Body 2	Trim, Fascia, Garage	Entry Door	Roof
Dovetail	Sticks and Stones	Agreeable Gray	Gale Force	Charcoal Brown Blend
SW7018	SW7503	SW7029	SW7605	1FACS1132

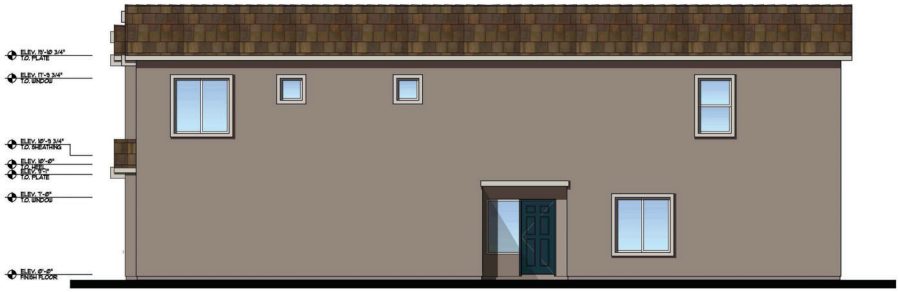
Front Elevation 'A'
Scale: 3/16"=1'-0"



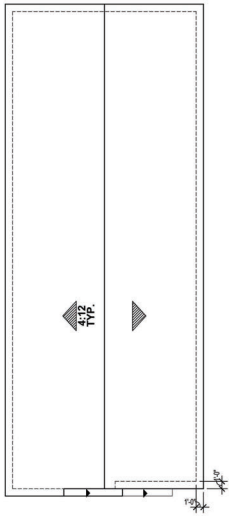
Rear Elevation 'A'
Scale: 3/16"=1'-0"



Left Elevation 'A'
Scale: 3/16"=1'-0"



Right Elevation 'A'
Scale: 3/16"=1'-0"



Roof Plan 'A'
Scale: 1/8"=1'-0"

HOWARD A. PERLMAN
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NO. 1848
ARCHITECT
STATE OF NEVADA

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Elevation 'A'

Challenger & Isaac Newton
Plan 2590 (35' x 95')

City of Las Vegas, Nevada

23-0399
08/15/2023

July 21, 2023

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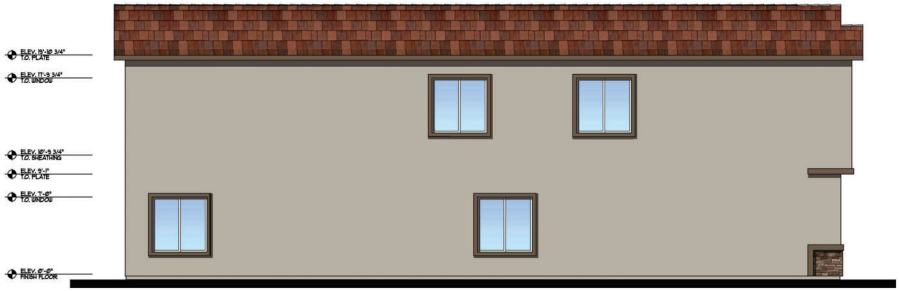
ARCHITECTS

4L Western Contemporary

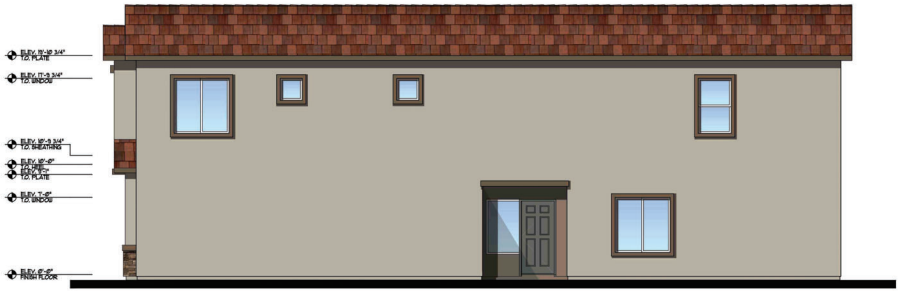
Body 1	Body 2	Trim, Fascia, Garage	Entry Door	Roof	Country
Amazing Gray	Anonymous	Smokehouse	Homberg Gray	CA Mission Blend	Ledgestone
SW7044	SW7046	SW7040	SW7622	1FACS6464	Grand Mesa

Front Elevation 'B'
Scale: 3/16"=1'-0"

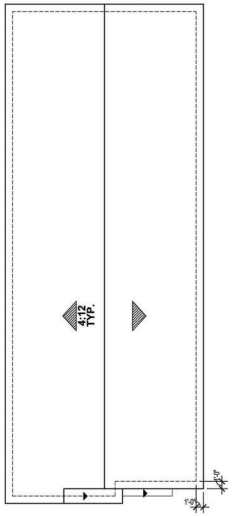
Rear Elevation 'B'
Scale: 3/16"=1'-0"



Left Elevation 'B'
Scale: 3/16"=1'-0"



Right Elevation 'B'
Scale: 3/16"=1'-0"



Roof Plan 'B'
Scale: 1/8"=1'-0"

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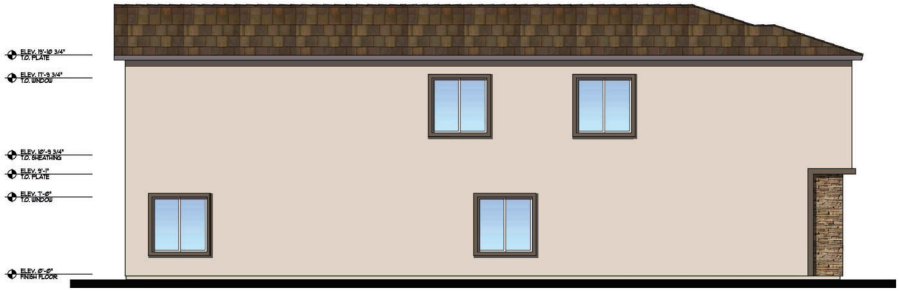
7L Modern Prairie

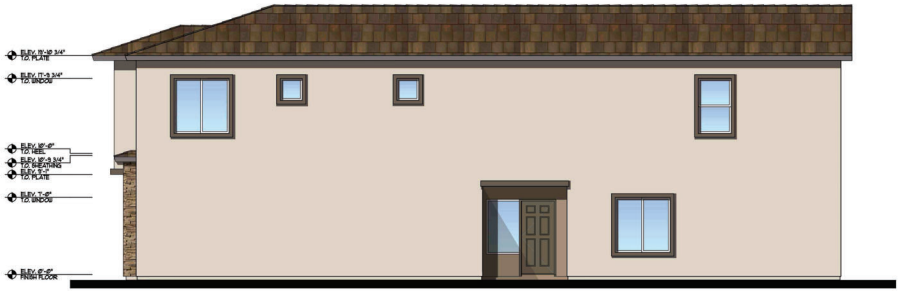
Body 1	Body 2	Trim	Entry Door	Fascia & Garage	Roof	Pro-Fit
Kestrel White	Colonial Revival Stone	Griffin	Eclipse	Westchester Gray	Charcoal Brown Blend	Alpine Charonnay
SW7516	SW2827	SW7026	SW6166	SW2849	1FACS1132	

Front Elevation 'C'
Scale: 3/16"=1'-0"

Rear Elevation 'C'
Scale: 3/16"=1'-0"



Left Elevation 'C'
Scale: 3/16"=1'-0"



Right Elevation 'C'
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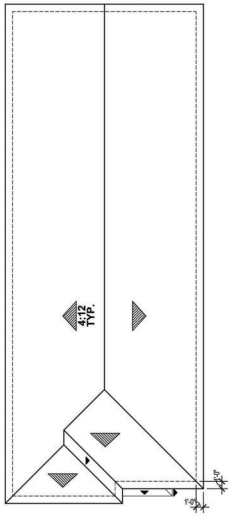

Roof Plan 'C'
Scale: 1/8"=1'-0"

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