



# LGS Architectural News

architecture • land planning • forensic  
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## *“Northpointe” by LGS Nevada*

**TIRED OF LOOSING MONEY?** Then check out our newly designed fast selling community located in El Dorado Highlands, North Las Vegas, Nevada. This community has sold at three times it's projected rate. These well executed homes are extremely successful in bucking the trend due to the box on box design, providing cost efficient construction. Homes, providing up to 3861 Square Feet, are designed to allow spacious living areas for families. The homes have features including; a large walk-thru Pantry, Island Kitchens, Walk-in Closets, and a Laundry/Hobby Room. The expressive exterior elevations have captivated buyers providing a high level of sales. How do you compete in a tough Las Vegas market, well, visit Northpointe and contact us!



## **“Green Steps”**

This portion of our newsletter will focus on products available now and products under development where home builders can show their green.

- Across the southwest, water is a scarce resource. Projects have been cancelled due to lack of water rights. Replace a standard water closet with a dual Flush Type—saves the homeowner—\$ 40/year.

Check out the following web-sites

[http://www.caromasa.com/innovate/idea\\_1.htm](http://www.caromasa.com/innovate/idea_1.htm)

<http://www.bathsav.com/CheviotDualFlushWaterClosetRoundFront600.html>

<http://www.bobvila.com/HomeAgainExtras/Toto/Toto.html>



## *Welcome Christopher!*

Christopher Ganiere is one of LGS Architects newest team members. This native Californian has traveled extensively, but still calls Southern California his home. A licensed architect in the State of California since 2002, he brings with him experience in Residential Architecture from local Architectural Firms. He graduated from the University of Southern California with a Degree in Architecture. Outside of the office Chris enjoys being a Cubmaster, being politically active and writing. He follows the Dodgers and USC Football. He has a sensibility to environmental issues and often uses a zero emission vehicle for transportation.



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