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

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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) 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

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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

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Address 9424 S 300 W City Sandy State UT Zip 84070
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COMMISSION# 723755
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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

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This 6th day of July, 20 23

[signature]

Notary Public in and for said County and State

JENNIFER ANDERSON
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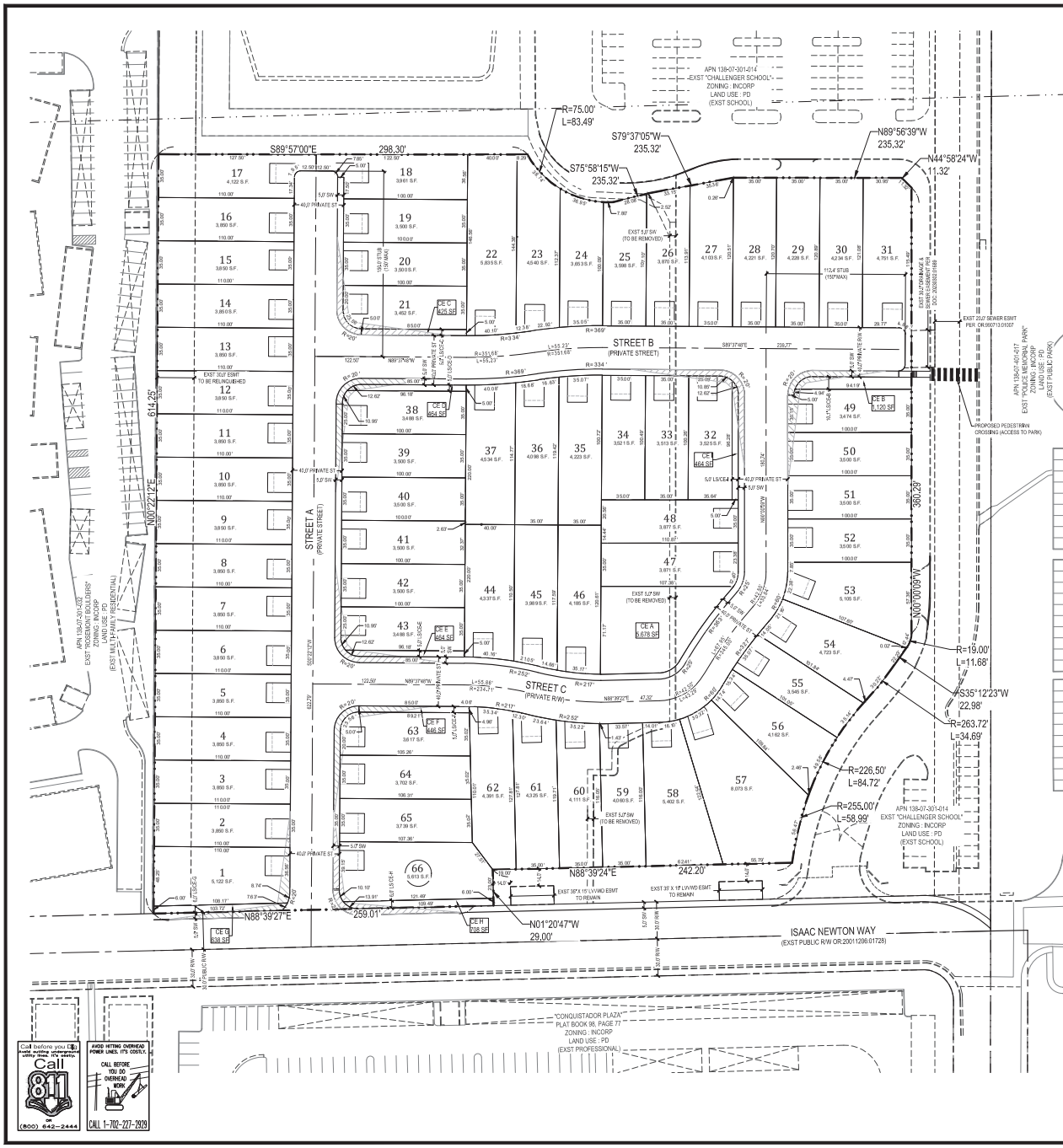
23-0399
08/17/2023



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)	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

23-0399
08/24/2023

NO.	DATE	REVISION	BY	APPROVAL

The WLB Group
Engineering • Landscape Architecture
Planning • Urban Design • Surveying
Phoenix, Flagstaff, Prescott, Tucson
Tucson, Phoenix, and Flagstaff, Arizona
3663 E. SUNSET ROAD, SUITE 204
LAS VEGAS, NV, 89120 (702) 458-2351

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

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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.

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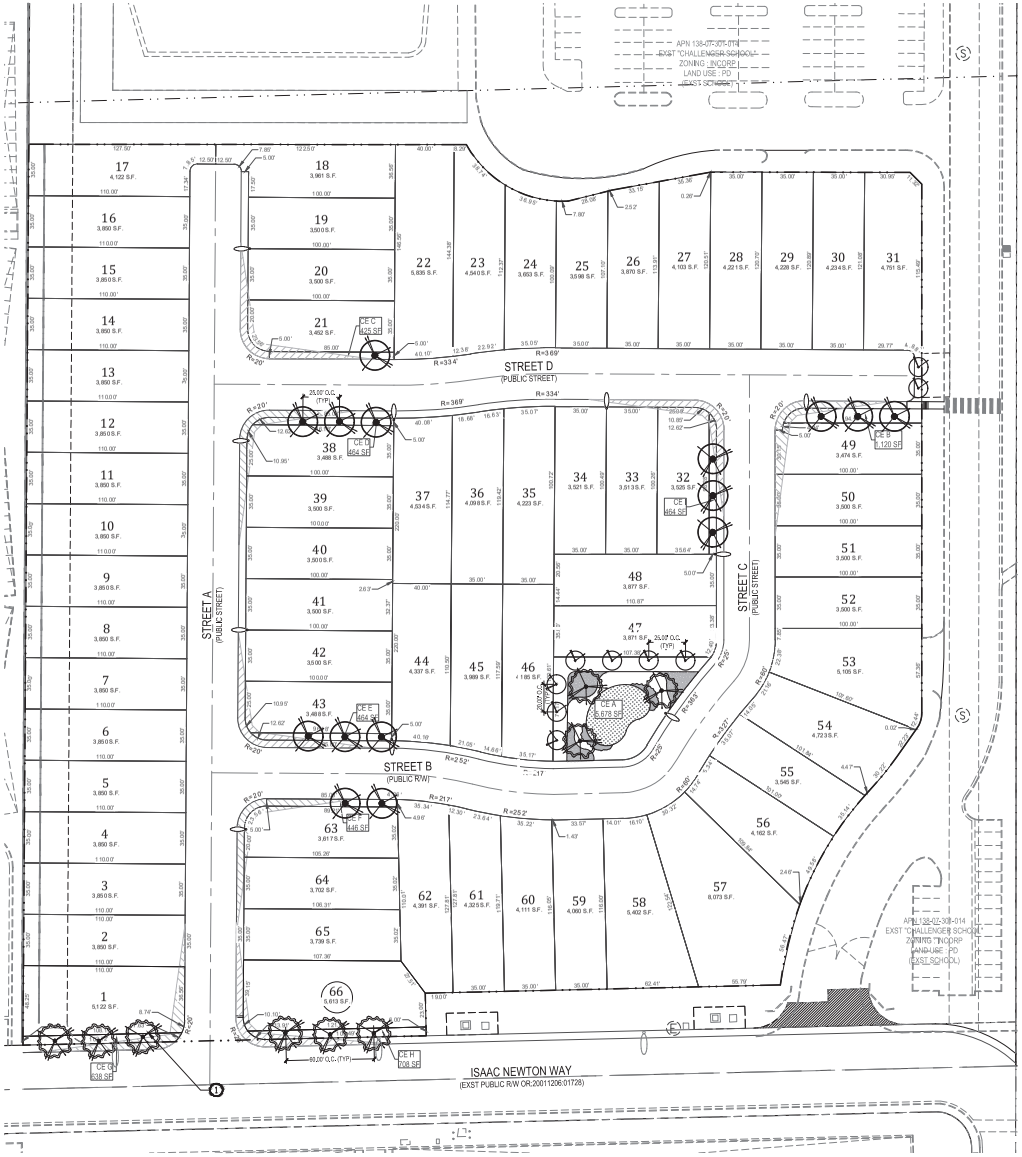
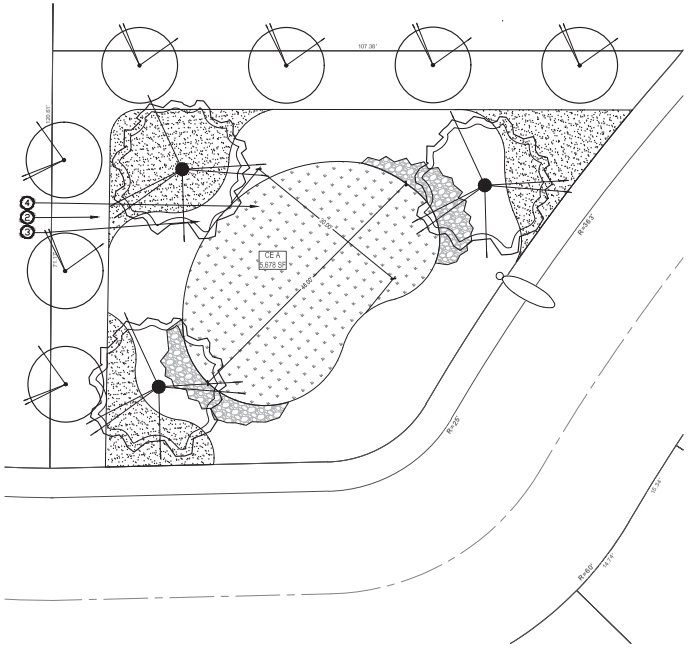




OPEN SPACE ENLARGEMENT

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

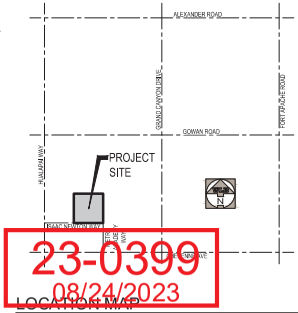
SHRUBS SHALL COVER 50% OF ALL LANDSCAPE SURFACES.

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

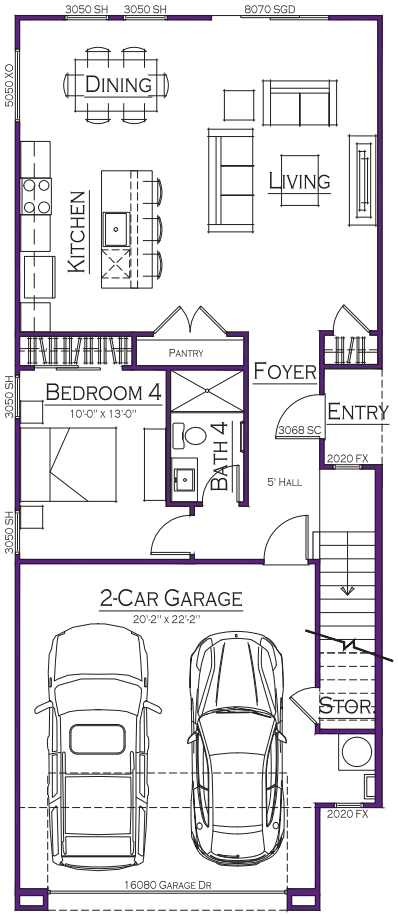
LSC-01
08-16-2023

CHALLENGER & ISAAC NEWTON

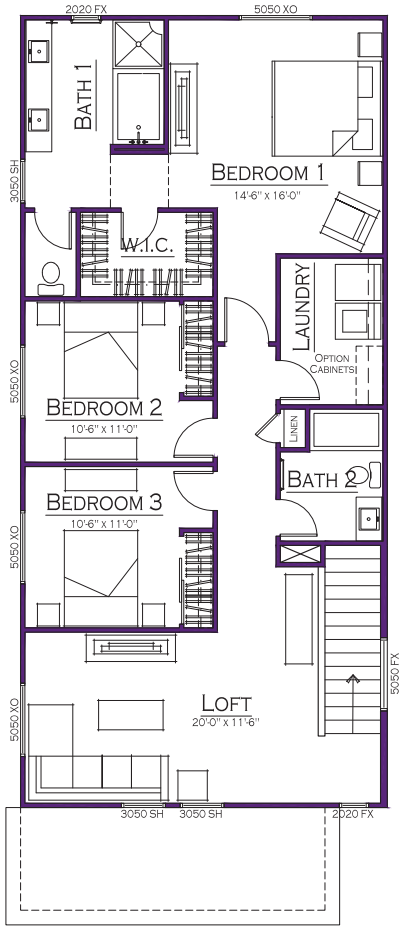
LANDSCAPE CONCEPT

1ST FLOOR - 963 SF
2ND FLOOR - 1,292 SF
TOTAL LIVABLE SF - 2,255

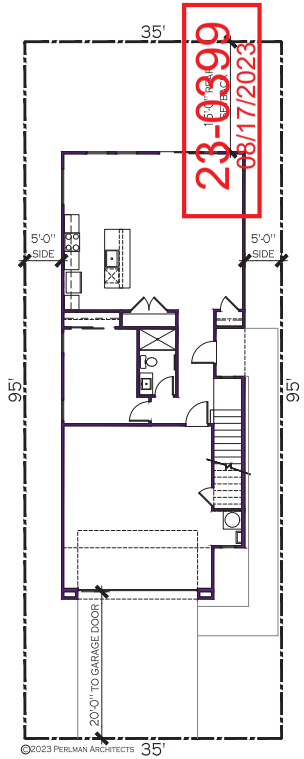
PLAN 2,255



1ST FLOOR



2ND FLOOR



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

23-0399
08/17/2023

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

August 14, 2023

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FLOOR PLAN & PLOT PLAN

CHALLENGER & ISAAC NEWTON
PLAN 2255 (35' x 95')

CITY OF LAS VEGAS, NEVADA

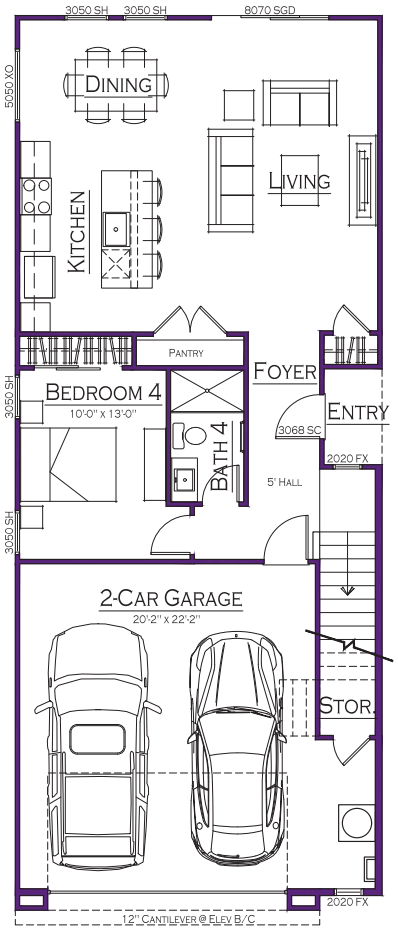
SCALE: 1/4"=1'-0" JULY 21, 2023

LENNAR
The Home of Everything's Included.®

Perlman ARCHITECTS

1ST FLOOR - 963 SF
2ND FLOOR - 1,442 SF
TOTAL LIVABLE SF - 2,405

PLAN 2,405



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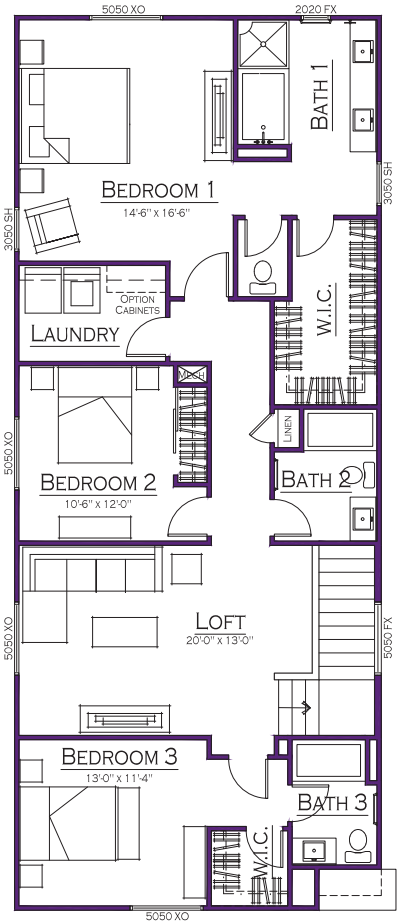

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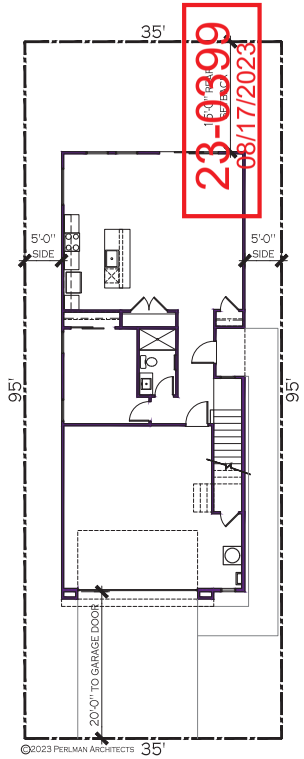

PLOT PLAN
SCALE: 1/8"=1'-0"

23-0399
08/17/2023

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

August 14, 2023

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FLOOR PLAN & PLOT PLAN

CHALLENGER & ISAAC NEWTON
PLAN 2405 (35' x 95')

CITY OF LAS VEGAS, NEVADA

SCALE: 1/4"=1'-0" JULY 21, 2023

LENNAR
The Home of Everything's Included.®

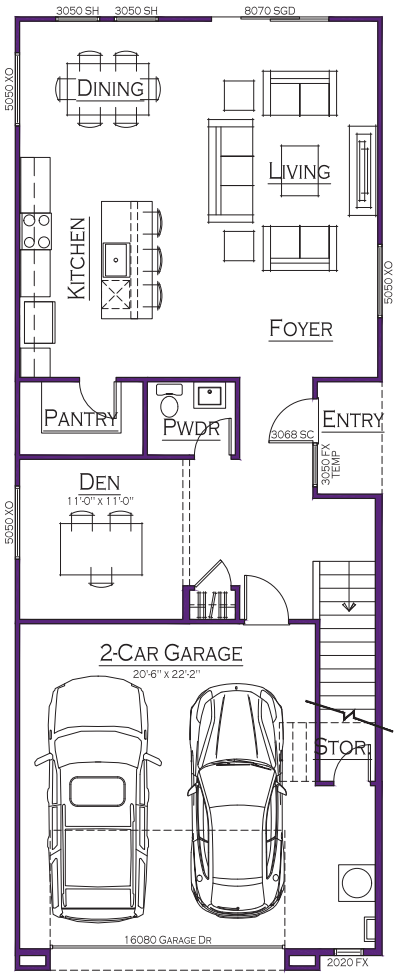
Perlman ARCHITECTS

1ST FLOOR - 1,051 SF

2ND FLOOR - 1,539 SF

TOTAL LIVABLE SF - 2,590

PLAN 2,590



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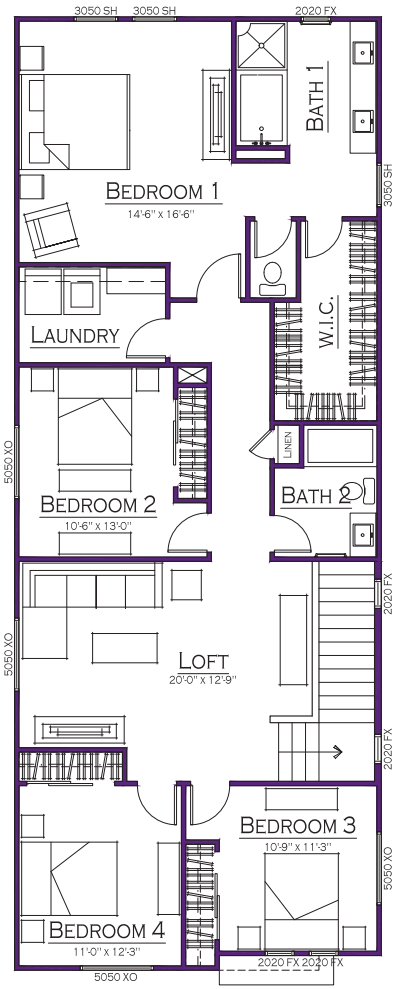
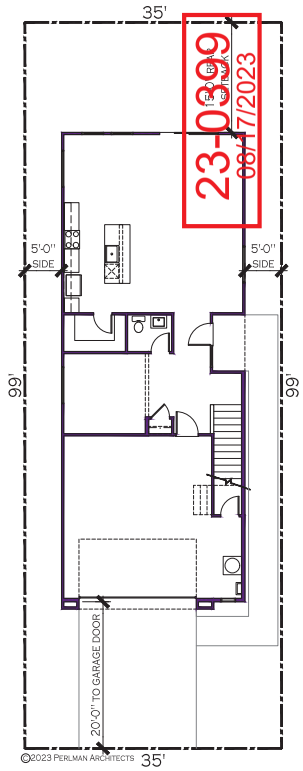


2ND FLOOR



PLOT PLAN

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

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

August 14, 2023

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FLOOR PLAN & PLOT PLAN

CHALLENGER & ISAAC NEWTON
PLAN 2590 (35' x 95')

CITY OF LAS VEGAS, NEVADA

SCALE: 1/4"=1'-0" JULY 21, 2023

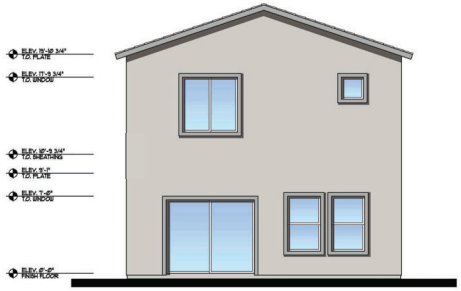
LENNAR
The Home of Everything's Included.®

Perlman ARCHITECTS

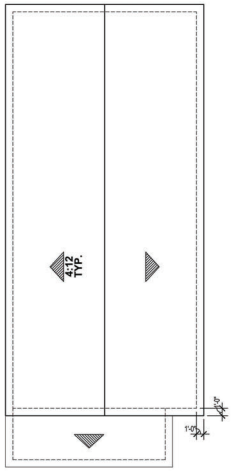
1 L Mid Century

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

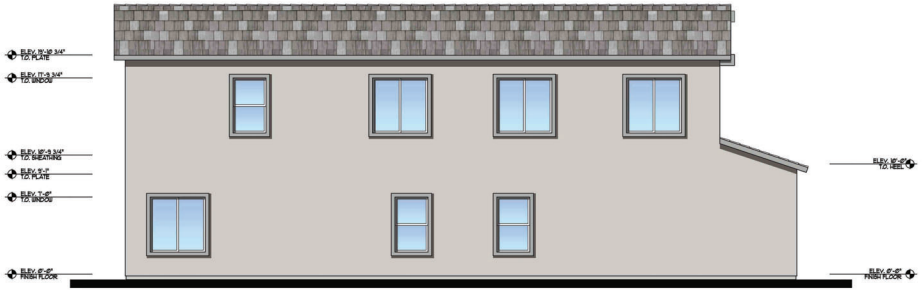
Front Elevation 'A'
Scale: 3/16"=1'-0"



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

23-0399
09/19/23

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

July 21, 2023

LENNAR
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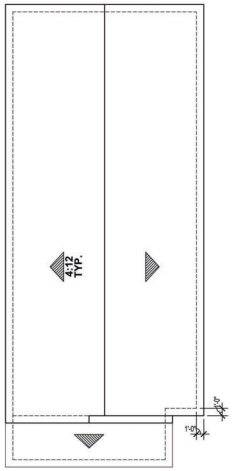
Perlman Architects

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"



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

23-0399

09/19/23

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Elevation 'B'

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

City of Las Vegas, Nevada

July 21, 2023

LENNAR
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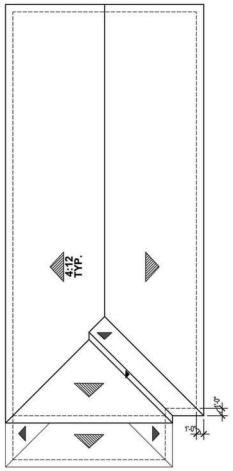
Perlman Architects

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

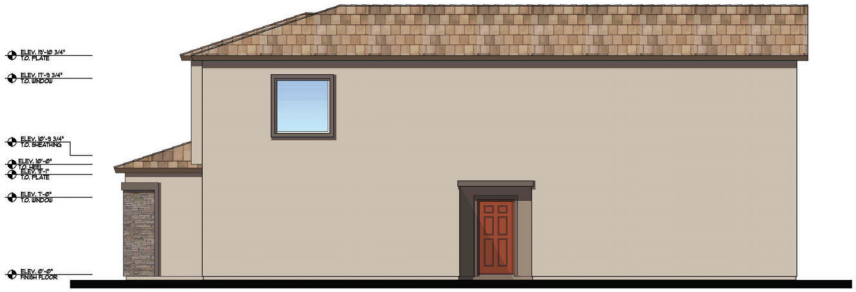
Front Elevation 'C'
Scale: 3/16"=1'-0"

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"

August 4, 2023

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23-0399
09/19/23

July 21, 2023

Elevation 'C'

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

City of Las Vegas, Nevada

LENNAR
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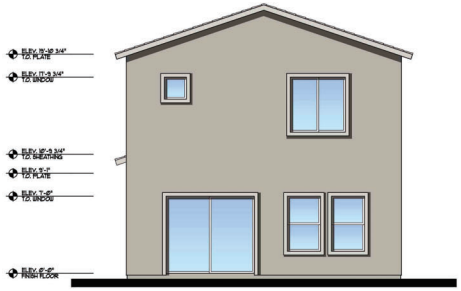
Perlman Architects

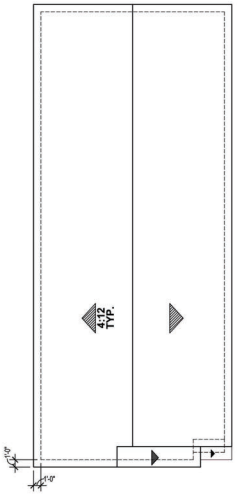
2M Mid Century

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

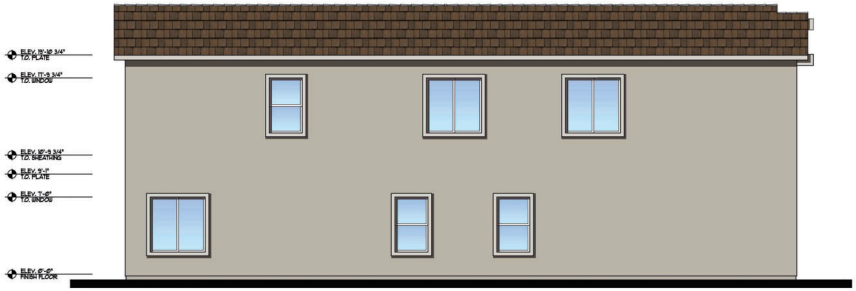
Front Elevation 'A'
Scale: 3/16"=1'-0"



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"

August 4, 2023

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23-0399
09/19/23

July 21, 2023

Elevation 'A'

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

City of Las Vegas, Nevada

LENNAR
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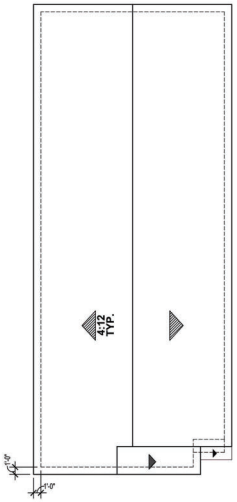
Perlman Architects

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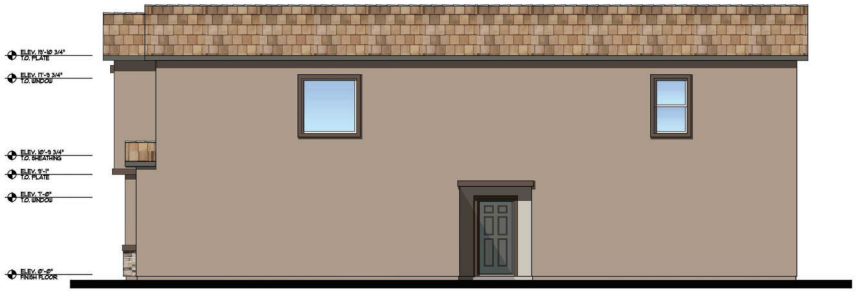
Left Elevation 'B'
Scale: 3/16"=1'-0"



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

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

August 4, 2023

23-0399

09/19/23

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Elevation 'B'

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

City of Las Vegas, Nevada

July 21, 2023

LENNAR
The Home of Everything's Included.®

Perlman ARCHITECTS

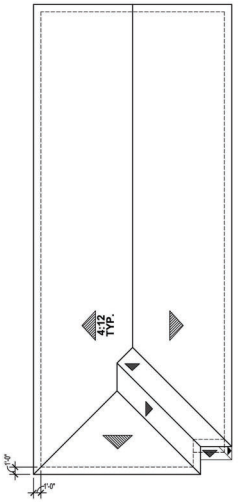
7L Modern Prairie

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			

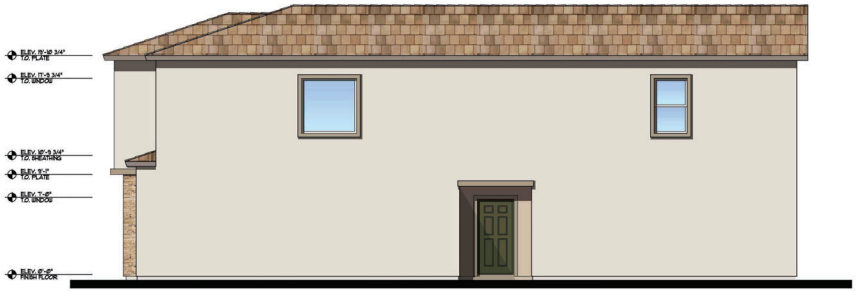
Front Elevation 'C'
Scale: 3/16"=1'-0"

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

August 4, 2023

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23-0399
09/19/23

July 21, 2023

Elevation 'C'
Challenger & Isaac Newton
Plan 2405 (35' x 95')
City of Las Vegas, Nevada

LENNAR
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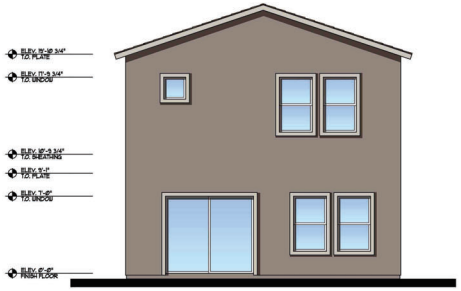
Perlman Architects

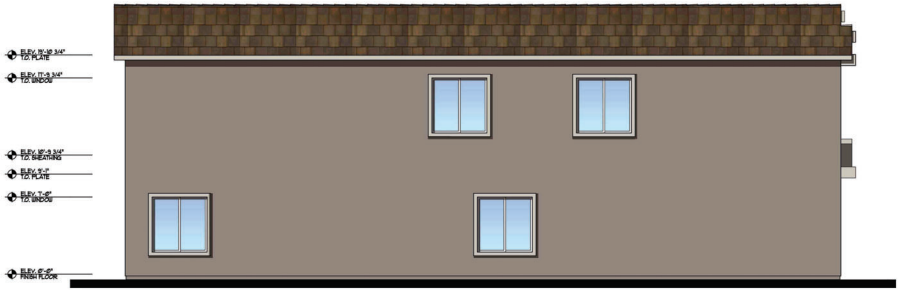
3D Mid Century

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

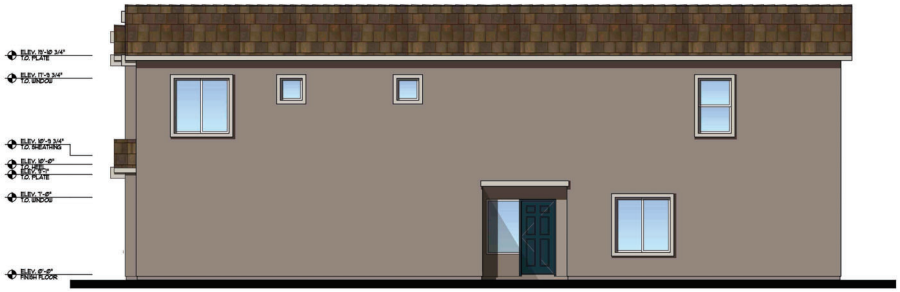
Front Elevation 'A'
Scale: 3/16"=1'-0"



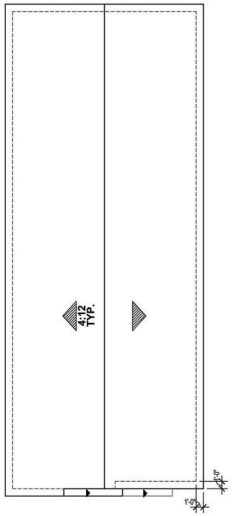
Rear Elevation 'A'
Scale: 3/16"=1'-0"



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



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



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

August 4, 2023

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23-0399
09/19/23

July 21, 2023

Elevation 'A'

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

City of Las Vegas, Nevada

LENNAR
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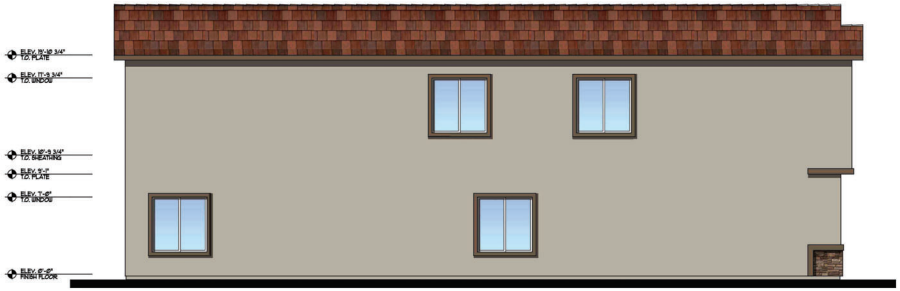
Perlman Architects

4L Western Contemporary

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

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

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



Left Elevation 'B'
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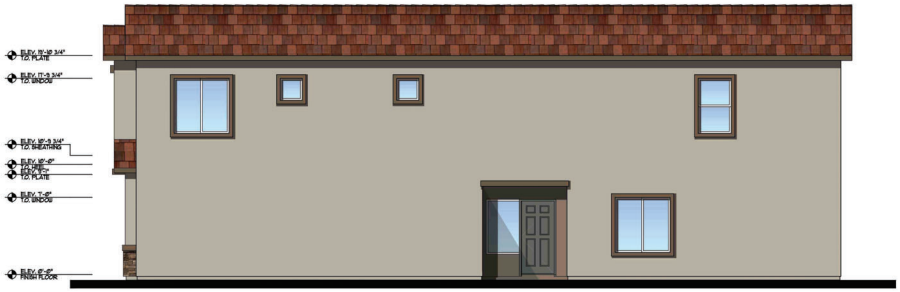
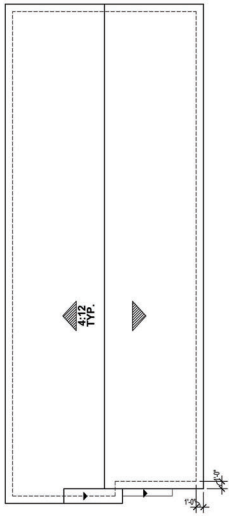


Right Elevation 'B'
Scale: 3/16"=1'-0"



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

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

August 4, 2023

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Elevation 'B'

23-0399
09/19/23

July 21, 2023

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

City of Las Vegas, Nevada

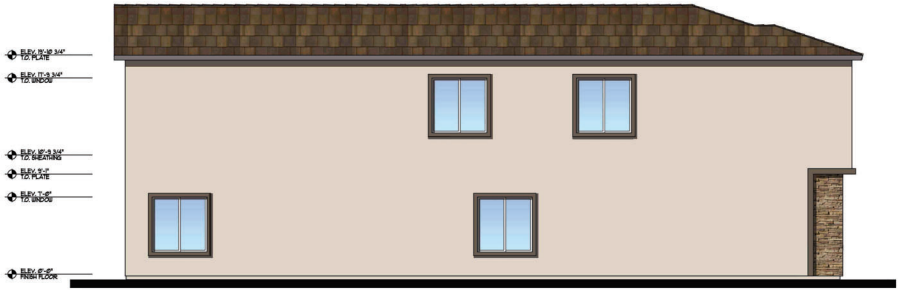
Perlman ARCHITECTS

7L Modern Prairie

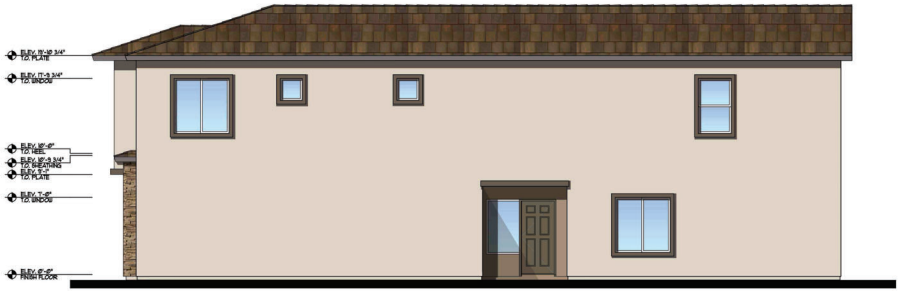
Body 1	Body 2	Trim	Entry Door	Fascia & Garage	Roof	Pro-Fit
Kestrel White	Colonial Revival Stone	Griffin	Eclipse	Westchester Gray	Charcoal Brown Blend	Alpine Charonnay
SW7516	SW2827	SW7026	SW6166	SW2849	1FACS1132	

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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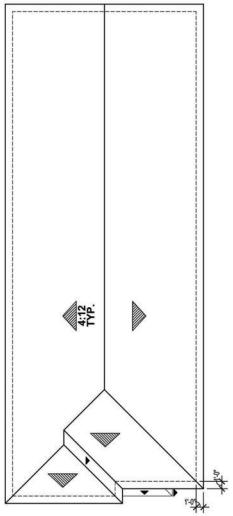

Roof Plan 'C'
Scale: 1/8"=1'-0"

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

August 4, 2023

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23-0399
09/19/23

July 21, 2023

Elevation 'C'
Challenger & Isaac Newton
Plan 2590 (35' x 95')
City of Las Vegas, Nevada

LENNAR
The Home of Everything's Included.

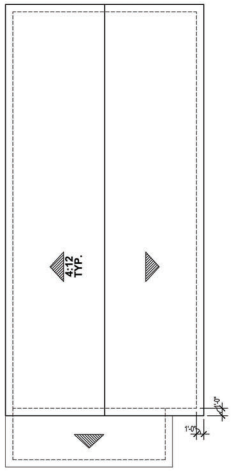
Perlman Architects

1 L Mid Century

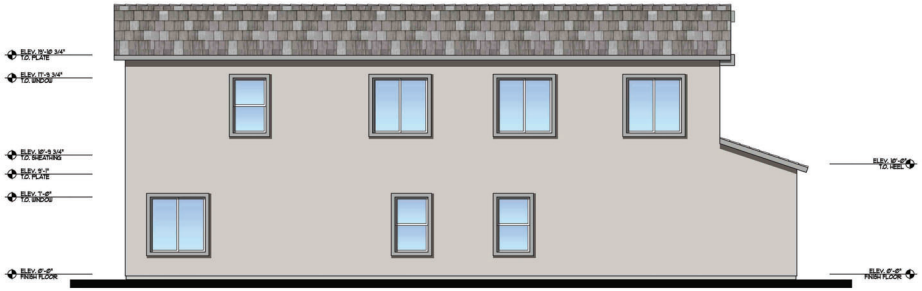
Body 1	Body 2	Trim, Fascia, Garage	Entry Door	Roof
Big Chill	Anonymous	Mineral Deposit	Riverway	Stone Mountain Blend
SW7648	SW7046	SW7652	SW6222	1FACS5354

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"

Howard 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
08/17/2023

July 21, 2023

LENNAR
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Perlman Architects

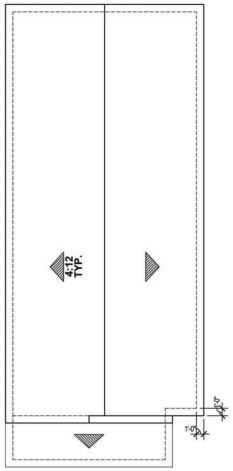
5M Western Contemporary

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"

August 4, 2023

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Elevation 'B'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

LENNAR
The Home of Everything's Included.

Perlman Architects

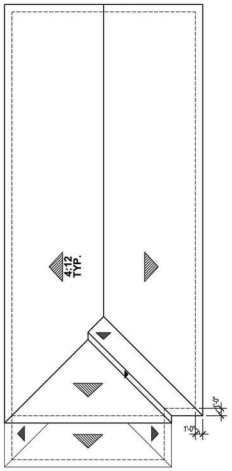
9D Modern Prairie

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

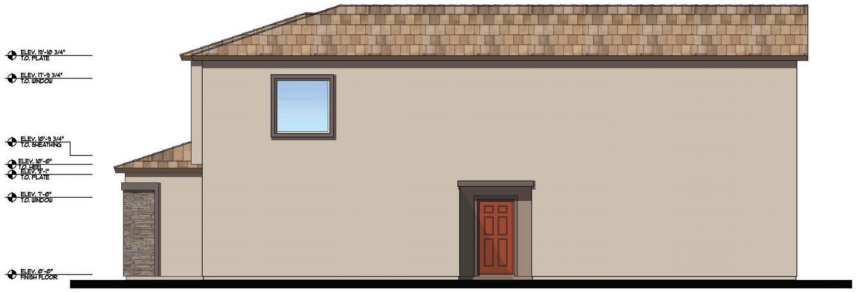
Front Elevation 'C'
Scale: 3/16"=1'-0"

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

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

August 4, 2023

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

23-0399
08/17/2023

July 21, 2023

LENNAR
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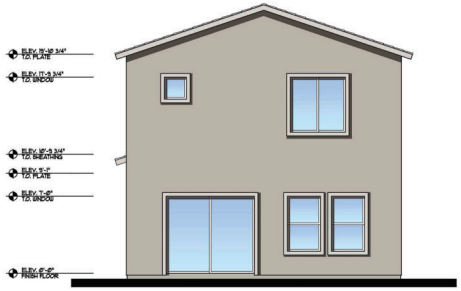
Perlman Architects

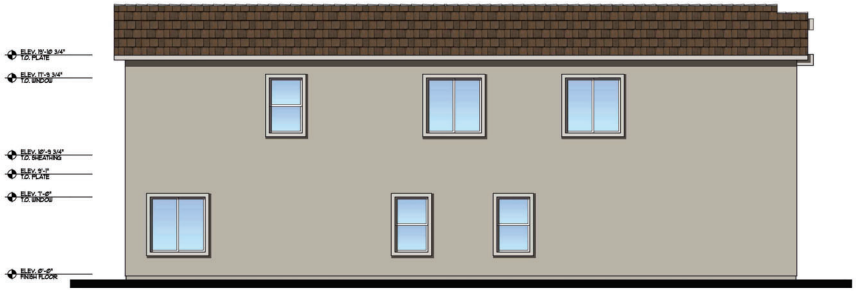
2M Mid Century

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

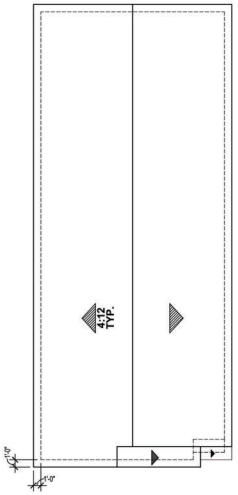
Front Elevation 'A'
Scale: 3/16"=1'-0"



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



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



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

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

August 4, 2023

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Elevation 'A'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

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Perlman Architects

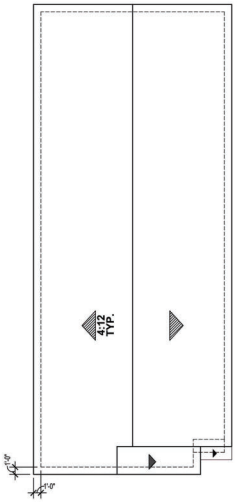
6D Western Contemporary

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

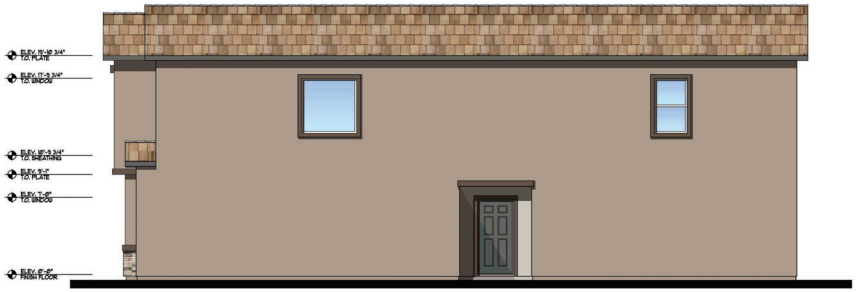
Front Elevation 'B'
Scale: 3/16"=1'-0"

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

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



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



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

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

August 4, 2023

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Elevation 'B'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

LENNAR
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Perlman Architects

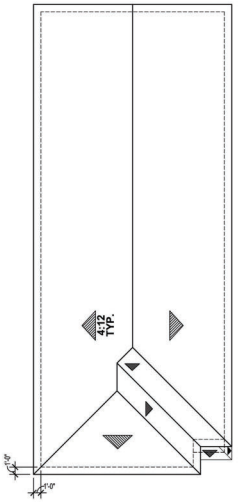
7L Modern Prairie

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			

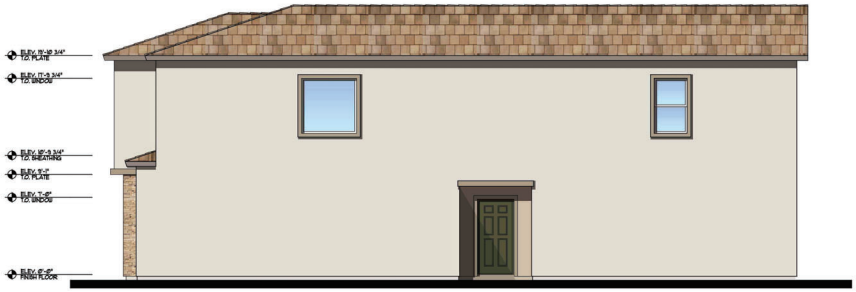
Front Elevation 'C'
Scale: 3/16"=1'-0"

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

August 4, 2023

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Elevation 'C'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

LENNAR
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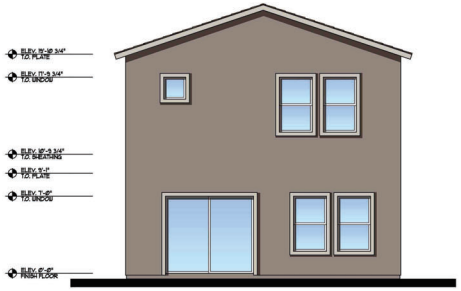
Perlman Architects

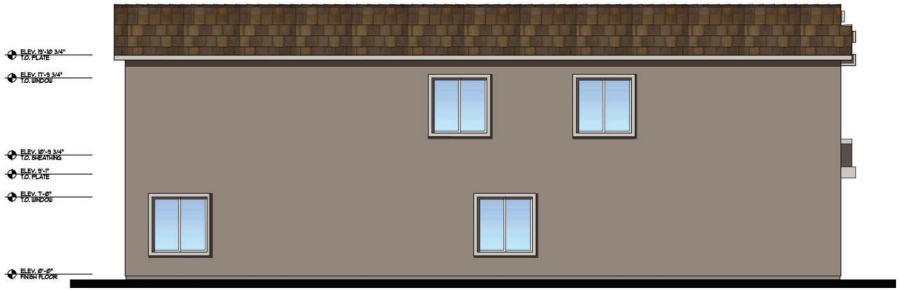
3D Mid Century

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

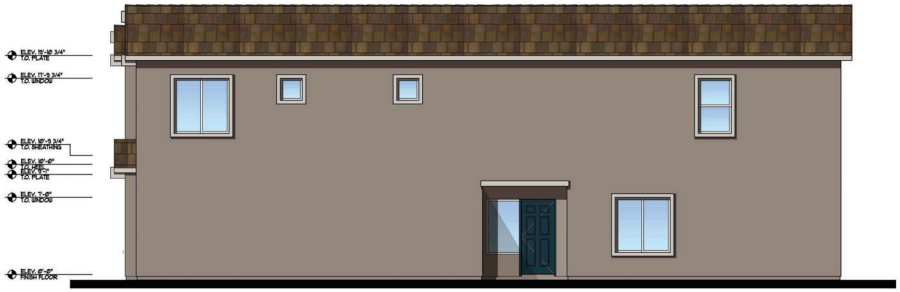
Front Elevation 'A'
Scale: 3/16"=1'-0"



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



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



Right Elevation 'A'
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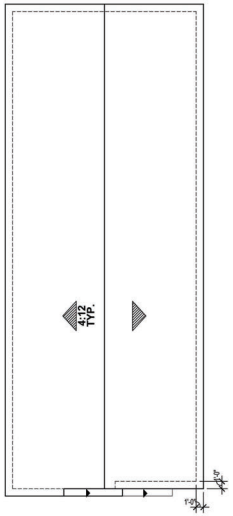

Roof Plan 'A'
Scale: 1/8"=1'-0"

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

August 4, 2023

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Elevation 'A'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

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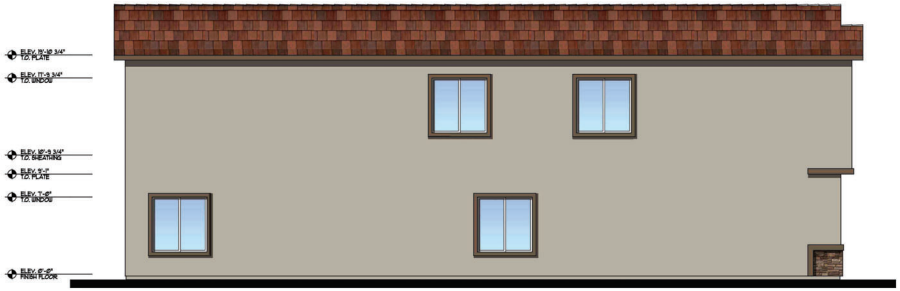
Perlman Architects

4L Western Contemporary

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

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

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



Left Elevation 'B'
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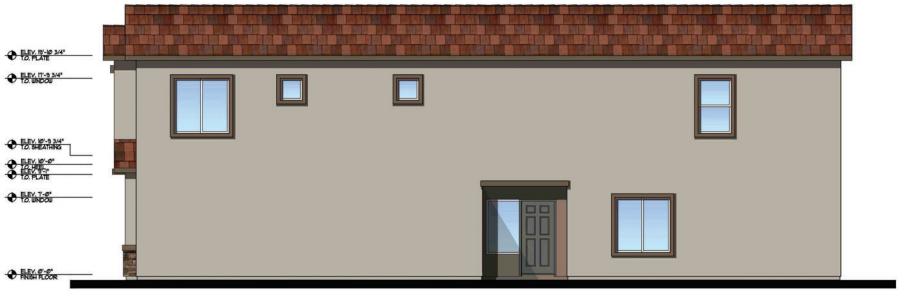

Right Elevation 'B'
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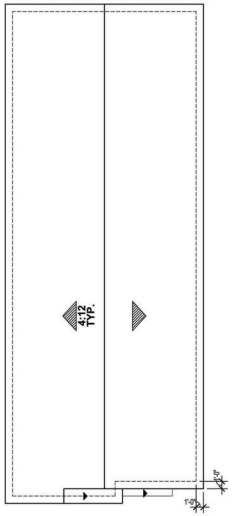

Roof Plan 'B'
Scale: 1/8"=1'-0"

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

August 4, 2023

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Elevation 'B'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

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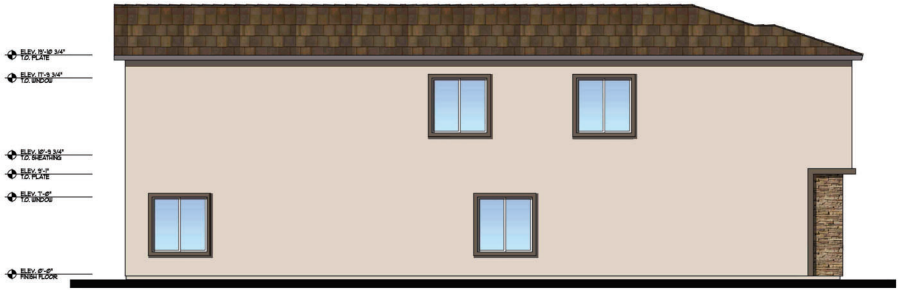
Perlman ARCHITECTS

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'
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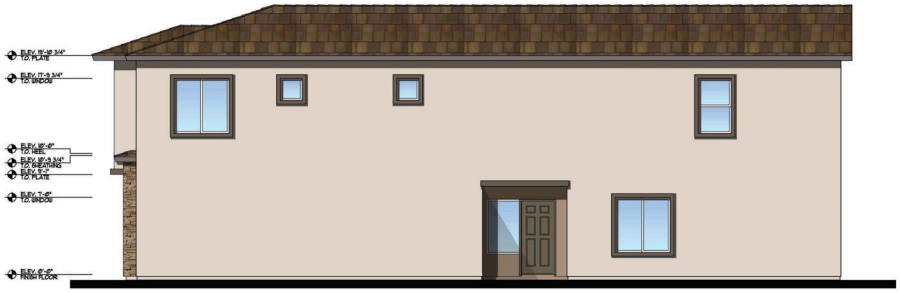

Right Elevation 'C'
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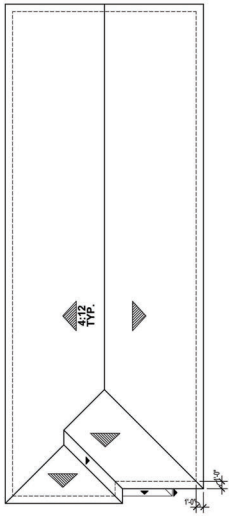

Roof Plan 'C'
Scale: 1/8"=1'-0"

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

August 4, 2023

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Elevation 'C'

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

City of Las Vegas, Nevada

23-0399
08/17/2023

July 21, 2023

LENNAR
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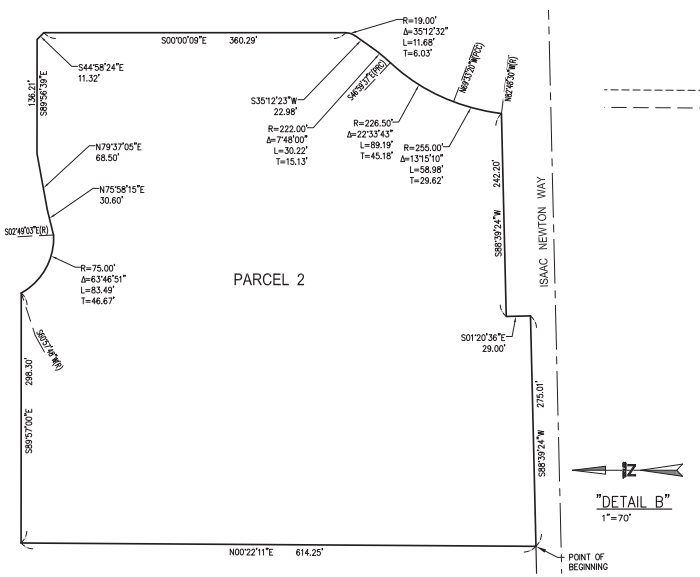
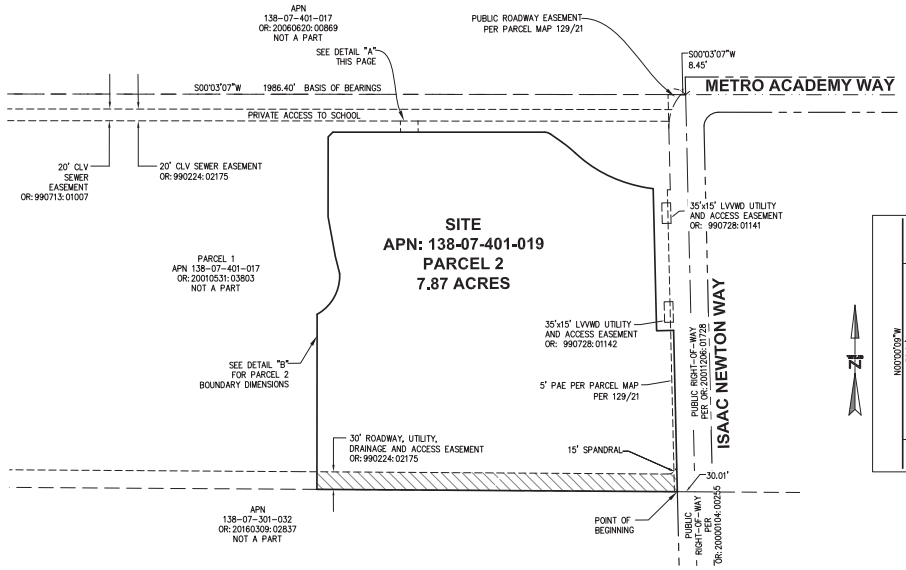
Perlman ARCHITECTS

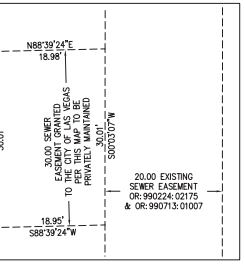
VACATION EXHIBIT
CHALLENGER & ISAAC NEWTON

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.

22-0999
15225023

NO.	DATE	REVISION	BY	APPROVAL

The WLB Group Inc.
Engineering, Urban Design, Architecture, Landscape Architecture, Surveying
Offices located in Las Vegas, Reno, and Elko, Nevada and Kalispell, Montana
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 9:31 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.

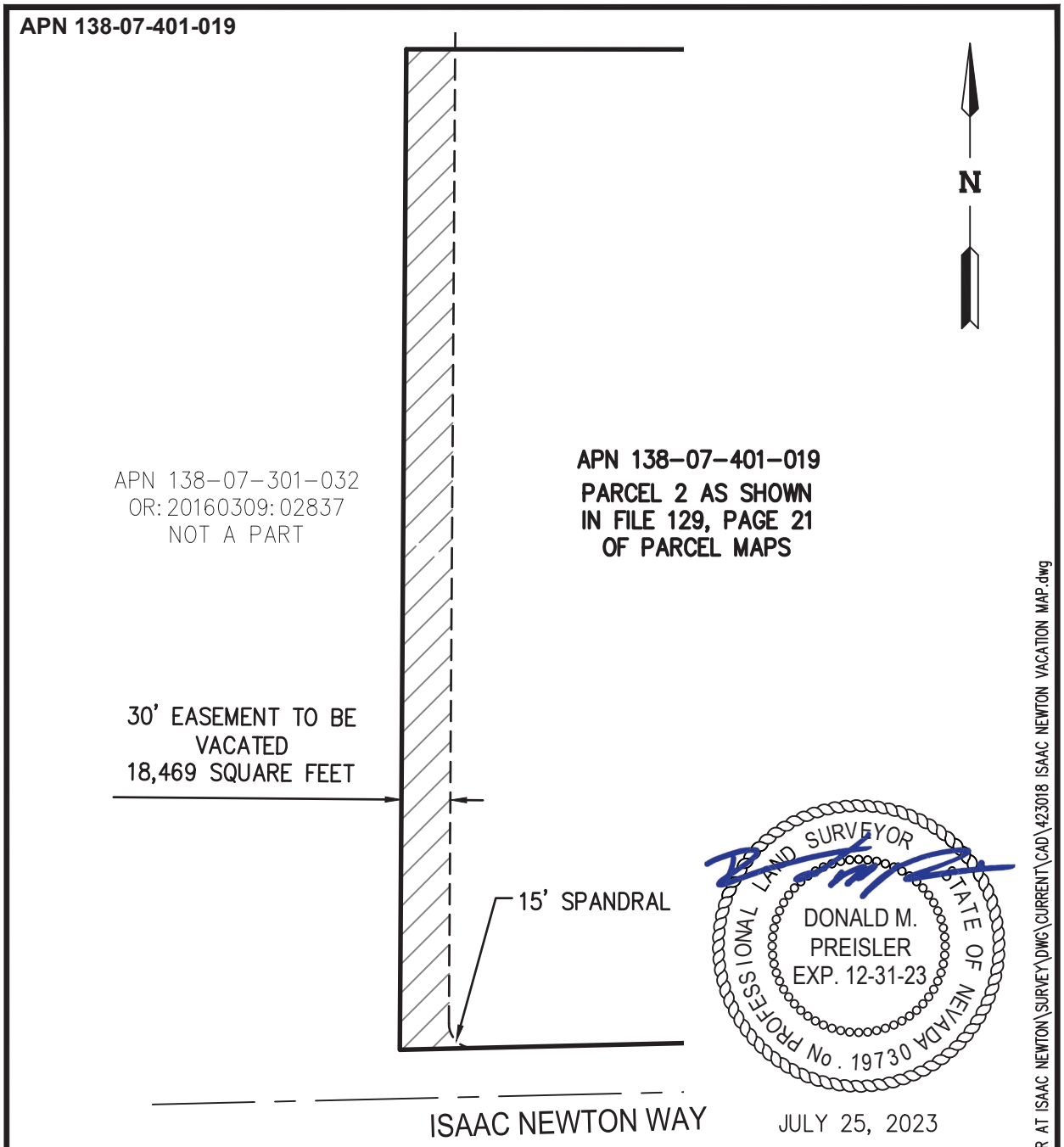
END OF DESCRIPTION.

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

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