

September 16, 2021

City of Boulder City
401 California Avenue
Boulder City, NV 89005

RE: RFP 2021-03 Tract 350 Land Sales Solicitation

To Whom it may concern,

Taylor Morrison, formerly William Lyon Homes has been in operation in the Las Vegas and Nye County area for over 25 years and have built homes for every consumer segment throughout the entire Las Vegas Valley. Even though we are now part of Taylor Morrison, the Las Vegas team is still the same, same work ethics, same quality of work; we now just have the backing of what is the 5th largest builder in the country.

Taylor Morrison has reviewed all bid instructions and is willing to adhere to all requirements listed in the Final RFP 2021-03 Tract 350 document, including but not limited to, landscape designs, internal park, floor plans and elevations etc.

Taylor Morrison does formally submit three options for development outlined below and as seen in the attached packages.

1. For all three proposals we are offering \$650,000 per acre with three separate takedowns at 1 year and 6-month increments.
2. Proposal #1 – R1-7 zoning with 185-40' single story homes on 7,000 square foot lots. These plans will offer optional RV garages and 3rd car garages.
3. Proposal #2 – R1-7 zoning with 141-50' single story homes on 7,000 square foot lots. Standard 3-car garages with optional RV garages.
4. Proposal #3 – R1-7 zoning with 149 lots and a mix of 58-40' wide single-story homes and 91-50' wide single-story homes on 7,000 square foot lots.

Please review our offer(s) and as always you are welcome to contact me via email at eduenas@taylormorrison.com or directly by phone (at 702-407-7496) with any comments or concerns.

Sincerely,



Eddie Duenas
Vice President of and Acquisition

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2. Exhibit “B” – Disclosure or Ownership/Principals
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5. Exhibit “E” – Non-Collusion Affidavit

**City of Boulder City
Request for Proposal ("RFP")
RFP 2021-03 Tract 350 Land Sales Solicitation**

**EXHIBIT "A"
PROPOSAL SUBMITTAL PAGE**

This Proposal is submitted in response to **RFP 2021-03 Tract 350 Land Sales Solicitation** and constitutes an offer by this company to enter into a contract as described herein.

Eddie Duenas

William Lyon Homes, Inc., a California Corporation, dba Taylor Morrison

AUTHORIZED SIGNATURE NAME (TYPE OR PRINT)

LEGAL NAME OF FIRM



9/16/21

AUTHORIZED SIGNATURE

DATE

Vice President

702-407-7496

702-263-8220

TITLE

TELEPHONE NUMBER

FAX NUMBER

1980 Festival Plaza Drive, Suite 500

ADDRESS OF FIRM

Las Vegas

Nevada

89135

CITY

STATE

ZIP CODE

E-MAIL ADDRESS: eduenas@taylormorrison.com

BCNV-BUSINESS LICENSE NO: N/A

A COPY OF MY BCNV BUSINESS LICENSE IS ATTACHED

ADDENDA ACKNOWLEDGED

Addendum No. 1 Initial Addendum No. Initial
 Addendum No. Initial Addendum No. Initial

FOR INFORMATIONAL PURPOSES ONLY

Is this firm a ESB, Minority, Women or Disabled Veteran Business Enterprise?

No Yes If YES specify MBE WBE DVBE ESB

Has this firm been certified as a ESB, Minority, Women or Disabled Veteran Business Enterprise?

No Yes If YES specify Certifying Agency

Please attach a copy of your certification.

EXHIBIT "B"
CERTIFICATE – DISCLOSURE OR OWNERSHIP/PRINCIPALS

1. DEFINITIONS

"City" means the City of Boulder City.

"City Council" means the governing body of the City of Boulder City.

"Contracting Entity" means the individual, partnership, or corporation seeking to enter into a contract or agreement with the City of Boulder City.

"Principal" means, for each type of business organization the following: (a) sole proprietorship – the City of the business; (b) corporation – the directors and officers of the corporation; but not any branch managers of offices which are a part of the corporation; (c) partnership – the general partner and limited partners; (d) limited liability company – the managing member as well as all the other members; (e) trust – the trustee and beneficiaries.

2. INSTRUCTIONS

The Contracting Entity shall complete Block 1, Block 2, and Block 3. The Contracting entity shall complete either Block 4 or its alternate in Block 5. Specific information, which must be provided, is highlighted. An Officer or other official authorized to contractually bind the Contracting Entity shall sign and date the Certificate, and such signing shall be notarized.

3. INCORPORATION

This Certificate shall be incorporated into the resulting Contract or agreement, if any, between the City and the Contracting entity. Upon execution of such Contract or agreement, the Contracting Entity is under a continuing obligation to notify the City in writing of any material changes to the information in this Certificate. This notification shall be made within fifteen (15) days of the change. Failure to notify the City of any material change may result, at the option of the City, in a default termination (in whole or in part) of the Contract or agreement, and/or a withholding of payments due the Contracting Entity.

Block 1 Contracting Entity	Block 2 Description
William Lyon Homes, Inc., a California Corporation, dba Taylor Morrison	
Name Eddie Duenas	RFP 2021-03 Tract 350 Land Sales Solicitation
Address 1980 Festival Plaza Drive, Suite 500	
Telephone 702-407-7496	
EIN or DUNS 33-0253855	

BLOCK 3	TYPE OF BUSINESS
Individual	Partnership
Limited Liability Company	<input checked="" type="checkbox"/> Corporation
	Trust
	Other:

EXHIBIT "B"
(CONTINUED)

FORM B
CERTIFICATE-DISCLOSURE OR OWNERSHIP/PRINCIPALS (Continued)

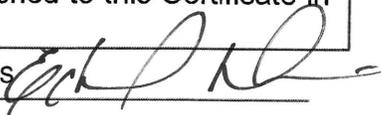
BLOCK 4 DISCLOSURE OF OWNERSHIP AND PRINCIPALS
In the space below, the Contracting Entity must disclose all principals (including partners) of the Contracting Entity, as well as persons or entities holding more than one-percent (1%) ownership interest in the Contracting Entity.

	FULL NAME/TITLE	BUSINESS ADDRESS	BUSINESS PHONE
1.	N/A		
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

The Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 5 above. A description of such disclosure documents must be included below.

I certify under penalty of perjury, that all the information provided in this Certificate is current, complete and accurate. I further certify that I am an individual authorized to contractually bind the above named Contracting Entity.

BLOCK 5 DISCLOSURE OF OWNERSHIP AND PRINCIPALS – ALTERNATE
If the Contracting Entity, or its principals or partners, are required to provide disclosure (of persons or entities holding an ownership interest) under federal law (such as disclosure required by the Securities and Exchange Commission or the Employee Retirement Income Act), a copy of such disclosure may be attached to this Certificate in lieu of providing the information set forth in Block 4 above.

Eddie Duenas 

Name
9/16/21

Date

EXHIBIT "C"
QUALIFICATIONS AND EXPERIENCE RESPONDENT

Name: William Lyon Homes, Inc., a California Corporation, dba Taylor Morrison

1. Respondent shall provide a brief description of the Responder's qualifications, certifications, experience, and number of years in operation.

William Lyon Homes Inc., a California Corporation, dba Taylor Morrison is the 5th largest builder in the Country. The current team has been in the Valley for over 25 years building everything from first time buyer homes to both luxury homes and condos in Summerlin.

Since the Taylor Morrison Acquisition we have diversified our product line up and are forecasting doubling our current sales operations within the next two years.

2. Provide three (3) examples of contracts similar in size and scope that have been completed in the past 5 years. The City reserves the right to verify references for the companies identified. Ensure references have given permission to be contacted by the City.

Example Contract 1:

Company Name: Western States Companies

Company 4129 West Cheyenne Avenue, North Las Vegas, NV. 89032 Address:

Point of Contact: James Raines Phone Number: 702-204-9818

E-Mail Address: Jraines@westernstatesco.com

Brief Description of Contract Scope:

Installing wet and dry utilities at Affinity in Summerlin, a 485 lot multi-family community

Term of Contract (Base plus Option Years): 2 years

Year of Base Contract Award: 2016 Year Contract Completed: 2020

Base Contract Amount: \$2704228 Total Contract Amount (including all option years) \$3,970,236.15

Did the contract contain a liquidated damages clause? YES NO

If yes, were damages assessed? YES NO If yes, what was the amount assessed? \$ _____

EXHIBIT "C"
QUALIFICATIONS AND EXPERIENCE RESPONDENT
(CONTINUED)

Example Contract 2:

Company Name: CivilWerx

Company

5795 S. Rogers Street, Las Vegas, NV. 89118

Address:

Point of Contact: Kenny Gibson

Phone Number: 702-470-6405

E-Mail Address: Kenny@Civilwerx.com

Brief Description of Contract Scope:

Grading and Paving for Palmer Ranch in NLV, a 405 SFD community

Term of Contract (Base plus Option Years): 2 years

Year of Base Contract Award: 2019

Year Contract Completed: 2021

Base Contract Amount: \$ 3,664,614

Total Contract Amount (including all option years) \$ 4,004,823

Did the contract contain a liquidated damages clause? YES NO

If yes, were damages assessed? YES NO If yes, what was the amount assessed? \$ _____

Example Contract 3:

Company Name: Actus Engineering and Surveying

Company

3283 E. Warm Springs Road, Suite 300

Address:

Point of Contact: Rusty Schaeffer

Phone Number: 702-586-9296

E-Mail Address: rusty.schaeffer@actus-nv.com

Brief Description of Contract Scope:

Civil Engineering and Surveying for Cascades in Summerlin

Term of Contract (Base plus Option Years): 2 years

Year of Base Contract Award: 2019

Year Contract Completed: 2021

Base Contract Amount: \$ 250,000

Total Contract Amount (including all option years) \$ _____

Did the contract contain a liquidated damages clause? YES NO

If yes, were damages assessed? YES NO If yes, what was the amount assessed? \$ _____

EXHIBIT "D"
AFFIDAVIT OF REJECTION OF COVERAGE
FOR WORKERS' COMPENSATION UNDER NRS 616B.627 AND NRS 617.210

In the State of Nevada, County of Clark, Eddie Duenas, being duly sworn, deposes and says:

1. I make the following assertions pursuant to NRS 616B.627 and NRS 617.210.
2. I am a sole proprietor who will not use the services of any employees in the performance of this Contract with the City of Boulder City.
3. In accordance with the provisions of NRS 616B.659, I have not elected to be included within the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS, relating thereto.
4. I am otherwise in compliance with the terms, conditions and provisions of chapters 616A to 616D, inclusive, of NRS.
5. In accordance with the provisions of NRS 617.225, I have not elected to be included within the terms, conditions and provisions of chapter 617 of NRS.
6. I am otherwise in compliance with the terms, conditions and provisions of chapter 617 of NRS.
7. I acknowledge that the City of Boulder City will not be considered to be my employer or the employer of my employees, if any; and that the City of Boulder City is not liable as a principal contractor to me or my employees, if any, for any compensation or other damages as a result of an industrial injury or occupational disease incurred in the performance of this Contract.

I, Eddie Duenas, do here swear under penalty of perjury that the assertions of this affidavit are true.

Signed this 16th day of September, 2021

Signature



EXHIBIT "E"
NON-COLLUSION AFFIDAVIT

State of Nevada County of Clark

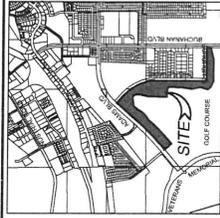
Eddie Duenas being first duly sworn deposes that:

- (1) He/She is the Vice President of William Lyon Homes, Inc., a California Corporation, dba Taylor Morrison, the Firm that has submitted the attached Proposal;
- (2) He/She is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
- (3) Such Proposal is genuine and is not a collusive or sham Proposal;
- (4) Neither the said Firm nor any of its officers, partners, City, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other vendor, firm, or person to submit a collusive or sham proposal in connection with the contract or agreement for which the attached Proposal has been submitted or to refrain from making a proposal in connection with such contract or agreement, or collusion or communication or conference with any other firm, or, to fix any overhead, profit, or cost element of the proposal price or the proposal price of any other firm, or to secure through collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Boulder City or any person interested in the proposed Contract or agreement; and
- (5) The Proposal of service outlined in the Proposal is fair and proper and is not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Firm/team or any of its agents, representatives, City, employees, or parties including this affiant.

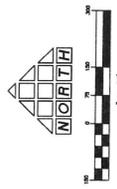
(Signed) 

Title: Vice President

SITE PLAN OF BOULDER CITY TRACT 350
A RESIDENTIAL DEVELOPMENT



LOCATION MAP
NOT TO SCALE



SITE TABULATIONS

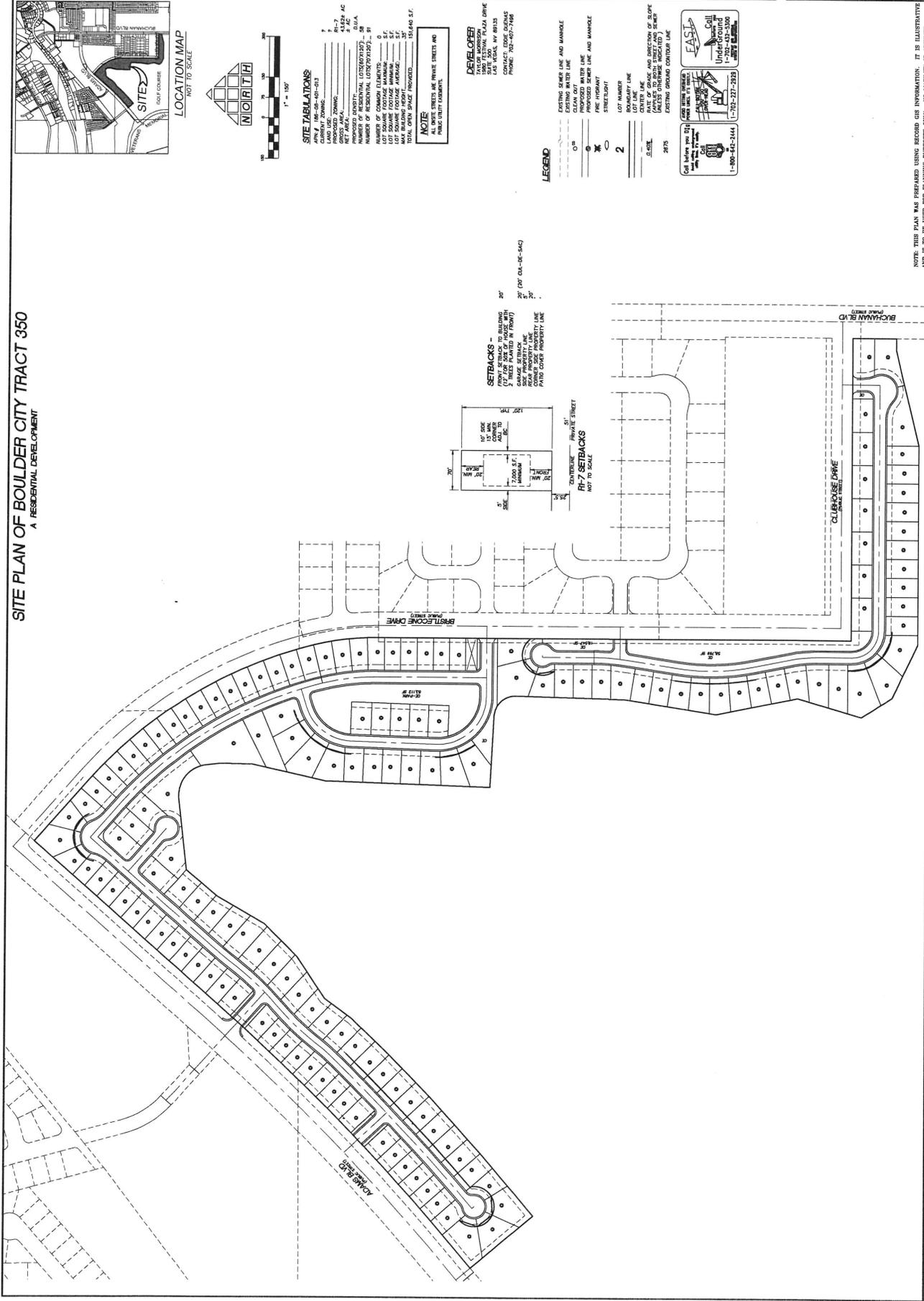
PROJECT NO.	7080 LA GEMMA STREET, SUITE 200
CLIENT	TAYLOR MORRISON
DESIGNED BY	THOMAS CONULTING ENGINEERS
CHECKED BY	
DATE	7/22/15
SCALE	AS SHOWN
DRAWN BY	
REVISION	

DEVELOPER
TAYLOR MORRISON
1400 W. BURNHAM BLVD
BOULDER CITY, NV 89303
CONTACT: EDDIE DEWAIN
PHONE: 702-407-7488

LEGEND
EXISTING SERVICE LINE AND MANHOLE
PROPOSED WATER LINE
PROPOSED SANITARY LINE AND MANHOLE
FINE HYDRANT
STREETLIGHT
LOT NUMBER
BOUNDARY LINE
CENTER LINE
SCALE
2/275
EXISTING GRADE CONTOUR LINE

Call before you dig
1-800-842-3444

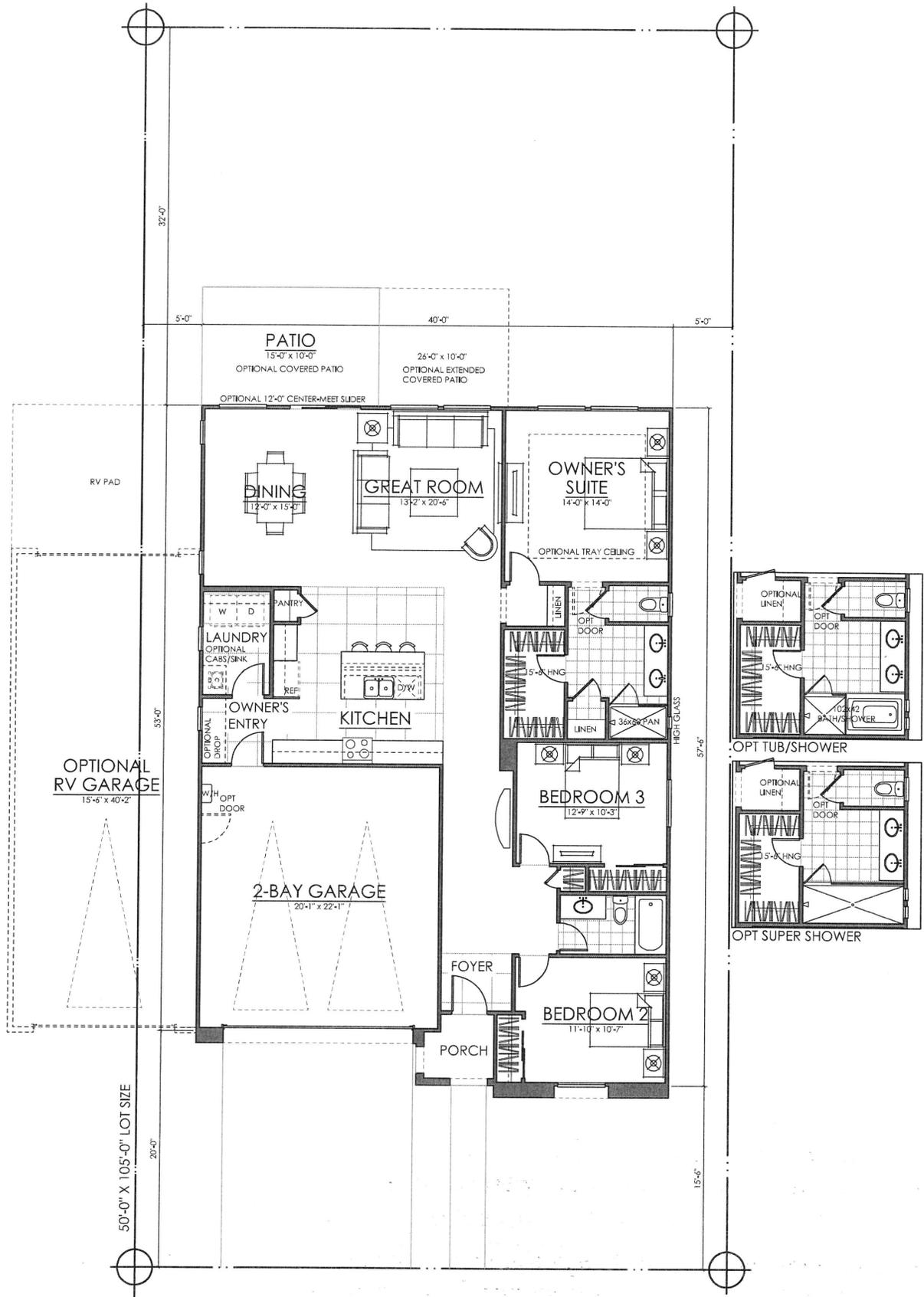
Call before you dig
Underground
1-702-237-2325



SETBACKS -
FRONT (10' FOR SIDE W/ TRADE WITH ADJACENT LOT)
SIDE (10' FOR SIDE W/ TRADE WITH ADJACENT LOT)
REAR (10' FOR SIDE W/ TRADE WITH ADJACENT LOT)
REAR PROPERTY LINE
FRONT PROPERTY LINE
SIDE PROPERTY LINE
REAR PROPERTY LINE

RT-7 SETBACKS
NOT TO SCALE

NOTE: THIS PLAN WAS PREPARED USING RECORD GIS INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.



PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
 - 7'-6" FIRST FLOOR WDW HD HT
 - 5' FIRST FLOOR WINDOW HEIGHT, TYP.
 - 3068 FRONT DOOR (OPT 3080)
 - 6068 SLIDING GLASS DOORS
 - xx68 INTERIOR DOORS
- 05.24.19

FIRST FLOOR	1724 SQ. FT.
TOTAL LIVING	1724 SQ. FT.
TARGET	1700 SQ. FT.

PLAN 40A1 | 1724 SQ. FT.

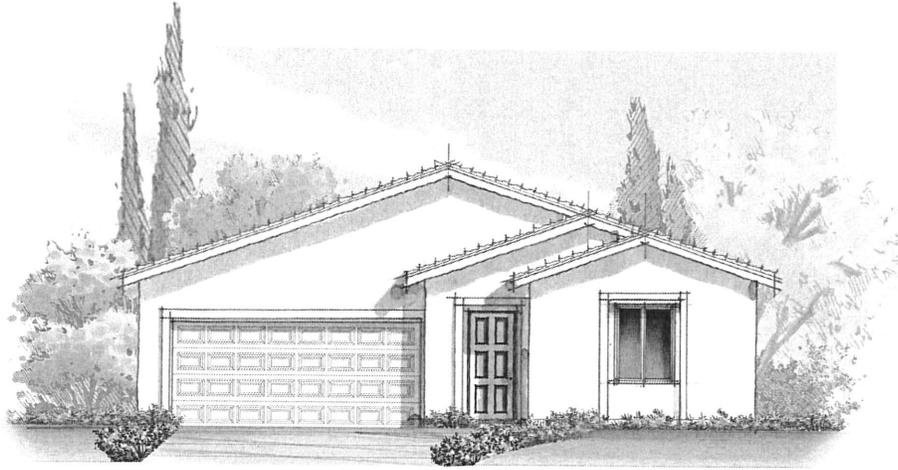


William Lyon Homes
Experience the pride.

PALMER RANCH 40' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

woodley architectural group, inc
 colorado // 731 southpark dr. suite 8
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.353.8919



elevationA -



elevationB -



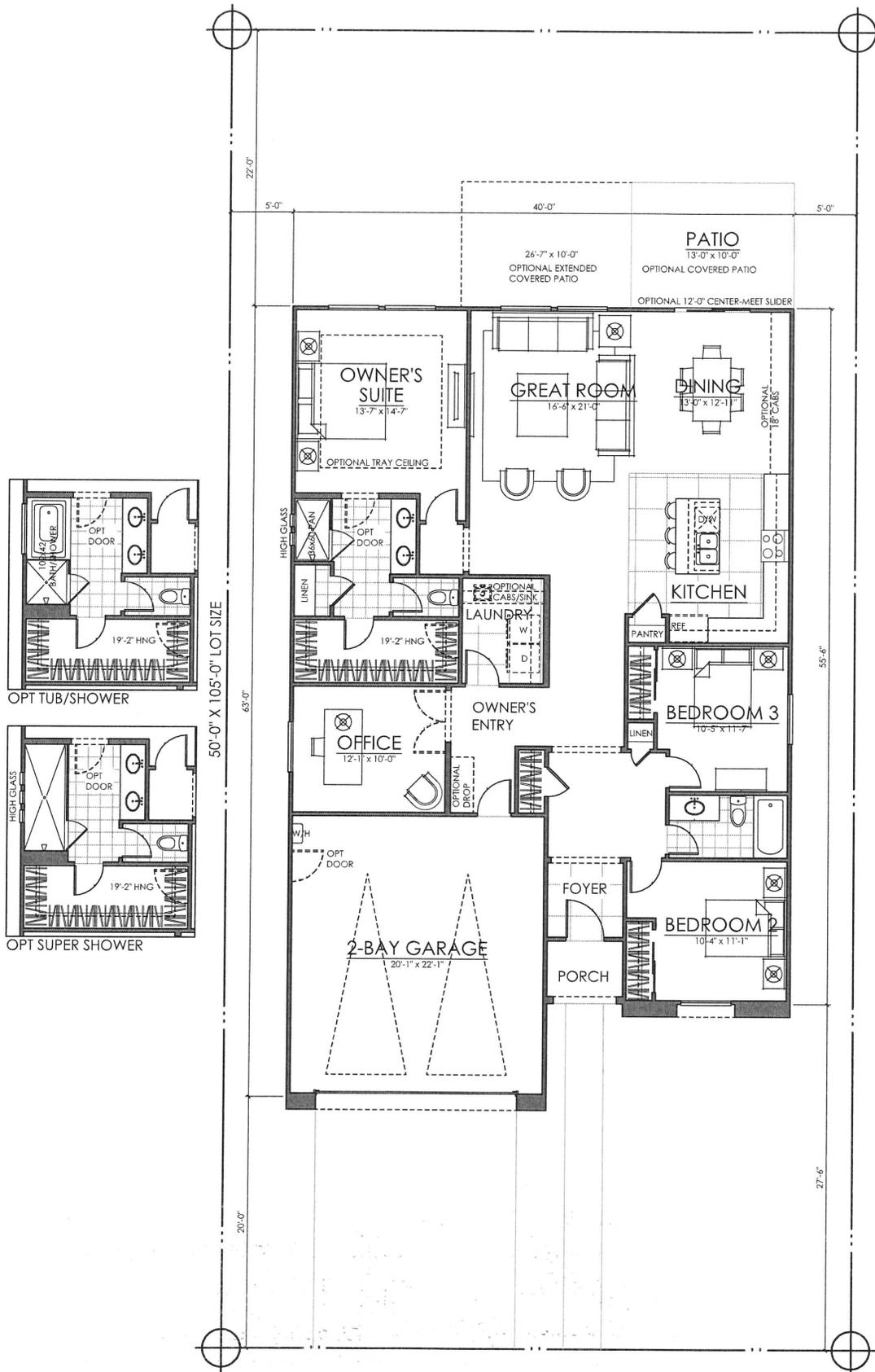
elevationC -

05.23.19

 William Lyon Homes
Experience the pride.

PLAN 40A1 | CONCEPT ELEVATIONS
PALMER RANCH 40' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA

 woodley
architectural
group, inc
colorado // 731 southpark dr. suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca. 92705 / 949.553.8919



PLAN NOTES
 9'-1" FIRST FLOOR PLATE
 7'-6" FIRST FLOOR WDW HD HT
 5' FIRST FLOOR WINDOW HEIGHT, TYP.
 3068 FRONT DOOR (OPT 3080)
 6068 SLIDING GLASS DOORS
 xx68 INTERIOR DOORS
 05.24.19

FIRST FLOOR	1885 SQ. FT.
TOTAL LIVING	1885 SQ. FT.
TARGET	1850 SQ. FT.

PLAN 40A2 | 1885 SQ. FT.



elevationA -



elevationB -



elevationC -

05.23.19

William Lyon Homes
Experience the pride.

PLAN 40A2 | CONCEPT ELEVATIONS
PALMER RANCH 40' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA

woodley
architectural
group, inc
colorado // 731 southpark dr, suite 8
littleton, co 80120 // 303.683.7231
california // 2943 pulmarst. suite. A
santa ana, ca. 92705 // 949.553.8919



PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
- 7'-6" FIRST FLOOR WDW HD HT
- 5' FIRST FLOOR WINDOW HEIGHT, TYP.
- 3068 FRONT DOOR (OPT 3080)
- 6068 SLIDING GLASS DOORS
- xx68 INTERIOR DOORS

05.24.19

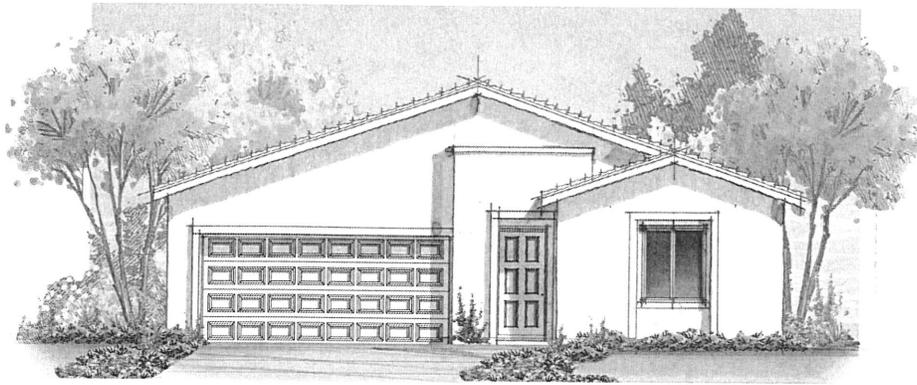
FIRST FLOOR	2051 SQ. FT.
TOTAL LIVING	2051 SQ. FT.
TARGET	2025 SQ. FT.

PLAN 40A3 | 2051 SQ. FT.

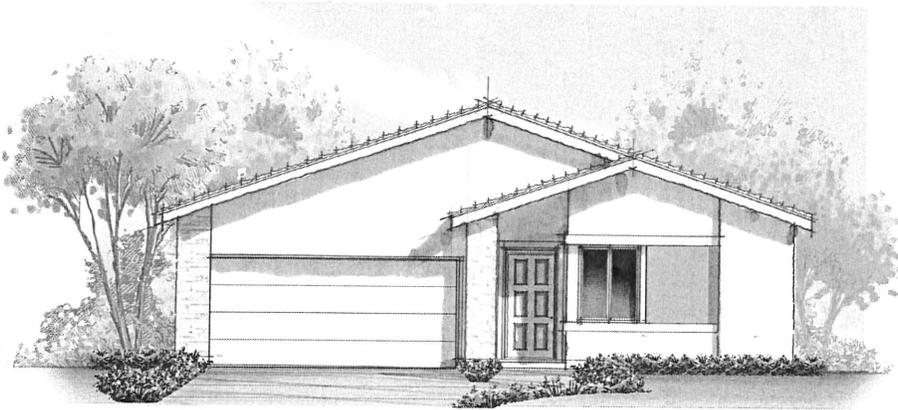


PALMER RANCH 40' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA





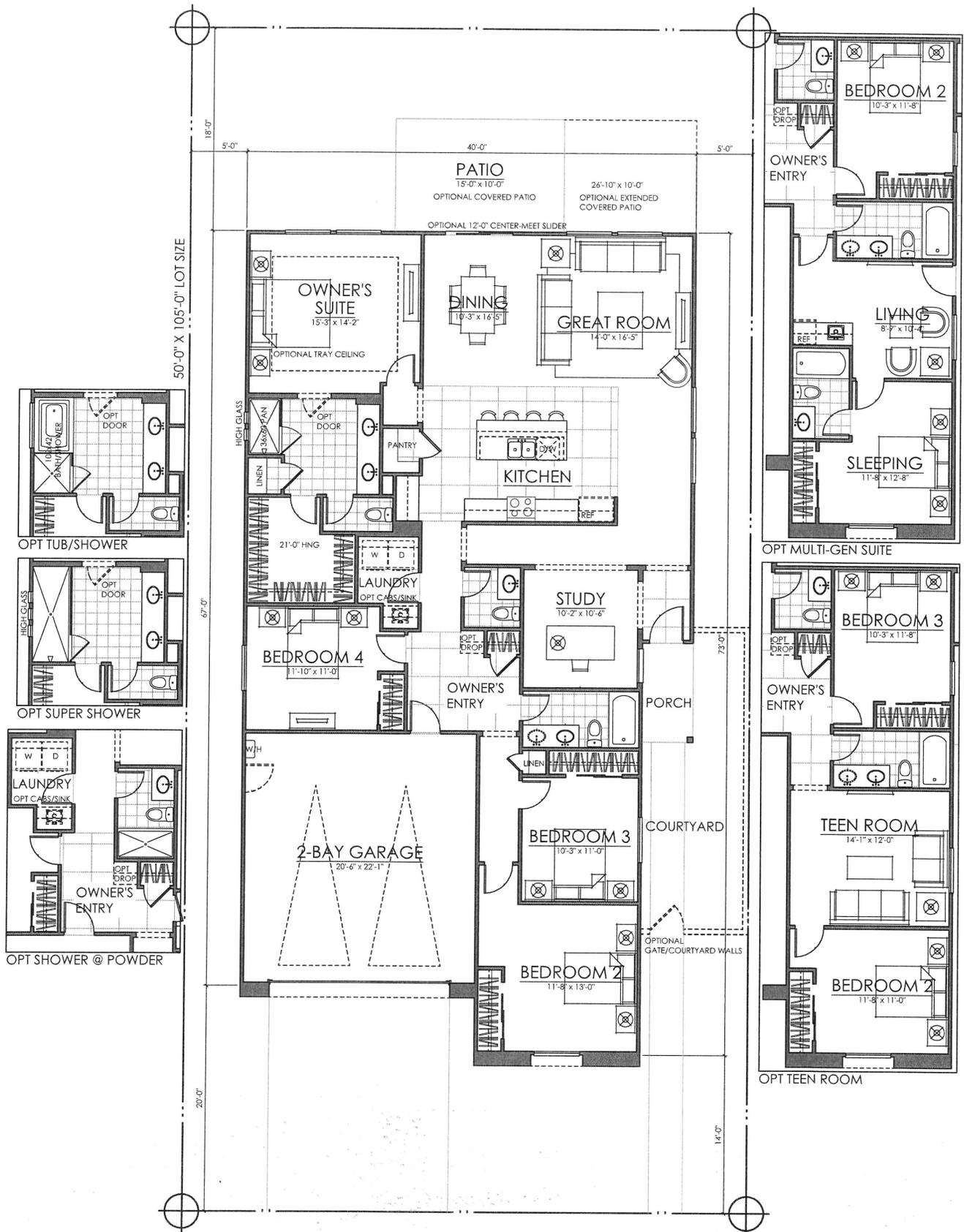
elevationA -



elevationB -



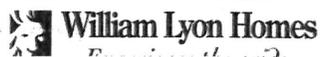
elevationC -



PLAN NOTES
 9'-1" FIRST FLOOR PLATE
 7'-6" FIRST FLOOR WDW HD HT
 5' FIRST FLOOR WINDOW HEIGHT, TYP.
 3068 FRONT DOOR (OPT 3080)
 6068 SLIDING GLASS DOORS
 xx68 INTERIOR DOORS
 05.24.19

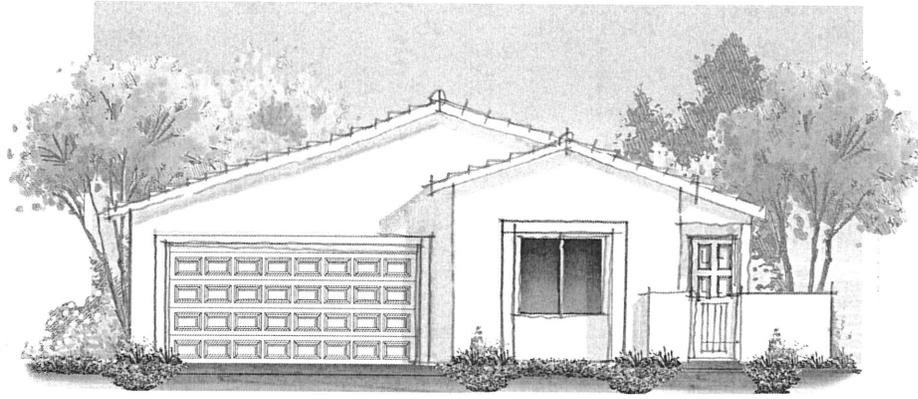
FIRST FLOOR	2164 SQ. FT.
TOTAL LIVING	2164 SQ. FT.
TARGET	2200 SQ. FT.

PLAN 40A4 | 2164 SQ. FT.



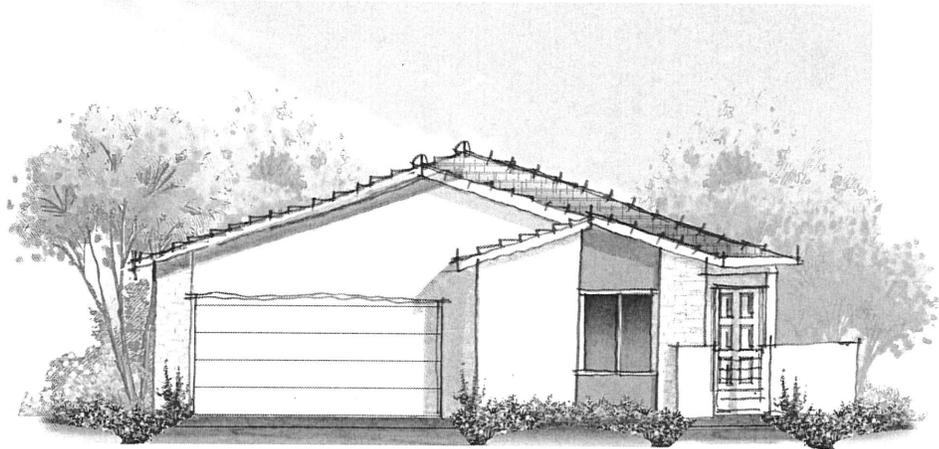
PALMER RANCH 40' | WILLIAM LYON HOMES
 NORTH LAS VEGAS, NEVADA

woodley architectural group, inc
 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303 683 7231
 california // 2943 pullman st. suite A
 santa ana, ca. 92705 / 949 553 8919



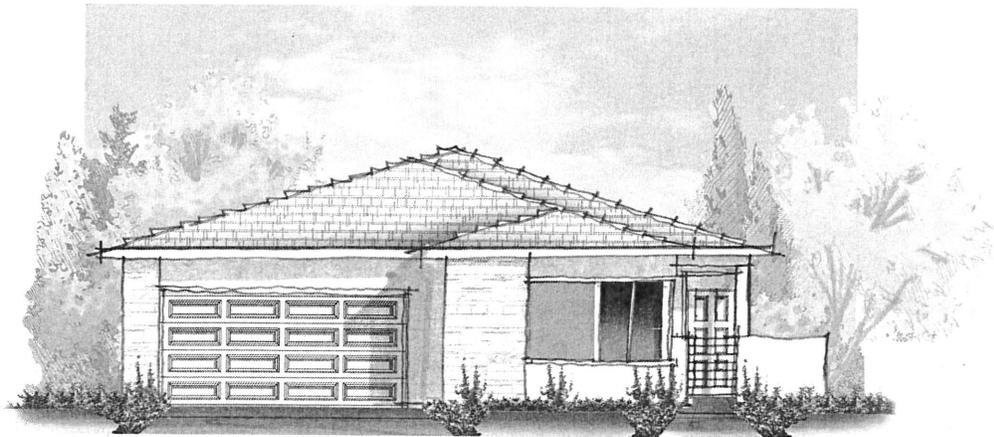
elevationA -

SHOWN WITH OPTIONAL COURTYARD, AND GATE



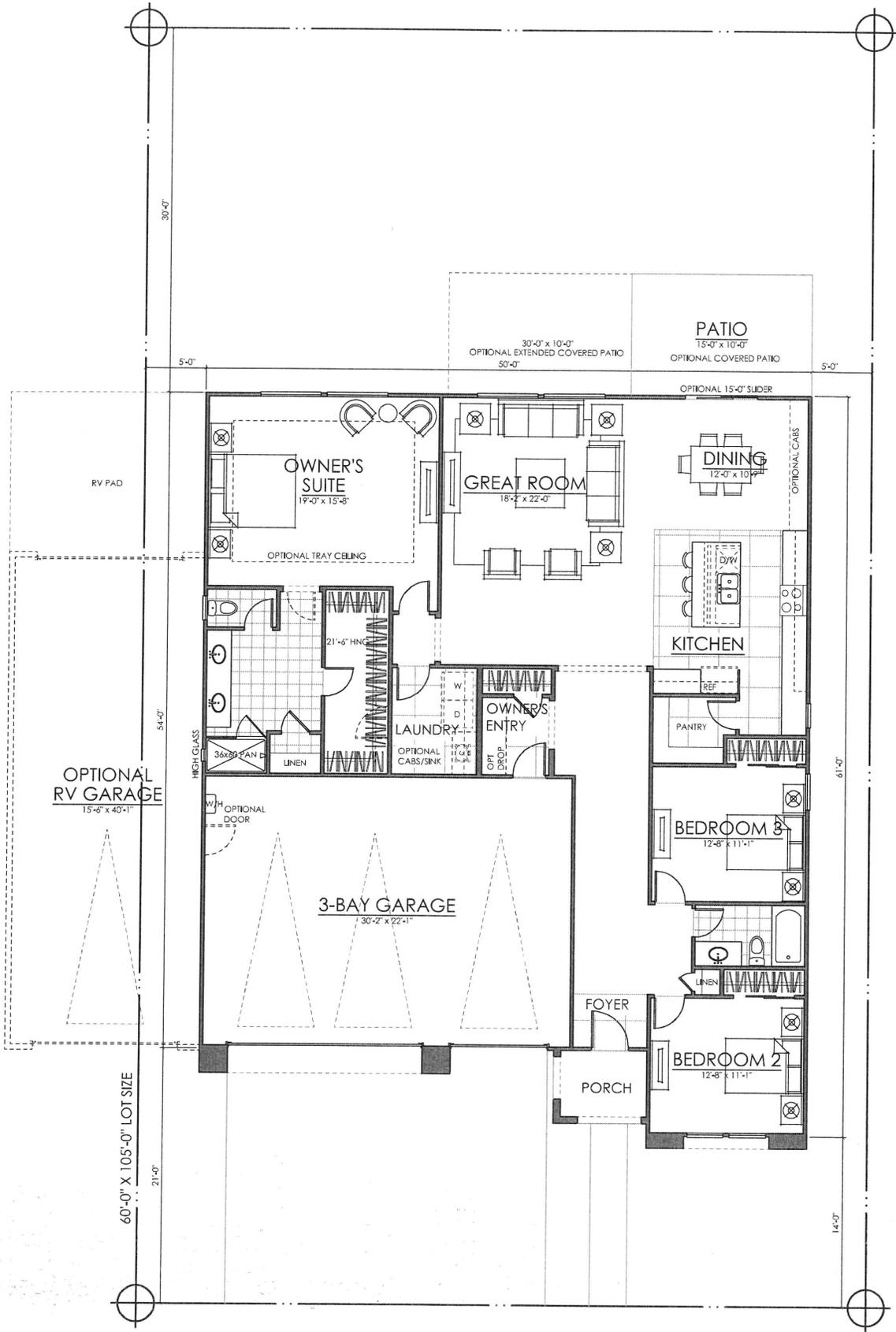
elevationB -

SHOWN WITH OPTIONAL COURTYARD, AND GATE



elevationC -

SHOWN WITH OPTIONAL COURTYARD, AND GATE



PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
- 7'-6" FIRST FLOOR WDW HD HT
- 5' FIRST FLOOR WINDOW HEIGHT, TYP.
- 3068 FRONT DOOR (OPT 3080)
- 6068 SLIDING GLASS DOORS
- xx68 INTERIOR DOORS
- 05.24.19

FIRST FLOOR	2111 SQ. FT.
TOTAL LIVING	2111 SQ. FT.
TARGET	2100 SQ. FT.

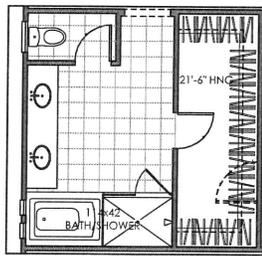
PLAN 50A1 | 2111 SQ. FT.



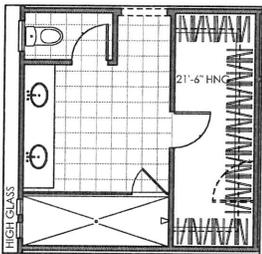
PALMER RANCH 50' | WILLIAM LYON HOMES
 NORTH LAS VEGAS, NEVADA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

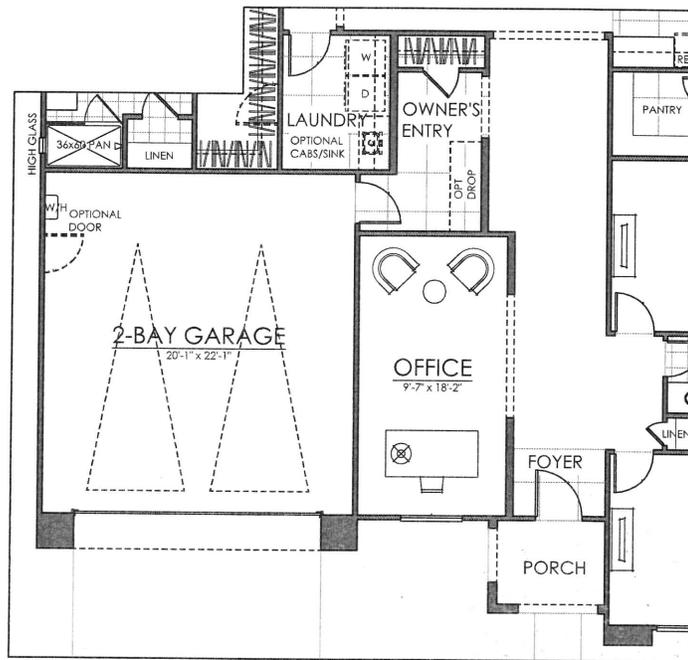




OPT TUB/SHOWER



OPT SUPER SHOWER



OPTIONAL OFFICE (+220 SQ. FT.)

PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
- 7'-6" FIRST FLOOR WDW HD HT
- 5' FIRST FLOOR WINDOW HEIGHT, TYP.
- 3068 FRONT DOOR (OPT 3080)
- 6068 SLIDING GLASS DOORS
- xx68 INTERIOR DOORS

05.24.19

PLAN 50A1 | OPTIONS

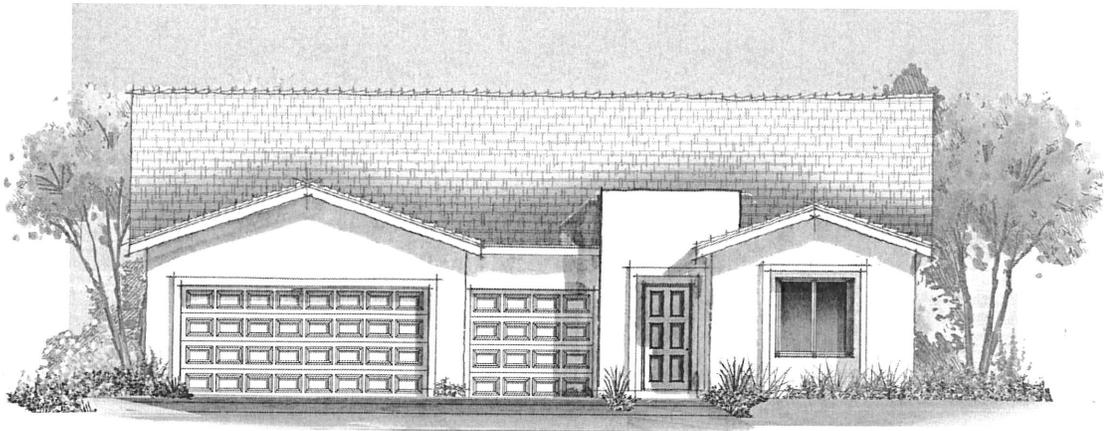


William Lyon Homes

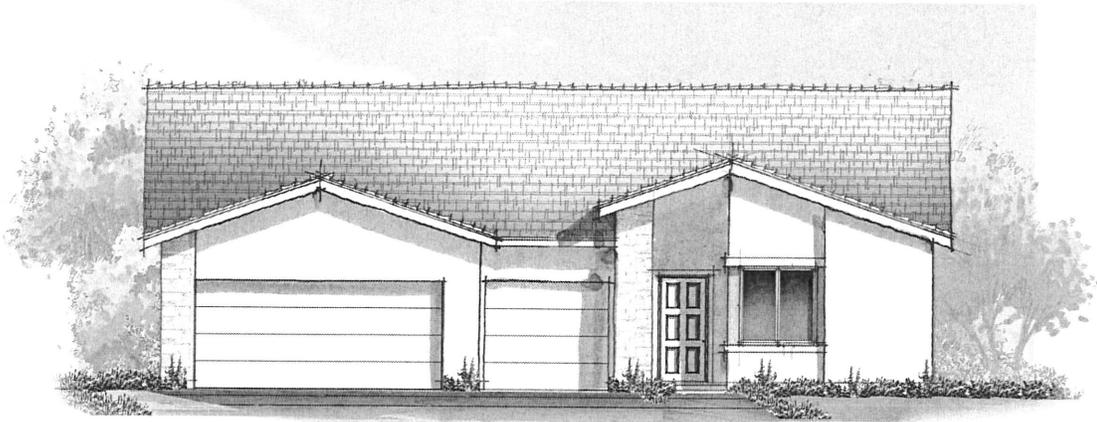
PALMER RANCH 50' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA



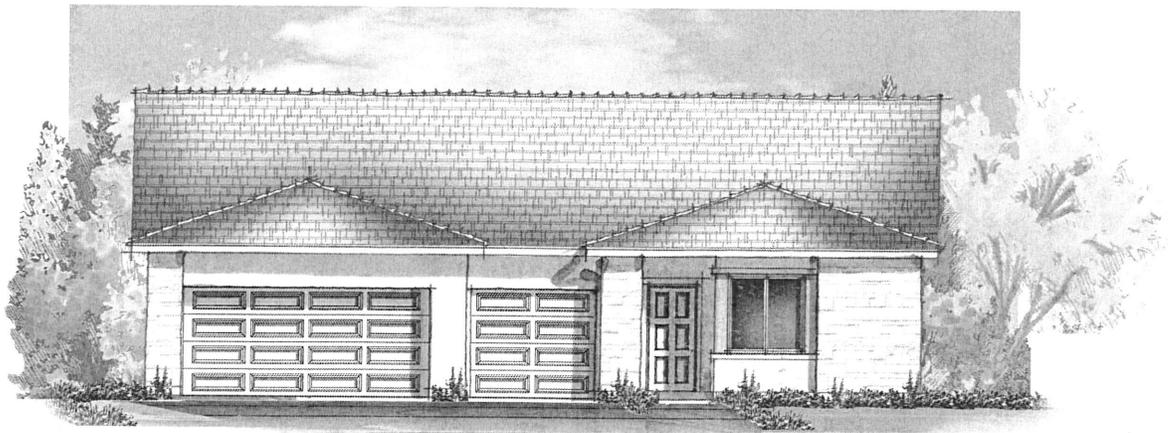
colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919



elevationA -



elevationB -



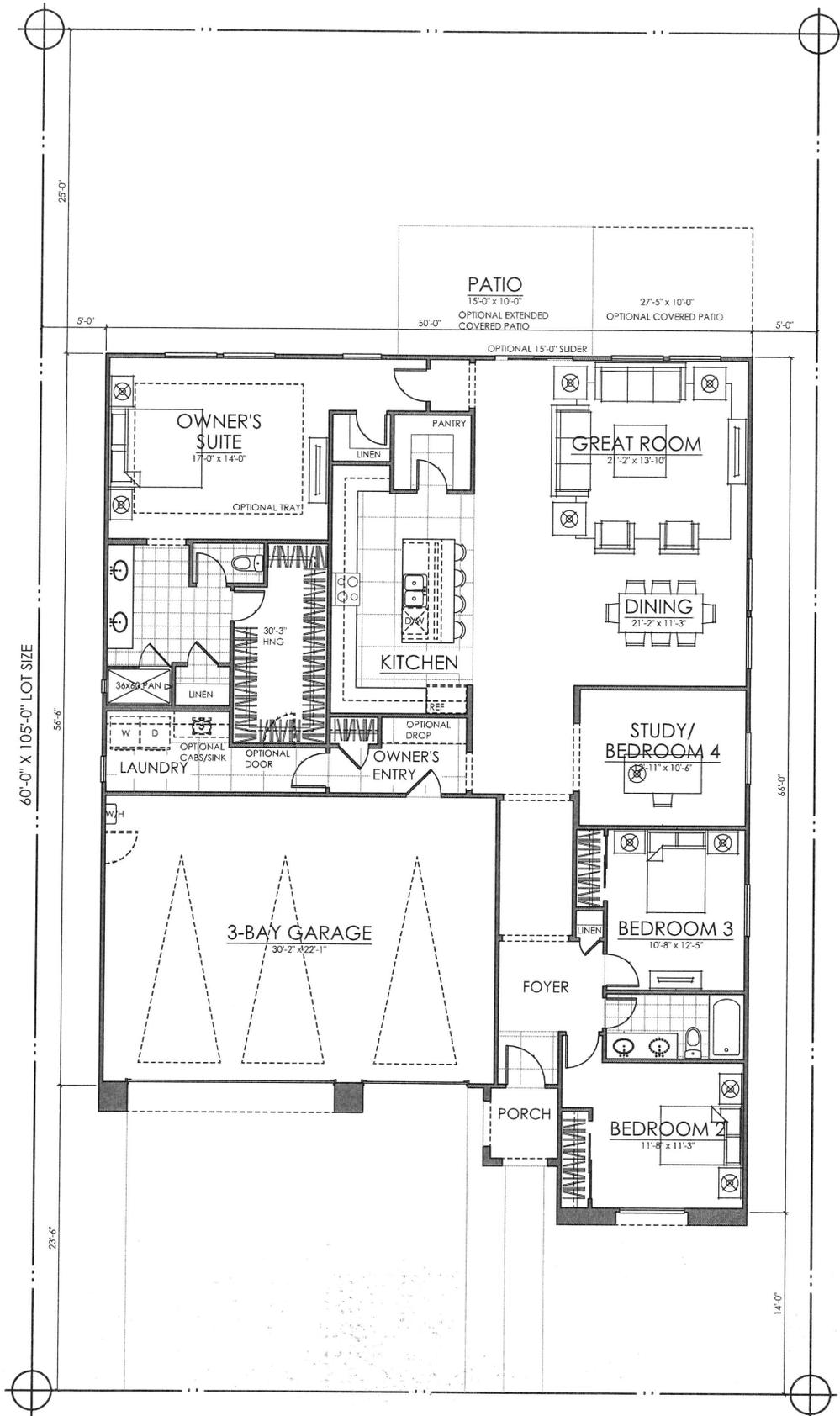
elevationC -

05.23.19

 William Lyon Homes
Experience the pride.

PLAN 50A1 | CONCEPT ELEVATIONS
PALMER RANCH 50' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA

 woodley
architectural
group, inc
colorado // 731 southpark dr, suite 8
littleton, co 80120 / 303.683.7231
california // 2943 pullman st, suite A
santa ana, ca 92705 / 949.553.8919



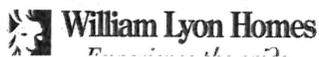
PLAN NOTES

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- 7'-6" FIRST FLOOR WDW HD HT
- 5' FIRST FLOOR WINDOW HEIGHT, TYP.
- 3068 FRONT DOOR (OPT 3080)
- 6068 SLIDING GLASS DOORS
- xx68 INTERIOR DOORS

05.24.19

FIRST FLOOR	2282 SQ. FT.
TOTAL LIVING	2282 SQ. FT.
TARGET	2250 SQ. FT.

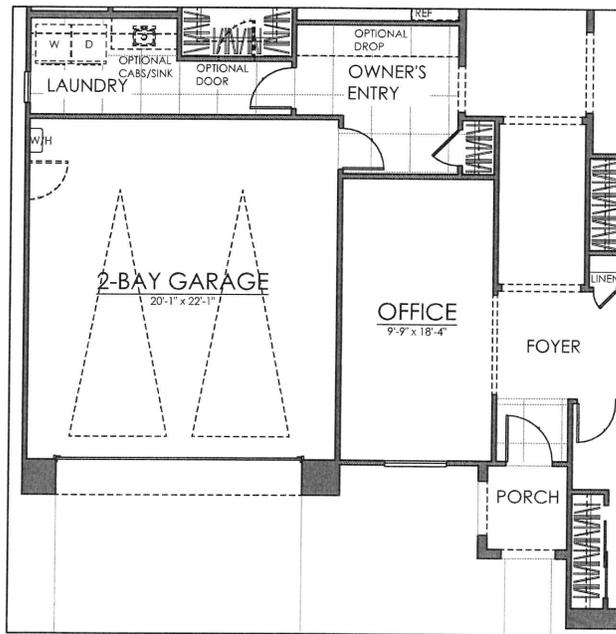
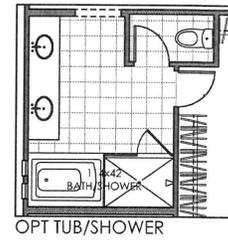
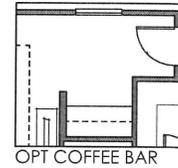
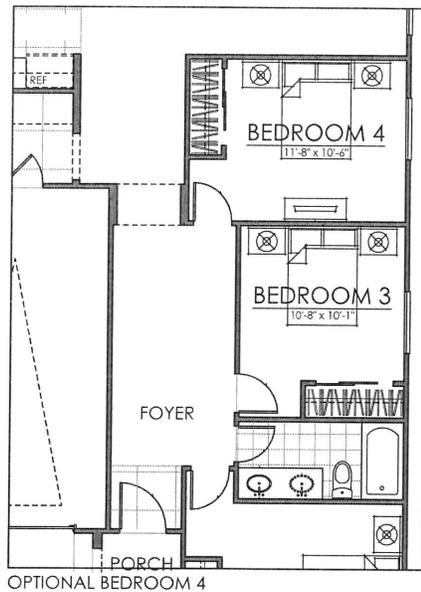
PLAN 50A2 | 2282 SQ. FT.



PALMER RANCH 50' | WILLIAM LYON HOMES
NORTH LAS VEGAS, NEVADA



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PLAN NOTES
 9'-1" FIRST FLOOR PLATE
 7'-6" FIRST FLOOR WDW HD HT
 5' FIRST FLOOR WINDOW HEIGHT, TYP.
 3068 FRONT DOOR (OPT 3080)
 6068 SLIDING GLASS DOORS
 xx68 INTERIOR DOORS
 05.24.19

PLAN 50A2 | OPTIONS

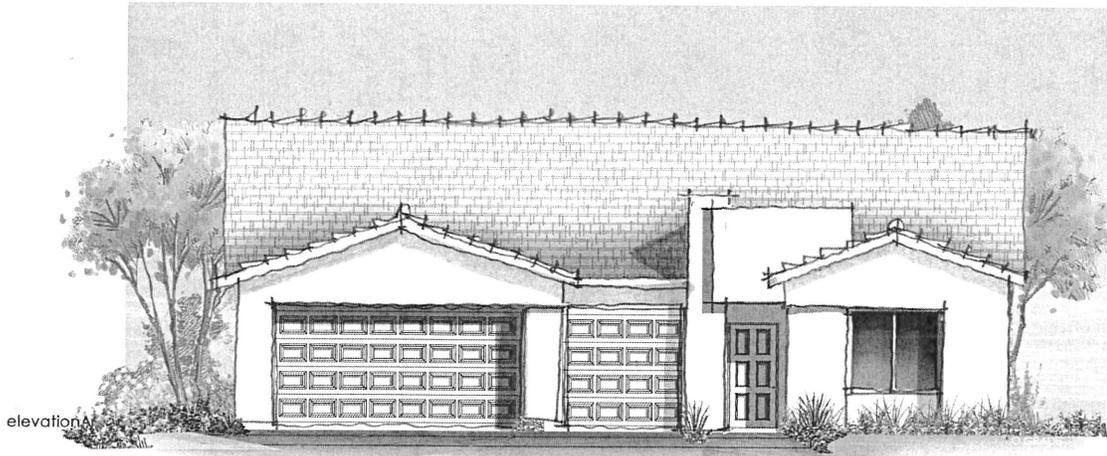


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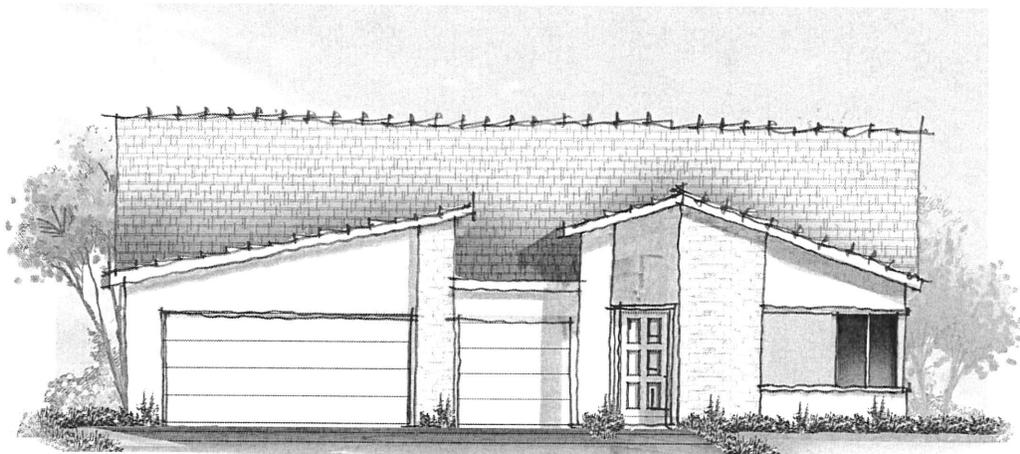
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 NORTH LAS VEGAS, NEVADA



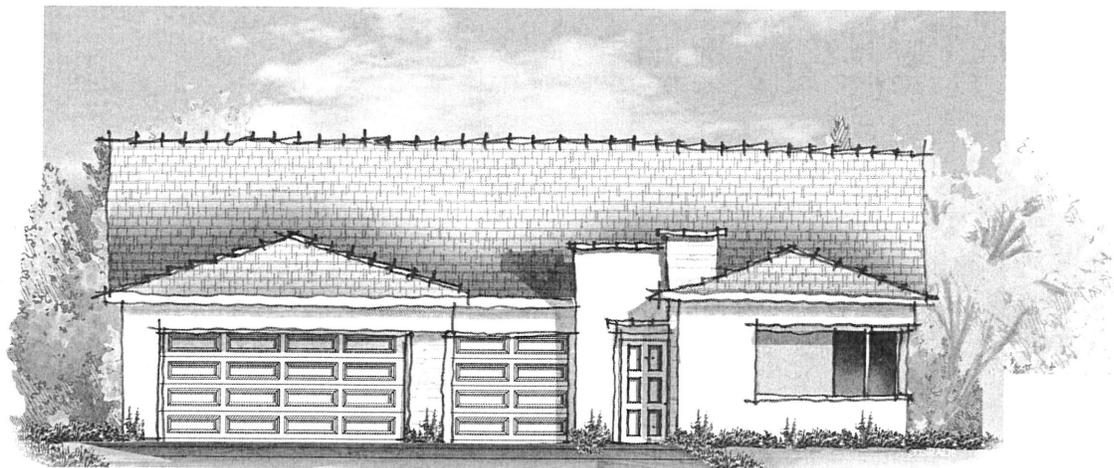
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elevationA



elevationB -



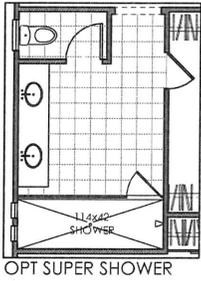
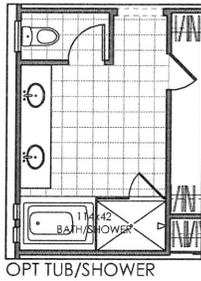
elevationC -

05.23.19

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PLAN 50A2 | CONCEPT ELEVATIONS
PALMER RANCH 50' | WILLIAM LYON HOMES
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PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
- 7'-6" FIRST FLOOR WDW HD HT
- 5' FIRST FLOOR WINDOW HEIGHT, TYP.
- 3068 FRONT DOOR (OPT 3080)
- 6068 SLIDING GLASS DOORS
- xx68 INTERIOR DOORS
- 05.24.19

FIRST FLOOR	2405 SQ. FT.
TOTAL LIVING	2405 SQ. FT.
TARGET	2400 SQ. FT.

PLAN 50A3 | 2405 SQ. FT.



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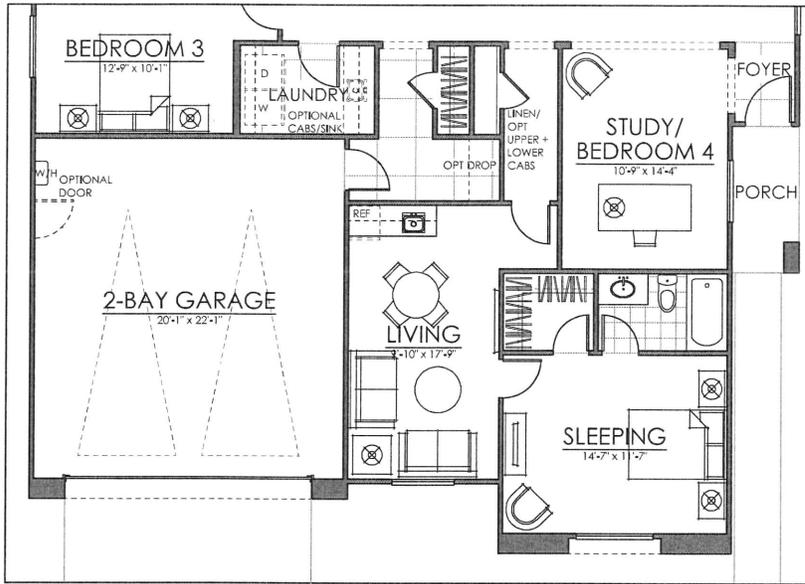
PALMER RANCH 50' | WILLIAM LYON HOMES

NORTH LAS VEGAS, NEVADA

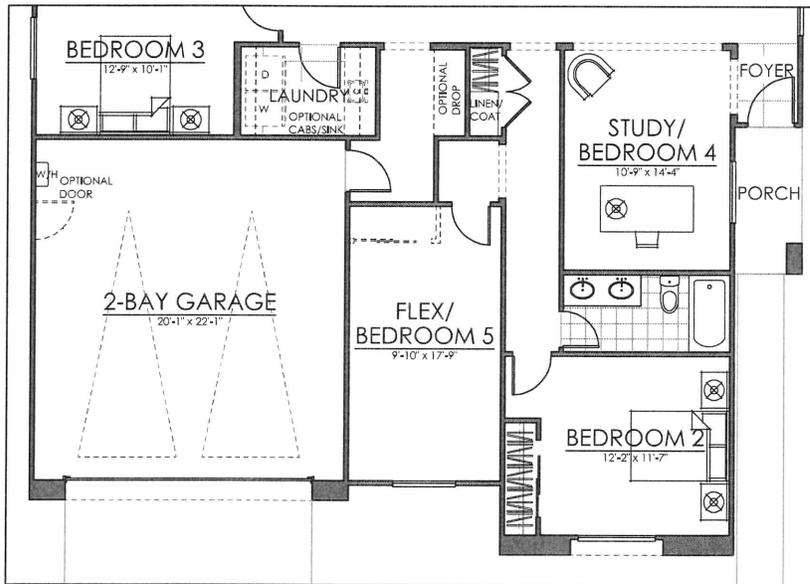
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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OPTIONAL MULTI-GEN SUITE (+226 SQ. FT.)



OPTIONAL FLEX/BEDROOM 5 (+226 SQ. FT.)

PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
 - 7'-6" FIRST FLOOR WDW HD HT
 - 5' FIRST FLOOR WINDOW HEIGHT, TYP.
 - 3068 FRONT DOOR (OPT 3080)
 - 6068 SLIDING GLASS DOORS
 - xx68 INTERIOR DOORS
- 05.24.19

PLAN 50A3 | OPTIONS

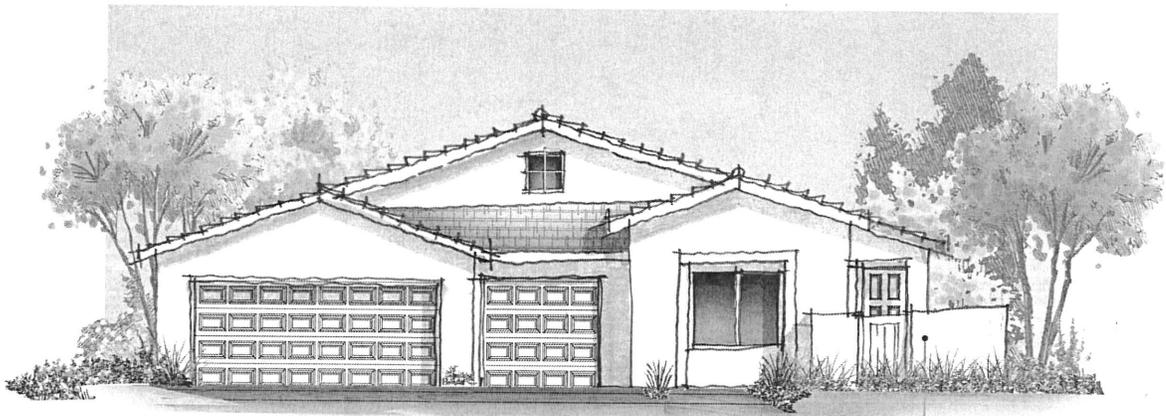


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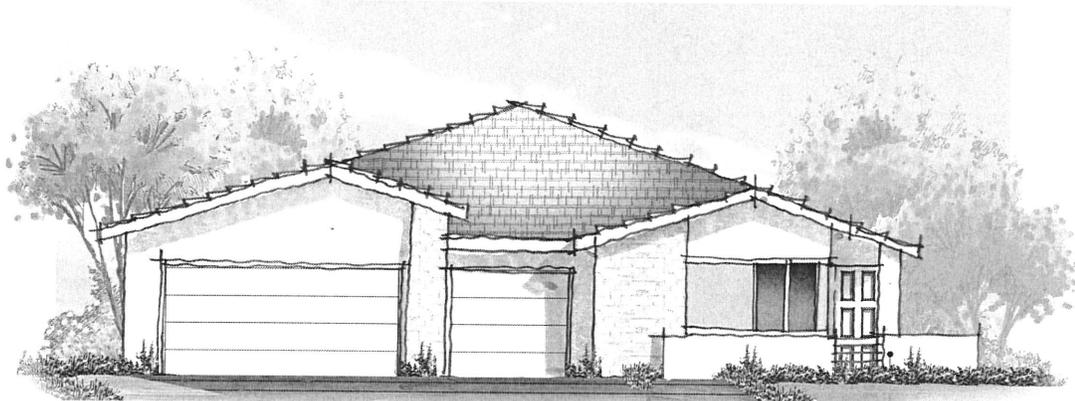
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS





elevationA -

OPTIONAL COURTYARD
WALL & GATE



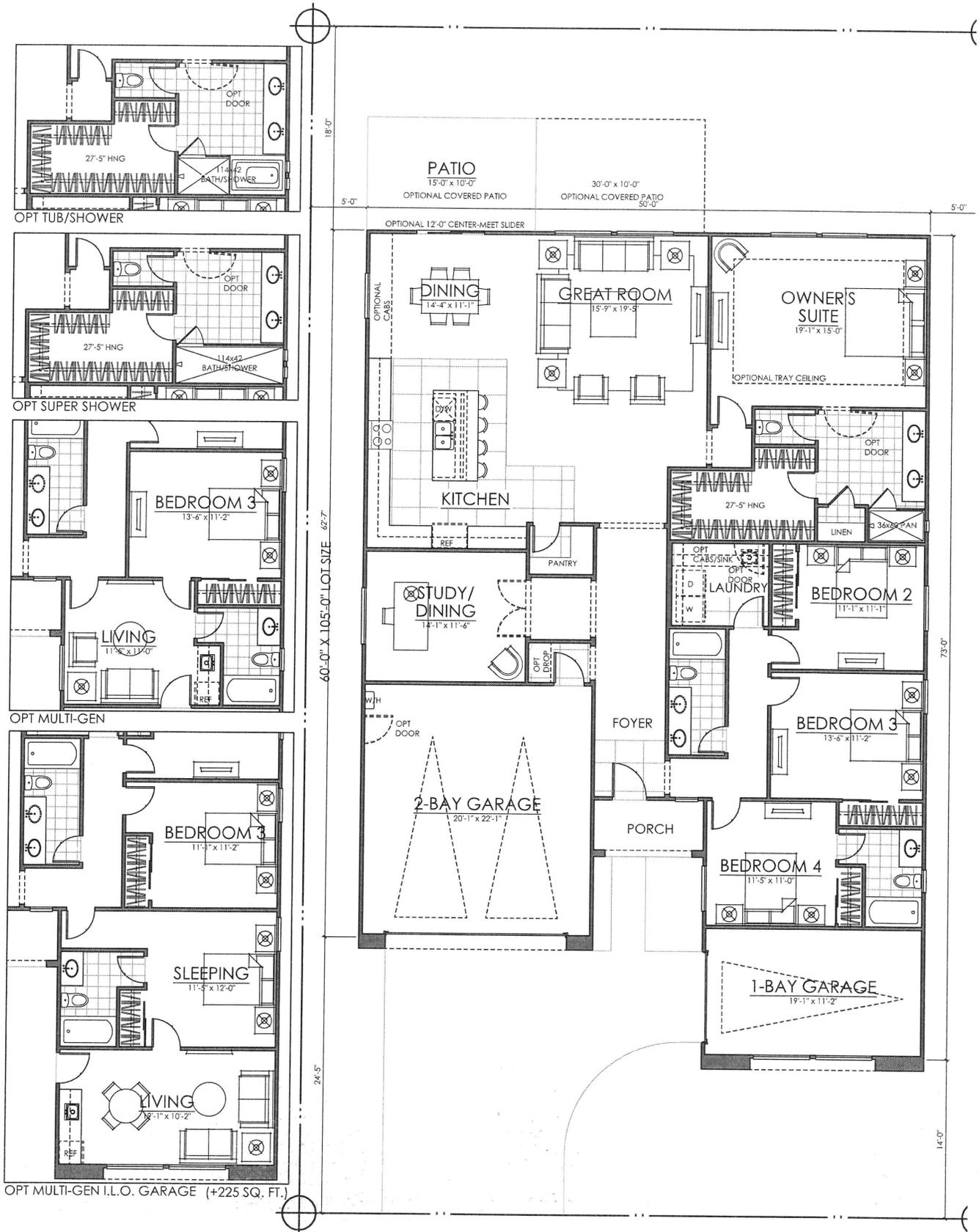
elevationB -

OPTIONAL COURTYARD
WALL & GATE



elevationC -

OPTIONAL COURTYARD
WALL & GATE



PLAN NOTES

- 9'-1" FIRST FLOOR PLATE
- 7'-6" FIRST FLOOR WDW HD HT
- 5' FIRST FLOOR WINDOW HEIGHT, TYP.
- 3068 FRONT DOOR (OPT 3080)
- 6068 SLIDING GLASS DOORS
- xx68 INTERIOR DOORS

05.24.19

FIRST FLOOR	2531 SQ. FT.
TOTAL LIVING	2531 SQ. FT.
TARGET	2550 SQ. FT.

PLAN 50A4 | 2531 SQ. FT.

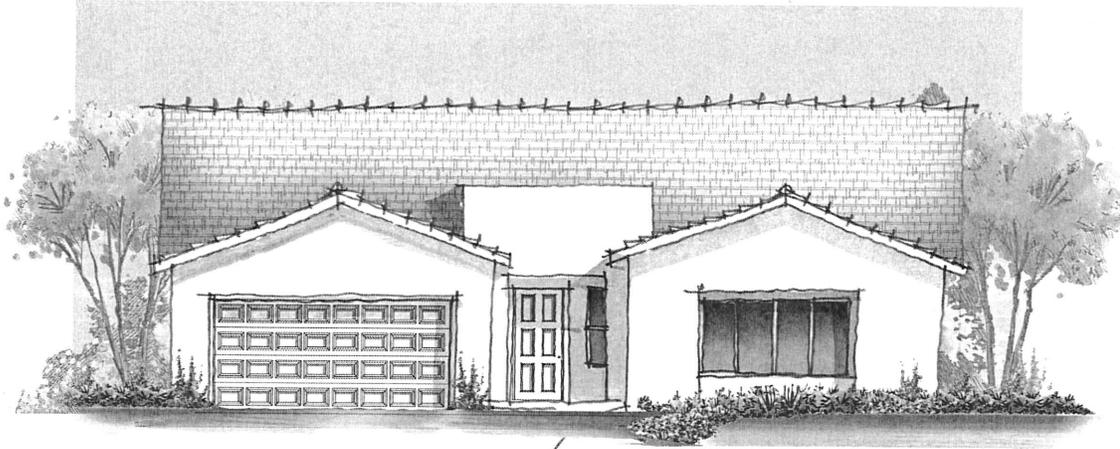


William Lyon Homes

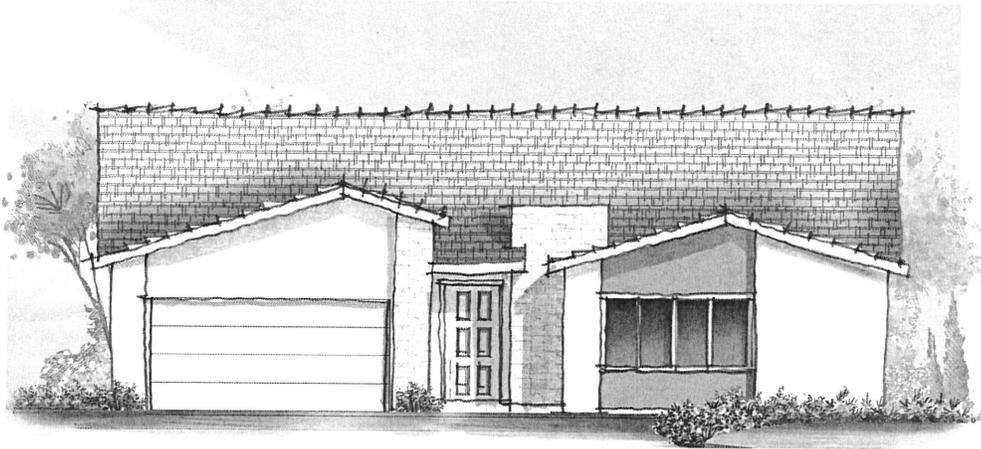
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NORTH LAS VEGAS, NEVADA



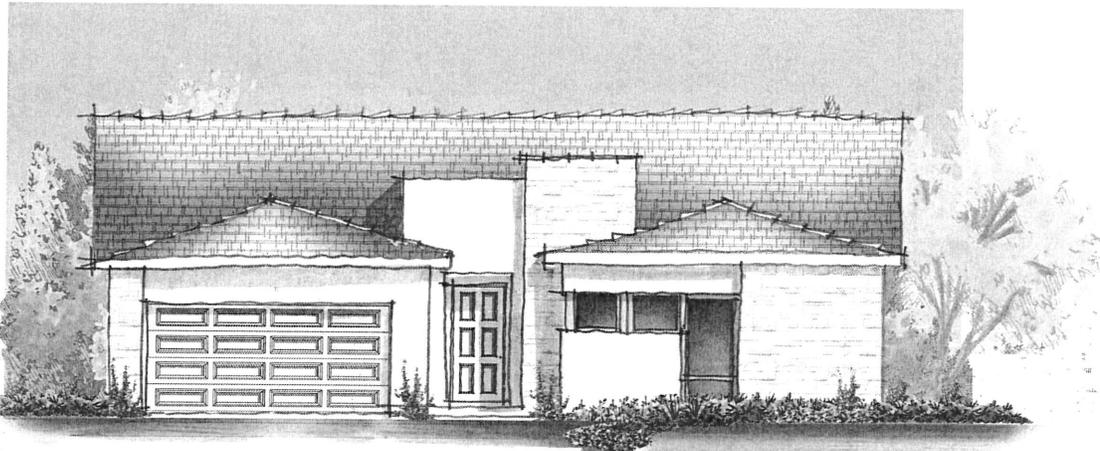
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elevationA -



elevationB -



elevationC -