



A DIVISION OF

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Boulder City Parcel 350 RFP Response #1:

122 R1-15, R1-10, R1-7 lots with SID for Bristlecone Storm Drain Improvements
and Option for SBH to install Bristlecone Storm Drain Improvements

Prepared by:

Isaac Summers,

Director of Land and Forward Planning

isummers@sbhlv.com

www.sbhlv.com

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A StoryBook beginning....

StoryBook Homes, founded by Wayne & Catherine Laska in 2003, began with the belief that everyone deserves a beautiful home. Over the past 18 years StoryBook Homes has fulfilled the dream of homeownership for many families in the Las Vegas valley with over 1700 homes built by their dedicated and experienced team. The StoryBook name is synonymous with good stewardship in our neighborhoods and community. Whether it comes to meetings with neighbors and hearing their concerns or making donations within the community, StoryBook has a reputation of delivering on their promises.

StoryBook entered into a purchase agreement with the City of Boulder City in 2017 for the purchase of Tract 349, now known as Boulder Hills Estates. During the negotiations of that contract and subsequent approvals by the Planning Commission and City Council, StoryBook was committed to meeting with the City staff, Public Officials, and neighbors every step of the way. To date, 86 new homes have been built and delivered to families in Boulder Hills Estates, bringing new residents to the City as well as offering existing Boulder City residents an option for a new home, while remaining in the City they love.

StoryBook does not just build in the community, we become part of that community.

StoryBook Homes and the Laska Family continue to give back to the community they love through monetary giving and volunteer work. Southern Nevada is our home; our hearts are here. Charities in support of childhood cancer research and care along with the education of our children are among the highest priorities for our philanthropic missions. At the groundbreaking ceremony for Boulder Hills, the StoryBook team donated \$2000 in total to 4 school libraries in the Boulder City then followed up with a \$2400 donation to King Elementary to fund the monthly Storyworks program for students in 3rd through 6th grade. We build homes in communities while we build up the community, that is our philosophy.

Two brands, one culture. One mission.

In August of 2021, Wayne and Catherine Laska sold StoryBook Homes to Toll Brothers. The sale of the company was a long thought out decision and the field was narrowed to the Builder that aligned best with the Storybook culture, having an emphasis on quality of construction and value of team. StoryBook Homes, along with the Laska's legacy, will carry on under the same brand image, but have the backing of a publicly traded, national builder in Toll. The StoryBook business continues with the same team of dedicated employees that have made the brand such a success and achieved a Customer Satisfaction rating of greater than 95% over the past 12 months.

Our team remains the same. Our hearts remain the same. Our dedication to our family of StoryBook buyers and the community we live in remains the same.

References

- Michael Mays, Community Development Director, Boulder City, Nevada
 - Phone (702) 293-9282
 - mmays@bcnv.org

- Lee Farris, Vice President, The LandWell Company, Cadence Masterplan Association
 - Phone (702) 567-0400 or (702) 523-2920
 - lfarris@landwellco.com

- Sam Palmer, **P.E.**, CBO/CFM, Assistant Director at **Clark County** Department of Building & Fire
 - Phone (702) 455-8032
 - palmer@clarkcountynv.com

Property Overview

Tract 350 is bordered on the North by Adams Blvd. and Bristlecone Dr. on the East. This property constitutes most of the North/Northeast boundary of the Boulder Creek golf course.

StoryBook Homes' current community, Boulder Hills Estates resides at the Southeast corner of Adams Blvd and Bristlecone Dr. and has contributed much to the regeneration of new homes in the area, and in Boulder City. Currently, new homes at Boulder Hills estates start at \$513,000 and range up to \$612,000. Resale homes in the immediate area range in price from \$350,000 to \$639,000. StoryBook Homes currently builds homes across the valley starting at \$277,990. The product offerings at varying price points cater to a broad range of homebuyers looking to own a home.

Proposal

StoryBook Homes (SBH) is pleased to present our response to the RFP for Boulder City Tract 350 (APN(s) 186-08-401-013 & 186-17-601-002) which consists of a total net-net acreage of 44.98 acres. StoryBook Homes has a long and successful track record in the Las Vegas Valley and Boulder City for building communities that our family of homebuyers have and will enjoy for years to come. Our homes are something we take pride in and we strive to deliver a quality home with built in value.

For our first proposal we prepared a site plan that we feel adheres to the spirit of the existing land use and zoning of this parcel. The zoning boundaries have been approximated as we were not provided with AutoCad linework to match the boundaries more exactly. Our proposal would include 15k, 10k, 7k SF lots in the approximate locations shown in your zoning exhibit distributed with the RFP. Due to the curvature of the parcel and other constraints, we have a yield of 122 lots. This is a lower lot count than many of the other proposals you will receive as part of this RFP, including our second proposal, but we are willing to build the community as you originally specified and within the guidelines of your Zoning Code as they exist today.

It is our proposed intent to purchase Tract 350 in three (3) consecutive purchases at a total price of \$20,500,000 if SBH installs the storm drain improvements, and \$21,500,000 if the City establishes an SID to pay for the storm drain improvements.

The first takedown would be the Southernmost approximately 13.5 acres. The second takedown would be the 15.5 acres moving to the North, and the third takedown would be the 16 acres adjacent to Adams Blvd. The exact boundaries and acreages of each take-down will be determined at the time the site plan has been approved by Boulder City and legal transfer of land can occur defining the areas, whether that be by legal description, tentative map or final map. Those details will be discussed during Purchase Agreement preparation. The intent for this proposal is to mitigate the shape of the parcel, to allow for time to move through development, and for consideration of the Boulder City Growth Control Ordinance. The three takedowns will take place within 1 year of another, with the option to extend depending based on current market demand.

SBH proposes that the overall project will consist of 122 single family homes ranging in lot sizes between 7000 sf and 15,000 sf. We intend to have six (6) single and two-story plans ranging from 1935 to 3,491 square feet. Based on our research of the local market, it appears that most of the resale homes within Boulder City are resales of single stories with an average home age of 30-40 years old. Our anticipated home prices would remain consistent with current Boulder Hills Estates pricing and current market conditions. We will also continue to offer additional features such as RV garages, RV covers, and additional side yard parking depending on each individual lot's availability and market demand for those features.

We have included examples of the product we will be offering, including dimensioned floor plans, elevation options, and color schemes for your review.

The community will be designed as a non-gated subdivision using a 45-foot private street section with 4' sidewalks on both sides of the street for an overall width of 53 feet. This street section is the same as our existing Boulder Hills Estates.

Adams Boulevard on the north boundary is completed in its entirety including utilities. We would need to make the necessary curb cuts and utility connections for the site as required. There is currently an existing island break in the center island in Adams Boulevard and Aspen Dr. that can be utilized for one entry off Adams Blvd.

Bristlecone Drive on the Eastern boundary is completed on the Eastern half of the street and the North half of Clubhouse Dr. is completed, both of which currently include all the necessary utilities except the proposed storm drain installation that will be a part of this development. It is not anticipated that any improvements to the East half of Bristlecone nor the North half of Clubhouse Dr. will be required other than making any necessary curb cuts and utility connections for the site, if necessary.

We propose to construct only the utilities and roadway improvement necessary for each phase of development, including the storm drain as we work toward the North with subsequent land takedowns. We will meet with all necessary departments in the City, however, to ensure we are constructing improvements, even outside of our phase lines, to make utility loops or provide fire access.

Parks

StoryBook Homes is proposing to construct four separate park areas throughout the project. The location of the first park would be near the entrance off Clubhouse Dr. and within the first phase. The second park would be within the first phase closer to the cul-du-sac to the West from the entrance off of Clubhouse Dr.. The third park would be centrally located within the community and contained within the second takedown. The fourth park would be built within the third takedown and would be located near the first entrance off Bristlecone Drive from Adams Blvd. These parks would be in addition to required landscaping common elements found near entrances to the community.

We have provided a landscaping design for the entire development, including landscaping as required along Bristlecone Dr.

We feel that prospective homebuyers who would purchase within this community would be first time move-ups and retirees. With these demographics, we feel the neighborhood lends itself to smaller parks throughout the project as opposed to one large park. These two anticipated sub-groups tend to use the parks for short dog walks verses larger expanded play areas. We also anticipate adding usable turf areas, park benches, and doggie stations within the parks where they may be appropriate for use.

Tentative Schedule

With the City's shortened time frames as compared to the County or other local agencies, it may be possible to close homes by the end of the 2022 calendar year. Based on the absorption of the first take-down, it is anticipated we would be nearing completion by mid-2022. Based on the anticipated close out of the first take-down, we would ideally purchase the second take-down around the first quarter of 2023. As mentioned above, the area for the second take-down would be determined at the time of the initial purchase. The same can be said concerning the third and final take-down happening around the first quarter in calendar year 2024. These time frames are subject to change based on the absorption rate and product sales. Depending on the housing market, SBH reserves the right not to purchase subsequent takedowns.

Assumptions

- The property is currently zoned for R1-7, R1-10, and R1-15 and will only require zoning action based on size and configuration of lots.
- There is adequate capacity for sewer and water.
- 20-foot wide total side yard setback (5-foot minimum one side).
- 20-foot front yard and rear yard setback.

COMPANY PROFILE

INSTITUTION OVERVIEW

- Founded in 1967, NYSE-listed (TOL) in 1986
- 5th Largest U.S. homebuilder by revenues
- Build in 24 states & 50+ markets – 9 new markets since 2018
- Positioned for growth with greatest product diversification in the industry
- Leadership in Luxury market, growing Affordable Luxury business, strong presence in Active Adult market, Urban/Suburban communities
- Industry-leading reputation and brand
- 10th year on Fortune World's Most Admired Companies List

FINANCIAL & MANAGEMENT STRENGTH

- Solid balance sheet with ~\$2.7BN of liquidity
- Strong credit ratings: Standard & Poor's (BB+ Stable), Moody's (Ba1 Positive), Fitch (BBB- Stable)
- Expect to generate approx. \$750MM of cash from operations in FY 2021
- Executives & directors own ~9% of shares
- 4,500 Employees; Average Senior Management tenure of 16 years
- Industry-leading ESG Reporting; Commitment to Diversity & Inclusion

THE DOMINANT PLAYER WITH FEW COMPETITORS IN THE LUXURY MARKET

- Nationally-recognized, award-winning brand
- Our build-to-order model meets the needs of buyers who have the desire and means to personalize their homes
- Luxury communities in desirable locations in both high-growth and high barrier-to-entry markets
- Growing affordable luxury business – 44% of unit deliveries in Q3 2021
- Strong Land Position – control approx. 79,500 lots (37,500 owned / 42,000 optioned), most acquired at pre-COVID pricing, supporting strong community count growth in 2021 and 2022
- Proven management team with established track record and economic interests aligned with shareholders

CURRENT MARKET CONDITIONS ARE SUSTAINABLE AND PLAY TO TOLL BROTHERS' STRENGTHS

- Pent-up demand – estimated underproduction shortfall of 6.1 million homes: 2008 – 2020

- Limited resale supply driving buyers to new home market
- Strong demand for resales, in combination with home price, give our buyers confidence they can sell their current home
- Our buyers benefit from appreciation in their existing home & equity markets
- Demographics – Millennials entering home-buying years; Baby Boomers making their next home move
- Low mortgage rates – driving affordability for new homes
- Remote work – adoption of work-from-home accelerated due to pandemic
- Migration – homebuyers can now choose where they want to live

EXPERIENCE

- Toll Brothers entered the Las Vegas Valley in 1997. Toll Brothers' Las Vegas Division has since constructed 2000 homes since 2016. Below are 3 examples of recent projects currently under construction.
 - **Everleigh at Cadence Master Planned Community**
 - Everleigh at Cadence offers three exceptionally priced, luxury single-story home designs in an ideal neighborhood conveniently located in an amenity rich master plan with parks and walking trails.
 - **Montrose at Skye Canyon Master Planned Community**
 - Located in the amenity-rich and tranquil Skye Canyon master plan, the Montrose collection is a private, gated community offering single-story home designs with 3-car garages and community pool.
 - **Cordillera**
 - Cordillera by Toll Brothers is a luxury townhome community that features three open-concept townhome designs with attached two-car garages. Entry courtyards, covered patios, and optional rooftop decks provide homeowners the outdoor living space they crave with low-maintenance townhome living. The community's location in Redpoint Square gives that urban touch while still having access to miles of master plan trails and close proximity to an abundance of outdoor recreational opportunities.

**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.

Janet Love _____ StoryBook Homes, A Division of Toll Brothers_
AUTHORIZED SIGNATURE NAME (TYPE OR PRINT) LEGAL NAME OF FIRM

Janet Love _____ 9/16/21 _____
AUTHORIZED SIGNATURE DATE

President _____ (702) 877-7040 _____ (702) 877-7045 _____
TITLE TELEPHONE NUMBER FAX NUMBER

3625 S. Town Center Dr. _____
ADDRESS OF FIRM

Las Vegas _____ NV _____ 89135 _____
CITY STATE ZIP CODE

E-MAIL ADDRESS: planning@sbhlv.com _____

BCNV-BUSINESS LICENSE NO: _____

A COPY OF MY BCNV BUSINESS LICENSE IS ATTACHED

ADDENDA ACKNOWLEDGED

Addendum No. 1 Initial JLP 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 |
|--|--|
| Name Toll South LV LLC | RFP 2021-03 Tract 350 Land Sales Solicitation |
| Address 1140 North Town Center, Suite 250 Las Vegas, NV 89144 | |
| Telephone (702) 243-9800 | |
| EIN or DUNS N/A (Disregarded entity for federal tax purposes) | |

| BLOCK 3 | TYPE OF BUSINESS |
|--|------------------|
| <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Trust <input type="checkbox"/> 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. | Toll NV Holdings LLC (Sole Member) | 1140 Virginia Drive Fort Washington, PA 19034 | (215) 938-8000 |
| 2. | James W. Boyd (Manager) | 725 Town and Country Road, Suite 200 Orange, CA 92868 | (714) 947-1300 |
| 3. | Gary M. Mayo (Manager) | 1140 North Town Center, Suite 250 Las Vegas, NV 89144 | (702) 243-9800 |
| 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.



 Name

 9/16/21

 Date

EXHIBIT "C"
QUALIFICATIONS AND EXPERIENCE RESPONDENT

Name: Toll South LV LLC

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

Toll Brothers is a residential developer

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: The City of Boulder City, Nevada

Company Address: 401 California Ave. Boulder City, NV 89005

Point of Contact: Michael Mays, Community Development Director

Phone Number: (702) 293-9282

E-Mail Address: mmays@bcnv.org

Brief Description of Contract Scope:

Purchase and Sale Agreement for 30.63 acres of undeveloped vacant land in Boulder City at the Southeast corner of Adams Blvd and Bristlecone Dr. New detached residential housing community built at Boulder City parcel 349, known as Boulder Hills Estates. Worked with Mr. Mays and Community Development to establish mapping and zoning requirements to begin construction.

Term of Contract (Base plus Option Years): Land purchase contract with option to purchase in 3 "takedowns", each within one year of initial takedown.

Year of Base Contract Award: 2017 Year Contract Completed: 2020

Base Contract Amount: \$9,189,000_____ Total Contract Amount (including all option years) \$9,189,900_____

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: The Landwell Company

Company Address: 875 W. Warm Springs Rd. Henderson, NV 89011

Point of Contact: Lee Farris

Phone Number: (702) 567-0400 or (702) 568-2888

E-Mail Address: lfarris@landwellco.com

Brief Description of Contract Scope:

New detached residential home project. Purchase and Sale Agreement for 133 detached residential lots on 20.9 acres of undeveloped vacant land with the Cadence Masterplan Community in Henderson, NV

Term of Contract (Base plus Option Years): Purchase and Sale Agreement land upon approval of Tentative Map, and continued development based on current market demand.

Year of Base Contract Award: 2020 Year Contract Completed: Contract not yet completed

Base Contract Amount: \$10,450,000 Total Contract Amount (including all option years) \$Contract not yet completed

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: Holden Development Company

Company Address: 10161 Park Run Dr., Suite 150 Las Vegas, NV 89145

Point of Contact: Daniel Holden

Phone Number: (702) 580-4700

E-Mail Address: danielholden@cox.net

Brief Description of Contract Scope:

Purchase and Sale Agreement for 10 +/- acres of undeveloped vacant land within Clark County.

Term of Contract (Base plus Option Years): Contingent on Non-conforming zone change approval and mapping _____

Year of Base Contract Award: 2019 _____ Year Contract Completed: 2020 _____

Base Contract Amount: \$6,175,000 _____ Total Contract Amount (including all option years) \$6,175,000 _____

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

-----**N/A**-----

In the State of Nevada, County of Clark, _____, 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, _____, do here swear under penalty of perjury that the assertions of this affidavit are true.

Signed this _____ day of _____, 20_____

Signature _____

-----**N/A**-----

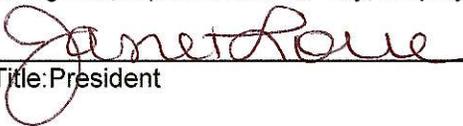
EXHIBIT "E"
NON-COLLUSION AFFIDAVIT

State of Nevada, County of Clark _____

Janet Love _____ being first duly sworn deposes that:

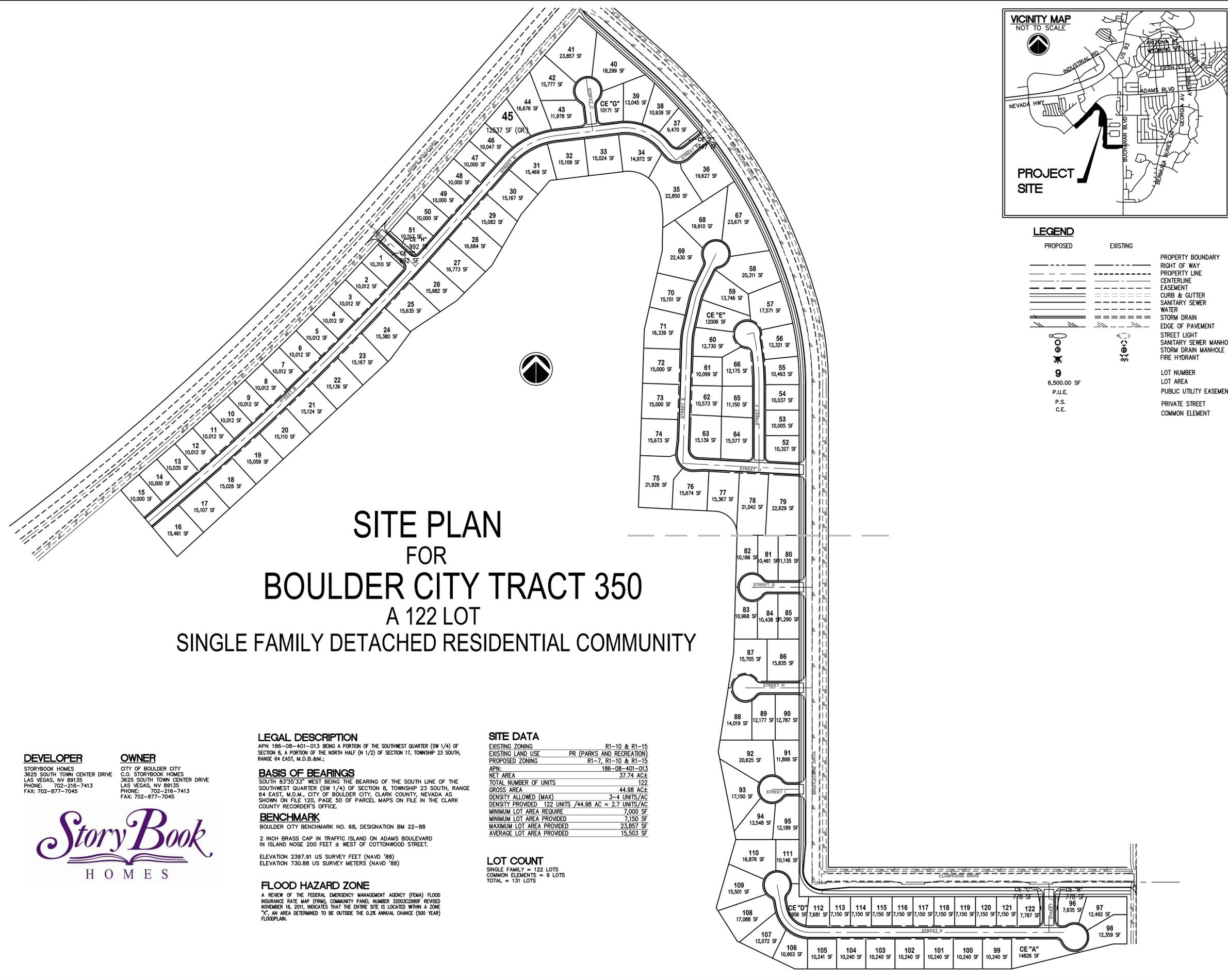
- (1) He/She is the President of StoryBook Homes a Division of Toll Brothers, the Firm that has submitted the attached Proposal;
- (2) He/She is fully informed respecting the preparation and contents of the attached Proposal and of all pertinent circumstances respecting such Proposal;
- (3) Such Proposal 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):

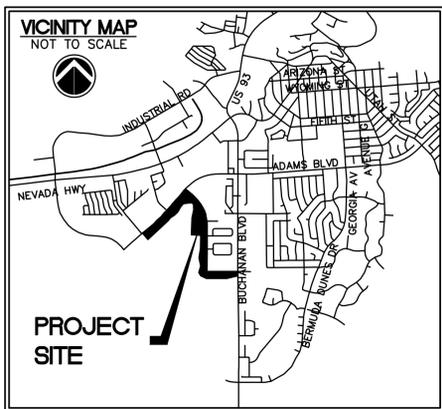


Title: President

File: P:\Clients\Story Book Homes\Boulder City Tract 350\Entirement\site plan 08-31-11.dwg, Sheet: 01 SITE PLAN COVER Date: 03-Sep-11 11:54 AM



SITE PLAN FOR BOULDER CITY TRACT 350 A 122 LOT SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY



LEGEND

| | | | |
|--|---------------------|--|-------------------------|
| | PROPOSED | | EXISTING |
| | PROPERTY BOUNDARY | | RIGHT OF WAY |
| | PROPERTY LINE | | CENTERLINE |
| | EASEMENT | | CURB & GUTTER |
| | SANITARY SEWER | | WATER |
| | STORM DRAIN | | EDGE OF PAVEMENT |
| | STREET LIGHT | | SANITARY SEWER MANHOLE |
| | STORM DRAIN MANHOLE | | FIRE HYDRANT |
| | LOT NUMBER | | LOT AREA |
| | P.U.E. | | PUBLIC UTILITY EASEMENT |
| | P.S. | | PRIVATE STREET |
| | C.E. | | COMMON ELEMENT |

DEVELOPER
STORYBOOK HOMES
3625 SOUTH TOWN CENTER DRIVE
LAS VEGAS, NV 89135
PHONE: 702-216-7413
FAX: 702-877-7045

OWNER
CITY OF BOULDER CITY
C.O. STORYBOOK HOMES
3625 SOUTH TOWN CENTER DRIVE
LAS VEGAS, NV 89135
PHONE: 702-216-7413
FAX: 702-877-7045



LEGAL DESCRIPTION
APN: 186-08-401-013 BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.B.&M.

BASIS OF BEARINGS
SOUTH 83°35'33" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., CITY OF BOULDER CITY, CLARK COUNTY, NEVADA AS SHOWN ON FILE 120, PAGE 50 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE.

BENCHMARK
BOULDER CITY BENCHMARK NO. 68, DESIGNATION BM 22-88
2 INCH BRASS CAP IN TRAFFIC ISLAND ON ADAMS BOULEVARD IN ISLAND NOSE 200 FEET ± WEST OF COTTONWOOD STREET.
ELEVATION 2397.91 US SURVEY FEET (NAVD '88)
ELEVATION 730.88 US SURVEY METERS (NAVD '88)

FLOOD HAZARD ZONE
A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32002C296F REVISED NOVEMBER 16, 2011, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN.

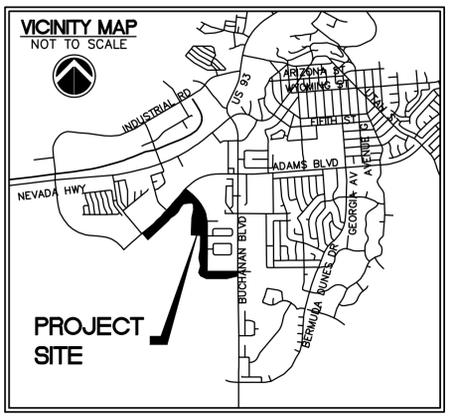
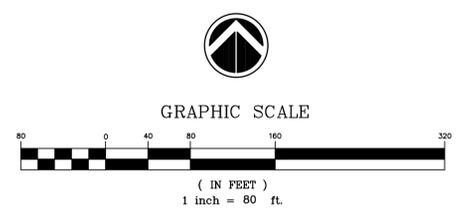
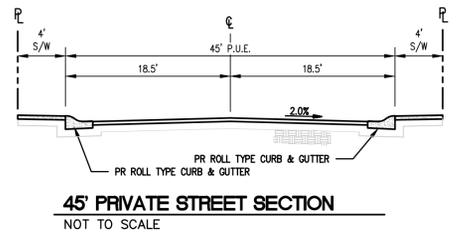
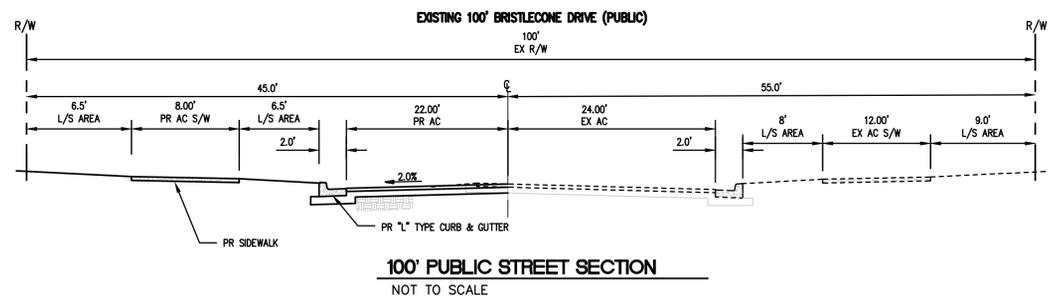
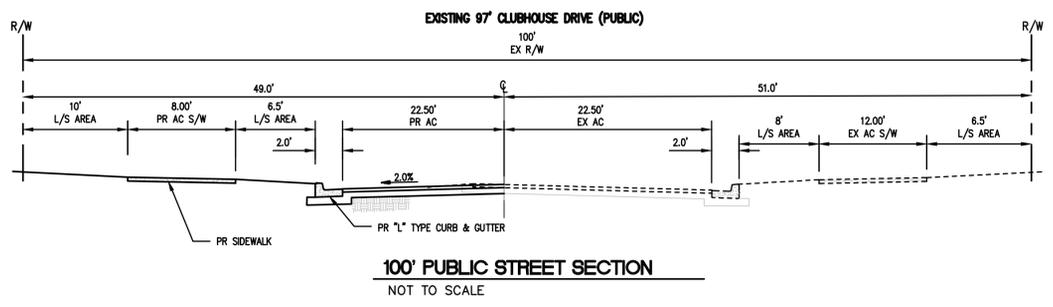
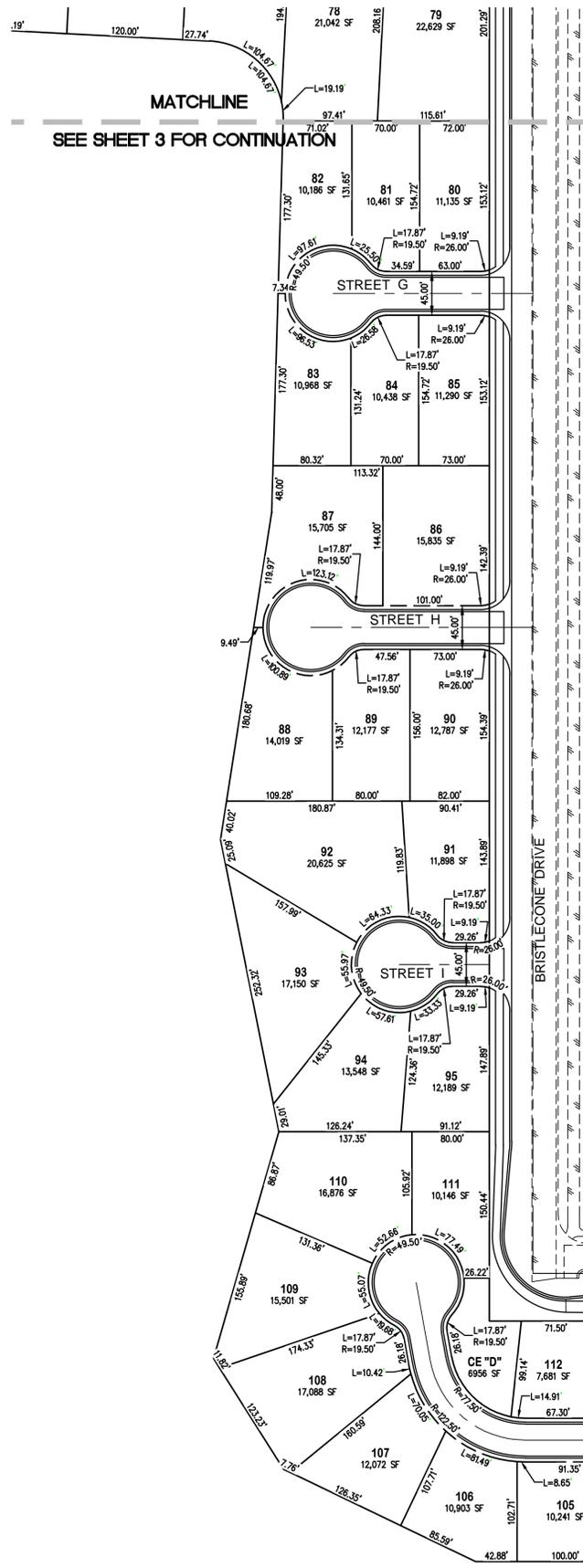
SITE DATA

| | |
|---------------------------|-------------------------------------|
| EXISTING ZONING | R1-10 & R1-15 |
| EXISTING LAND USE | PR (PARKS AND RECREATION) |
| PROPOSED ZONING | R1-7, R1-10 & R1-15 |
| APN: | 186-08-401-013 |
| NET AREA | 37.74 AC± |
| TOTAL NUMBER OF UNITS | 122 |
| GROSS AREA | 44.98 AC± |
| DENSITY ALLOWED (MAX) | 3-4 UNITS/AC |
| DENSITY PROVIDED | 122 UNITS / 44.98 AC = 2.7 UNITS/AC |
| MINIMUM LOT AREA REQUIRED | 7,000 SF |
| MINIMUM LOT AREA PROVIDED | 7,150 SF |
| MAXIMUM LOT AREA PROVIDED | 23,857 SF |
| AVERAGE LOT AREA PROVIDED | 15,503 SF |

LOT COUNT

| | |
|-------------------|----------|
| SINGLE FAMILY = | 122 LOTS |
| COMMON ELEMENTS = | 9 LOTS |
| TOTAL = | 131 LOTS |

| | |
|---|--|
| SITE PLAN - COVER FOR A 122 LOT SINGLE FAMILY DEVELOPMENT | BOULDER CITY TRACT 350 BOULDER CITY, NEVADA |
| | Impulse Civil Engineering & Planning |
| I = F · dt <small>CIVIL ENGINEERS - PLANNERS 4000 W. LAS VEGAS BLVD. SUITE 200 LAS VEGAS, NEVADA 89133 PHONE (702) 816-0720 FAX (702) 478-8535</small> | W.O. # : SB BY : REL DATE : 09/02/11 SCALE : 1"=150' SHEETS : 3 OF : 3 SHEET : 1 |
| TITLE : | PROJECT : |
| REV. NO. : | SHEETS : |
| DESCRIPTION : | APP. BY : |
| DATE : | DATE : |



LEGEND

| PROPOSED | EXISTING | DESCRIPTION |
|----------|----------|-------------------------|
| --- | --- | PROPERTY BOUNDARY |
| --- | --- | RIGHT OF WAY |
| --- | --- | PROPERTY LINE |
| --- | --- | CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | CURB & GUTTER |
| --- | --- | SANITARY SEWER |
| --- | --- | WATER |
| --- | --- | STORM DRAIN |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | STREET LIGHT |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | STORM DRAIN MANHOLE |
| --- | --- | FIRE HYDRANT |
| --- | --- | LOT NUMBER |
| --- | --- | LOT AREA |
| --- | --- | PUBLIC UTILITY EASEMENT |
| --- | --- | PRIVATE STREET |
| --- | --- | COMMON ELEMENT |

DEVELOPER
 STORYBOOK HOMES
 3625 SOUTH TOWN CENTER DRIVE
 LAS VEGAS, NV 89135
 PHONE: 702-216-7413
 FAX: 702-877-7045

OWNER
 CITY OF BOULDER CITY
 C.O. STORYBOOK HOMES
 3625 SOUTH TOWN CENTER DRIVE
 LAS VEGAS, NV 89135
 PHONE: 702-216-7413
 FAX: 702-877-7045



LEGAL DESCRIPTION
 APN 186-08-401-013 BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.B.&M.

BASIS OF BEARINGS
 SOUTH 83°35'33" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., CITY OF BOULDER CITY, CLARK COUNTY, NEVADA AS SHOWN ON FILE 120, PAGE 50 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE.

BENCHMARK
 BOULDER CITY BENCHMARK NO. 68, DESIGNATION BM 22-88
 2 INCH BRASS CAP IN TRAFFIC ISLAND ON ADAMS BOULEVARD IN ISLAND NOSE 200 FEET ± WEST OF COTTONWOOD STREET.
 ELEVATION 2397.91 US SURVEY FEET (NAVD '88)
 ELEVATION 730.88 US SURVEY METERS (NAVD '88)

SITE DATA

| | |
|---------------------------|-------------------------------------|
| EXISTING ZONING | R1-10 & R1-15 |
| EXISTING LAND USE | PR (PARKS AND RECREATION) |
| PROPOSED ZONING | R1-7, R1-10 & R1-15 |
| APN: | 186-08-401-013 |
| NET AREA | 37.74 AC± |
| GROSS AREA | 44.98 AC± |
| DENSITY ALLOWED (MAX) | 3-4 UNITS/AC |
| DENSITY PROVIDED | 122 UNITS / 44.98 AC = 2.7 UNITS/AC |
| MINIMUM LOT AREA REQUIRE | 7,000 SF |
| MINIMUM LOT AREA PROVIDED | 7,150 SF |
| MAXIMUM LOT AREA PROVIDED | 23,857 SF |
| AVERAGE LOT AREA PROVIDED | 15,503 SF |

FLOOD HAZARD ZONE
 A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32003C280F REVISION NOVEMBER 16, 2011, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN.

SITE PLAN 2
FOR A 122 LOT SINGLE FAMILY DEVELOPMENT
BOULDER CITY TRACT 350
BOULDER CITY, NEVADA

Impulse
 Civil Engineering & Planning

1 = ∫ F · dt

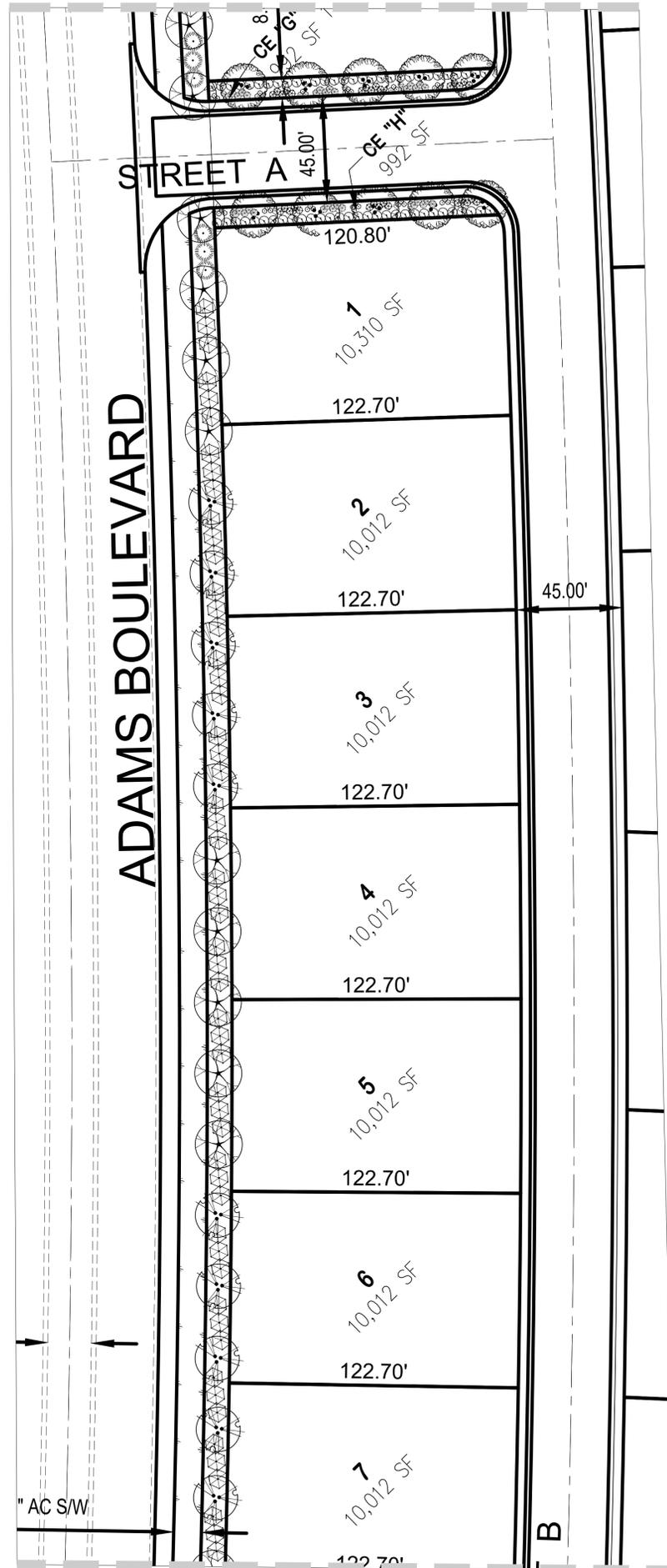
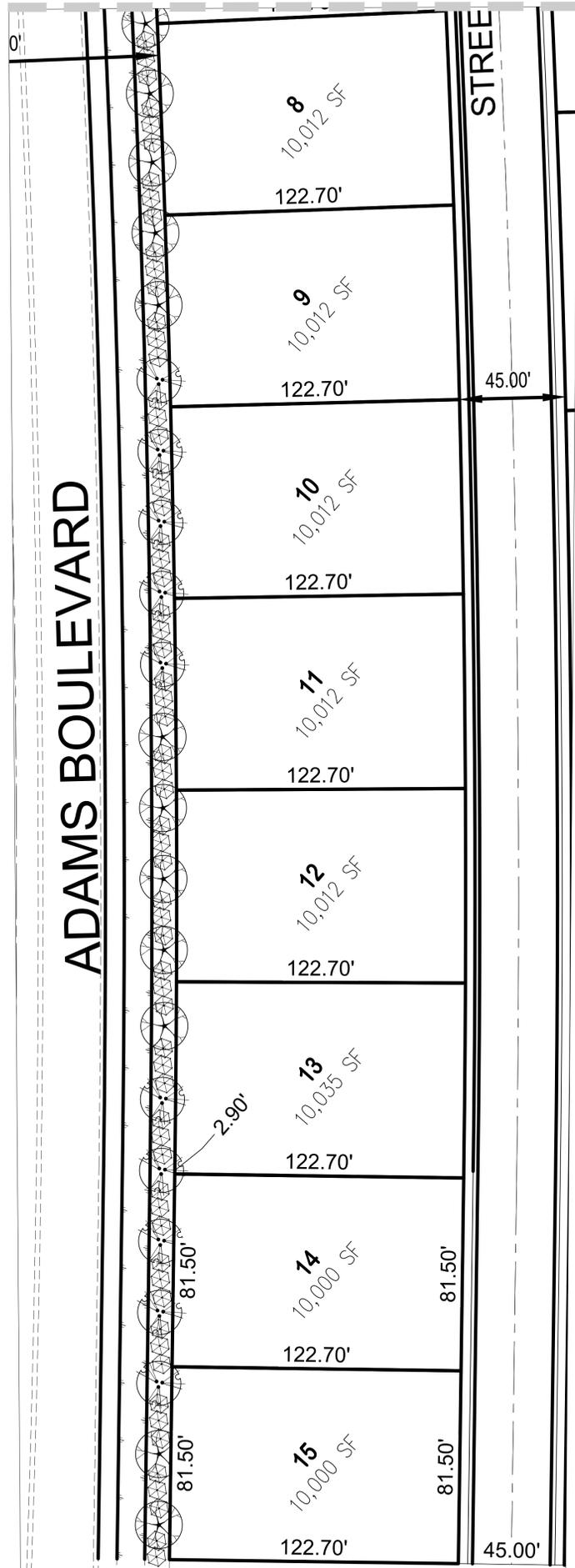
W.O. # : SB
 REV. # : 09/02/21
 DATE :
 SCALE : 1"=100'

SHEET **3** OF **3**

File: P:\Clients\Story Book Homes\Boulder City Tract 350\Entirement\site plan (R-1)-2.dwg, Sheet: 03 SITE PLAN 2, Date: 03-Sep-21 11:57:38am

MATCHLINE SEE RIGHT

SEE L1.2



NOTES

- Where drainage swales are required along side yards of adjacent lots, the 2 swales should be joined into a single swale that is less noticeable.
- Plantings or hardscape should not impeded drainage patterns.
- All shrub and ground cover areas covered with a minimum of 2" deep top dressing of gravel, stone or decomposed granite mulch and maintain consistency between lots and neighborhoods.
- Landscape areas shall be graded to provide positive drainage away from all buildings and structures.
- Drainage shall not be concentrated on paved areas or on the adjacent property of the lot.
- Yard contouring should not result in major changes to original drainage patterns of the lot.
- Drainage may not be altered to create any conditions that could lead to off-site soil erosion on adjoining lots or open space.
- 24" Maximum height for ground covers within SVZ (Site Visibility Zone)
- Root barrier required for all trees planted within 4' of property walls, sidewalks, hardscape and utilities.

3/4" ROCK OVERLAY IN ALL LANDSCAPE AREAS - 2" DEEP

PLANT SCHEDULE

| TREES | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
|---------|---|--------|-----------|-----|
| | AFRICAN SUMAC MULTI-TRUNK / RHUS LANCEA | 24" | | 35 |
| | CHASTE TREE / VITEX AGNUS-CASTUS | 24" | | 75 |
| | SOUTHERN LIVE OAK / QUERCUS VIRGINIANA | 24" | | 134 |
| | THORNLESS CHILEAN MESQUITE / PROSOPIS CHILENSIS 'THORNLESS' | 24" | | 30 |
| | THORNLESS PALO VERDE / CERCIUM X 'DESERT MUSEUM' | 24" | | 6 |
| SHRUBS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | DAMIANITA / CHRYSACTINIA MEXICANA | 5 GAL. | | 53 |
| | JAPANESE PRIVET / LIGUSTRUM JAPONICUM | 5 GAL. | | 107 |
| | ORANGE JUBILEE YELLOW BELLS / TECOMA X 'ORANGE JUBILEE' | 5 GAL. | | 238 |
| | OUTBACK SUNRISE EMU BUSH / EREMOPHILA MACULATA 'OUTBACK SUNRISE' | 1 GAL. | | 235 |
| | PINK LADY HAWTHORNE STANDARD / RHAPHIOLEPIS INDICA 'PINK LADY' | 5 GAL. | | 227 |
| | PONY TAILS MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS' | 5 GAL. | | 364 |
| | PURPLE LEAFED HOPSEED BUSH / DODONAEA VISCOSA 'PURPUREA' | 5 GAL. | | 30 |
| | RED AUTUMN SAGE / SALVIA GREGGII 'RED' | 5 GAL. | | 57 |
| | RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA | 5 GAL. | | 30 |
| | RED YUCCA / HESPERALOE PARVIFLORA | 5 GAL. | | 92 |
| | ROSEMARY / ROSMARINUS OFFICINALIS | 1 GAL. | | 40 |
| | RUSSIAN SAGE / PEROVSKIA ABROTANOIDES | 5 GAL. | | 32 |
| | SPREADING SUNSET LANTANA / LANTANA X 'MONET' TM | 5 GAL. | | 610 |
| | TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'SILVER CLOUD' | 5 GAL. | | 42 |
| | VALENTINE SPOTTED EMU BUSH / EREMOPHILA MACULATA 'VALENTINE' | 5 GAL. | | 24 |
| | WHEELER'S DWARF PITTOSPORUM / PITTOSPORUM TOBIRA 'WHEELER'S DWARF' | 5 GAL. | | 369 |
| ACCENTS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | GERMANDER / TEUCRIUM CHAMAEDRYS | 5 GAL. | POT | 8 |

LICENSE NUMBER: 0067990
 LICENSE NUMBER: 0067991
 5581 S. CAMERON, SUITE - A
 LAS VEGAS, NEVADA 89118
 OFFICE - (702) 942-4384
 FAX - (702) 871-1097

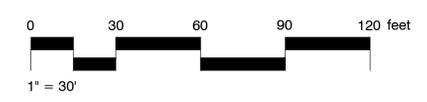


BOULDER CITY TRACT 350
 STORY BOOK HOMES
 LANDSCAPE PLAN

WRITTEN REVISIONS SHOULD BE MADE. CONTRACTOR TO FIELD VERIFY ALL PLANTING CONDITIONS DURING AND PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. © 2021 ANTAGE CONCEPTS

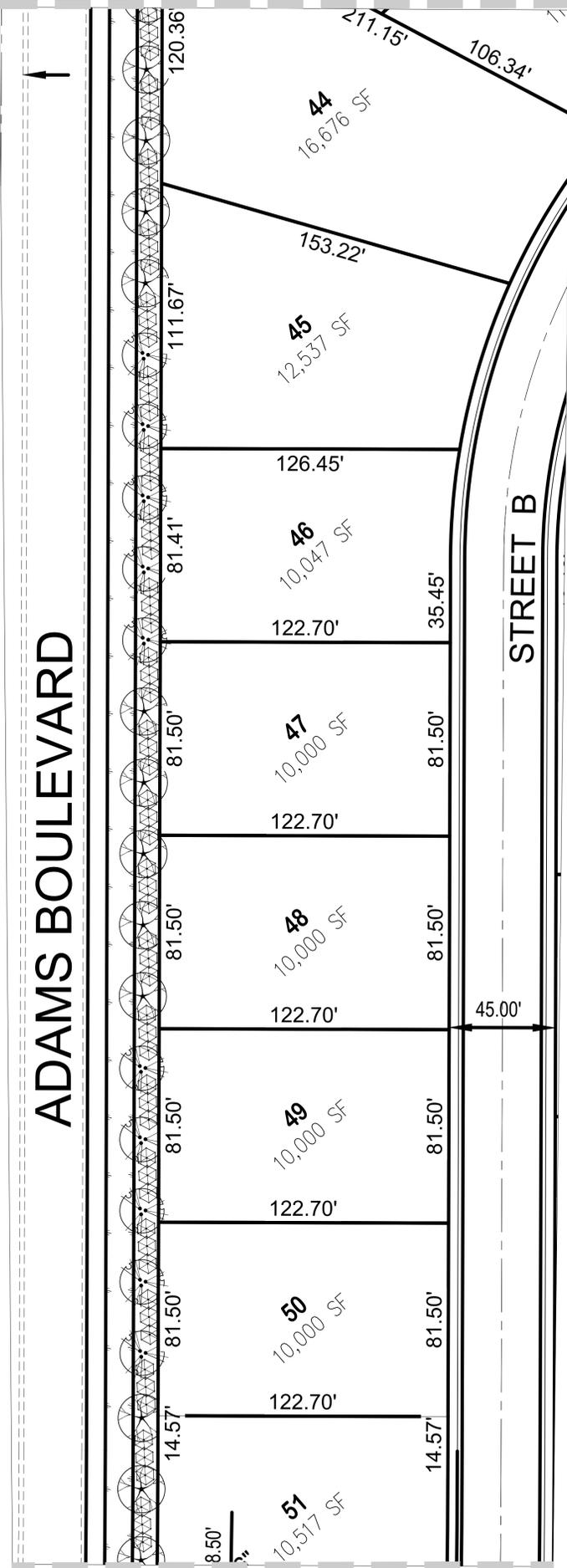
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 DATE CREATED: 09/14/2021
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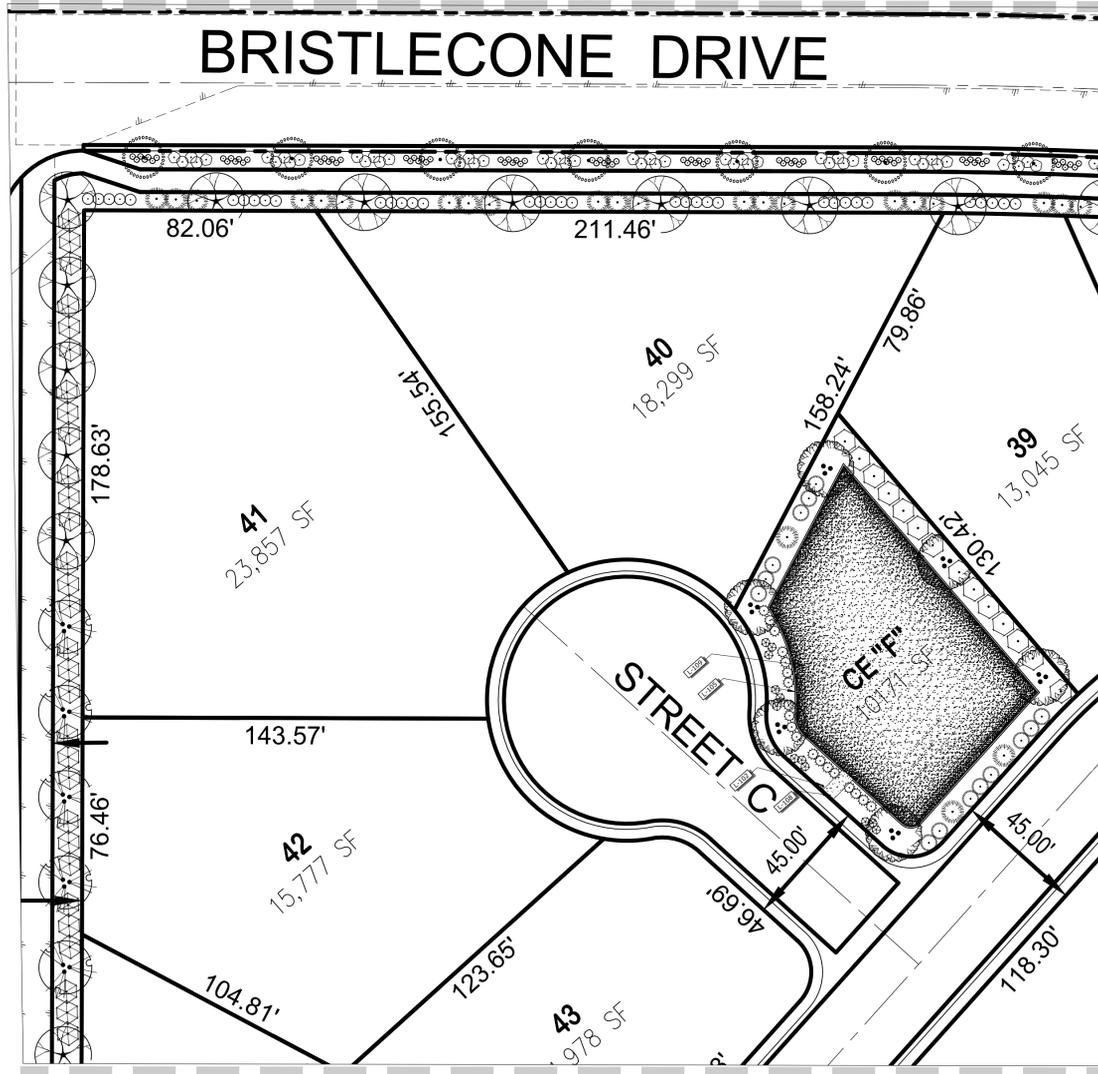
L1.1
 PRELIMINARY

MATCHLINE SEE RIGHT



SEE L1.1

SEE L1.3



MATCHLINE SEE LEFT

NOTES

Where drainage swales are required along side yards of adjacent lots, the 2 swales should be joined into a single swale that is less noticeable.

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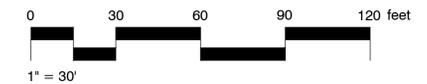
24" Maximum height for ground covers within SVZ (Site Visibility Zone)

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¾" ROCK OVERLAY IN ALL LANDSCAPE AREAS - 2" DEEP

PLANT SCHEDULE

| TREES | COMMON / BOTANICAL NAME | SIZE | QTY | |
|---------|---|--------|-----------|-----|
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| | RED YUCCA / HESPERALOE PARVIFLORA | 5 GAL. | | 92 |
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LICENSE NUMBER: 0067990
Landscape - Trainers

5581 S. CAMERON, SUITE - A
LAS VEGAS, NEVADA 89118
OFFICE - (702) 942-4384
FAX - (702) 871-1097



BOULDER CITY TRACT 350
STORY BOOK HOMES

LANDSCAPE PLAN

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REVISION

DATE

BY

20210914

AS

09/14/2021

FILE NAME

20210914

CREATED BY

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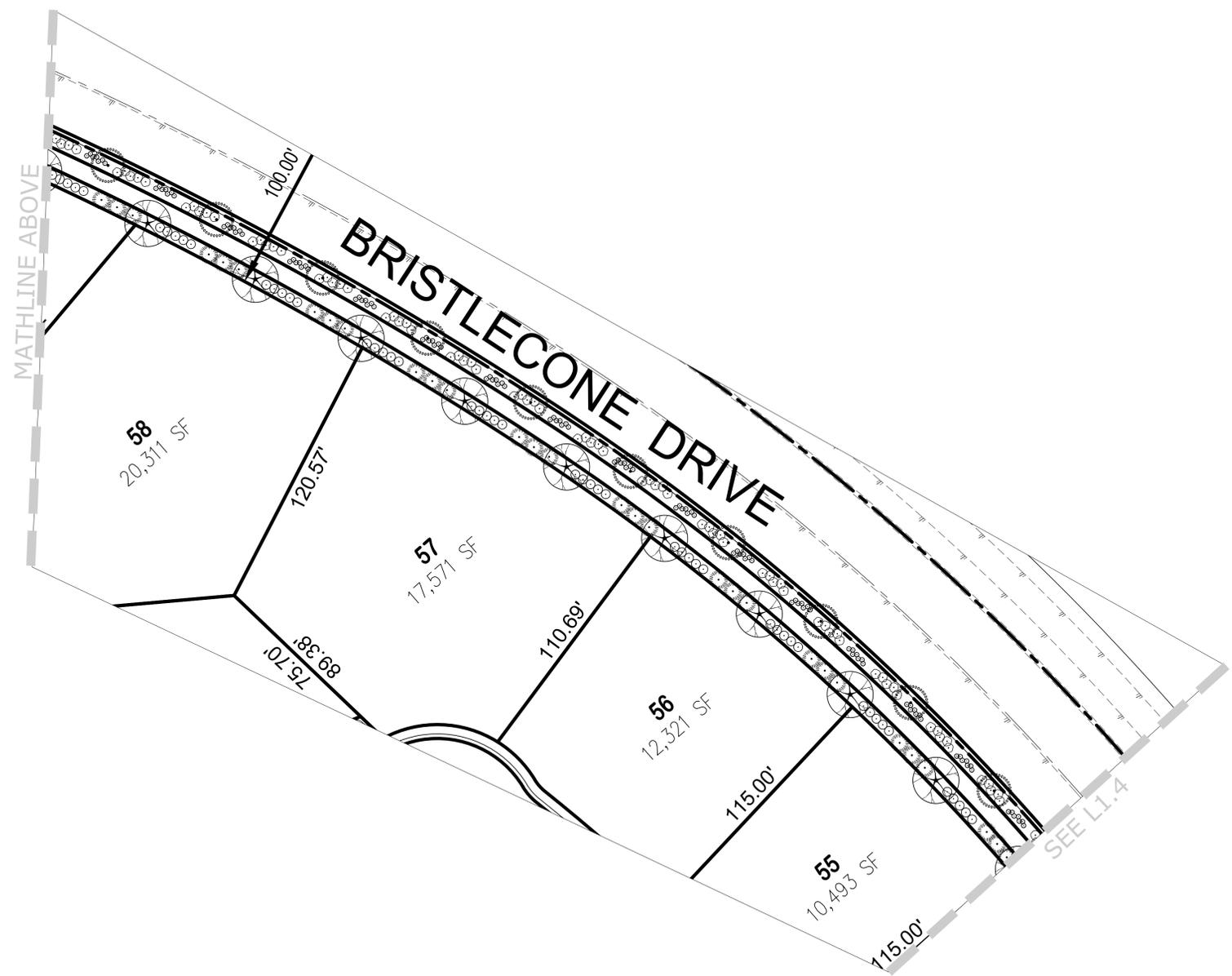
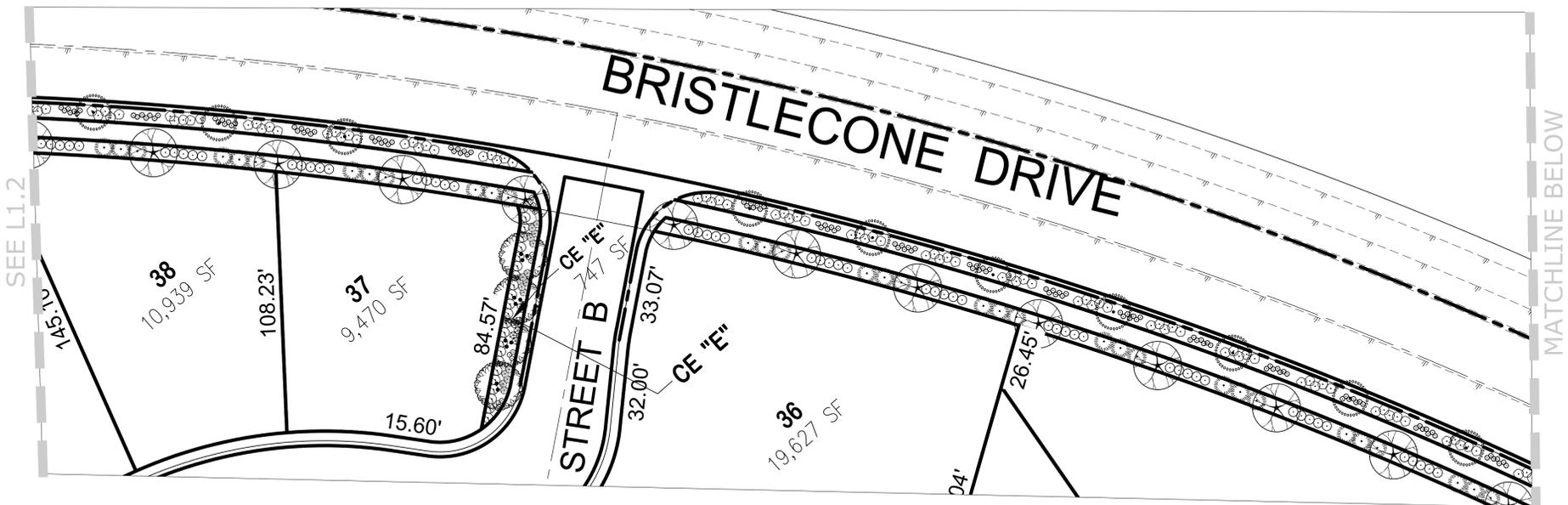
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09/14/2021

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L1.2

PRELIMINARY



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LICENSE NUMBER: 0067990
 LICENSE NUMBER: 0067991
 5581 S. CAMERON, SUITE - A
 LAS VEGAS, NEVADA 89118
 OFFICE - (702) 942-4384
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BOULDER CITY TRACT 350
 STORY BOOK HOMES
 LANDSCAPE PLAN

WRITTEN, REVISIONS, PERIODS, FOR THESE CONCEPTS OF DESIGN, ALL PLANTING CONDITIONS DURING AND PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. © 2021 ANTAGE CONCEPTS

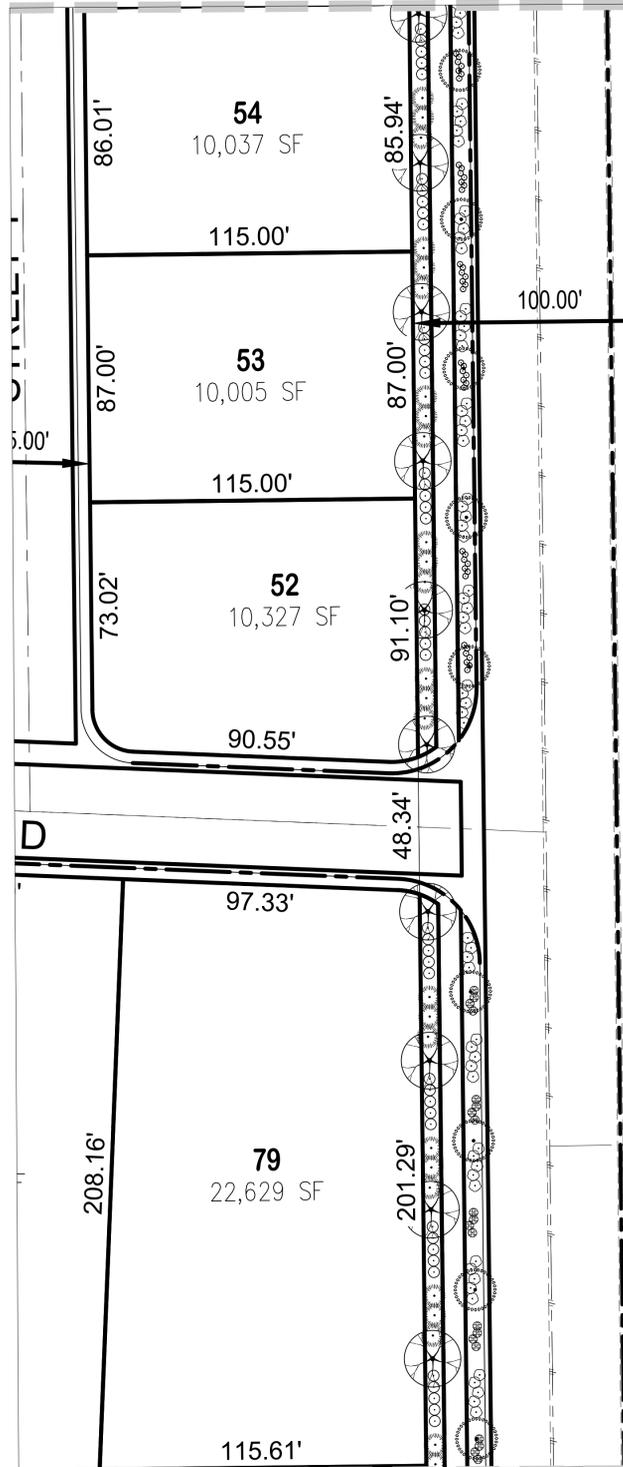
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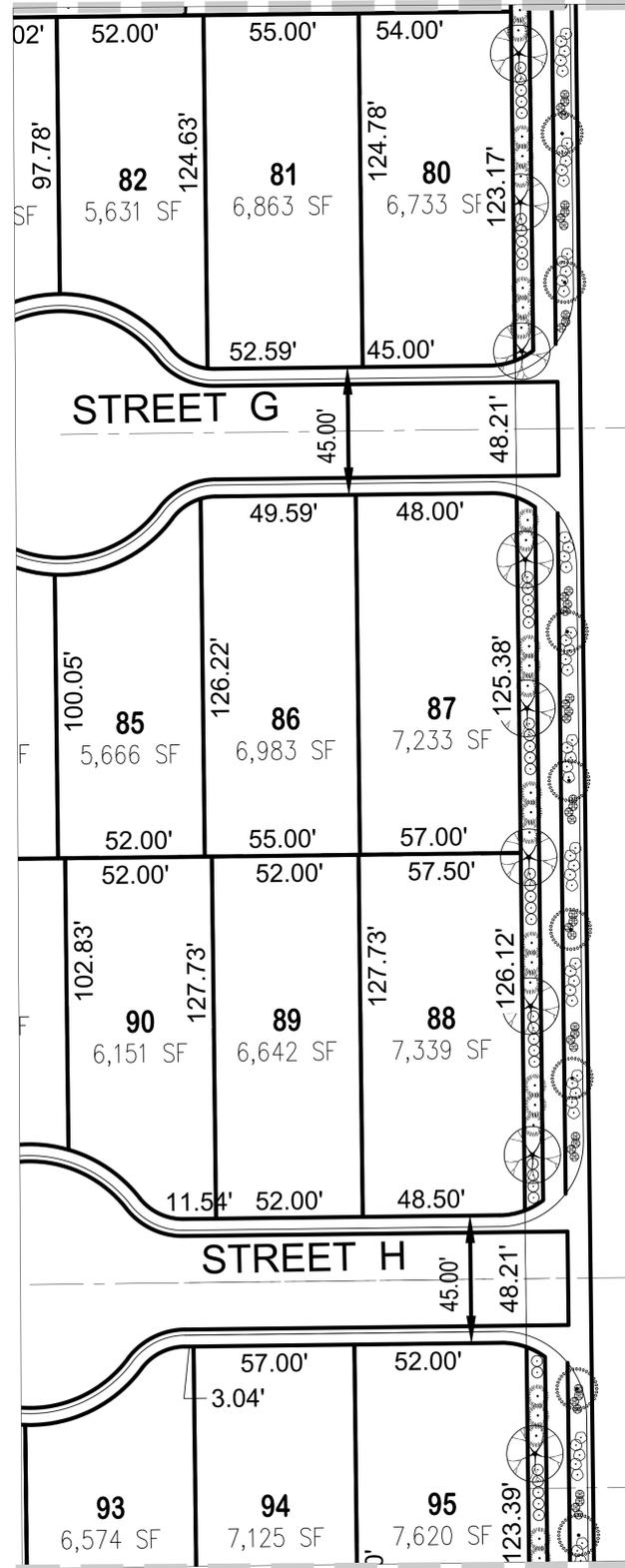
L1.3
 PRELIMINARY

MATCHLINE L1.3



MATCHLINE RIGHT

MATCHLINE LEFT



MATCHLINE L1.5

NOTES

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3/4" ROCK OVERLAY IN ALL LANDSCAPE AREAS - 2" DEEP

PLANT SCHEDULE

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|---------|---|--------|-----------|-----|
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| | PONY TAILS MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS' | 5 GAL. | | 364 |
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| | SPREADING SUNSET LANTANA / LANTANA X 'MONET' TM | 5 GAL. | | 610 |
| | TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'SILVER CLOUD' | 5 GAL. | | 42 |
| | VALENTINE SPOTTED EMU BUSH / EREMOPHILA MACULATA 'VALENTINE' | 5 GAL. | | 24 |
| | WHEELER'S DWARF PITTOSPORUM / PITTOSPORUM TOBIRA 'WHEELER'S DWARF' | 5 GAL. | | 369 |
| ACCENTS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | GERMANDER / TEUCRIUM CHAMAEDRYS | 5 GAL. | POT | 8 |

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LICENSE NUMBER: 0067991

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LAS VEGAS, NEVADA 89118
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FAX - (702) 871-1097



BOULDER CITY TRACT 350
STORY BOOK HOMES

LANDSCAPE PLAN

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REVISION BY DATE

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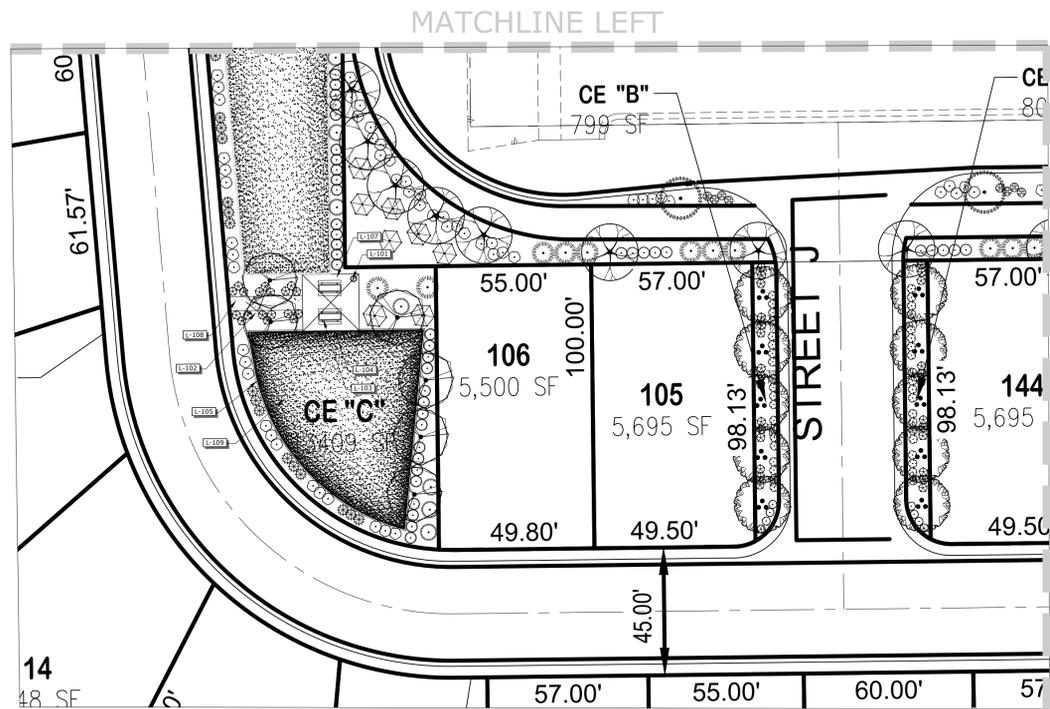
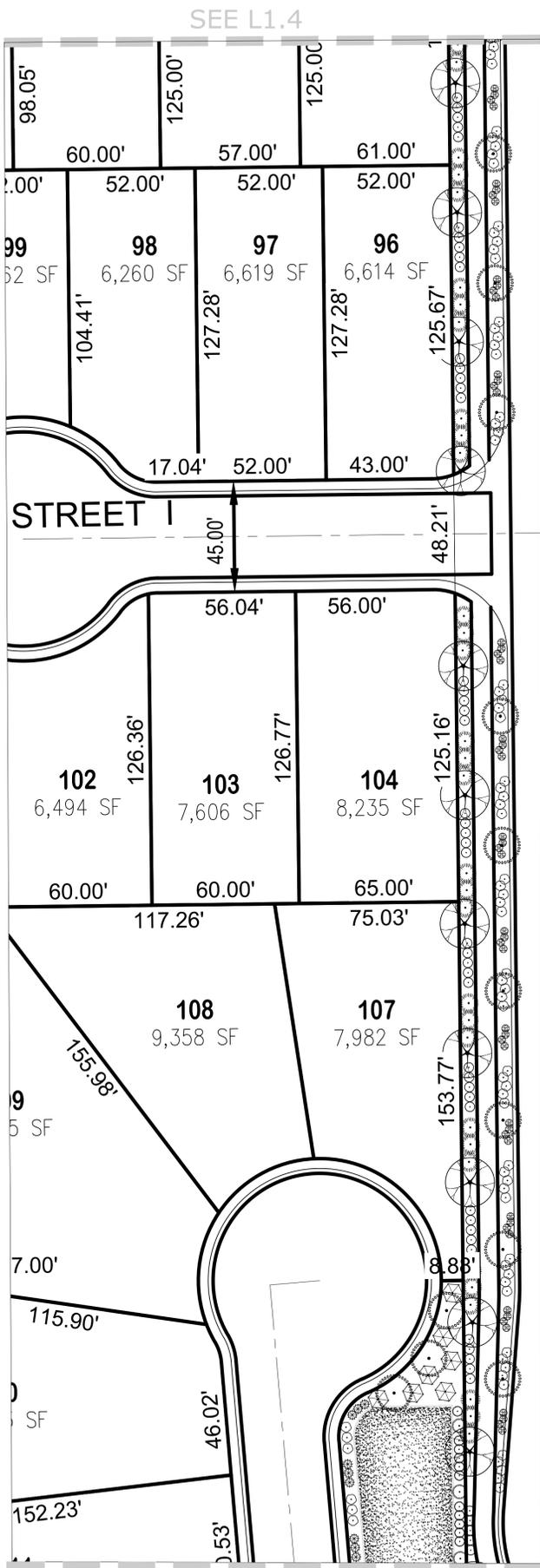
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SHEET NUMBER:

L1.4

PRELIMINARY





NOTES

Where drainage swales are required along side yards of adjacent lots, the 2 swales should be joined into a single swale that is less noticeable.

Plantings or hardscape should not impeded drainage patterns.

All shrub and ground cover areas covered with a minimum of 2" deep top dressing of gravel, stone or decomposed granite mulch and maintain consistency between lots and neighborhoods.

Landscape areas shall be graded to provide positive drainage away from all buildings and structures.

Drainage shall not be concentrated on paved areas or on the adjacent property.

Yard contouring should not result in major changes to original drainage patterns of the lot.

Drainage may not be altered to create any conditions that could lead to off-site soil erosion on adjoining lots or open space.

24" Maximum height for ground covers within SVZ (Site Visibility Zone)

Root barrier required for all trees planted within 4' of property walls, sidewalks, hardscape and utilities.

¾" ROCK OVERLAY IN ALL LANDSCAPE AREAS - 2" DEEP

PLANT SCHEDULE

| TREES | COMMON / BOTANICAL NAME | SIZE | QTY | |
|---------|---|--------|-----------|-----|
| | AFRICAN SUMAC MULTI-TRUNK / RHUS LANCEA | 24" | 35 | |
| | CHASTE TREE / VITEX AGNUS-CASTUS | 24" | 75 | |
| | SOUTHERN LIVE OAK / QUERCUS VIRGINIANA | 24" | 134 | |
| | THORNLESS CHILEAN MESQUITE / PROSOPIS CHILENSIS 'THORNLESS' | 24" | 30 | |
| | THORNLESS PALO VERDE / CERCIIDIUM X 'DESERT MUSEUM' | 24" | 6 | |
| SHRUBS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | DAMIANITA / CHRYSACTINIA MEXICANA | 5 GAL. | | 53 |
| | JAPANESE PRIVET / LIGUSTRUM JAPONICUM | 5 GAL. | | 107 |
| | ORANGE JUBILEE YELLOW BELLS / TECOMA X 'ORANGE JUBILEE' | 5 GAL. | | 238 |
| | OUTBACK SUNRISE EMU BUSH / EREMOPHILA MACULATA 'OUTBACK SUNRISE' | 1 GAL. | | 235 |
| | PINK LADY HAWTHORNE STANDARD / RHAPHIOLEPIS INDICA 'PINK LADY' | 5 GAL. | | 227 |
| | PONY TAILS MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS' | 5 GAL. | | 364 |
| | PURPLE LEAFED HOPSEED BUSH / DODONAEA VISCOSA 'PURPUREA' | 5 GAL. | | 30 |
| | RED AUTUMN SAGE / SALVIA GREGGII 'RED' | 5 GAL. | | 57 |
| | RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA | 5 GAL. | | 30 |
| | RED YUCCA / HESPERALOE PARVIFLORA | 5 GAL. | | 92 |
| | ROSEMARY / ROSMARINUS OFFICINALIS | 1 GAL. | | 40 |
| | RUSSIAN SAGE / PEROVSKIA ABROTANOIDES | 5 GAL. | | 32 |
| | SPREADING SUNSET LANTANA / LANTANA X 'MONET' TM | 5 GAL. | | 610 |
| | TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'SILVER CLOUD' | 5 GAL. | | 42 |
| | VALENTINE SPOTTED EMU BUSH / EREMOPHILA MACULATA 'VALENTINE' | 5 GAL. | | 24 |
| | WHEELER'S DWARF PITTOSPORUM / PITTOSPORUM TOBIRA 'WHEELER'S DWARF' | 5 GAL. | | 369 |
| ACCENTS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | GERMANDER / TEUCRIUM CHAMAEDRYD | 5 GAL. | POT | 8 |

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY | UNIT |
|--------|----------------------------|------|------|
| L-101 | 32 GALLON TRASH RECEPTACLE | 3 | |
| L-102 | DOG WASTE STATION | 3 | EA |
| L-103 | 8" PICNIC TABLE | 2 | EA |
| L-104 | 20' X 20' SHADE STRUCTURE | 1 | EA |
| L-105 | CONCRETE MOW CURB | 1003 | LF |
| L-106 | 6" BENCH | 3 | EA |
| L-107 | CONCRETE PAD | 463 | SF |
| L-108 | CONCRETE SIDEWALK | 2656 | SF |



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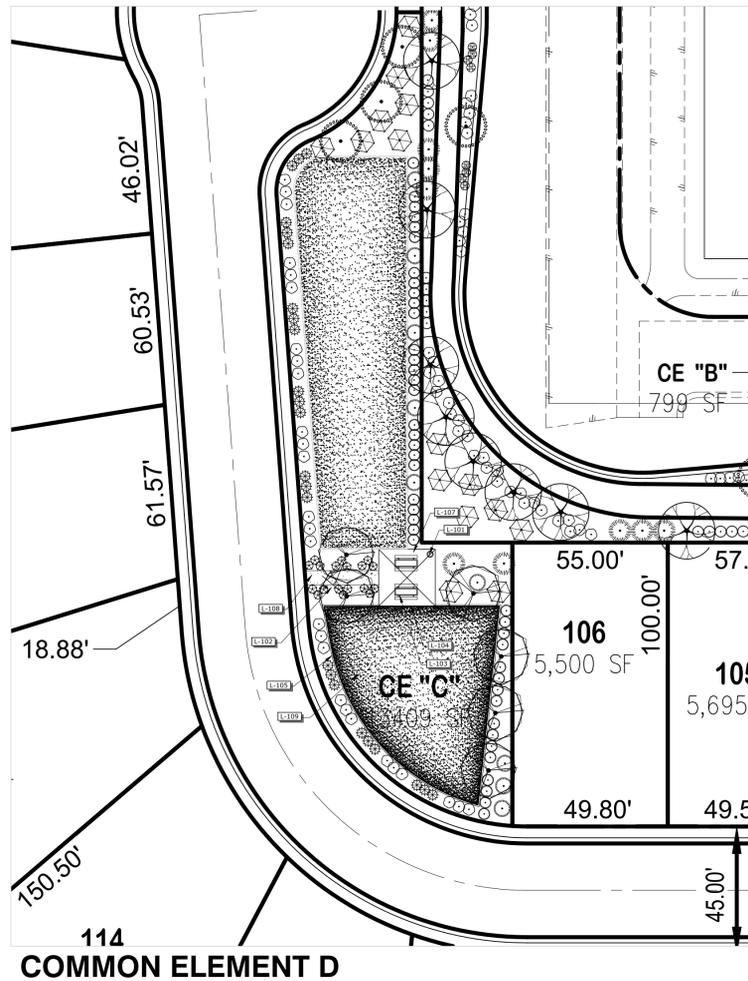


BOULDER CITY TRACT 350
 STORY BOOK HOMES
 LANDSCAPE PLAN

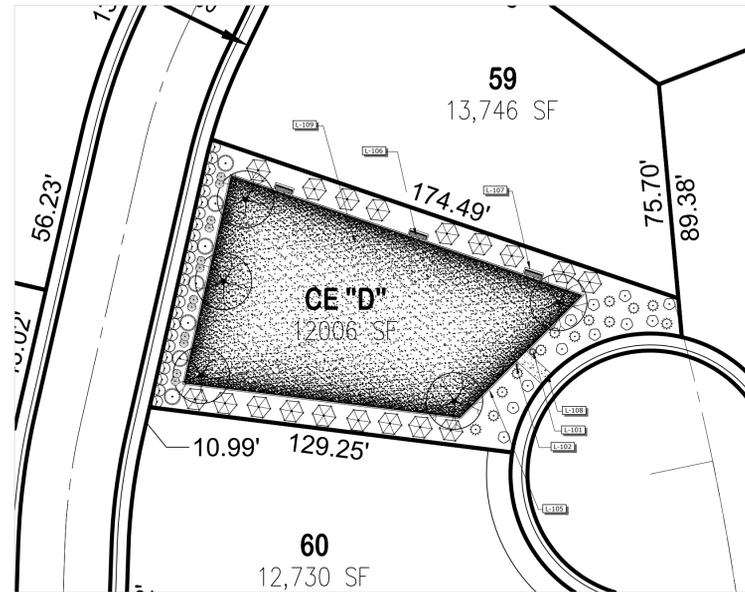
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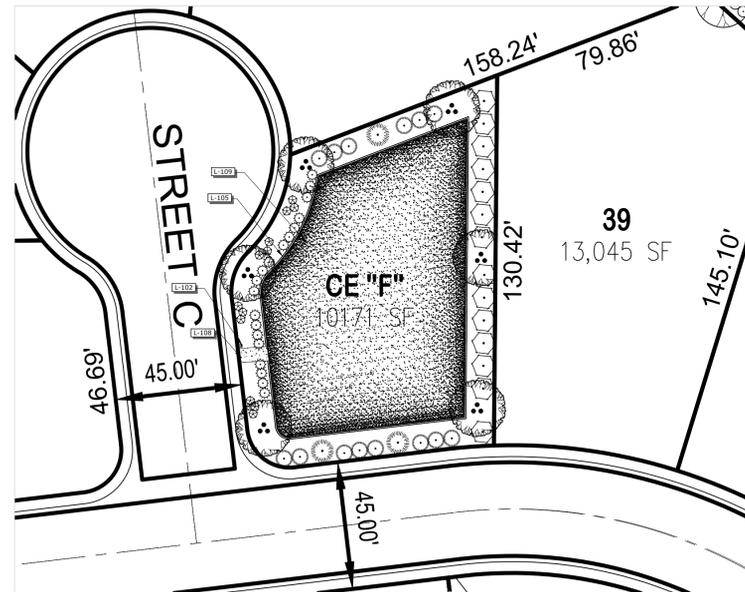
L1.5
 PRELIMINARY



COMMON ELEMENT D



COMMON ELEMENT E



COMMON ELEMENT G

REFERENCE NOTES SCHEDULE

| LANDSCAPE | | | |
|-----------|----------------------------|--------|------|
| SYMBOL | DESCRIPTION | QTY | UNIT |
| L-101 | 32 GALLON TRASH RECEPTACLE | 2 | |
| L-102 | DOG WASTE STATION | 3 | EA |
| L-103 | 8' PICNIC TABLE | 2 | EA |
| L-104 | 20' X 20' SHADE STRUCTURE | 1 | EA |
| L-105 | CONCRETE MOW CURB | 1,100 | LF |
| L-106 | 6" BENCH | 3 | EA |
| L-107 | CONCRETE PAD | 463 | SF |
| L-109 | SEMI DWARF FESCUE | 21,501 | SF |

NOTES

- Where drainage swales are required along side yards of adjacent lots, the 2 swales should be joined into a single swale that is less noticeable.
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| | RED YUCCA / HESPERALOE PARVIFLORA | 5 GAL. | | 92 |
| | ROSEMARY / ROSMARINUS OFFICINALIS | 1 GAL. | | 40 |
| | RUSSIAN SAGE / PEROVSKIA ABROTANOIDES | 5 GAL. | | 32 |
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| | TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'SILVER CLOUD' | 5 GAL. | | 42 |
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BOULDER CITY TRACT 350
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L1.7
 PRELIMINARY

Boulder Hills Estates

PRELIMINARY

Plan 1

3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT



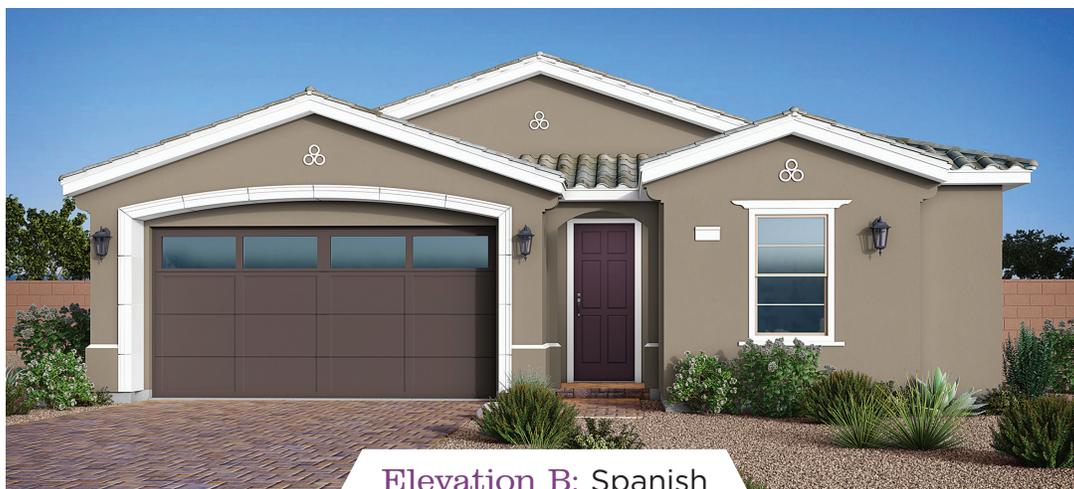
Elevation A: Southern Italian
Shown with Optional RV Garage

Plan 1

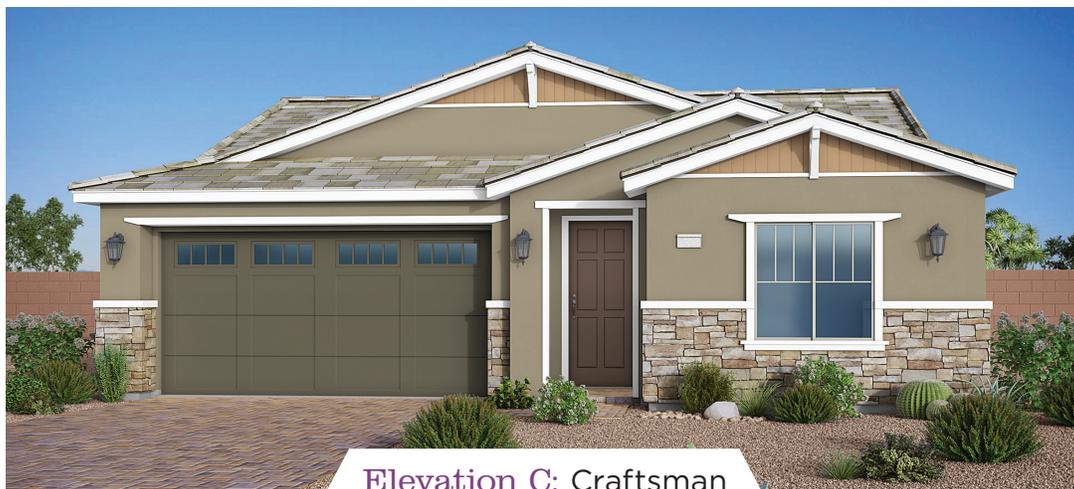
3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT



Elevation A: Southern Italian
Shown with Optional RV Garage



Elevation B: Spanish



Elevation C: Craftsman

YOUR STORY STARTS HERE

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StoryBook
HOMES

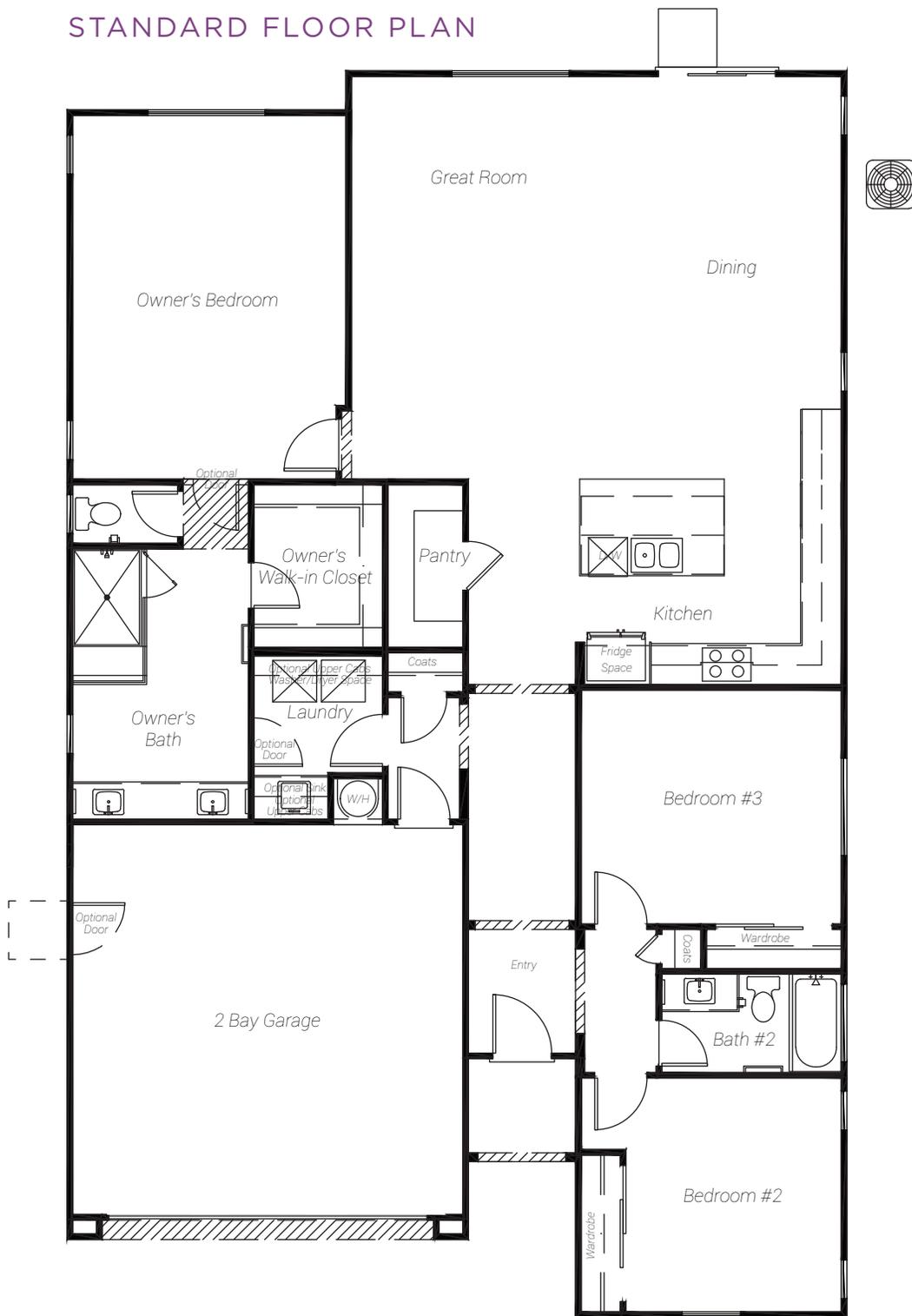
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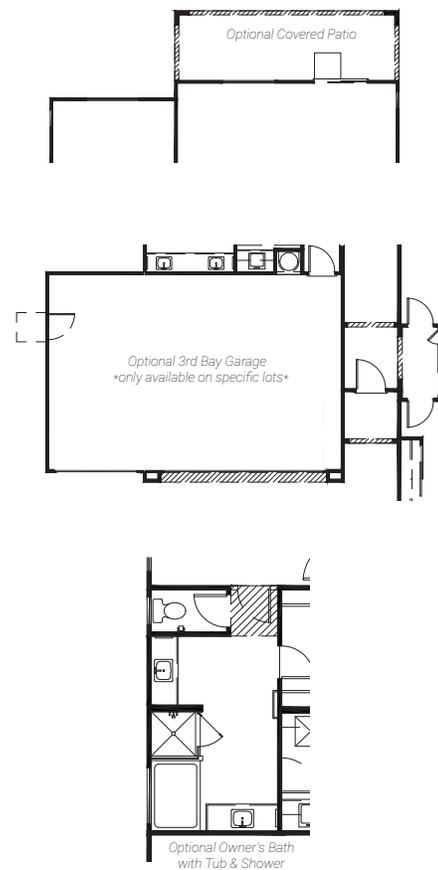
Plan 1

3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT

STANDARD FLOOR PLAN



STRUCTURAL OPTIONS



Boulder Hills Estates

PRELIMINARY

Plan 2

3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT



Elevation C: Craftsman

Plan 2

3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT



Elevation A: Southern Italian



Elevation B: Spanish



Elevation C: Craftsman

YOUR STORY STARTS HERE

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StoryBook
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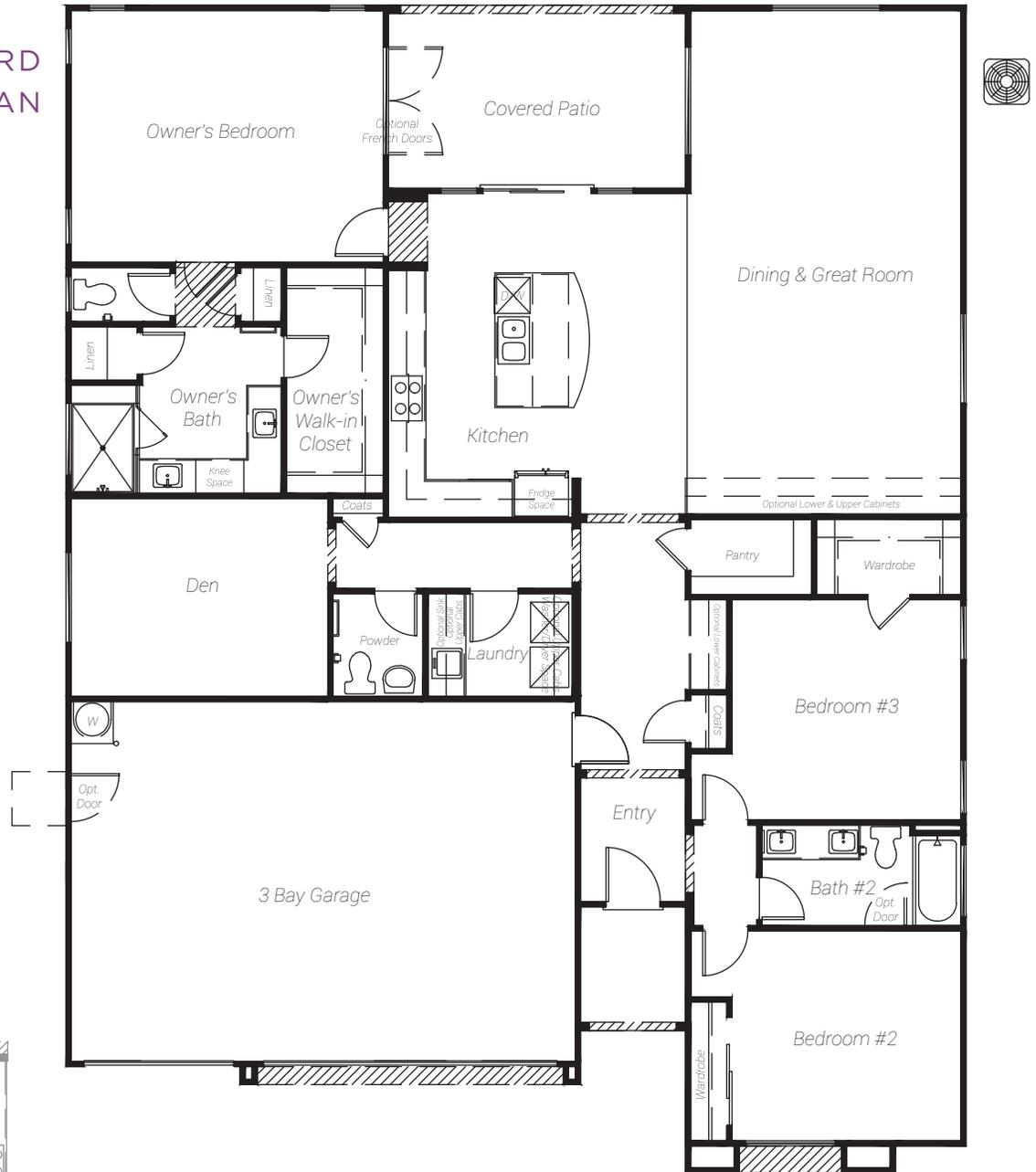
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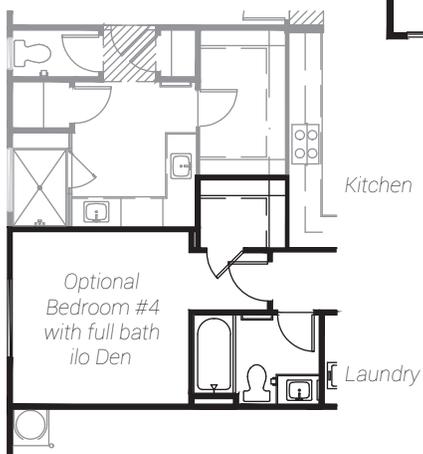
Plan 2

3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT

STANDARD FLOOR PLAN



STRUCTURAL OPTION



Boulder Hills Estates

PRELIMINARY

Plan 3

3-5 BEDS | 3 BATHS | 3-BAY GARAGE | 2,259 SQ FT



Elevation E: American Traditional
Shown with Optional RV Cover

Plan 3

3-5 BEDS | 3 BATHS | 3-BAY GARAGE | 2,259 SQ FT



Elevation A: Southern Italian



Elevation D: Desert Prairie



Elevation E: American Traditional
Shown with Optional RV Cover

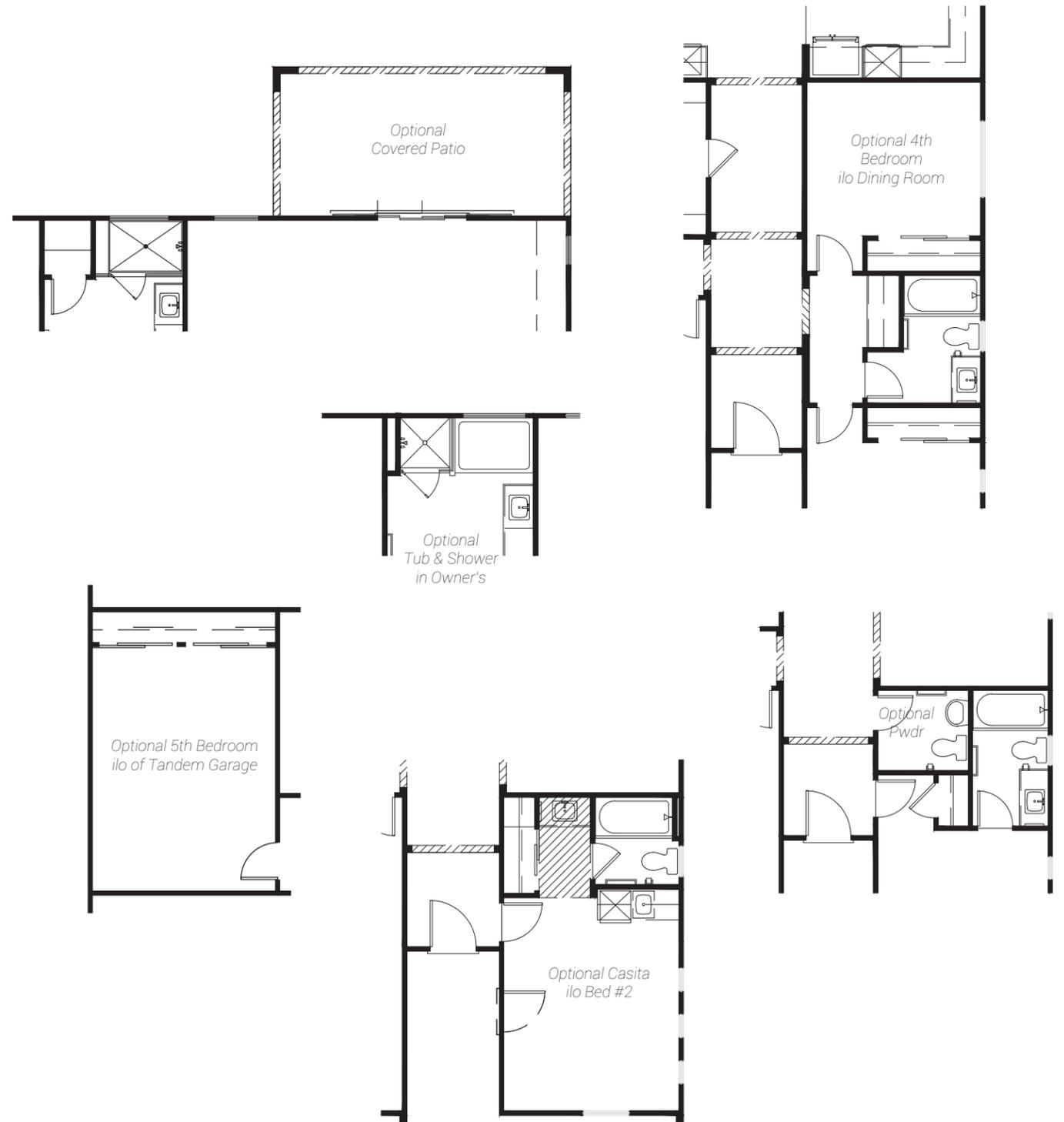
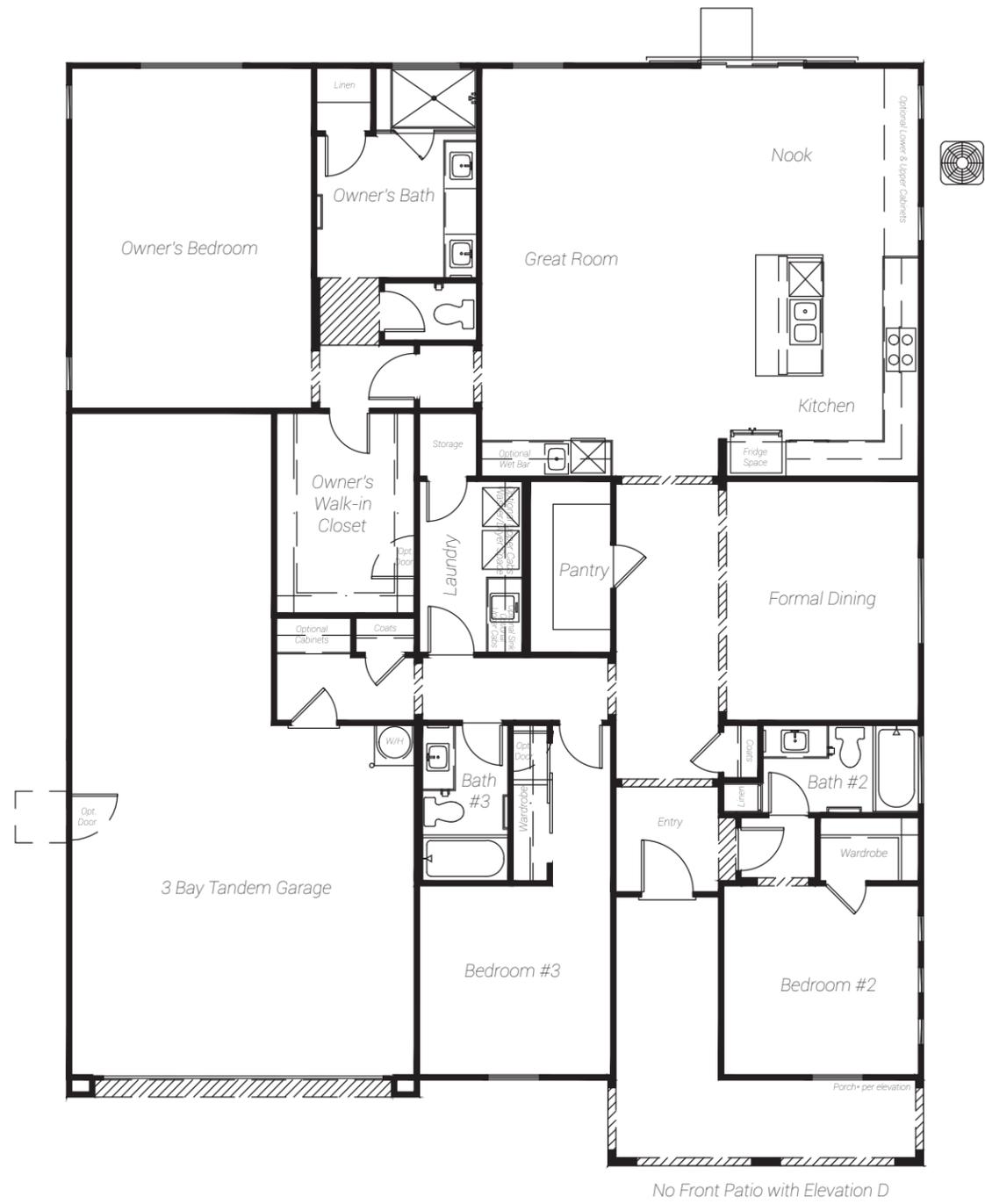
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STANDARD FLOOR PLAN

STRUCTURAL OPTIONS



Boulder Hills Estates

PRELIMINARY

Plan 3X

4-6 BEDS | 4 BATHS | 3-BAY TANDEM GARAGE | 3,091 SQ FT

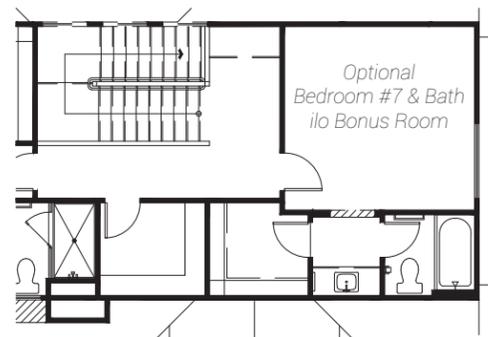
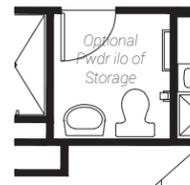


Elevation E: American Traditional

Plan 3X

4-6 BEDS | 4 BATHS | 3-BAY TANDEM GARAGE | 3,091 SQ FT

STRUCTURAL OPTIONS SECOND FLOOR



Elevation A: Southern Italian



Elevation D: Desert Prairie



Elevation E: American Traditional

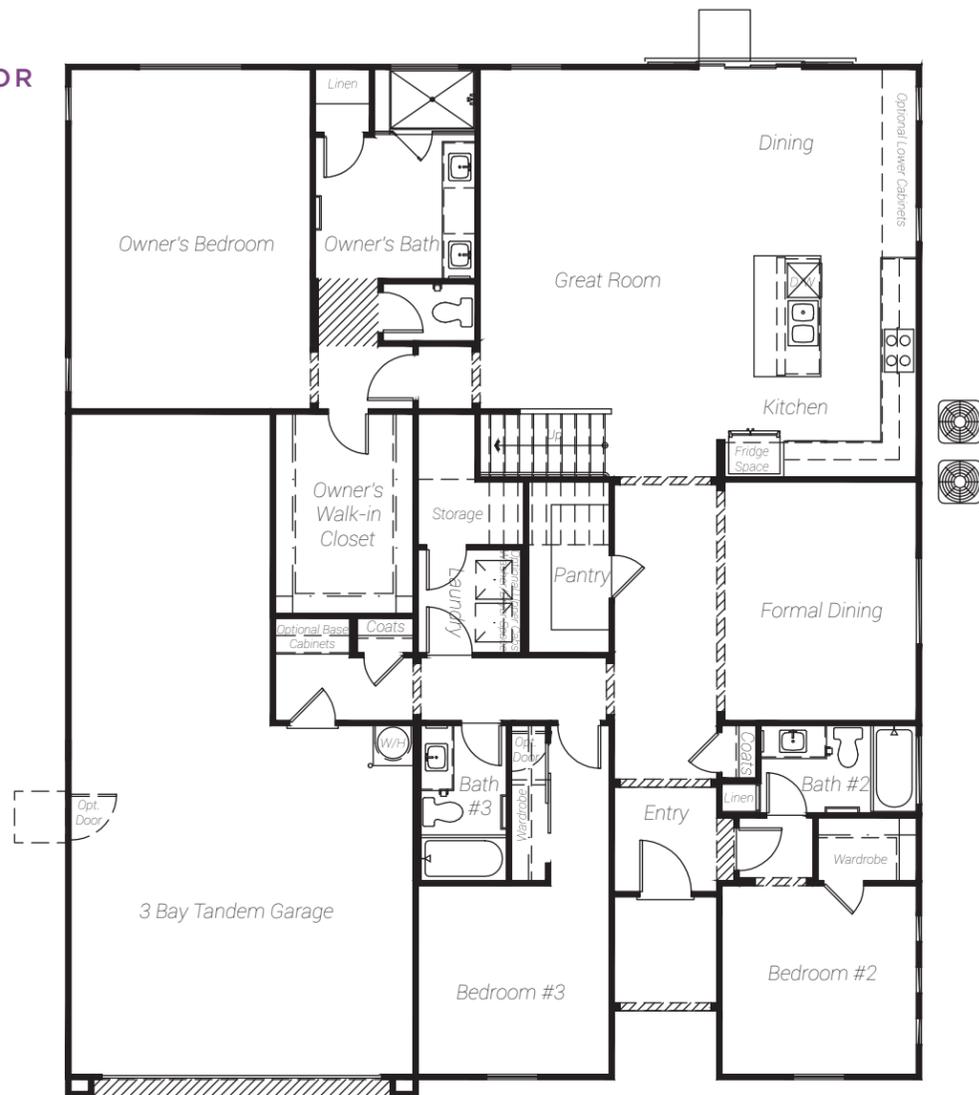
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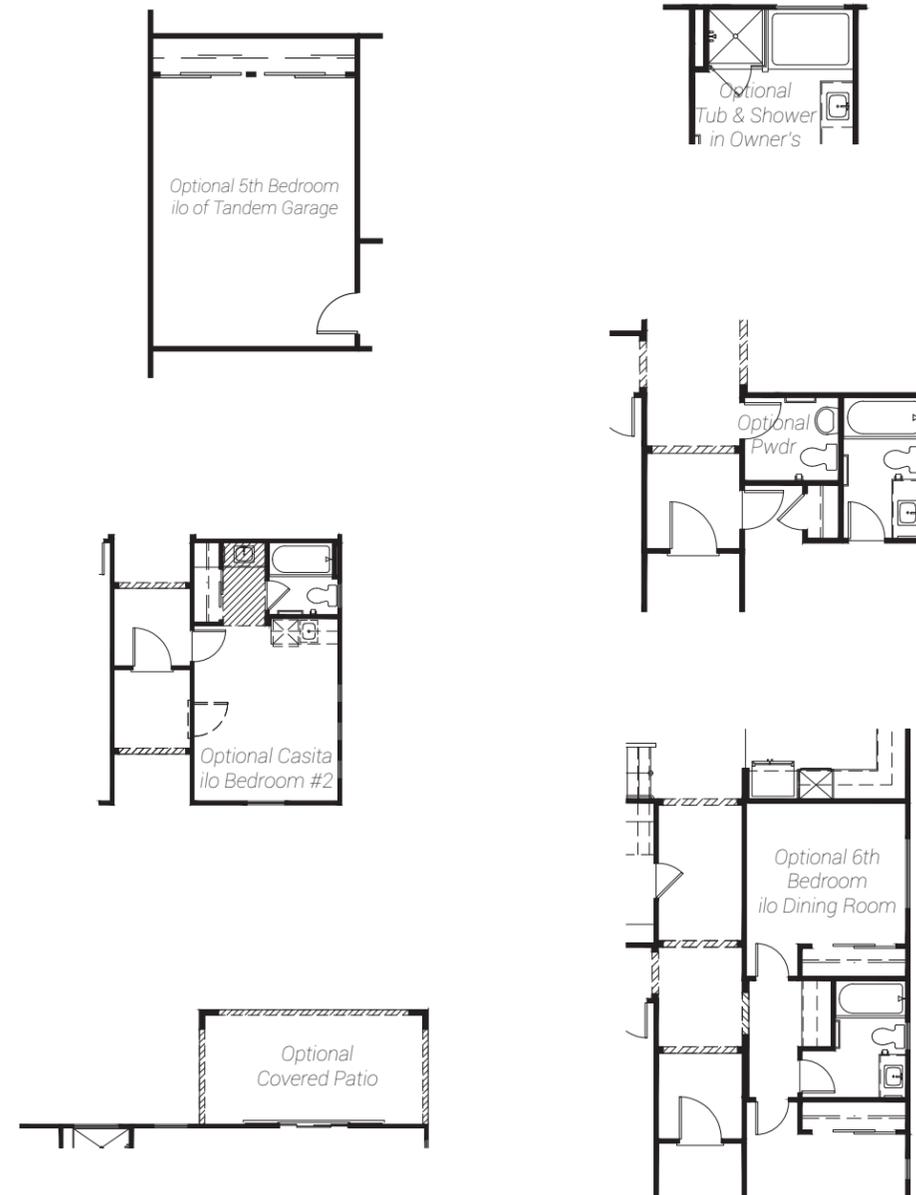


STANDARD FLOOR PLAN

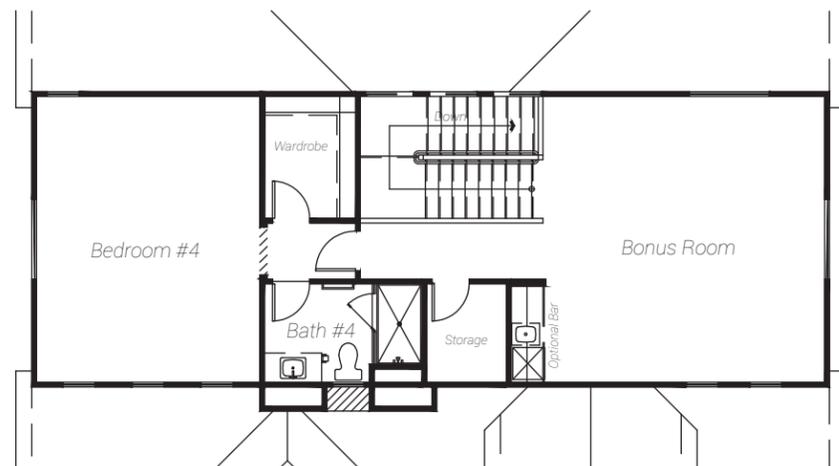
FIRST FLOOR



STRUCTURAL OPTIONS
FIRST FLOOR



SECOND FLOOR



Boulder Hills Estates

PRELIMINARY

Plan 4

5-7 BEDS | 3.5 BATHS | 3-BAY GARAGE | 3,491 SQ FT



Elevation D: Desert Prairie

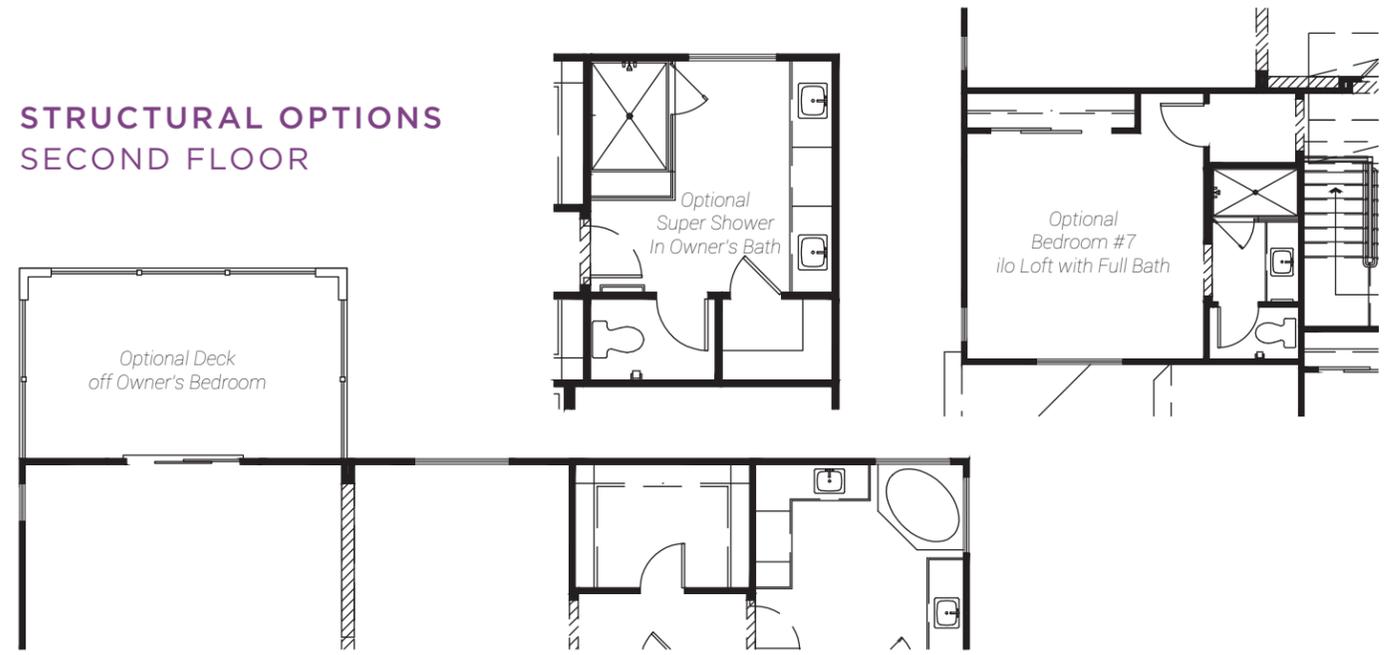
Plan 4

5-7 BEDS | 3.5 BATHS | 3-BAY GARAGE | 3,491 SQ FT

STRUCTURAL OPTIONS FIRST FLOOR



STRUCTURAL OPTIONS SECOND FLOOR



YOUR STORY STARTS HERE

SBHLV.COM

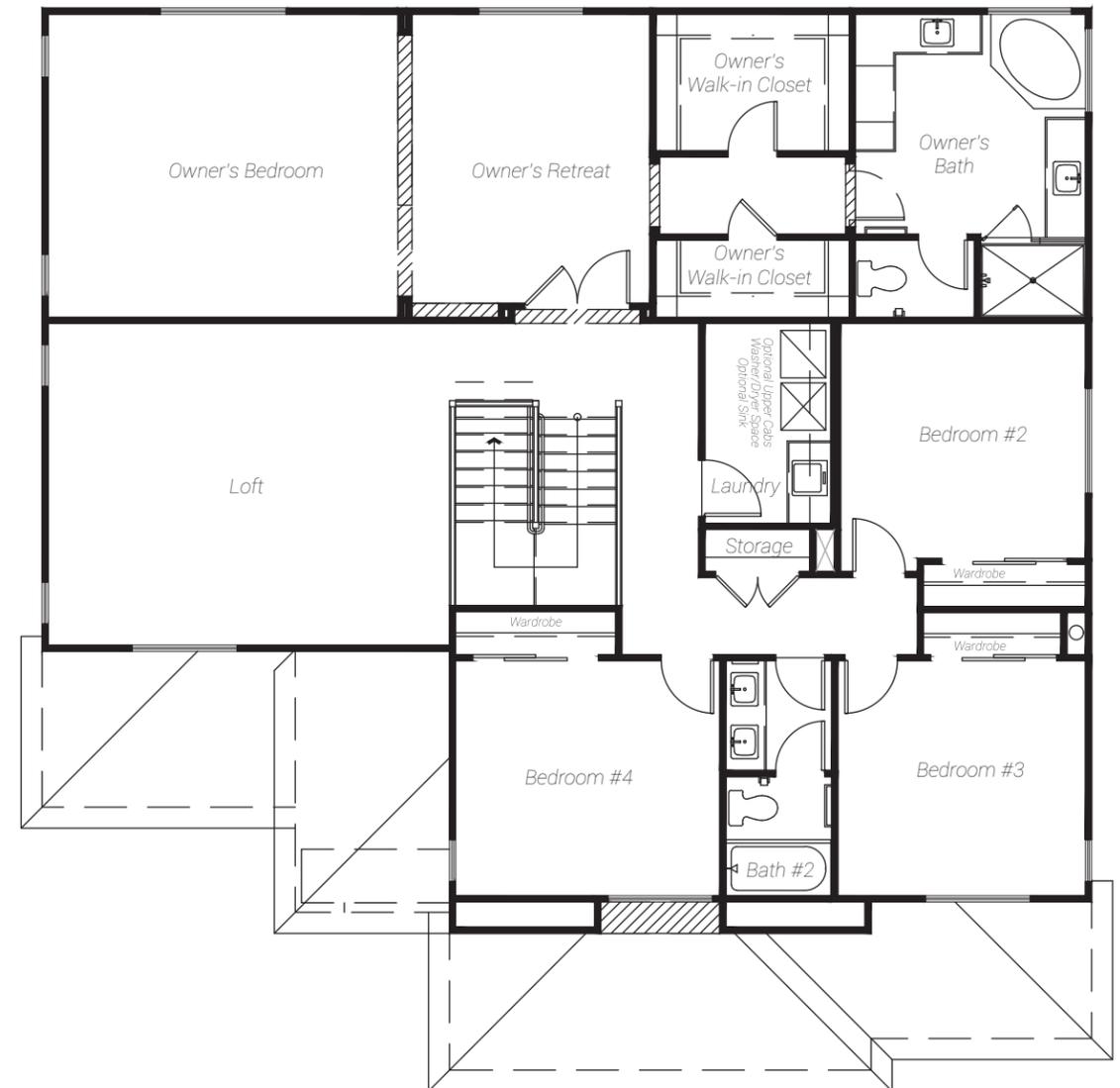


STANDARD FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



Boulder Hills Estates

PRELIMINARY

Plan 5

4 - 5 B E D S | 4 B A T H S | 3 - B A Y G A R A G E | 2 , 6 8 4 S Q F T



Elevation B: Spanish



A DIVISION OF

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Boulder City Parcel 350 RFP Response #2:

144 R1-15, R1-10, R1-5 lots with SID for Bristlecone Storm Drain Improvements
and Option for SBH to install Bristlecone Storm Drain Improvements

Prepared by:

Isaac Summers,

Director of Land and Forward Planning

isummers@sbhlv.com

www.sbhlv.com

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A StoryBook beginning....

StoryBook Homes, founded by Wayne & Catherine Laska in 2003, began with the belief that everyone deserves a beautiful home. Over the past 18 years StoryBook Homes has fulfilled the dream of homeownership for many families in the Las Vegas valley with over 1700 homes built by their dedicated and experienced team. The StoryBook name is synonymous with good stewardship in our neighborhoods and community. Whether it comes to meetings with neighbors and hearing their concerns or making donations within the community, StoryBook has a reputation of delivering on their promises.

StoryBook entered into a purchase agreement with the City of Boulder City in 2017 for the purchase of Tract 349, now known as Boulder Hills Estates. During the negotiations of that contract and subsequent approvals by the Planning Commission and City Council, StoryBook was committed to meeting with the City staff, Public Officials, and neighbors every step of the way. To date, 86 new homes have been built and delivered to families in Boulder Hills Estates, bringing new residents to the City as well as offering existing Boulder City residents an option for a new home, while remaining in the City they love.

StoryBook does not just build in the community, we become part of that community.

StoryBook Homes and the Laska Family continue to give back to the community they love through monetary giving and volunteer work. Southern Nevada is our home; our hearts are here. Charities in support of childhood cancer research and care along with the education of our children are among the highest priorities for our philanthropic missions. At the groundbreaking ceremony for Boulder Hills, the StoryBook team donated \$2000 in total to 4 school libraries in the Boulder City then followed up with a \$2400 donation to King Elementary to fund the monthly Storyworks program for students in 3rd through 6th grade. We build homes in communities while we build up the community, that is our philosophy.

Two brands, one culture. One mission.

In August of 2021, Wayne and Catherine Laska sold StoryBook Homes to Toll Brothers. The sale of the company was a long thought out decision and the field was narrowed to the Builder that aligned best with the Storybook culture, having an emphasis on quality of construction and value of team. StoryBook Homes, along with the Laska's legacy, will carry on under the same brand image, but have the backing of a publicly traded, national builder in Toll. The StoryBook business continues with the same team of dedicated employees that have made the brand such a success and achieved a Customer Satisfaction rating of greater than 95% over the past 12 months.

Our team remains the same. Our hearts remain the same. Our dedication to our family of StoryBook buyers and the community we live in remains the same.

References

- Michael Mays, Community Development Director, Boulder City, Nevada
 - Phone (702) 293-9282
 - mmays@bcnv.org

- Lee Farris, Vice President, The LandWell Company, Cadence Masterplan Association
 - Phone (702) 567-0400 or (702) 523-2920
 - lfarris@landwellco.com

- Sam Palmer, **P.E.**, CBO/CFM, Assistant Director at **Clark County** Department of Building & Fire
 - Phone (702) 455-8032
 - palmer@clarkcountynv.com

Property Overview

Tract 350 is bordered on the North by Adams Blvd. and Bristlecone Dr. on the East. This property constitutes most of the North/Northeast boundary of the Boulder Creek golf course.

StoryBook Homes' current community, Boulder Hills Estates resides at the Southeast corner of Adams Blvd and Bristlecone Dr. and has contributed much to the regeneration of new homes in the area, and in Boulder City. Currently, new homes at Boulder Hills estates start at \$513,000 and range up to \$612,000. Resale homes in the immediate area range in price from \$350,000 to \$639,000. StoryBook Homes currently builds homes across the valley starting at \$277,990. The product offerings at varying price points cater to a broad range of homebuyers looking to own a home.

Proposal

StoryBook Homes (SBH) is pleased to present our response to the RFP for Boulder City Tract 350 (APN(s) 186-08-401-013 & 186-17-601-002) which consists of a total net-net acreage of 44.98 acres. StoryBook Homes has a long and successful track record in the Las Vegas Valley and Boulder City for building communities that our family of homebuyers have and will enjoy for years to come. Our homes are something we take pride in and we strive to deliver a quality home with built in value.

For our second proposal we prepared a site plan that adheres to the spirit of the existing land use and zoning of this parcel, but with a modification to the Southern portion of the property, in that the lots included would need to be rezoned to R1-5. Our proposal would thus include 15k, 10k, and 5k SF. Due to the curvature of the parcel and other constraints, we have a yield of 144 lots.

It is our proposed intent to purchase Tract 350 in three (3) consecutive purchases at a total price of \$24,000,000 if SBH installs the storm drain improvements, and \$25,000,000 if the City establishes an SID to pay for the storm drain improvements.

The first takedown would be the Southernmost approximately 13.5 acres. The second takedown would be the 15.5 acres moving to the North, and the third takedown would be the 16 acres adjacent to Adams Blvd. The exact boundaries and acreages of each take-down will be determined at the time the site plan has been approved by Boulder City and legal transfer of land can occur defining the areas, whether that be by legal description, tentative map or final map. Those details will be discussed during Purchase Agreement preparation. The intent for this proposal is to mitigate the shape of the parcel, to allow for time to move through development, and for consideration of the Boulder City Growth Control Ordinance. The three takedowns will take place within 1 year of another, with the option to extend depending based on current market demand.

SBH proposes that the overall project will consist of 144 single family homes ranging in lot sizes between 5000 sf and 15,000 sf. We intend to have up to nine (9) single and two-story plans ranging from 1581 to 3,491 square feet. Based on our research of the local market, it appears that most of the resale homes within Boulder City are resales of single stories with an average home age of 30-40 years old. Our anticipated home prices would remain consistent with current Boulder Hills Estates pricing and current market conditions. We will also continue to offer additional features such as RV garages, RV covers, and additional side yard parking depending on each individual lot's availability and market demand for those features.

We have included examples of the product we will be offering, including dimensioned floor plans, elevation options, and color schemes for your review.

The community will be designed as a non-gated subdivision using a 45-foot private street section with 4' sidewalks on both sides of the street for an overall width of 53 feet. This street section is the same as our existing Boulder Hills Estates.

Adams Boulevard on the north boundary is completed in its entirety including utilities. We would need to make the necessary curb cuts and utility connections for the site as required. There is currently an

existing island break in the center island in Adams Boulevard and Aspen Dr. that can be utilized for one entry off Adams Blvd.

Bristlecone Drive on the Eastern boundary is completed on the Eastern half of the street and the North half of Clubhouse Dr. is completed, both of which currently include all the necessary utilities except the proposed storm drain installation that will be a part of this development. It is not anticipated that any improvements to the East half of Bristlecone nor the North half of Clubhouse Dr. will be required other than making any necessary curb cuts and utility connections for the site, if necessary.

We propose to construct only the utilities and roadway improvement necessary for each phase of development, including the storm drain as we work toward the North with subsequent land takedowns. We will meet with all necessary departments in the City, however, to ensure we are constructing improvements, even outside of our phase lines, to make utility loops or provide fire access.

Parks

StoryBook Homes is proposing to construct three separate park areas throughout the project. The location of the first park would be near the entrance off Clubhouse Dr. and within the first phase, the second park would be centrally located within the community and contained within the second purchase. The third park would be built within Phase 3 and would be located near the first entrance off Bristlecone Drive. These parks would be in addition to required landscaping common elements found near entrances to the community.

We have provided a landscaping design for the entire development, including landscaping as required along Bristlecone Dr.

We feel that prospective homebuyers who would purchase within this community would be first time move-ups and retirees. With these demographics, we feel the neighborhood lends itself to smaller parks throughout the project as opposed to one large park. These two anticipated sub-groups tend to use the parks for short dog walks versus larger expanded play areas. We also anticipate adding usable turf areas, park benches, and doggie stations within the parks where they may be appropriate for use.

Tentative Schedule

With the City's shortened time frames as compared to the County or other local agencies, it may be possible to close homes by the end of the 2022 calendar year. Based on the absorption of the first take-down, it is anticipated we would be nearing completion by mid-2022. Based on the anticipated close out of the first take-down, we would ideally purchase the second take-down around the first quarter of 2023. As mentioned above, the area for the second take-down would be determined at the time of the initial purchase. The same can be said concerning the third and final take-down happening around the first quarter in calendar year 2024. These time frames are subject to change based on the absorption rate and product sales. Depending on the housing market, SBH reserves the right not to purchase subsequent take-downs.

Assumptions

- The property is currently zoned for R1-7, R1-10, and R1-15 and will require zoning action based on the need for R1-5 zoned lots.
- There is adequate capacity for sewer and water.
- 20-foot wide total side yard setback (5-foot minimum one side).
- 20-foot front yard and rear yard setback.

COMPANY PROFILE

INSTITUTION OVERVIEW

- Founded in 1967, NYSE-listed (TOL) in 1986
- 5th Largest U.S. homebuilder by revenues
- Build in 24 states & 50+ markets – 9 new markets since 2018
- Positioned for growth with greatest product diversification in the industry
- Leadership in Luxury market, growing Affordable Luxury business, strong presence in Active Adult market, Urban/Suburban communities
- Industry-leading reputation and brand
- 10th year on Fortune World's Most Admired Companies List

FINANCIAL & MANAGEMENT STRENGTH

- Solid balance sheet with ~\$2.7BN of liquidity
- Strong credit ratings: Standard & Poor's (BB+ Stable), Moody's (Ba1 Positive), Fitch (BBB- Stable)
- Expect to generate approx. \$750MM of cash from operations in FY 2021
- Executives & directors own ~9% of shares
- 4,500 Employees; Average Senior Management tenure of 16 years
- Industry-leading ESG Reporting; Commitment to Diversity & Inclusion

THE DOMINANT PLAYER WITH FEW COMPETITORS IN THE LUXURY MARKET

- Nationally-recognized, award-winning brand
- Our build-to-order model meets the needs of buyers who have the desire and means to personalize their homes
- Luxury communities in desirable locations in both high-growth and high barrier-to-entry markets
- Growing affordable luxury business – 44% of unit deliveries in Q3 2021
- Strong Land Position – control approx. 79,500 lots (37,500 owned / 42,000 optioned), most acquired at pre-COVID pricing, supporting strong community count growth in 2021 and 2022
- Proven management team with established track record and economic interests aligned with shareholders

CURRENT MARKET CONDITIONS ARE SUSTAINABLE AND PLAY TO TOLL BROTHERS' STRENGTHS

- Pent-up demand – estimated underproduction shortfall of 6.1 million homes: 2008 – 2020

- Limited resale supply driving buyers to new home market
- Strong demand for resales, in combination with home price, give our buyers confidence they can sell their current home
- Our buyers benefit from appreciation in their existing home & equity markets
- Demographics – Millennials entering home-buying years; Baby Boomers making their next home move
- Low mortgage rates – driving affordability for new homes
- Remote work – adoption of work-from-home accelerated due to pandemic
- Migration – homebuyers can now choose where they want to live

EXPERIENCE

- Toll Brothers entered the Las Vegas Valley in 1997. Toll Brothers' Las Vegas Division has since constructed 2000 homes since 2016. Below are 3 examples of recent projects currently under construction.
 - **Everleigh at Cadence Master Planned Community**
 - Everleigh at Cadence offers three exceptionally priced, luxury single-story home designs in an ideal neighborhood conveniently located in an amenity rich master plan with parks and walking trails.
 - **Montrose at Skye Canyon Master Planned Community**
 - Located in the amenity-rich and tranquil Skye Canyon master plan, the Montrose collection is a private, gated community offering single-story home designs with 3-car garages and community pool.
 - **Cordillera**
 - Cordillera by Toll Brothers is a luxury townhome community that features three open-concept townhome designs with attached two-car garages. Entry courtyards, covered patios, and optional rooftop decks provide homeowners the outdoor living space they crave with low-maintenance townhome living. The community's location in Redpoint Square gives that urban touch while still having access to miles of master plan trails and close proximity to an abundance of outdoor recreational opportunities.

**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.

Janet Love _____ StoryBook Homes, A Division of Toll Brothers_
AUTHORIZED SIGNATURE NAME (TYPE OR PRINT) LEGAL NAME OF FIRM

Janet Love _____ 9/16/21 _____
AUTHORIZED SIGNATURE DATE

President _____ (702) 877-7040 _____ (702) 877-7045 _____
TITLE TELEPHONE NUMBER FAX NUMBER

3625 S. Town Center Dr. _____
ADDRESS OF FIRM

Las Vegas _____ NV _____ 89135 _____
CITY STATE ZIP CODE

E-MAIL ADDRESS: planning@sbnlv.com _____

BCNV-BUSINESS LICENSE NO: _____

A COPY OF MY BCNV BUSINESS LICENSE IS ATTACHED

ADDENDA ACKNOWLEDGED

Addendum No. 1 Initial JLP 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 |
|--|--|
| Name Toll South LV LLC | RFP 2021-03 Tract 350 Land Sales Solicitation |
| Address 1140 North Town Center, Suite 250 Las Vegas, NV 89144 | |
| Telephone (702) 243-9800 | |
| EIN or DUNS N/A (Disregarded entity for federal tax purposes) | |

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

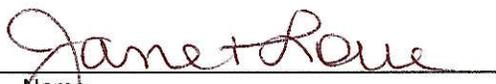
| | FULL NAME/TITLE | BUSINESS ADDRESS | BUSINESS PHONE |
|-----|---------------------------------------|--|----------------|
| 1. | Toll NV Holdings LLC (Sole Member) | 1140 Virginia Drive Fort Washington, PA 19034 | (215) 938-8000 |
| 2. | James W. Boyd (Manager) | 725 Town and Country Road, Suite 200 Orange, CA 92868 | (714) 947-1300 |
| 3. | Gary M. Mayo (Manager) | 1140 North Town Center, Suite 250 Las Vegas, NV 89144 | (702) 243-9800 |
| 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.



 Name

 9/16/21

 Date

EXHIBIT "C"
QUALIFICATIONS AND EXPERIENCE RESPONDENT

Name: Toll South LV LLC

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

Toll Brothers is a residential developer

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: The City of Boulder City, Nevada

Company Address: 401 California Ave. Boulder City, NV 89005

Point of Contact: Michael Mays, Community Development Director

Phone Number: (702) 293-9282

E-Mail Address: mmays@bcnv.org

Brief Description of Contract Scope:

Purchase and Sale Agreement for 30.63 acres of undeveloped vacant land in Boulder City at the Southeast corner of Adams Blvd and Bristlecone Dr. New detached residential housing community built at Boulder City parcel 349, known as Boulder Hills Estates. Worked with Mr. Mays and Community Development to establish mapping and zoning requirements to begin construction.

Term of Contract (Base plus Option Years): Land purchase contract with option to purchase in 3 "takedowns", each within one year of initial takedown.

Year of Base Contract Award: 2017 Year Contract Completed: 2020

Base Contract Amount: \$9,189,000_____ Total Contract Amount (including all option years) \$9,189,900_____

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: The Landwell Company

Company Address: 875 W. Warm Springs Rd. Henderson, NV 89011

Point of Contact: Lee Farris

Phone Number: (702) 567-0400 or (702) 568-2888

E-Mail Address: lfarris@landwellco.com

Brief Description of Contract Scope:

New detached residential home project. Purchase and Sale Agreement for 133 detached residential lots on 20.9 acres of undeveloped vacant land with the Cadence Masterplan Community in Henderson, NV

Term of Contract (Base plus Option Years): Purchase and Sale Agreement land upon approval of Tentative Map, and continued development based on current market demand.

Year of Base Contract Award: 2020 Year Contract Completed: Contract not yet completed

Base Contract Amount: \$10,450,000 Total Contract Amount (including all option years) \$Contract not yet completed

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: Holden Development Company

Company Address: 10161 Park Run Dr., Suite 150 Las Vegas, NV 89145

Point of Contact: Daniel Holden

Phone Number: (702) 580-4700

E-Mail Address: danielholden@cox.net

Brief Description of Contract Scope:

Purchase and Sale Agreement for 10 +/- acres of undeveloped vacant land within Clark County.

Term of Contract (Base plus Option Years): Contingent on Non-conforming zone change approval and mapping _____

Year of Base Contract Award: 2019 _____ Year Contract Completed: 2020 _____

Base Contract Amount: \$6,175,000 _____ Total Contract Amount (including all option years) \$6,175,000 _____

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

-----**N/A**-----

In the State of Nevada, County of Clark, _____, 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, _____, do here swear under penalty of perjury that the assertions of this affidavit are true.

Signed this _____ day of _____, 20_____

Signature _____

-----**N/A**-----

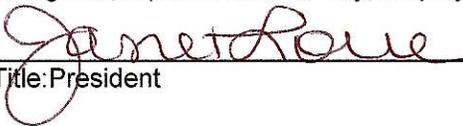
EXHIBIT "E"
NON-COLLUSION AFFIDAVIT

State of Nevada, County of Clark _____

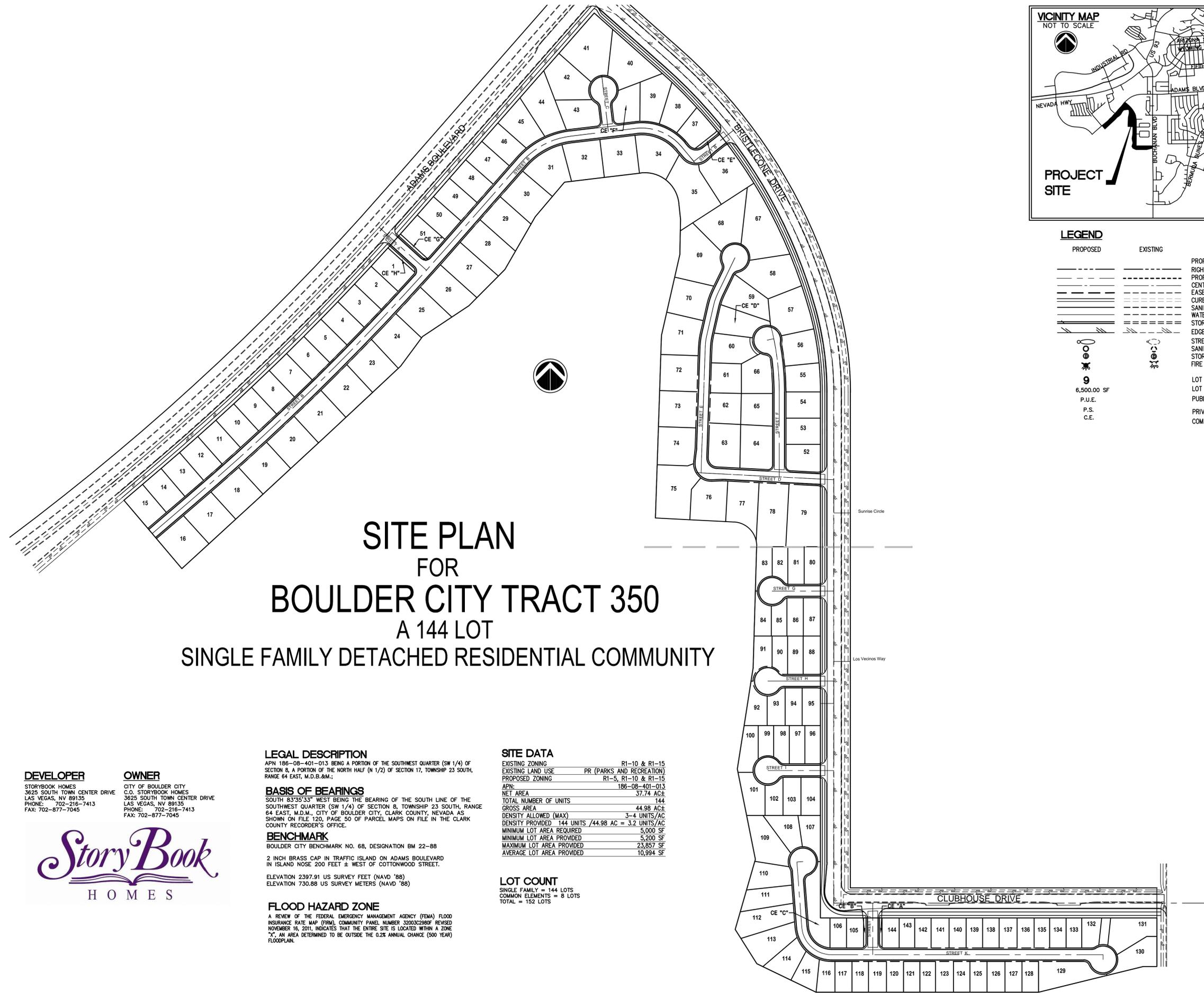
Janet Love _____ being first duly sworn deposes that:

- (1) He/She is the President of StoryBook Homes a Division of Toll Brothers, 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.

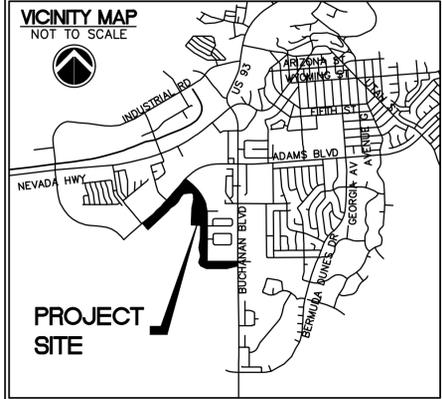
(Signed):



Title: President



**SITE PLAN
FOR
BOULDER CITY TRACT 350
A 144 LOT
SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY**



LEGEND

| PROPOSED | EXISTING | |
|----------|----------|-------------------------|
| --- | --- | PROPERTY BOUNDARY |
| --- | --- | RIGHT OF WAY |
| --- | --- | PROPERTY LINE |
| --- | --- | CENTERLINE |
| --- | --- | EASEMENT |
| --- | --- | CURB & GUTTER |
| --- | --- | SANITARY SEWER |
| --- | --- | WATER |
| --- | --- | STORM DRAIN |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | STREET LIGHT |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | STORM DRAIN MANHOLE |
| --- | --- | FIRE HYDRANT |
| --- | --- | LOT NUMBER |
| --- | --- | LOT AREA |
| --- | --- | PUBLIC UTILITY EASEMENT |
| --- | --- | PRIVATE STREET |
| --- | --- | COMMON ELEMENT |

DEVELOPER
STORYBOOK HOMES
3625 SOUTH TOWN CENTER DRIVE
LAS VEGAS, NV 89135
PHONE: 702-216-7413
FAX: 702-877-7045

OWNER
CITY OF BOULDER CITY
C.O. STORYBOOK HOMES
3625 SOUTH TOWN CENTER DRIVE
LAS VEGAS, NV 89135
PHONE: 702-216-7413
FAX: 702-877-7045

StoryBook
HOMES

LEGAL DESCRIPTION
APN: 186-08-401-013 BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, A PORTION OF THE NORTH HALF (N 1/2) OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.B.&M.;

BASIS OF BEARINGS
SOUTH 83°35'33" WEST BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 64 EAST, M.D.M., CITY OF BOULDER CITY, CLARK COUNTY, NEVADA AS SHOWN ON FILE 120, PAGE 50 OF PARCEL MAPS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE.

BENCHMARK
BOULDER CITY BENCHMARK NO. 68, DESIGNATION BM 22-88
2 INCH BRASS CAP IN TRAFFIC ISLAND ON ADAMS BOULEVARD IN ISLAND NOSE 200 FEET ± WEST OF COTTONWOOD STREET.
ELEVATION 2397.91 US SURVEY FEET (NAVD '88)
ELEVATION 730.88 US SURVEY METERS (NAVD '88)

FLOOD HAZARD ZONE
A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32003C280F REVISED NOVEMBER 16, 2011, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN.

SITE DATA

| | |
|---------------------------|-------------------------------------|
| EXISTING ZONING | R1-10 & R1-15 |
| EXISTING LAND USE | PR (PARKS AND RECREATION) |
| PROPOSED ZONING | R1-5, R1-10 & R1-15 |
| APN: | 186-08-401-013 |
| NET AREA | 37.74 AC± |
| TOTAL NUMBER OF UNITS | 144 |
| GROSS AREA | 44.98 AC± |
| DENSITY ALLOWED (MAX) | 3-4 UNITS/AC |
| DENSITY PROVIDED | 144 UNITS / 44.98 AC = 3.2 UNITS/AC |
| MINIMUM LOT AREA REQUIRED | 5,000 SF |
| MINIMUM LOT AREA PROVIDED | 5,200 SF |
| MAXIMUM LOT AREA PROVIDED | 23,857 SF |
| AVERAGE LOT AREA PROVIDED | 10,994 SF |

LOT COUNT
SINGLE FAMILY = 144 LOTS
COMMON ELEMENTS = 8 LOTS
TOTAL = 152 LOTS

SITE PLAN - COVER
FOR A 144 LOT SINGLE FAMILY DEVELOPMENT
BOULDER CITY TRACT 350
BOULDER CITY, NEVADA

Impulse
Civil Engineering & Planning

SHEET **1** OF **3**

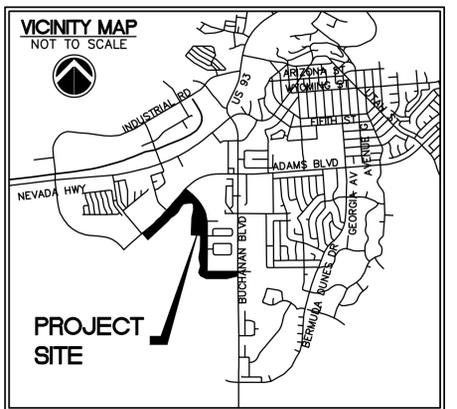
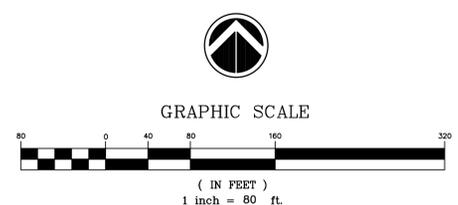
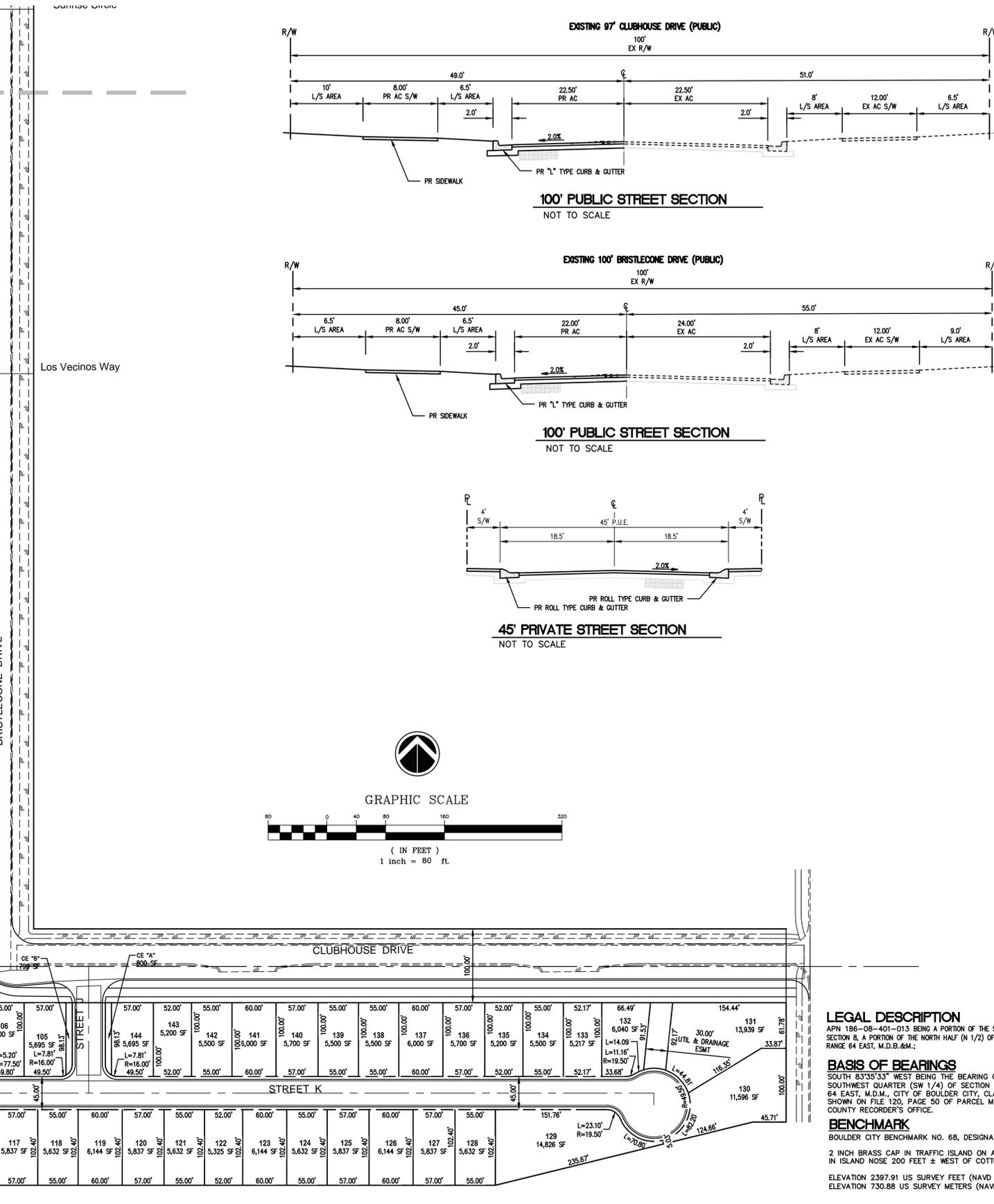
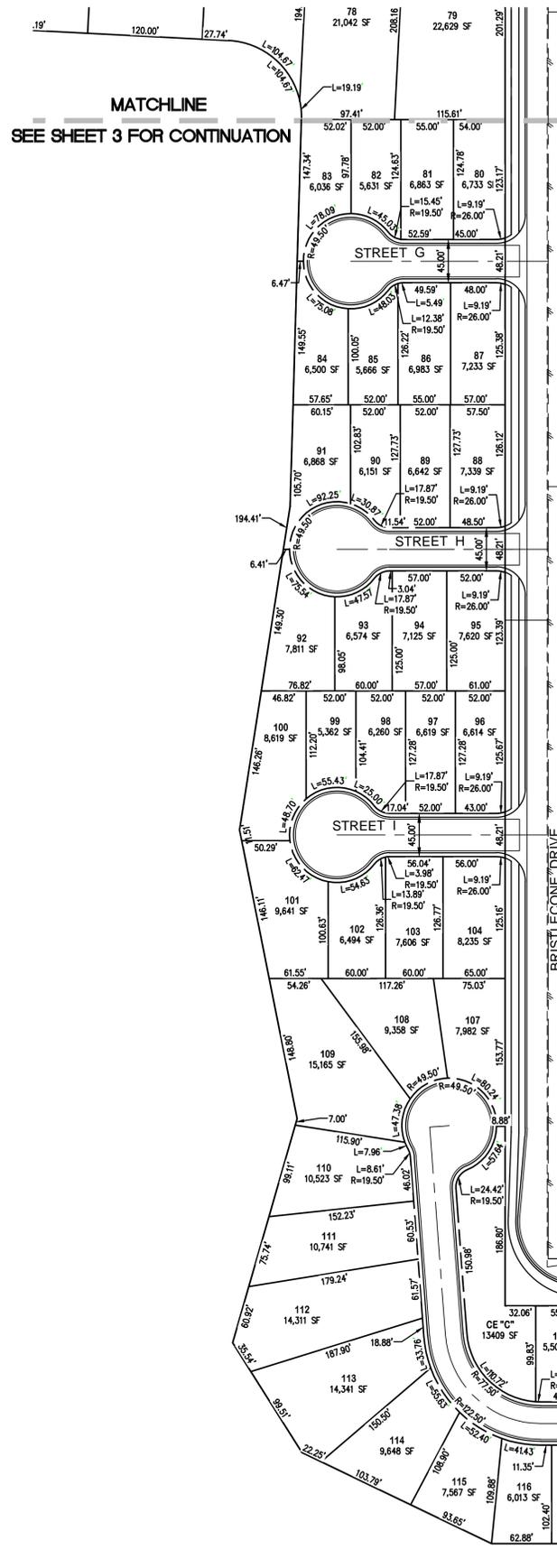
DATE: 09/02/21
SCALE: 1"=150'

W.O. # : SB
BY : REL
DATE : 09/02/21
SCALE : 1"=150'

File: P:\Clients\Story Book Homes\Boulder City Tract 350\Entirement\site plan\09-07-21.dwg, Sheet: 01 SITE PLAN COVER, Date: 09-09-21 10:14:59m

| REV | REVISION DESCRIPTION | SHEETS | APP BY | APP DATE |
|-----|----------------------|--------|--------|----------|
| | | | | |

File: P:\Clients\Story Book Homes\Boulder City\Tract_150\Entirement\site plan2_09-07-21.dwg, Sheet: 03 SITE PLAN 2 Date: 09-09-21 10:22:27am



LEGEND

| PROPOSED | EXISTING | |
|----------|----------|-------------------------|
| | | PROPERTY BOUNDARY |
| | | RIGHT OF WAY |
| | | PROPERTY LINE |
| | | CENTERLINE |
| | | EASEMENT |
| | | CURB & GUTTER |
| | | SANITARY SEWER |
| | | WATER |
| | | STORM DRAIN |
| | | EDGE OF PAVEMENT |
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| | | PRIVATE STREET |
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 ELEVATION 2397.91 US SURVEY FEET (NAVD '88)
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SITE DATA

| | |
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| EXISTING LAND USE | PR (PARKS AND RECREATION) |
| PROPOSED ZONING | R1-5, R1-10 & R1-15 |
| APN: | 186-08-401-013 |
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| TOTAL NUMBER OF UNITS | 144 |
| GROSS AREA | 44.98 AC± |
| DENSITY ALLOWED (MAX) | 3-4 UNITS/AC |
| DENSITY PROVIDED | 144 UNITS / 44.98 AC = 3.2 UNITS/AC |
| MINIMUM LOT AREA REQUIRED | 5,000 SF |
| MINIMUM LOT AREA PROVIDED | 5,200 SF |
| MAXIMUM LOT AREA PROVIDED | 23,857 SF |
| AVERAGE LOT AREA PROVIDED | 10,994 SF |

FLOOD HAZARD ZONE
 A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 32003C280F REVISION NOVEMBER 16, 2011, INDICATES THAT THE ENTIRE SITE IS LOCATED WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN.

LOT COUNT
 SINGLE FAMILY = 144 LOTS
 COMMON ELEMENTS = 8 LOTS
 TOTAL = 152 LOTS

| NO. | REV. | DATE | BY | APP. | DESCRIPTION |
|-----|------|------|----|------|-------------|
| | | | | | |
| | | | | | |

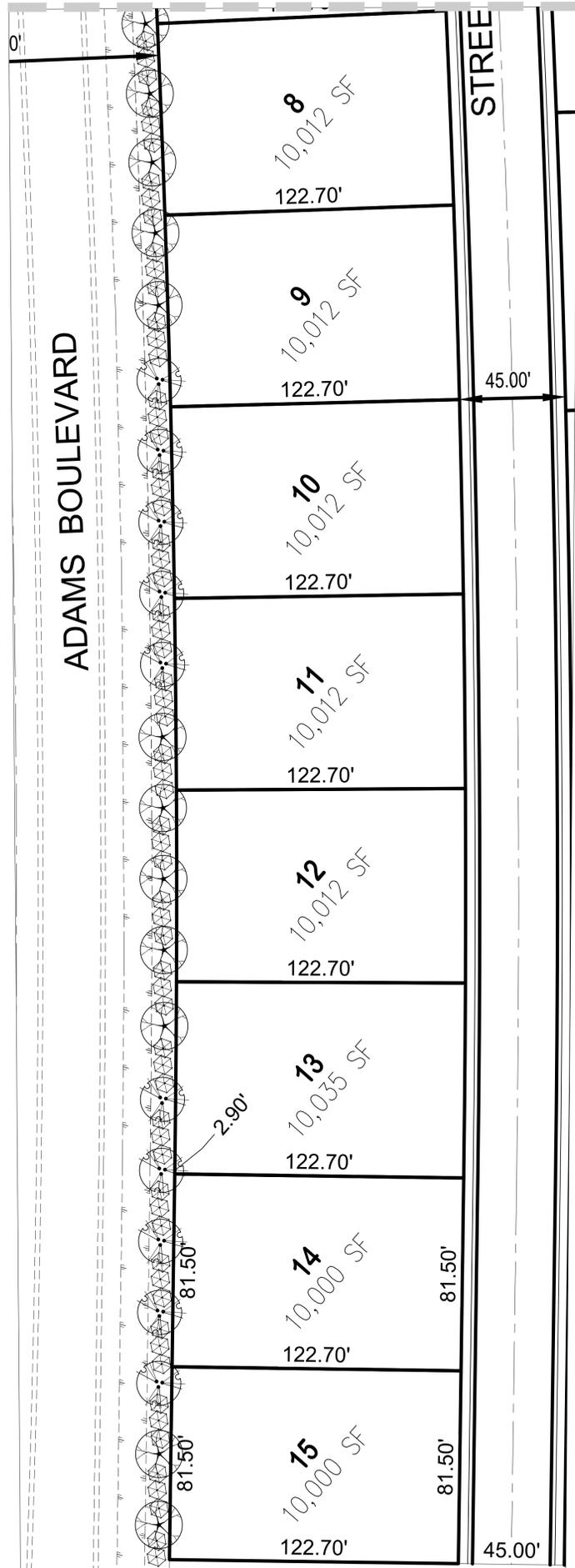
SITE PLAN 2
FOR A 144 LOT SINGLE FAMILY DEVELOPMENT
BOULDER CITY TRACT 350
BOULDER CITY, NEVADA

Impulse
 Civil Engineering & Planning

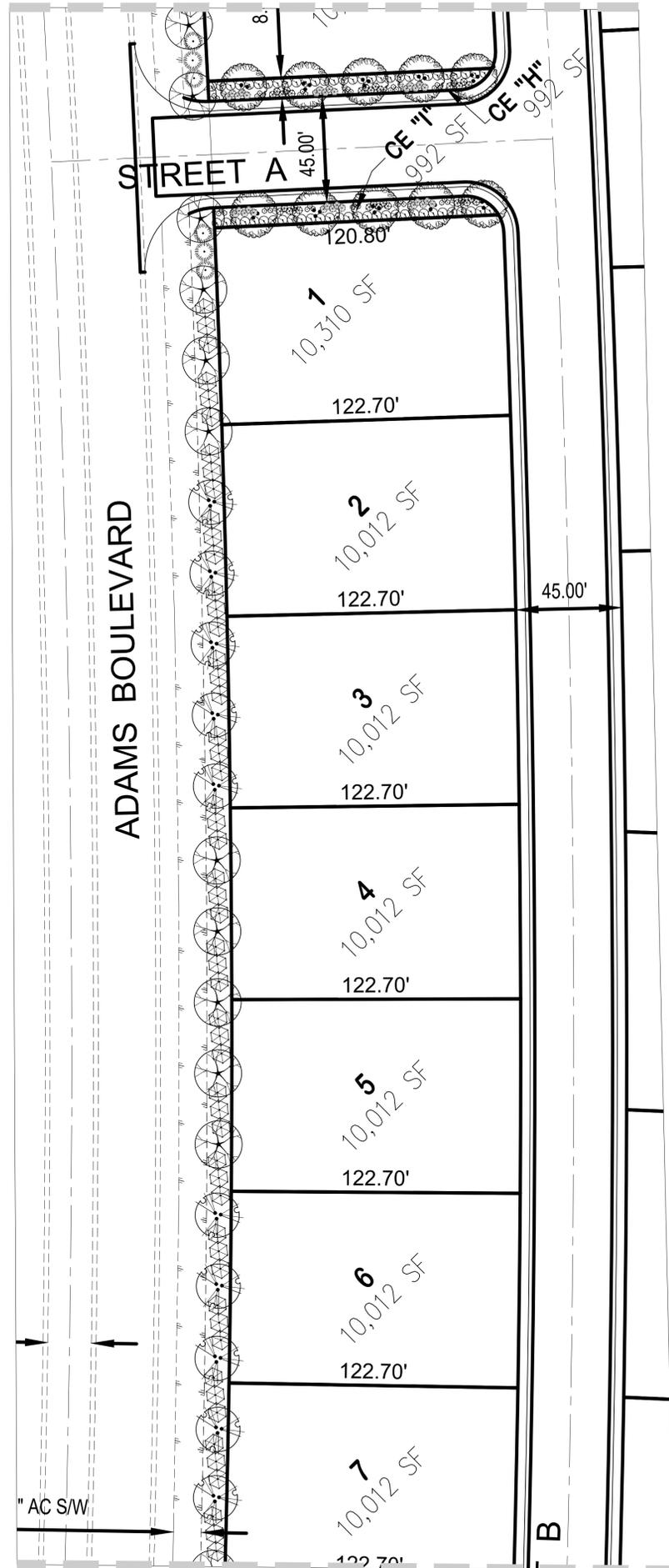
3 OF **3** SHEETS
 SCALE: 1"=100'

3 SHEETS

MATCHLINE SEE RIGHT



SEE L1.2



NOTES

- Where drainage swales are required along side yards of adjacent lots, the 2 swales should be joined into a single swale that is less noticeable.
- Plantings or hardscape should not impeded drainage patterns.
- All shrub and ground cover areas covered with a minimum of 2" deep top dressing of gravel, stone or decomposed granite mulch and maintain consistency between lots and neighborhoods.
- Landscape areas shall be graded to provide positive drainage away from all buildings and structures.
- Drainage shall not be concentrated on paved areas or on the adjacent property of the lot.
- Yard contouring should not result in major changes to original drainage patterns of the lot.
- Drainage may not be altered to create any conditions that could lead to off-site soil erosion on adjoining lots or open space.
- 24" Maximum height for ground covers within SVZ (Site Visibility Zone)
- Root barrier required for all trees planted within 4' of property walls, sidewalks, hardscape and utilities.
- 3/4" ROCK OVERLAY IN ALL LANDSCAPE AREAS - 2" DEEP

PLANT SCHEDULE

| TREES | COMMON / BOTANICAL NAME | SIZE | QTY | |
|---------|--|--------|-----------|-----|
| | AFRICAN SUMAC MULTI-TRUNK / RHUS LANCEA | 24" | 45 | |
| | CHASTE TREE / VITEX AGNUS-CASTUS | 24" | 71 | |
| | SOUTHERN LIVE OAK / QUERCUS VIRGINIANA | 24" | 134 | |
| | THORNLESS CHILEAN MESQUITE / PROSOPIS CHILENSIS 'THORNLESS' | 24" | 28 | |
| | THORNLESS PALO VERDE / CERCIIDIUM X 'DESERT MUSEUM' | 24" | 3 | |
| SHRUBS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | DAMIANITA / CHRYSACTINIA MEXICANA | 5 GAL. | | 53 |
| | FEATHERY CASSIA / CASSIA ARTEMISIOIDES | 5 GAL. | | 6 |
| | JAPANESE PRIVET / LIGUSTRUM JAPONICUM | 5 GAL. | | 107 |
| | ORANGE JUBILEE YELLOW BELLS / TECOMA X 'ORANGE JUBILEE' | 5 GAL. | | 240 |
| | OUTBACK SUNRISE EMU BUSH / EREMOPHILA MACULATA 'OUTBACK SUNRISE' | 1 GAL. | | 235 |
| | PINK LADY HAWTHORNE STANDARD / RHAPHIOLEPIS INDICA 'PINK LADY' | 5 GAL. | | 220 |
| | PONY TAILS MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS' | 5 GAL. | | 392 |
| | PURPLE LEAFED HOPSEED BUSH / DODONAEA VISCOSA 'PURPUREA' | 5 GAL. | | 53 |
| | RED AUTUMN SAGE / SALVIA GREGGII 'RED' | 5 GAL. | | 57 |
| | RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA | 5 GAL. | | 26 |
| | RED YUCCA / HESPERALOE PARVIFLORA | 5 GAL. | | 110 |
| | ROSEMARY / ROSMARINUS OFFICINALIS | 1 GAL. | | 52 |
| | RUSSIAN SAGE / PEROVSKIA ABROTANOIDES | 5 GAL. | | 32 |
| | SPREADING SUNSET LANTANA / LANTANA X 'MONET'™ | 5 GAL. | | 607 |
| | TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'SILVER CLOUD' | 5 GAL. | | 36 |
| | VALENTINE SPOTTED EMU BUSH / EREMOPHILA MACULATA 'VALENTINE' | 5 GAL. | | 9 |
| | WHEELER'S DWARF PITTOSPORUM / PITTOSPORUM TOBIRA 'WHEELER'S DWARF' 369 | 5 GAL. | | |
| ACCENTS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | GERMANDER / TEUCRIUM CHAMAEDRYS | 5 GAL. | POT | 8 |

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 5581 S. CAMERON, SUITE - A
 LAS VEGAS, NEVADA 89118
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 FAX - (702) 871-1097



BOULDER CITY TRACT 350
 STORY BOOK HOMES
 LANDSCAPE PLAN

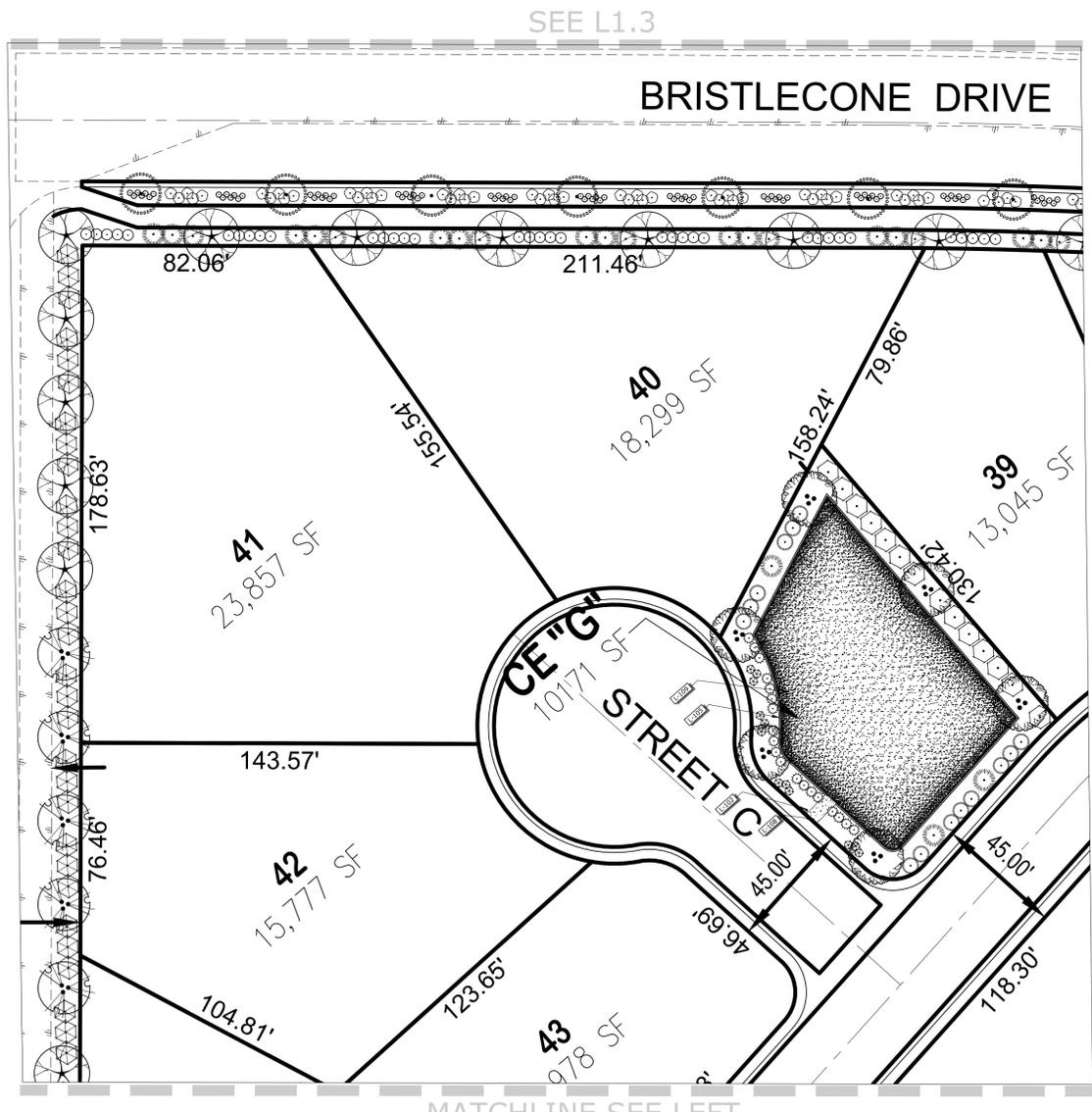
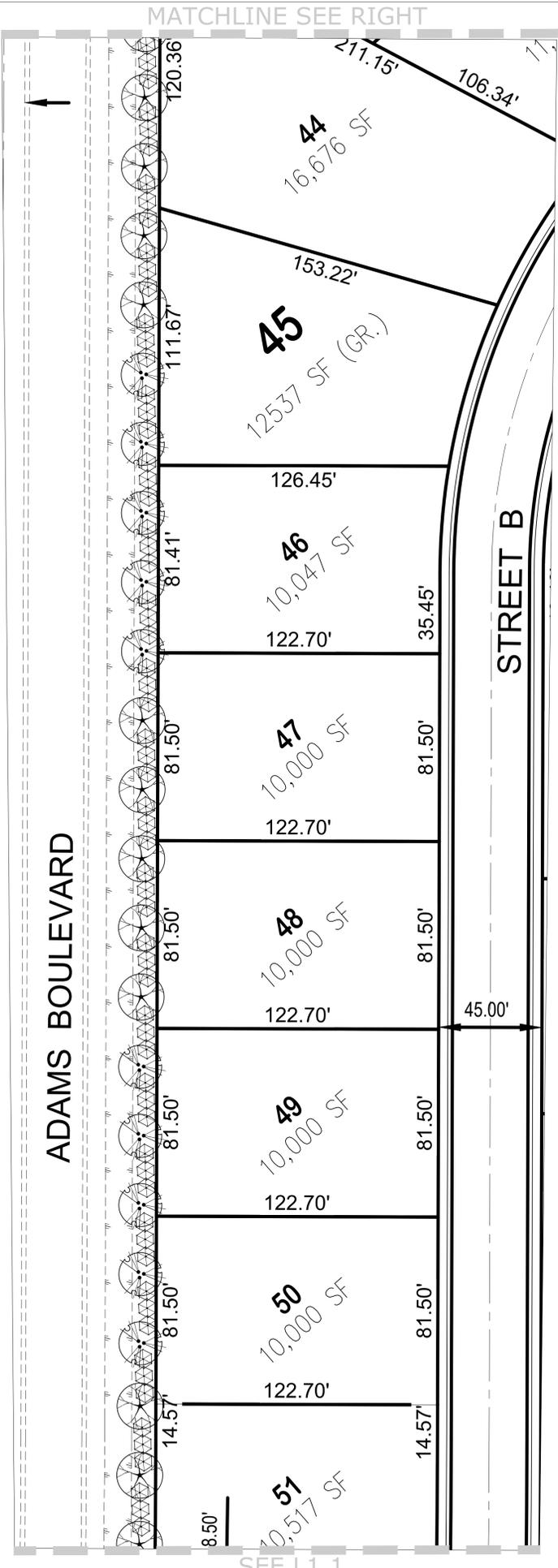
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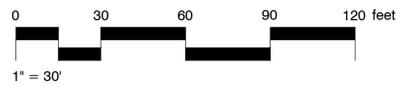


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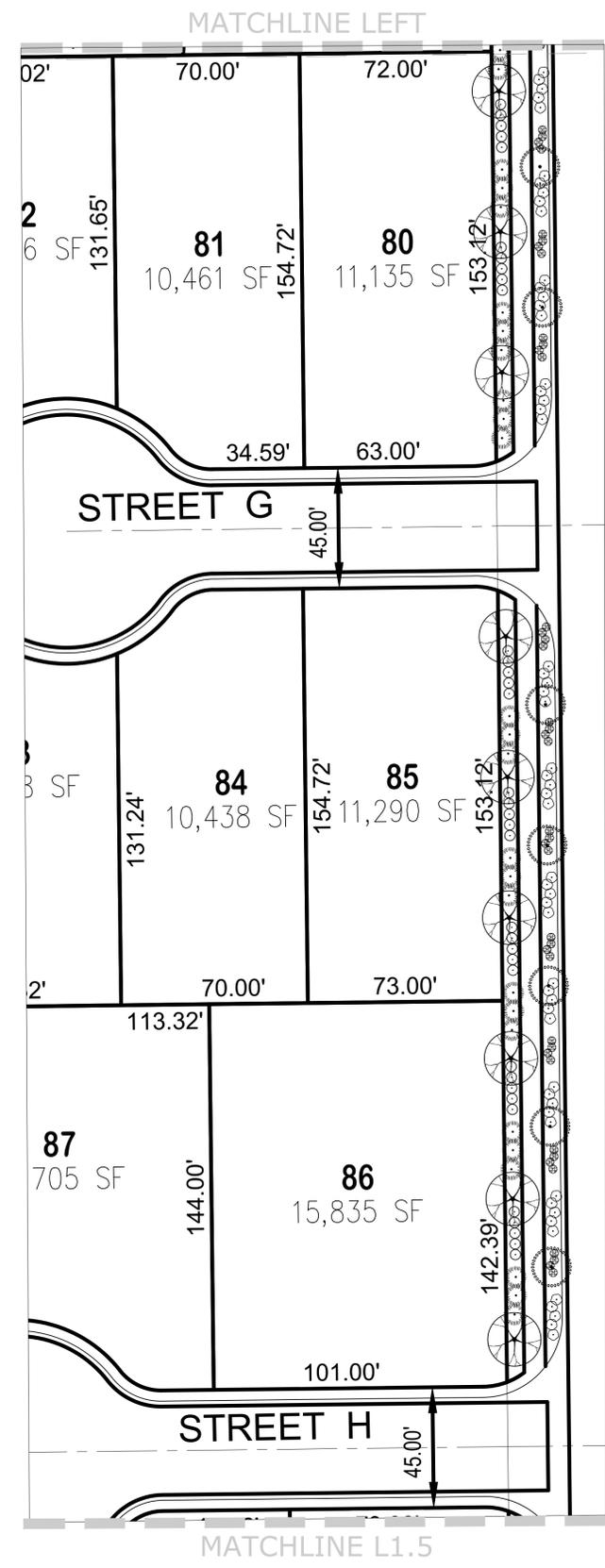
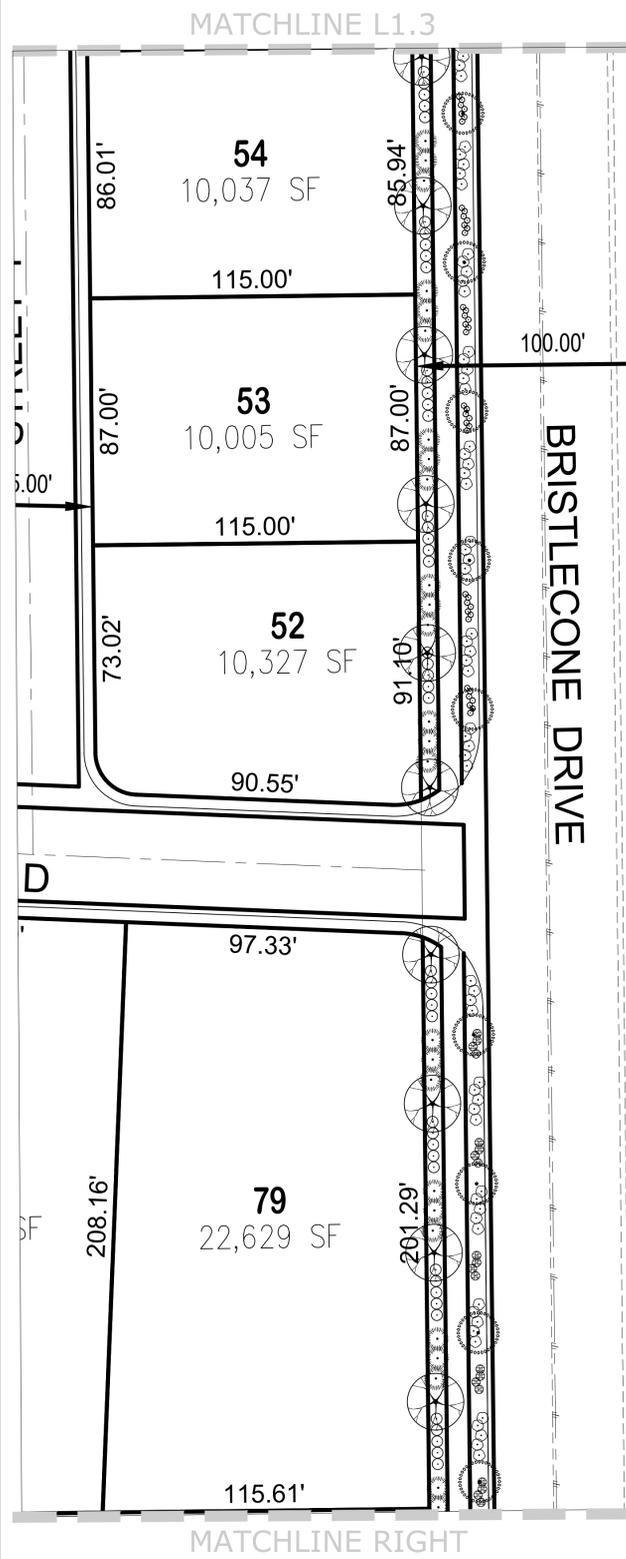


BOULDER CITY TRACT 350
 STORY BOOK HOMES
 LANDSCAPE PLAN

| REVISION | DATE | BY |
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FILE NAME: 20210912
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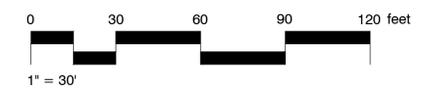


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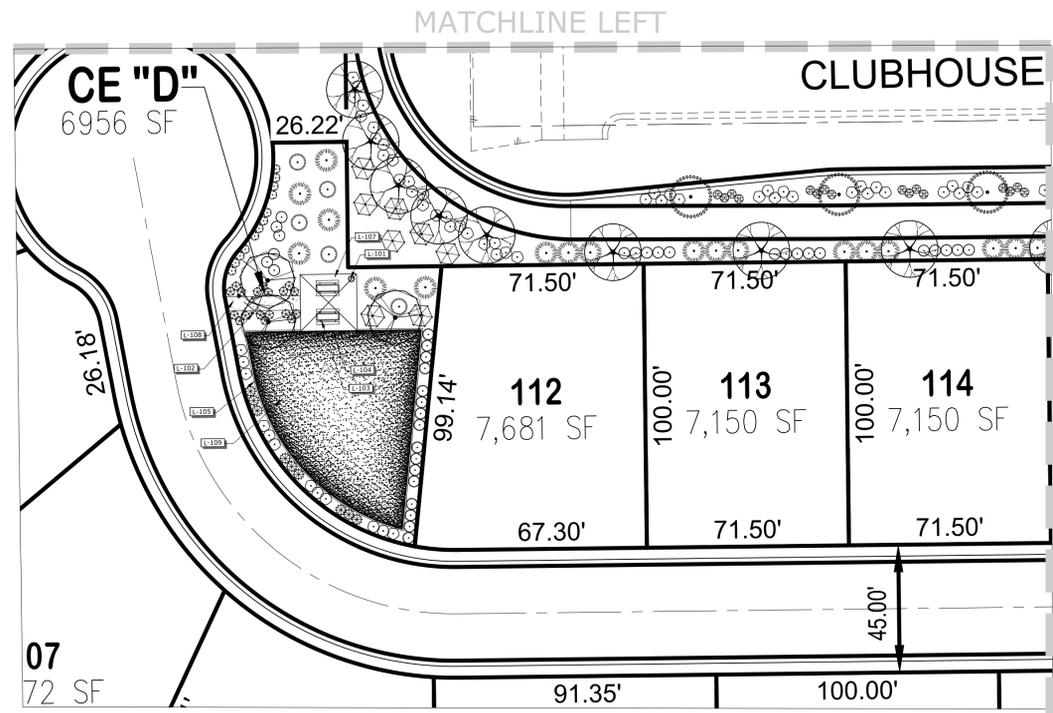
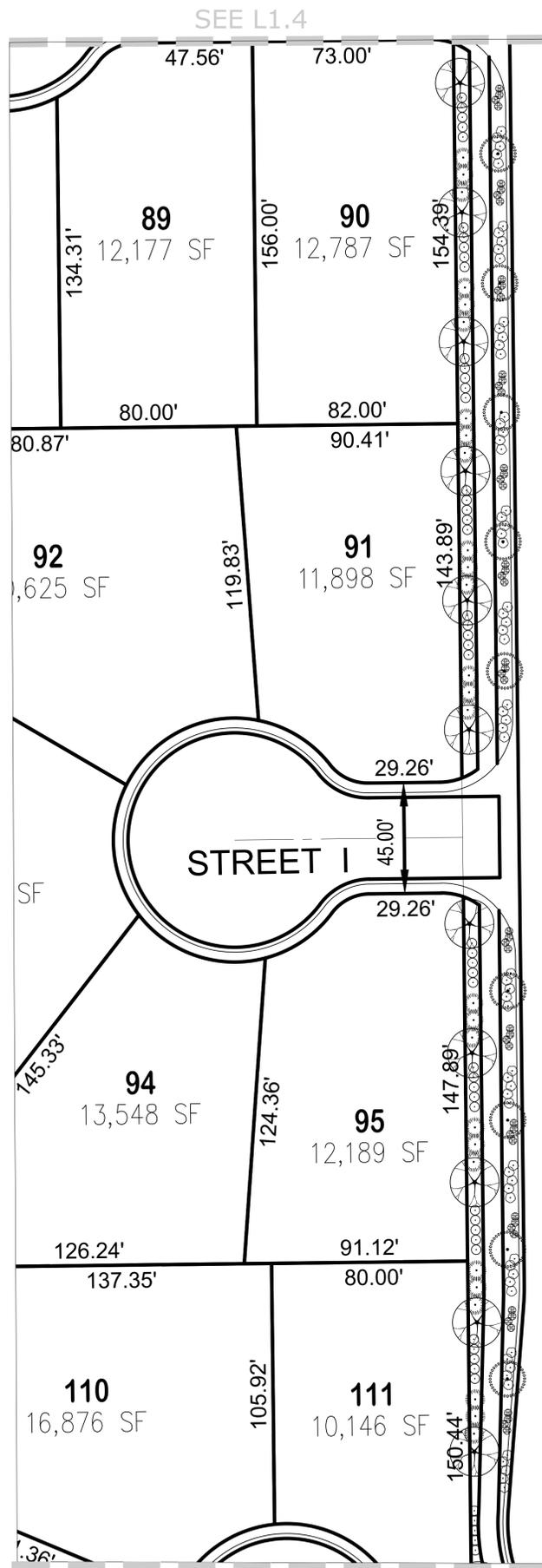
LANDSCAPE PLAN

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NOTES

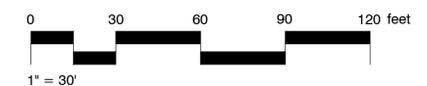
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REFERENCE NOTES SCHEDULE

| SYMBOL | LANDSCAPE DESCRIPTION | QTY | UNIT |
|--------|----------------------------|------|------|
| L-101 | 32 GALLON TRASH RECEPTACLE | 3 | |
| L-102 | DOG WASTE STATION | 3 | EA |
| L-103 | 8' PICNIC TABLE | 2 | EA |
| L-104 | 20' X 20' SHADE STRUCTURE | 1 | EA |
| L-105 | CONCRETE MOW CURB | 1003 | LF |
| L-106 | 6' BENCH | 3 | EA |
| L-107 | CONCRETE PAD | 463 | SF |
| L-108 | CONCRETE SIDEWALK | 2656 | SF |



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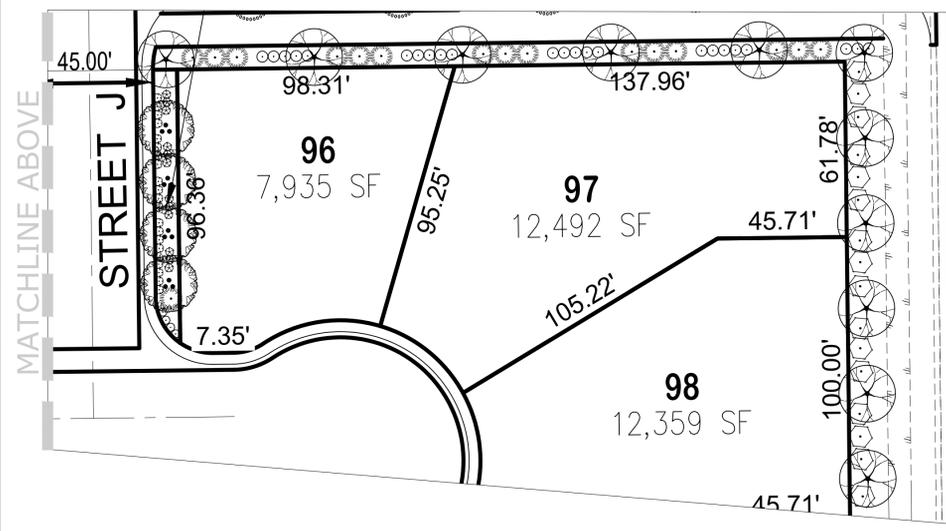
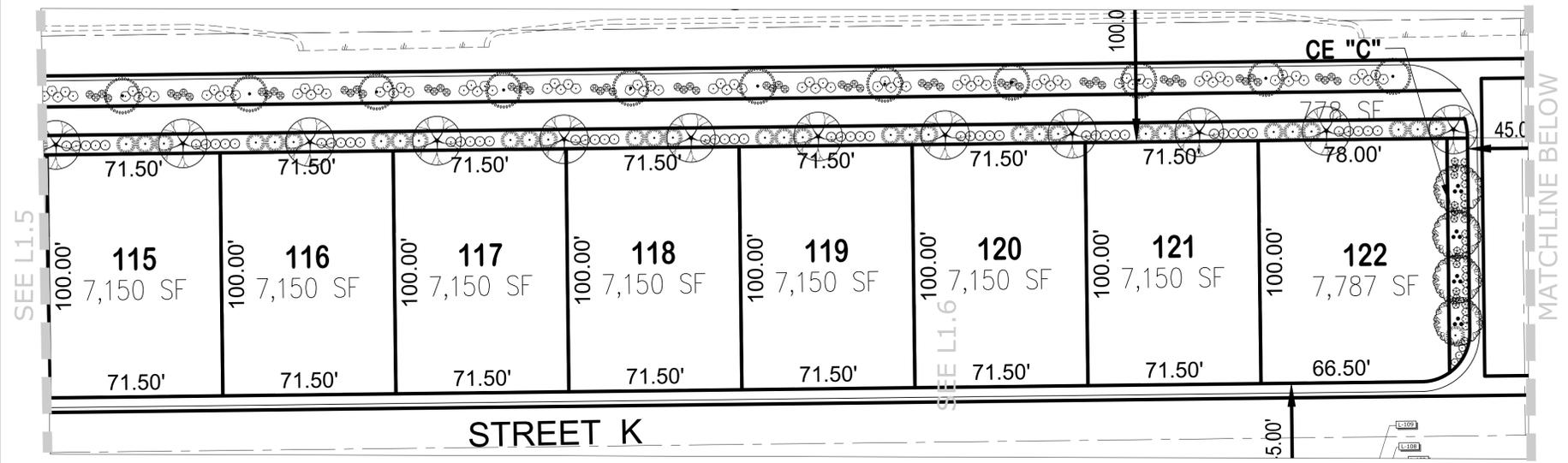
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WRITTEN IN ACCORDANCE WITH THE CITY OF BOULDER, COLORADO, LOCAL ORDINANCE 100.01, ALL PLANTING CONDITIONS DURING AND PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. © 2021 ANTAGE CONCEPTS

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| | WHEELER'S DWARF PITTOSPORUM / PITTOSPORUM TOBIRA 'WHEELER'S DWARF' 369 | 5 GAL. | | |
| ACCENTS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | GERMANDER / TEUCRIUM CHAMAEDRYS | 5 GAL. | POT | 8 |

LICENSE NUMBER: 0067990
 LICENSE NUMBER: 0067991
 5581 S. CAMERON, SUITE - A
 LAS VEGAS, NEVADA 89118
 OFFICE - (702) 942-4384
 FAX - (702) 871-1097



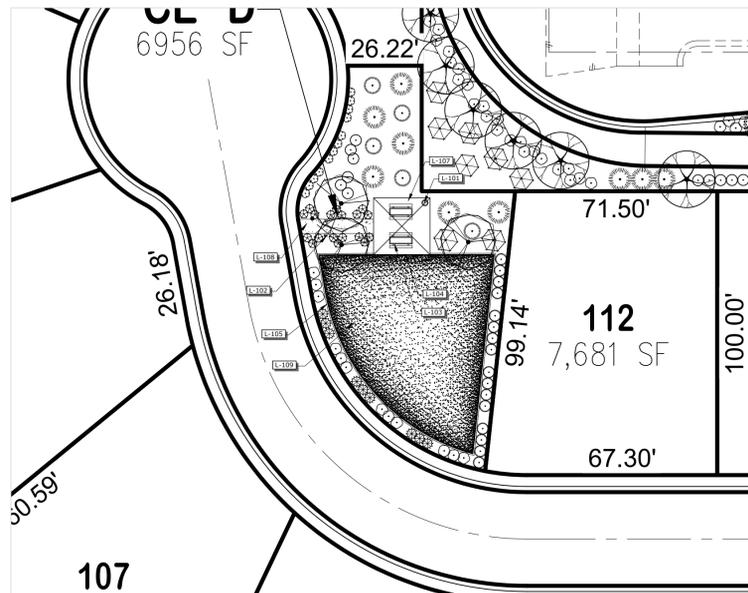
BOULDER CITY TRACT 350
 STORY BOOK HOMES
 LANDSCAPE PLAN

| REVISION | DATE | BY |
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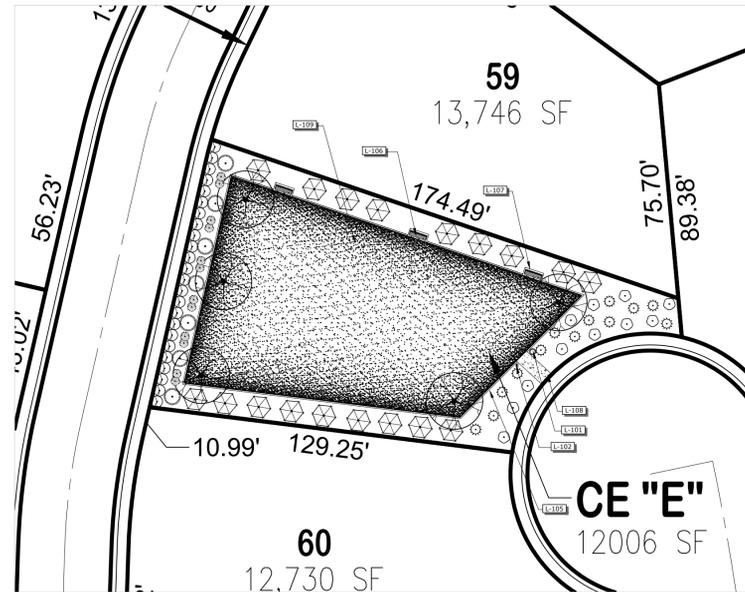
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 SHEET NUMBER:



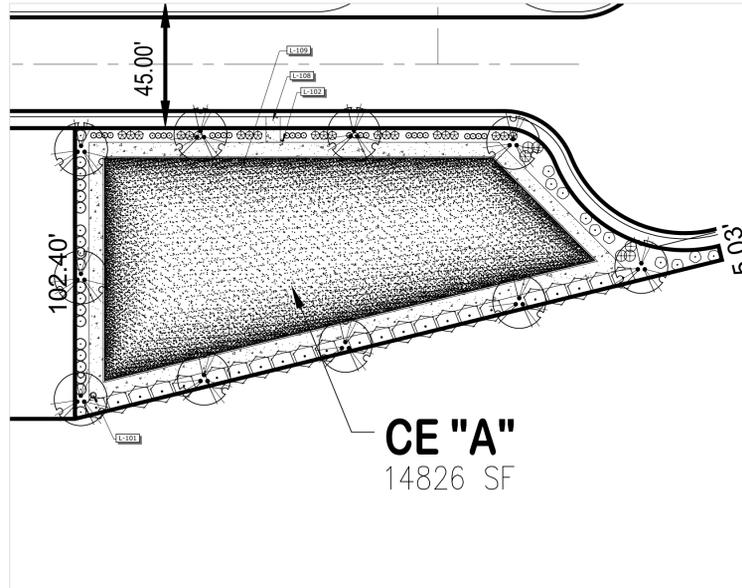
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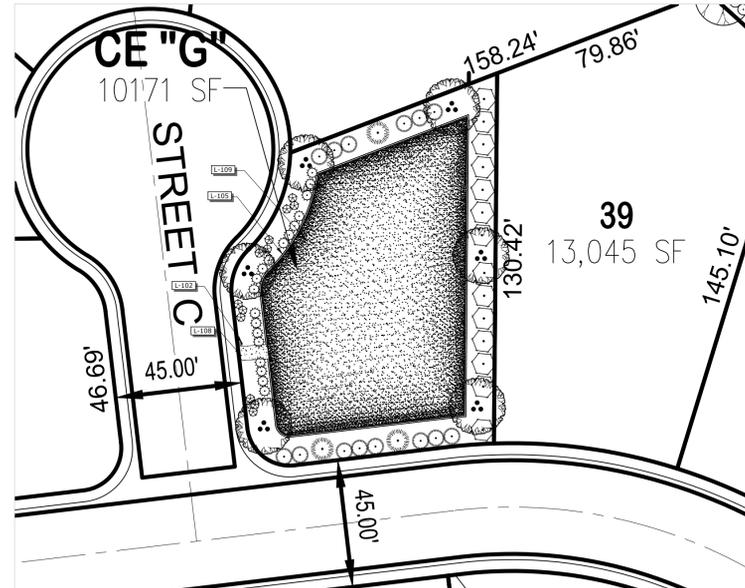
COMMON ELEMENT D



COMMON ELEMENT E



COMMON ELEMENT A



COMMON ELEMENT G

REFERENCE NOTES SCHEDULE

| LANDSCAPE | | | |
|-----------|----------------------------|------|------|
| SYMBOL | DESCRIPTION | QTY | UNIT |
| L-101 | 32 GALLON TRASH RECEPTACLE | 3 | |
| L-102 | DOG WASTE STATION | 3 | EA |
| L-103 | 8' PICNIC TABLE | 2 | EA |
| L-104 | 20' X 20' SHADE STRUCTURE | 1 | EA |
| L-105 | CONCRETE MOW CURB | 1003 | LF |
| L-106 | 6" BENCH | 3 | EA |
| L-107 | CONCRETE PAD | 463 | SF |
| L-108 | CONCRETE SIDEWALK | 2656 | SF |

NOTES

Where drainage swales are required along side yards of adjacent lots, the 2 swales should be joined into a single swale that is less noticeable.

Plantings or hardscape should not impeded drainage patterns.

All shrub and ground cover areas covered with a minimum of 2" deep top dressing of gravel, stone or decomposed granite mulch and maintain consistency between lots and neighborhoods.

Landscape areas shall be graded to provide positive drainage away from all buildings and structures.

Drainage shall not be concentrated on paved areas or on the adjacent property of the lot.

Yard contouring should not result in major changes to original drainage patterns of the lot.

Drainage may not be altered to create any conditions that could lead to off-site soil erosion on adjoining lots or open space.

24" Maximum height for ground covers within SVZ (Site Visibility Zone)

Root barrier required for all trees planted within 4' of property walls, sidewalks, hardscape and utilities.

¾" ROCK OVERLAY IN ALL LANDSCAPE AREAS - 2" DEEP

PLANT SCHEDULE

| TREES | COMMON / BOTANICAL NAME | SIZE | QTY | |
|---------|--|--------|-----------|-----|
| | AFRICAN SUMAC MULTI-TRUNK / RHUS LANCEA | 24" | 45 | |
| | CHASTE TREE / VITEX AGNUS-CASTUS | 24" | 71 | |
| | SOUTHERN LIVE OAK / QUERCUS VIRGINIANA | 24" | 134 | |
| | THORNLESS CHILEAN MESQUITE / PROSOPIS CHILENSIS 'THORNLESS' | 24" | 28 | |
| | THORNLESS PALO VERDE / CERCIIDIUM X 'DESERT MUSEUM' | 24" | 3 | |
| SHRUBS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | DAMIANITA / CHRYSACTINIA MEXICANA | 5 GAL. | | 53 |
| | FEATHERY CASSIA / CASSIA ARTEMISIOIDES | 5 GAL. | | 6 |
| | JAPANESE PRIVET / LIGUSTRUM JAPONICUM | 5 GAL. | | 107 |
| | ORANGE JUBILEE YELLOW BELLS / TECOMA X 'ORANGE JUBILEE' | 5 GAL. | | 240 |
| | OUTBACK SUNRISE EMU BUSH / EREMOPHILA MACULATA 'OUTBACK SUNRISE' | 1 GAL. | | 235 |
| | PINK LADY HAWTHORNE STANDARD / RHAPHIOLEPIS INDICA 'PINK LADY' | 5 GAL. | | 220 |
| | PONY TAILS MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA 'PONY TAILS' | 5 GAL. | | 392 |
| | PURPLE LEAFED HOPSEED BUSH / DODONAEA VISCOSA 'PURPUREA' | 5 GAL. | | 53 |
| | RED AUTUMN SAGE / SALVIA GREGGII 'RED' | 5 GAL. | | 57 |
| | RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA | 5 GAL. | | 26 |
| | RED YUCCA / HESPERALOE PARVIFLORA | 5 GAL. | | 110 |
| | ROSEMARY / ROSMARINUS OFFICINALIS | 1 GAL. | | 52 |
| | RUSSIAN SAGE / PEROVSKIA ABROTANOIDES | 5 GAL. | | 32 |
| | SPREADING SUNSET LANTANA / LANTANA X 'MONET'™ | 5 GAL. | | 607 |
| | TEXAS RANGER / LEUCOPHYLLUM FRUTESCENS 'SILVER CLOUD' | 5 GAL. | | 36 |
| | VALENTINE SPOTTED EMU BUSH / EREMOPHILA MACULATA 'VALENTINE' | 5 GAL. | | 9 |
| | WHEELER'S DWARF PITTOSPORUM / PITTOSPORUM TOBIRA 'WHEELER'S DWARF' 369 | 5 GAL. | | |
| ACCENTS | COMMON / BOTANICAL NAME | SIZE | CONTAINER | QTY |
| | GERMANDER / TEUCRIUM CHAMAEDRYS | 5 GAL. | POT | 8 |



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BOULDER CITY TRACT 350
 STORY BOOK HOMES

COMMON ELEMENTS

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FILE NAME:
20210912

CREATED BY:
AS

DATE CREATED:
09/12/2021

SHEET NUMBER:

L1.7

PRELIMINARY

Boulder Hills Estates

PRELIMINARY

Plan 1

3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT



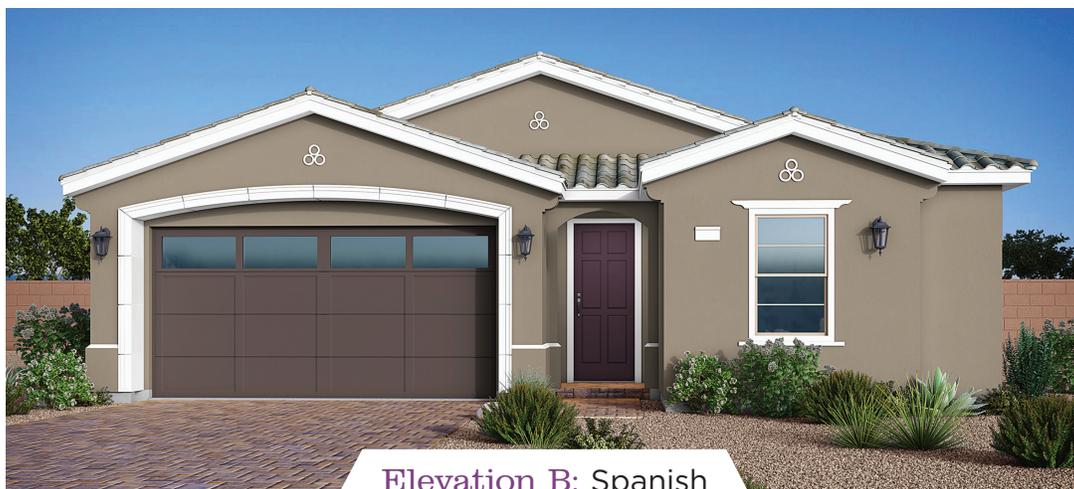
Elevation A: Southern Italian
Shown with Optional RV Garage

Plan 1

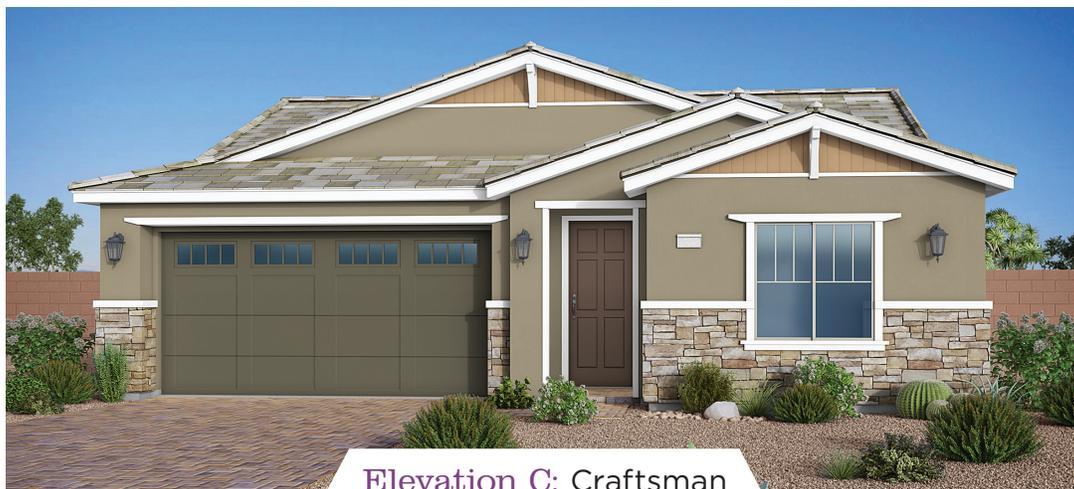
3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT



Elevation A: Southern Italian
Shown with Optional RV Garage



Elevation B: Spanish



Elevation C: Craftsman

YOUR STORY STARTS HERE

StoryBook
HOMES

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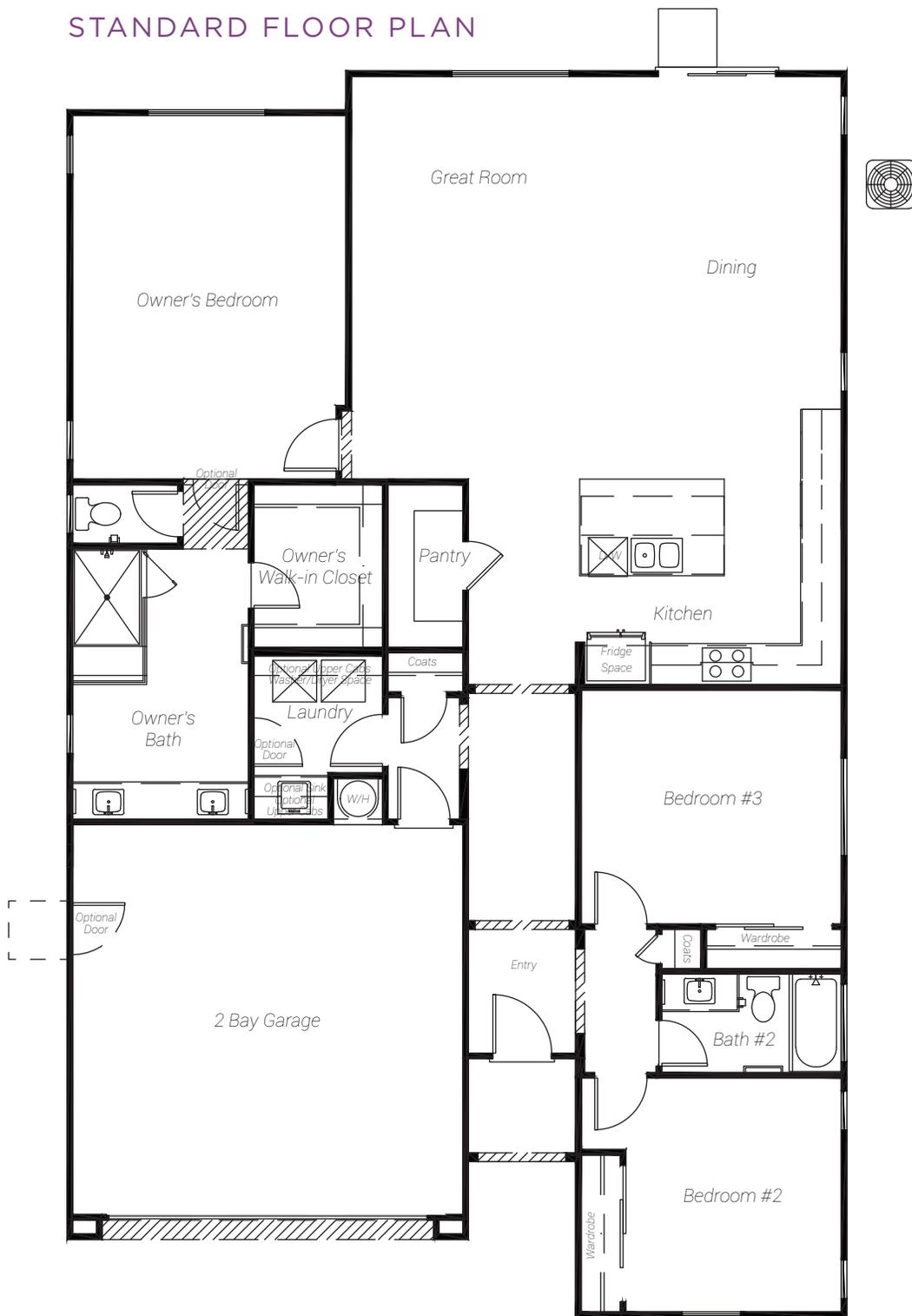
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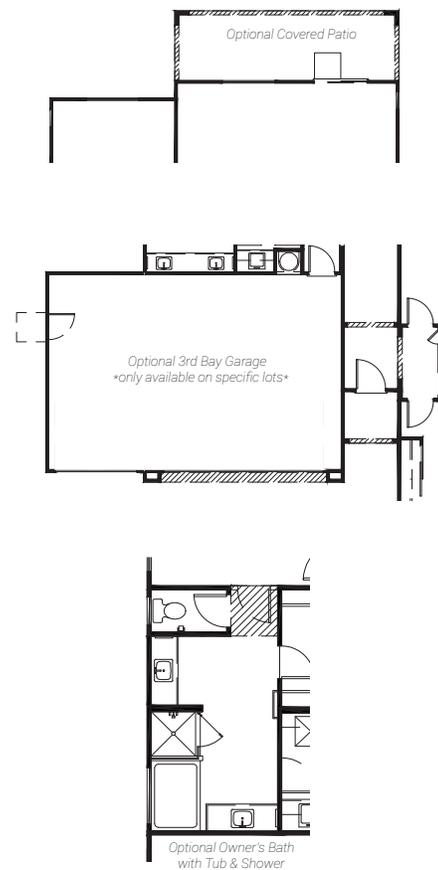
Plan 1

3 BEDS | 2 BATHS | 2-BAY GARAGE | 1,935 SQ FT

STANDARD FLOOR PLAN



STRUCTURAL OPTIONS



Boulder Hills Estates

PRELIMINARY

Plan 2

3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT



Elevation C: Craftsman

Plan 2

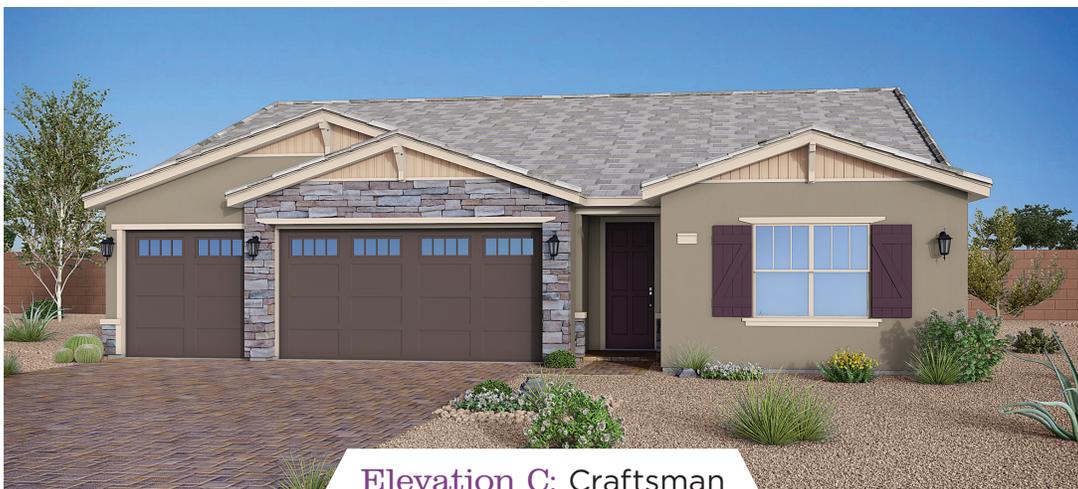
3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT



Elevation A: Southern Italian



Elevation B: Spanish



Elevation C: Craftsman

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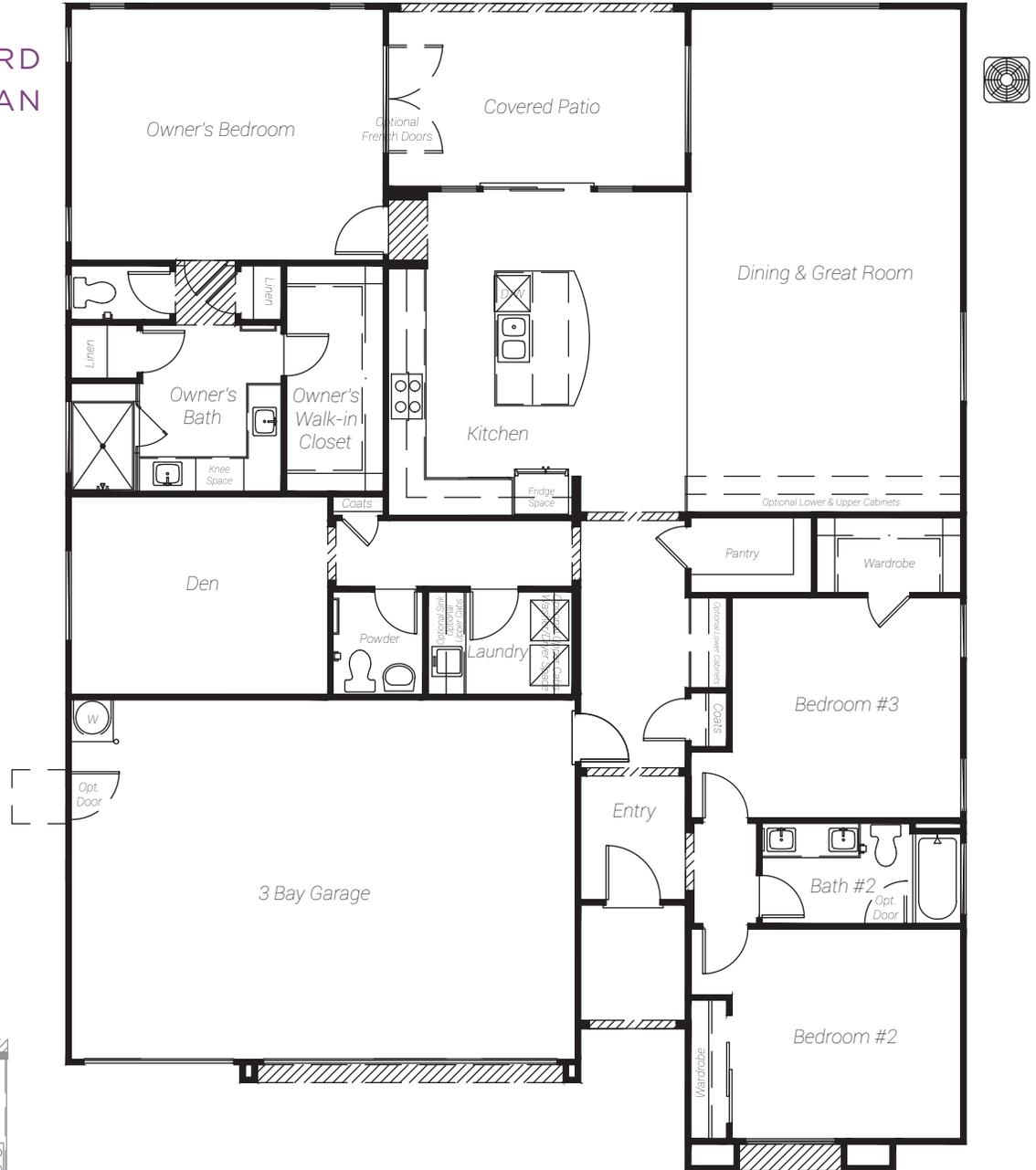
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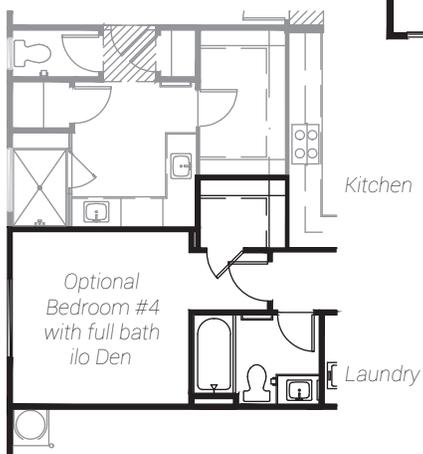
Plan 2

3 BEDS | 2.5 BATHS | 3-BAY GARAGE | 2,223 SQ FT

STANDARD FLOOR PLAN



STRUCTURAL OPTION



Boulder Hills Estates

PRELIMINARY

Plan 3

3-5 BEDS | 3 BATHS | 3-BAY GARAGE | 2,259 SQ FT



Elevation E: American Traditional
Shown with Optional RV Cover

Plan 3

3-5 BEDS | 3 BATHS | 3-BAY GARAGE | 2,259 SQ FT



Elevation A: Southern Italian



Elevation D: Desert Prairie



Elevation E: American Traditional
Shown with Optional RV Cover

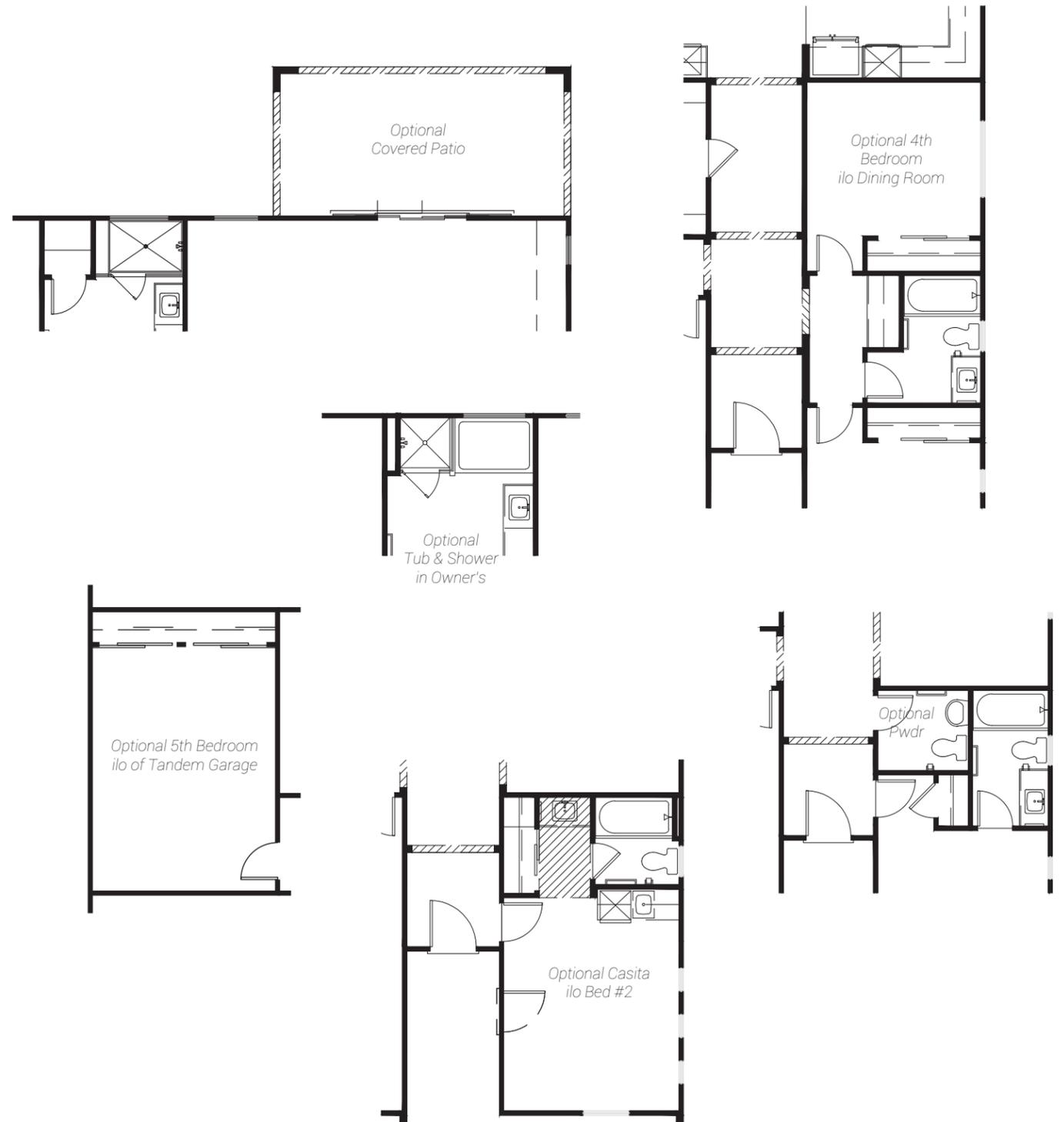
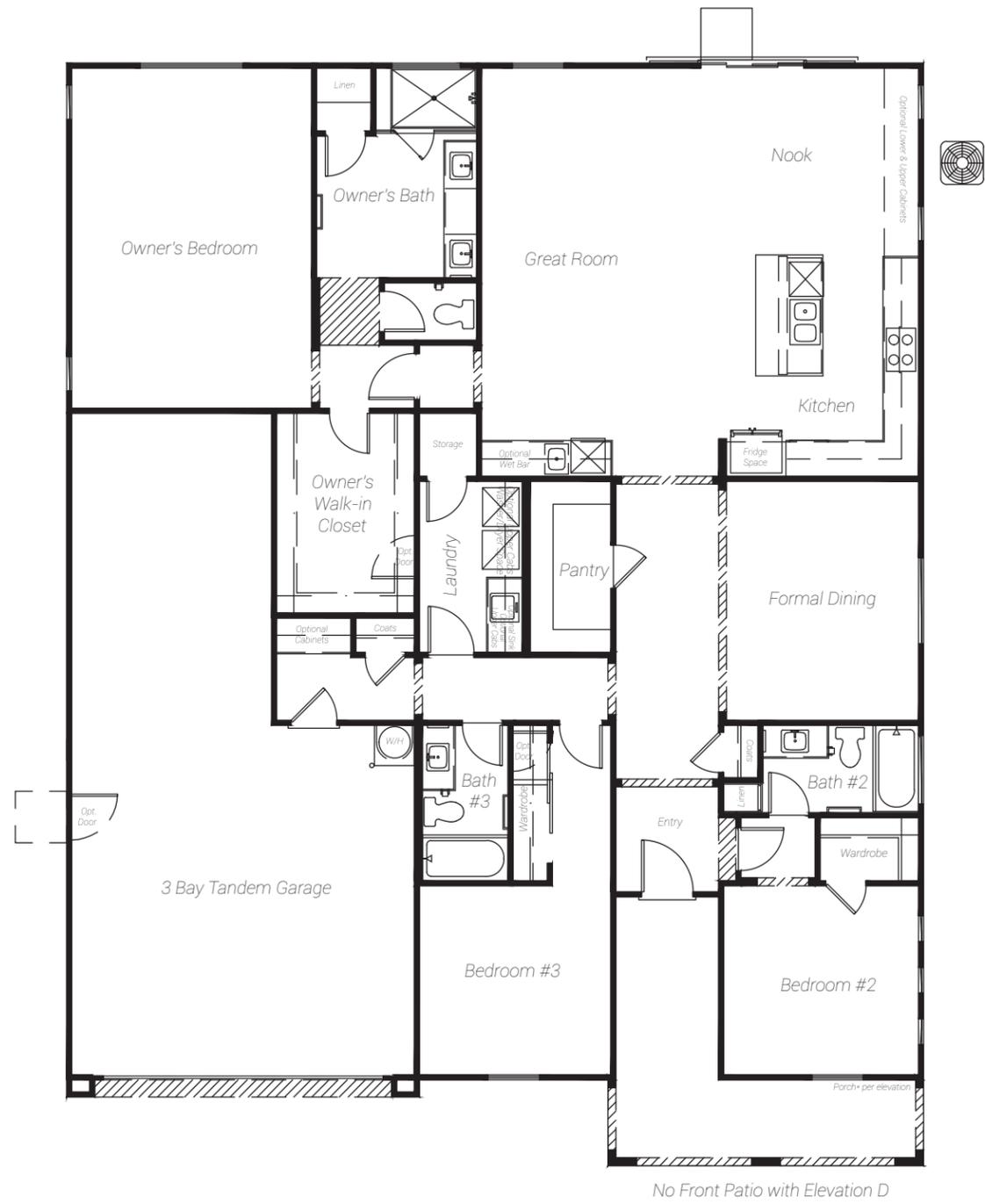
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STANDARD FLOOR PLAN

STRUCTURAL OPTIONS



Boulder Hills Estates

PRELIMINARY

Plan 3X

4-6 BEDS | 4 BATHS | 3-BAY TANDEM GARAGE | 3,091 SQ FT

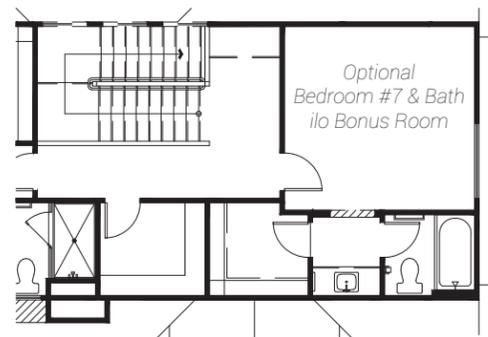
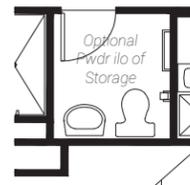


Elevation E: American Traditional

Plan 3X

4-6 BEDS | 4 BATHS | 3-BAY TANDEM GARAGE | 3,091 SQ FT

STRUCTURAL OPTIONS SECOND FLOOR



Elevation A: Southern Italian



Elevation D: Desert Prairie



Elevation E: American Traditional

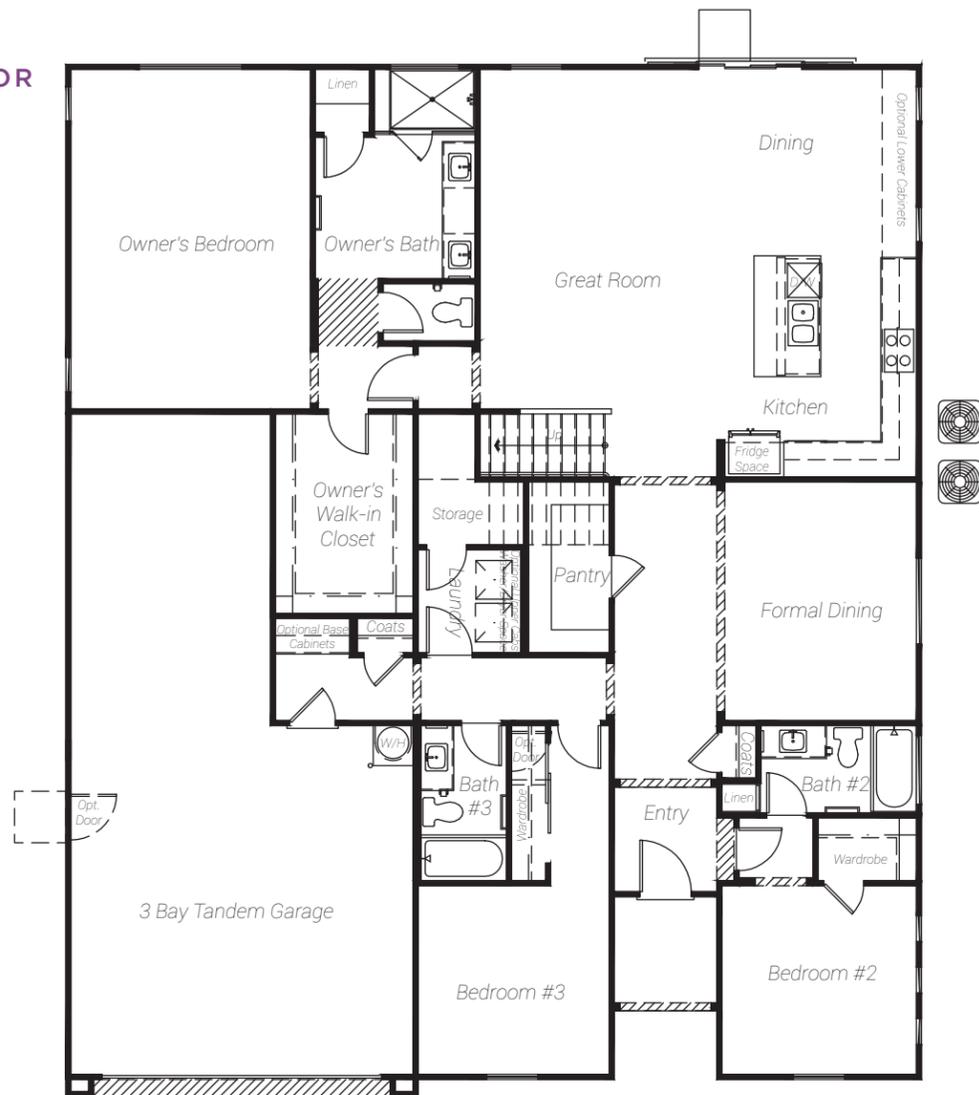
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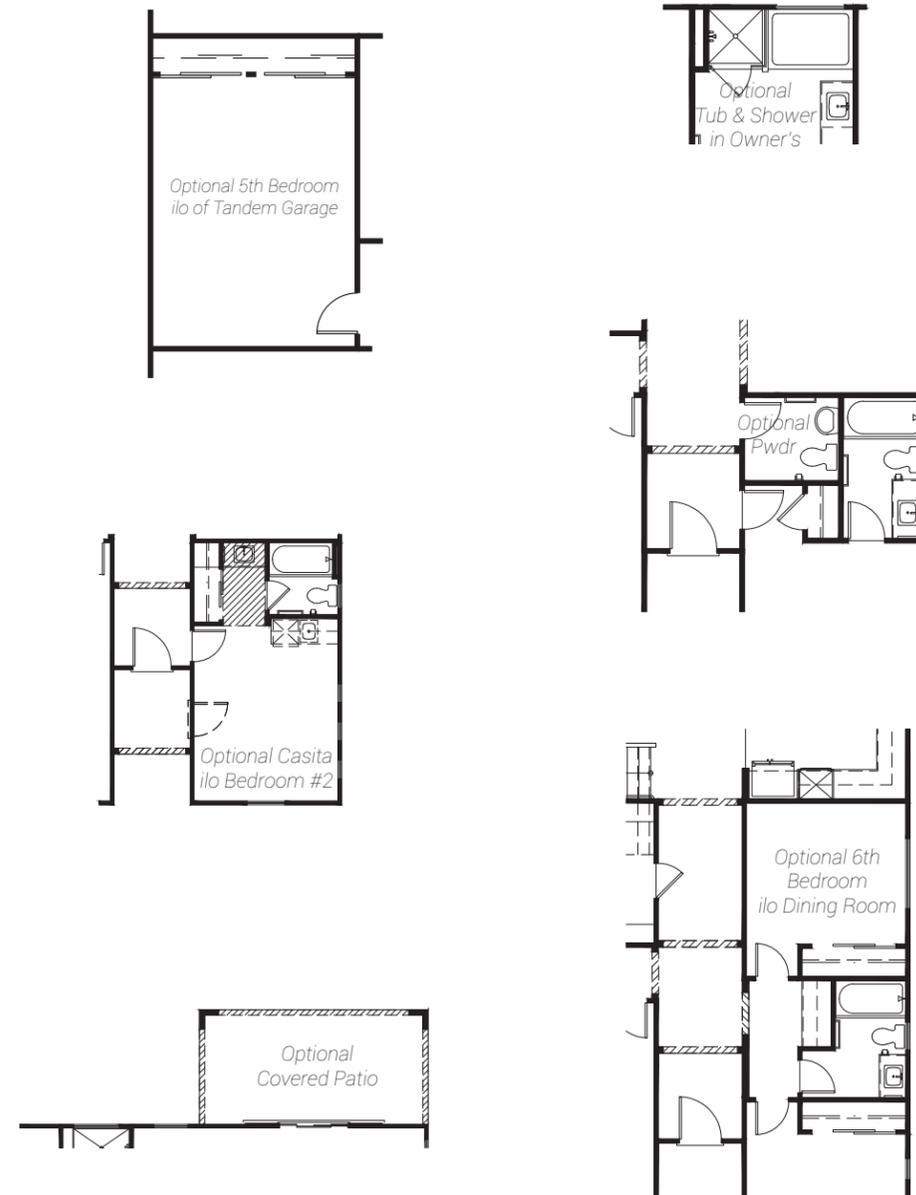


STANDARD FLOOR PLAN

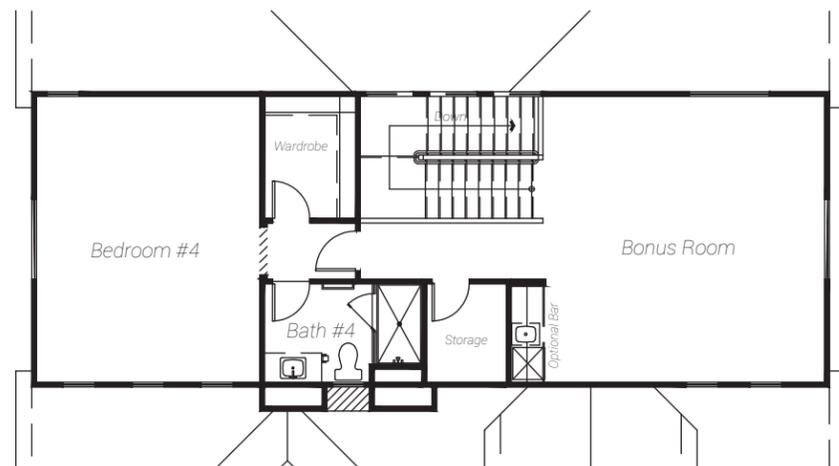
FIRST FLOOR



STRUCTURAL OPTIONS
FIRST FLOOR



SECOND FLOOR



Boulder Hills Estates

PRELIMINARY

Plan 4

5-7 BEDS | 3.5 BATHS | 3-BAY GARAGE | 3,491 SQ FT



Elevation D: Desert Prairie

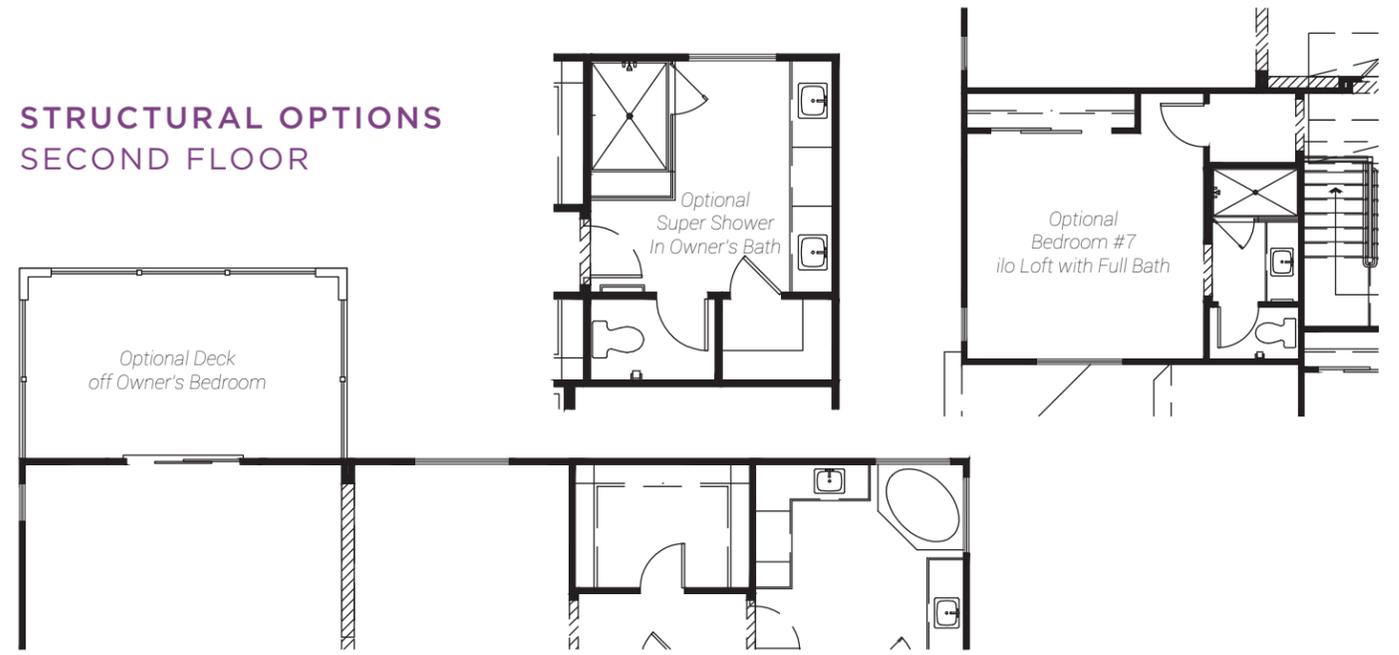
Plan 4

5-7 BEDS | 3.5 BATHS | 3-BAY GARAGE | 3,491 SQ FT

STRUCTURAL OPTIONS FIRST FLOOR



STRUCTURAL OPTIONS SECOND FLOOR



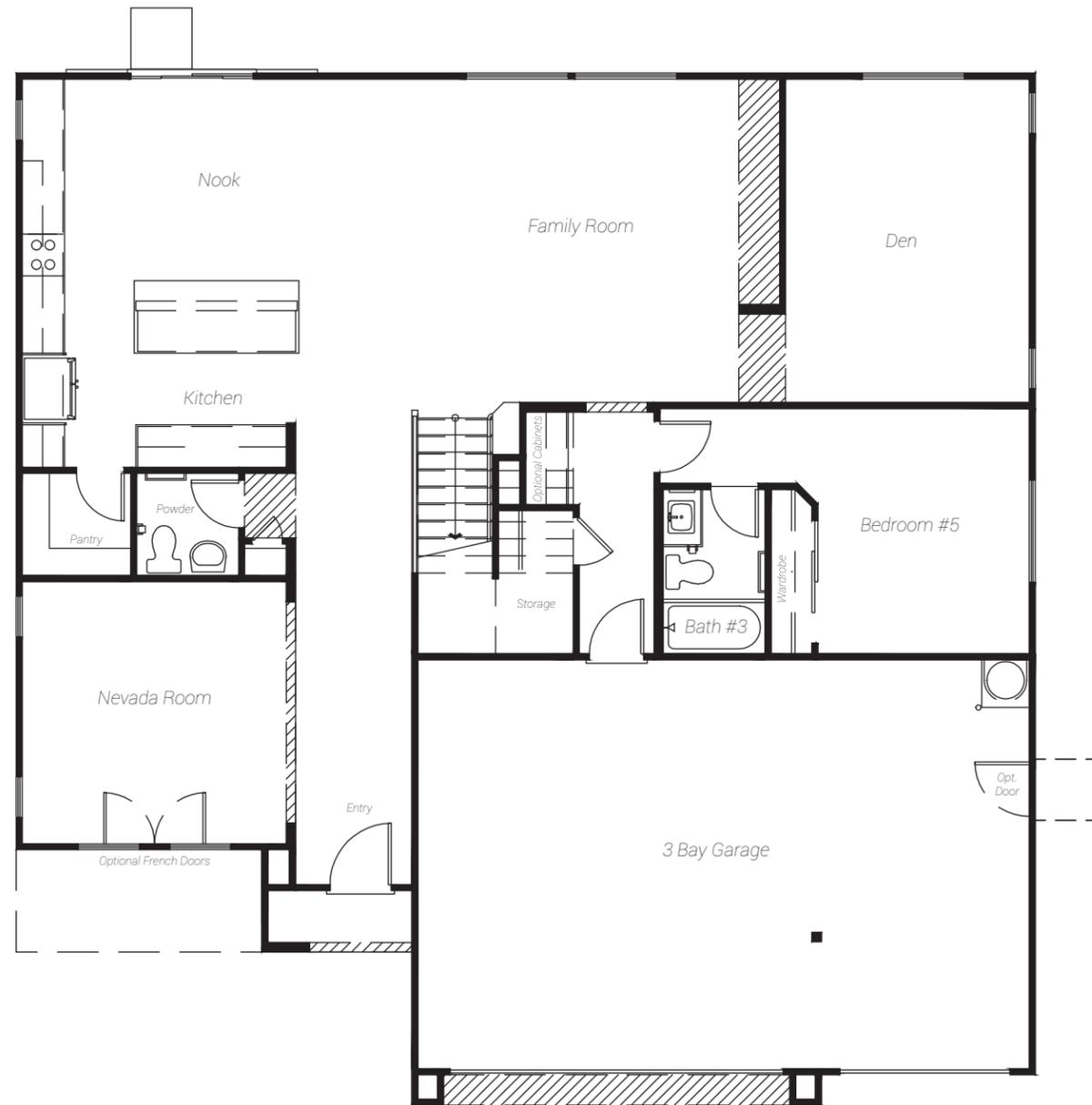
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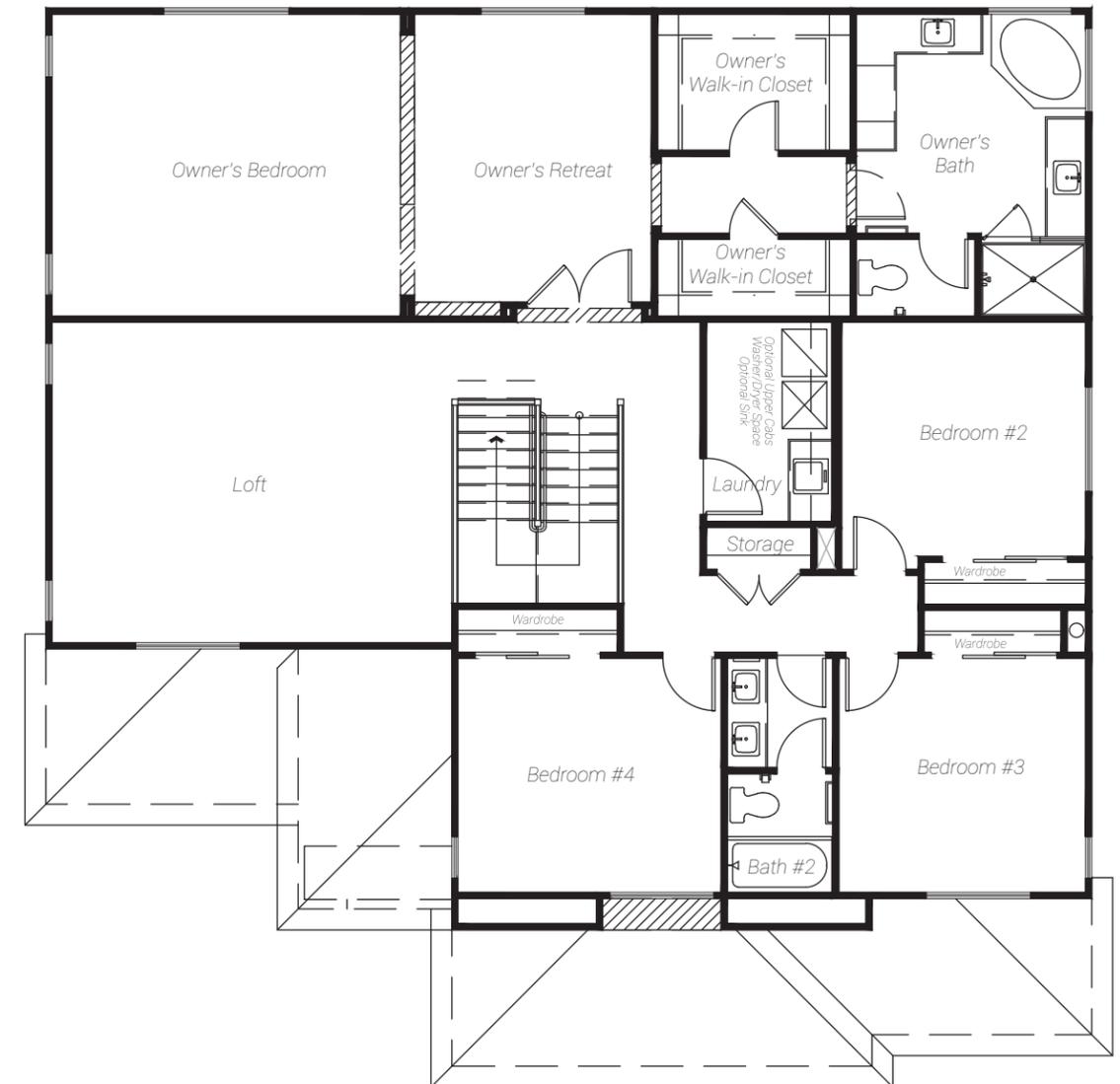


STANDARD FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



Boulder Hills Estates

PRELIMINARY

Plan 5

4 - 5 B E D S | 4 B A T H S | 3 - B A Y G A R A G E | 2 , 6 8 4 S Q F T



Elevation B: Spanish

Rhapsody at Cadence

PRELIMINARY

The Allegro

3 - 4 BEDS | 2 BATHS | 1,523 SQ FT



Elevation A

Rhapsody at Cadence

PRELIMINARY

The Allegro

3 - 4 BEDS | 2 BATHS | 1,523 SQ FT



Elevation A



Elevation B



Elevation C

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Rhapsody at Cadence

PRELIMINARY

The Brio

3 - 4 BEDS | 2 BATHS | 1,656 SQ FT



Elevation C

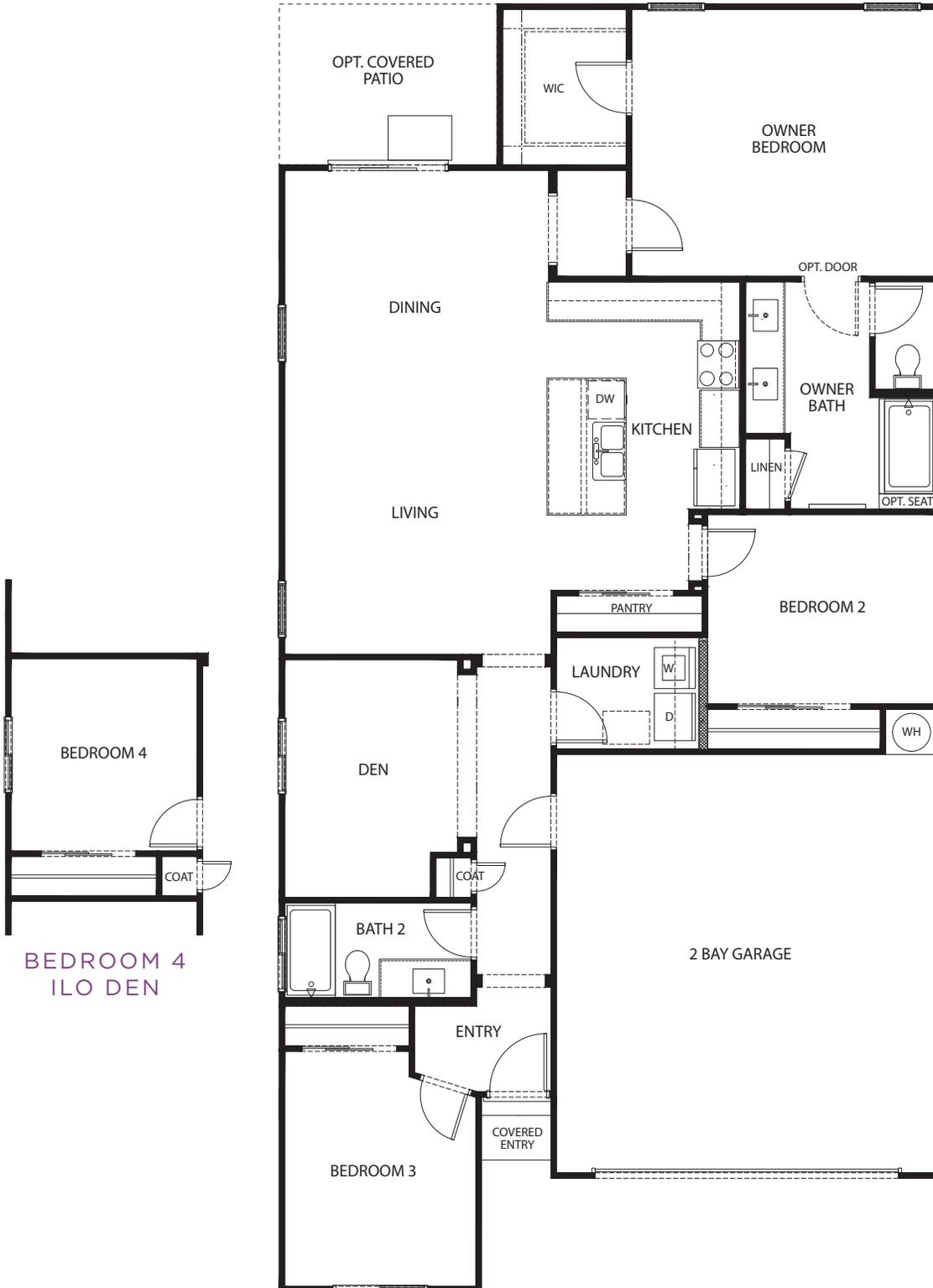
The Brio

3 - 4 BEDS | 2 BATHS | 1,656 SQ FT



The Brio

3 - 4 BEDS | 2 BATHS | 1,656 SQ FT



YOUR STORY STARTS HERE

Rhapsody at Cadence

PRELIMINARY

The Lyric

3 BEDS | 2 BATHS | 1,662 SQ FT



Elevation B

The Lyric

3 BEDS | 2 BATHS | 1,662 SQ FT



Elevation A



Elevation B



Elevation C

The Lyric

3 BEDS | 2 BATHS | 1,662 SQ FT



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Rhapsody at Cadence

PRELIMINARY

The Tempo

3 BEDS | 2 BATHS | 1,813 SQ FT



Elevation B

Rhapsody at Cadence

PRELIMINARY

The Tempo

3 BEDS | 2 BATHS | 1,813 SQ FT



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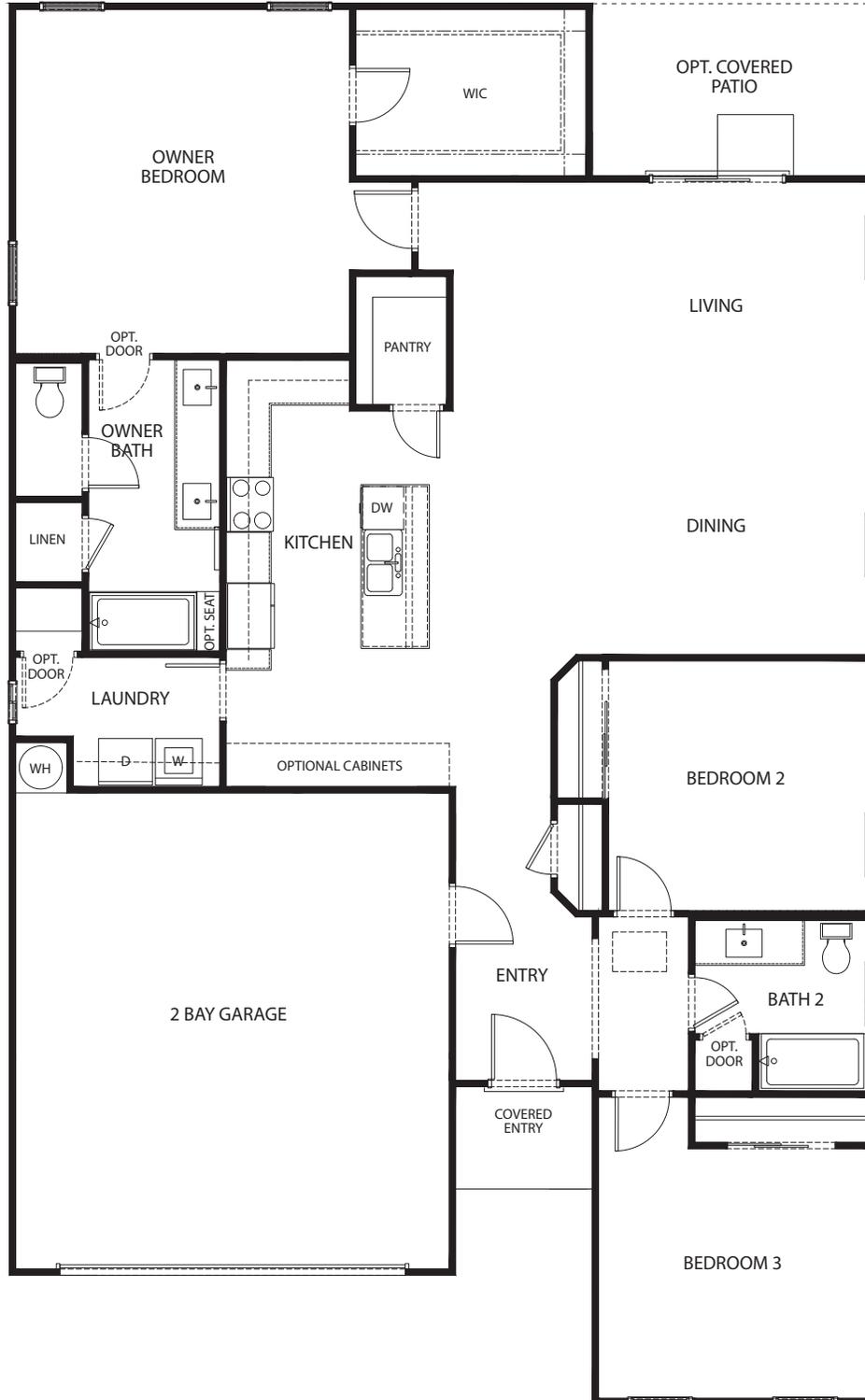
StoryBook
HOMES

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The Tempo

3 BEDS | 2 BATHS | 1,813 SQ FT



YOUR STORY STARTS HERE