

ASSESSOR'S PARCEL NUMBERS

125-29-808-009

OWNER

PARCEL: 125-29-808-009
OWNER: TB-JACK LLC
4129 W. CHEYENNE AVENUE
LAS VEGAS, NEVADA 89032

DEVELOPER

DR HORTON
1081 WHITNEY RANCH DRIVE, SUITE #141
HENDERSON, NEVADA 89014
OFFICE: (702) 635-3600

ENGINEER

TRITON ENGINEERING
6757 WEST CHARLESTON BOULEVARD, SUITE B
LAS VEGAS, NV 89146
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89146
OFFICE: (702) 524-4085

LEGAL DESCRIPTION

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN DEED RECORDED MARCH 12, 2001 IN BOOK 20010312 AS INSTRUMENT NO. 01731 OF OFFICIAL RECORDS.

BASIS OF BEARING

SOUTH 00°33'19" EAST BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 101 OF SURVEYS, AT PAGE 47.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK: SLV90 29SES
A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF ANN ROAD AND DURANGO DRIVE.
ELEVATION=747.621 Meters (NAVD'88)
ELEVATION=2452.82 US Survey Feet (NAVD'88 2008 ADJUSTMENT)

NOTES

- ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE.
- UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS
LAS VEGAS VALLEY WATER DISTRICT
EMBARC TELEPHONE
REPUBLIC SERVICES
SOUTHWEST GAS COMPANY
NV ENERGY
- A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, (AND WILL MAINTAIN LANDSCAPING) THEREFORE, CC&R'S WILL BE REQUIRED.
- THERE ARE NO OBSERVABLE FAULTS OR FISSURES LOCATED ON THIS SITE.
- AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
- GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON MAPS OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
- THIS SITE IS LOCATED IN ZONE X PER FEMA MAP #32003C174SE. ZONE X IS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
- SOILS REPORT
PREPARED BY: GEOTEK RESIDENTIAL LLC
PROJECT NO.: 11909-LVR6
DATED: JULY 11, 2014 (UPDATED OCTOBER 26, 2015)
- THE POINT OF CONNECTION FOR WATER IS FROM THE EXISTING 8" WATER MAIN LOCATED AT THE SOUTHEAST CORNER OF RILEY STREET AND LA MANCHA AVENUE.
- THE POINT OF CONNECTION FOR SEWER IS FROM AN EXISTING CITY OF LAS VEGAS 8" SEWER STUB LOCATED ON THE NORTHWEST CORNER OF LA MANCHA STREET AND DURANGO DRIVE.

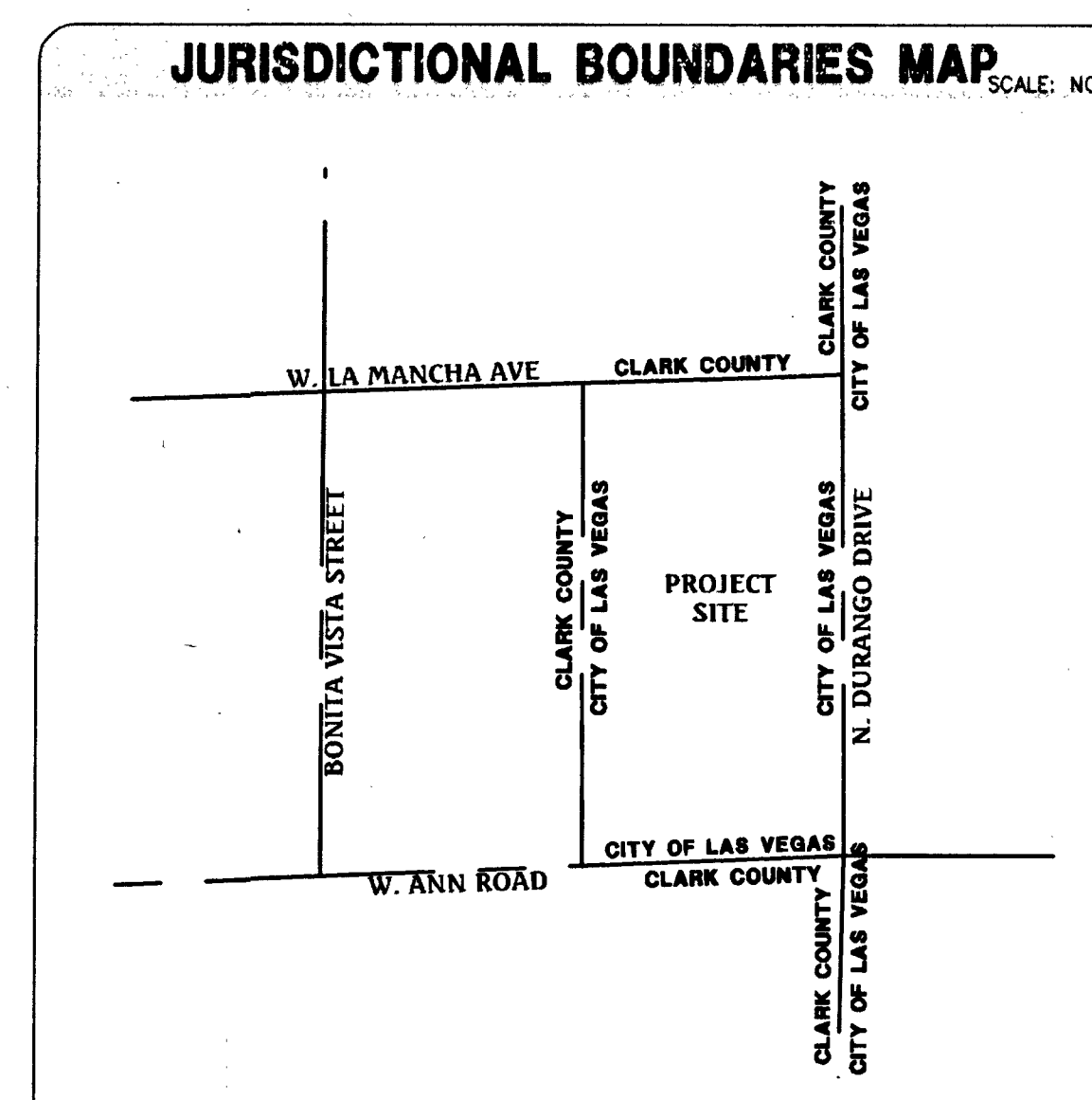
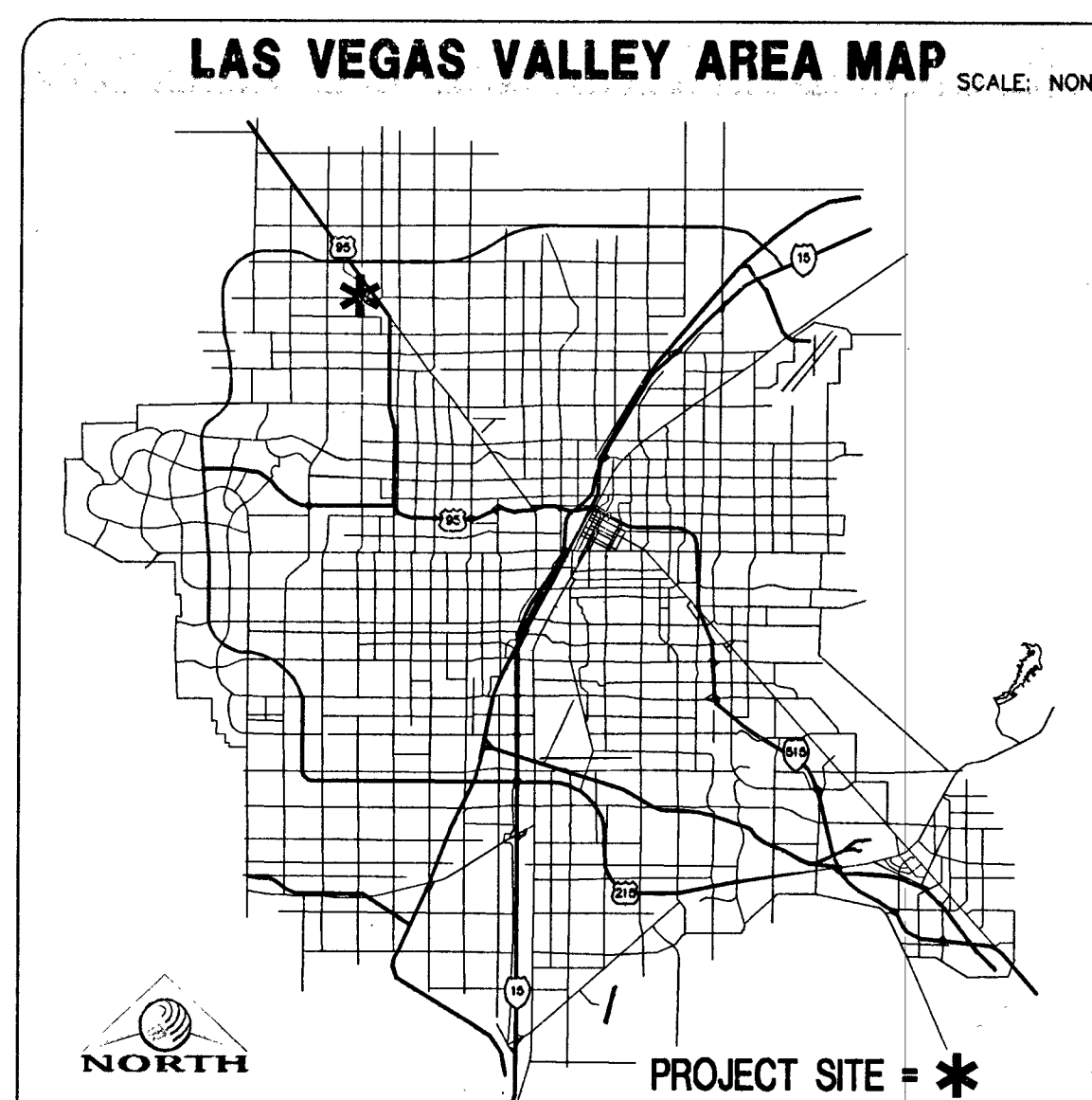
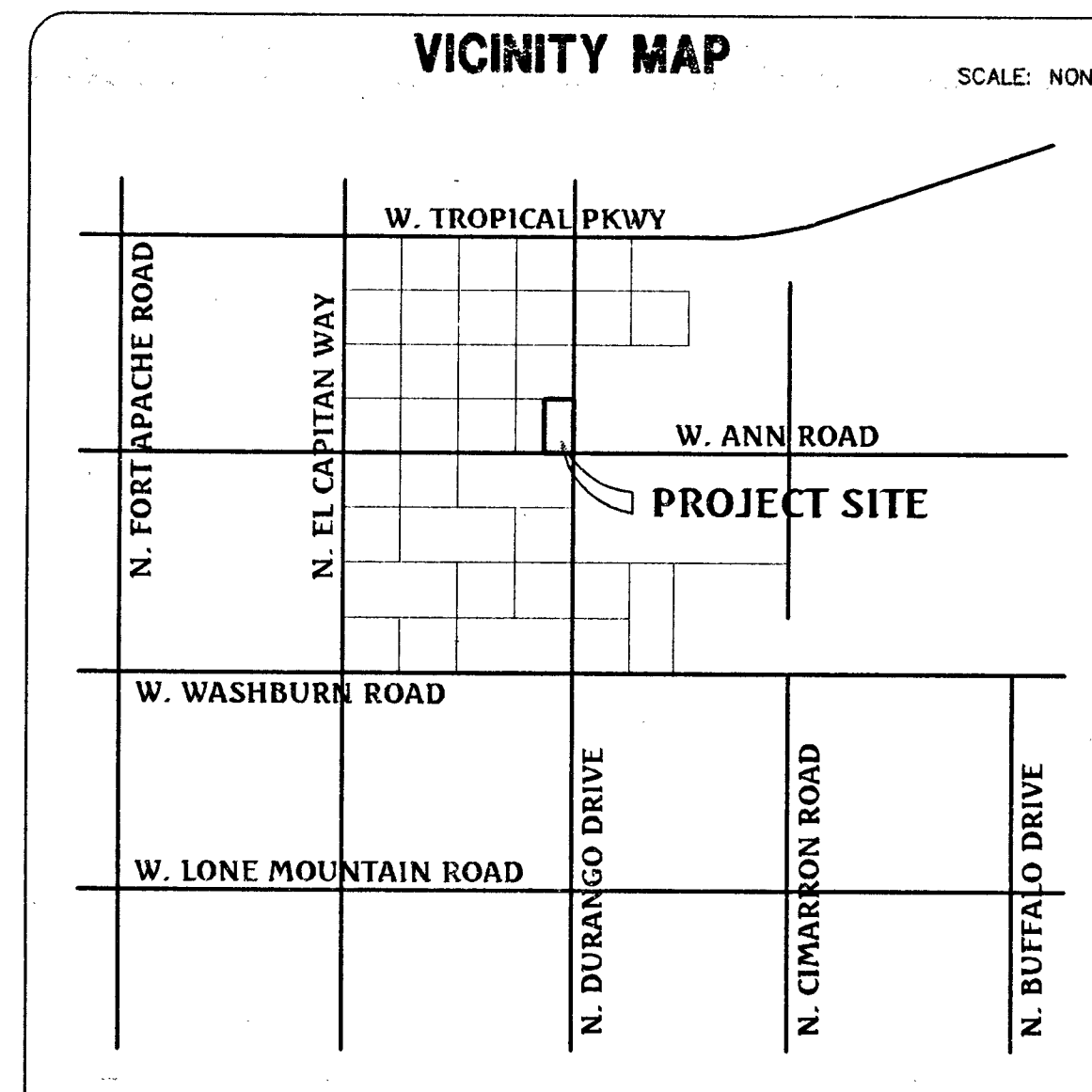
FAST
Call before you Dig
Underground
1-702-432-5300

Avoid overhead power line contact. It's costly.
Call before you Dig
Overhead
1-702-227-2929

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR 1-800-227-2600

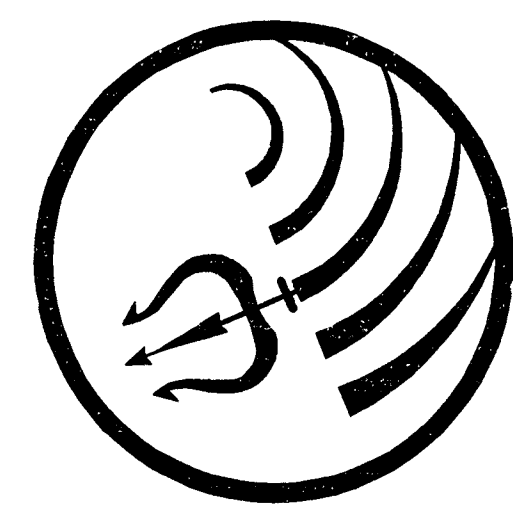
ANN / DURANGO IMPROVEMENT PLAN SET

A RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS, NEVADA



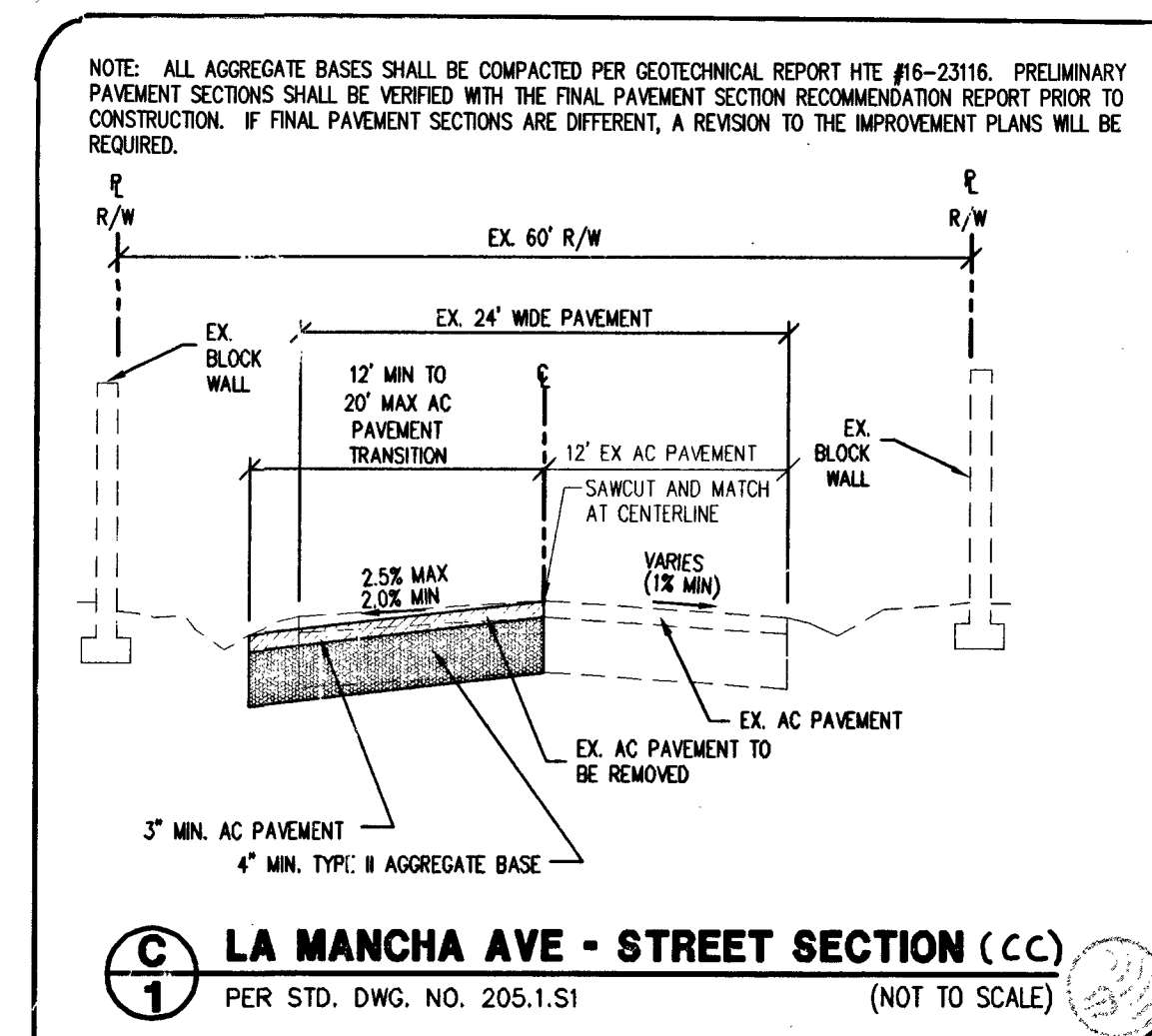
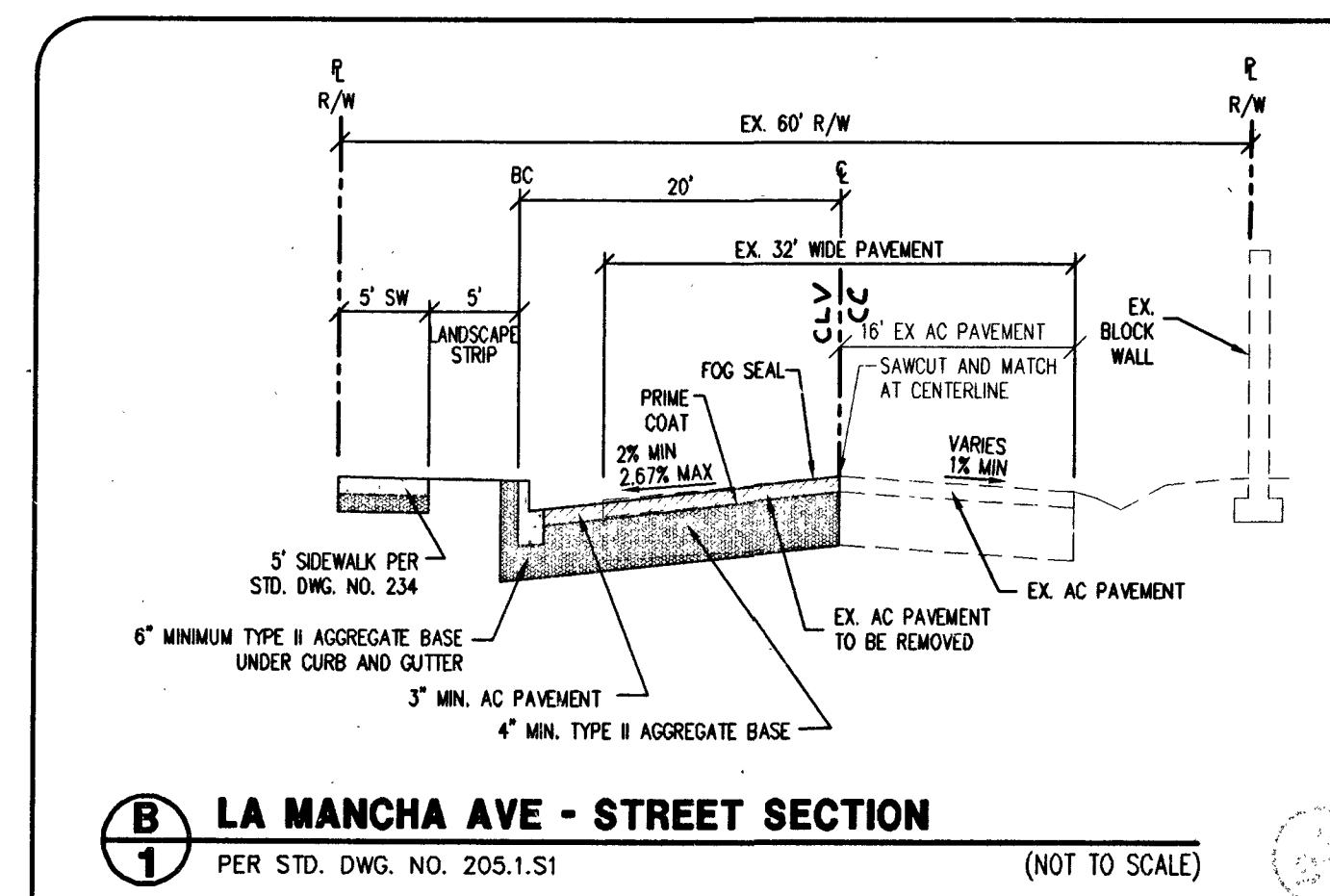
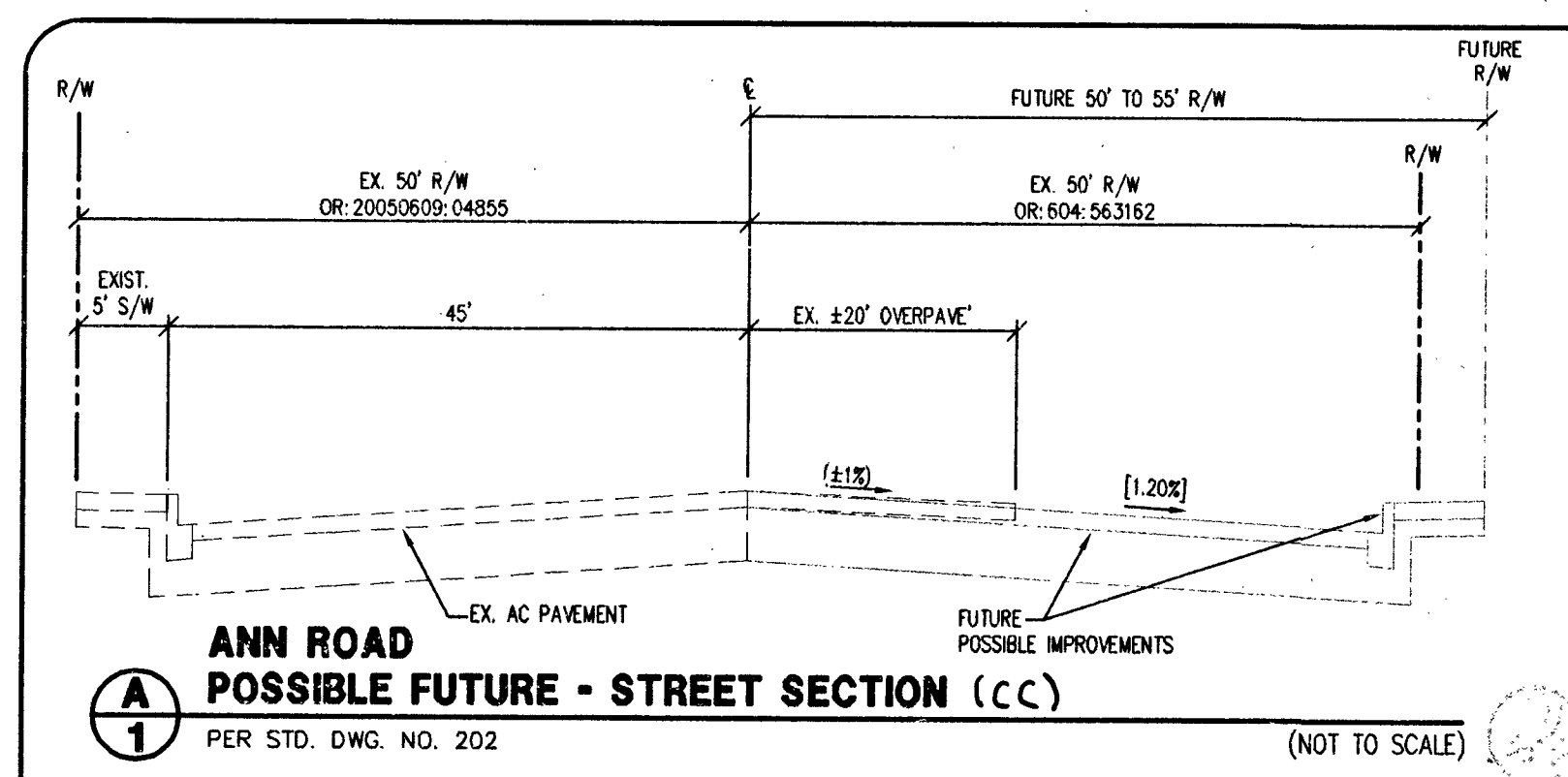
FOR
DR HORTON
1081 WHITNEY RANCH DRIVE #141
HENDERSON, NEVADA 89014
OFFICE: (702) 635-3600
FAX: (800) 538-0735

BY



Triton
Engineering

6757 W. Charleston Boulevard
Suite B
Las Vegas, Nevada 89146
Office: (702) 254-1480
Fax: (702) 254-3062
www.tritoneng.com



NOTE:

THIS PROJECT PLAN APPROVAL CONTINGENT ON
LA MANCHA FIRE HYDRANT
LVMWD PROJECT #124416
PLAN APPROVAL.

LAND USE TABULATION

LAND USE DESIGNATION

EXISTING CLV ZONING	R-D
PROPOSED CLV ZONING	R-D
MINIMUM LOT SIZE (SF)	10,013 SF

SITE SUMMARY

TOTAL UNITS	12 UNITS
ACREAGE	3.86 ACRES
DENSITY	3.11 UNITS/ACRE
GROSS ACERAGE	5.41 ACRES

OPEN SPACE REQUIRED

NONE

OPEN SPACE PROVIDED

COMMON LOT A

11,627 SF

SHEET INDEX

- COVER SHEET
- GENERAL NOTES AND LEGEND
- 2A. CLARK COUNTY GENERAL NOTES
- GRADING PLAN
- GRADING DETAILS I
- GRADING DETAILS II AND POSSIBLE FUTURE IMPROVEMENTS
- ANN ROAD (4+00.00 - 11+00.00) PLAN AND PROFILE
- DURANGO DRIVE (9+00.00 - 18+00.00) PLAN AND PROFILE
- LA MANCHA AVENUE (5+00.00 - 10+50.00) PLAN AND PROFILE
- MYSTICAL KNIGHT COURT (1+00.00 - 9+00.00) PLAN AND PROFILE
- UTILITY PLAN
- TRAFFIC PLAN

APPROVALS

Allen Pavelka 1-11-17
ALLEN PAVELKA, P.E. (PE# 9029) DATE

CITY ENGINEER -- CITY OF LAS VEGAS
APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY, AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

Chris Knight 1-10-17
CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY DATE

THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

R. Knight 11/14/16
LAS VEGAS FIRE AND RESCUE DATE

Y. D. SHARI FER 12/22/16
LAS VEGAS VALLEY WATER DISTRICT, ENGINEERING SERVICES MANAGER DATE

PROJ# 124480 SHEETS: 1, 2, 6 THRU 10
Southwest Gas Corporation 6-30-16
SOUTHWEST GAS CORPORATION DATE

Patrice Gray 6-21-16
NV ENERGY DATE

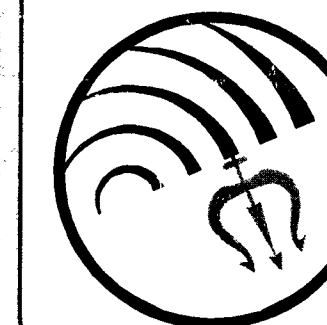
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR PROPOSED CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Harvey Glover 6-22-16
COX COMMUNICATIONS LAS VEGAS, INC. DATE

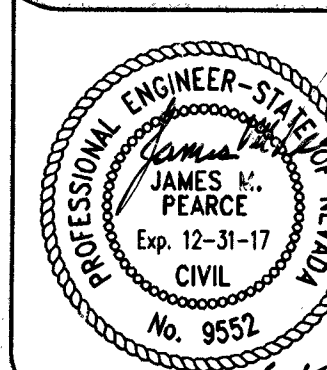
Michael Somma 6-22-16
CENTRAL TELEPHONE COMPANY dba CENTURYLINK DATE

*THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Triton
Engineering



DR HORTON
ANN & DURANGO
COVER SHEET



SHEET 1 OF 19
C.L.V. DWG.# 63427 107Y5049