

LAND USE

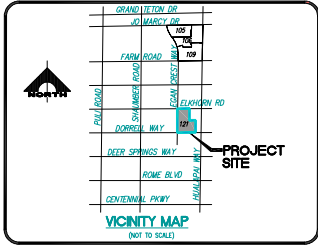
EXISTING LAND USE:
 LAND USE DESIGNATION:
 GROSS ACREAGE:
 TYPICAL LOT SIZE:
 MINIMUM LOT SIZE:
 TOTAL NO. OF RESIDENTIAL LOTS:
 DENSITY - LOTS/GROSS ACRE

SETBACK REQUIREMENTS

ALL SETBACKS WILL ADHERE TO CLIFFS EDGE DESIGN GUIDELINES
 ALL FRONT AND CORNER SIDE SETBACKS ARE MEASURED FROM BACK OF SIDEWALK OR BACK OF CURB IF THERE IS NO SIDEWALK. ALL OTHER SETBACKS ARE MEASURED FROM PL UNLESS OTHERWISE NOTED.

REQUIREMENT	SCALED
FRONT - LIVING AREA OR PORCH	10'
SINGLE STORY ELEMENT	15'
TWO STORY ELEMENT	15'
FRONT ENTRY GARAGE	20'
TURN-IN GARAGE	10'
SIDE	15'
INTERIOR LOTS	15'
PERIMETER LOTS & PARCEL ENTRY	15'
(OPEN TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE)	10'
FOR SINGLE STORY ELEMENT	10'
FOR TWO STORY ELEMENT OR SINGLE STORY ELEMENT WITH A GARAGE END	10'
CORNER SIDE	15'
SINGLE STORY ELEMENT	15'
TWO STORY ELEMENT	15'
REAR	20'
INTERIOR LOTS	20'
EXCEPT THAT A SETBACK OF 15' IS ALLOWED FOR UP TO 50% OF THE PRODUCT WIDTH	15'
PERIMETER LOTS (OPENING TO ANY COMMUNITY LEVEL ROADWAY OR OPEN SPACE)	10'
SAME AS INTERIOR LOTS, EXCEPT THAT NO MORE THAN THREE ADJACENT BUILDINGS MAY BE SETBACK FROM THE ROADWAY UNLESS OTHERWISE AN ADDITIONAL OFFSET OF AT LEAST 5' IS REQUIRED	10'
REAR PATIO COVERS	10'
ACCESSORY STRUCTURES	10'
LESS THAN 14' BLDG. HT.	10'
FRONT: 10'	10'
SIDE: 5'	5'
REAR: 5'	5'

DEVELOPER	OWNER
WOODSIDE HOMES OF NEVADA INC. 3855 SOUTH JONES BOULEVARD, SUITE 102 LAS VEGAS, NV 89103 (702) 889-7800	DANVILLE LAND INVESTMENTS L.L.C. 61/6 GENE MORRISON 3869 SOUTH JONES BLVD. SUITE # 102 LAS VEGAS, NV 89103-2206 (702) 889-7800



UNIT PHASE TABLE

UNITS	TYP. LOT	LOTS
MODELS	60' X 100'	6
UNIT 1	60' X 100'	104
TOTAL		110