

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 89145
OFFICE: (702) 254-1480
FAX: (702) 254-3062

SURVEYOR

TRI-CORE SURVEYING
6755 W. CHARLESTON BLVD STE A
LAS VEGAS, NV 89145
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 20100312 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: 5LV90 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
EMBARO 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 FISSIONS 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 #320031745E. 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.

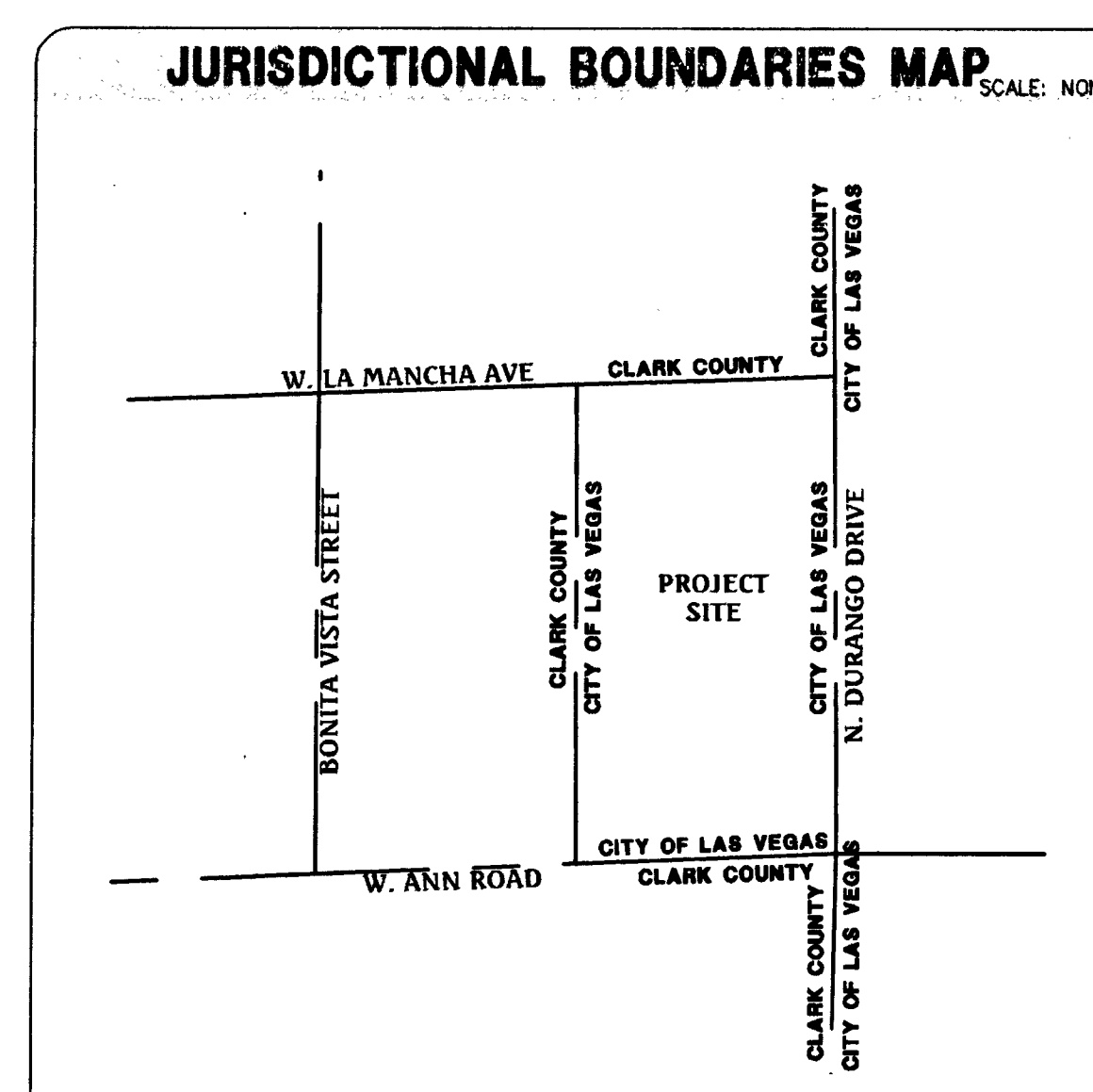
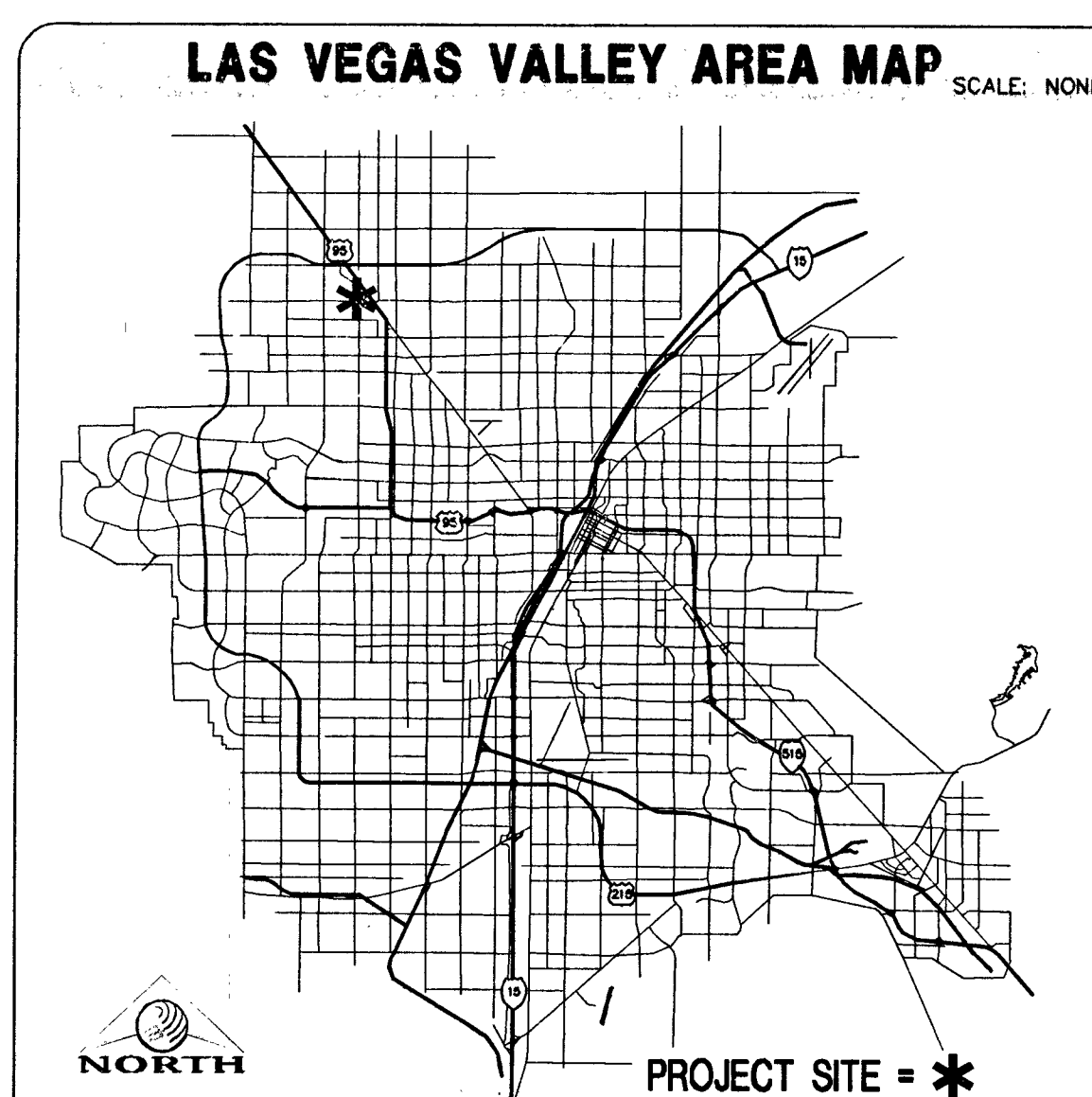
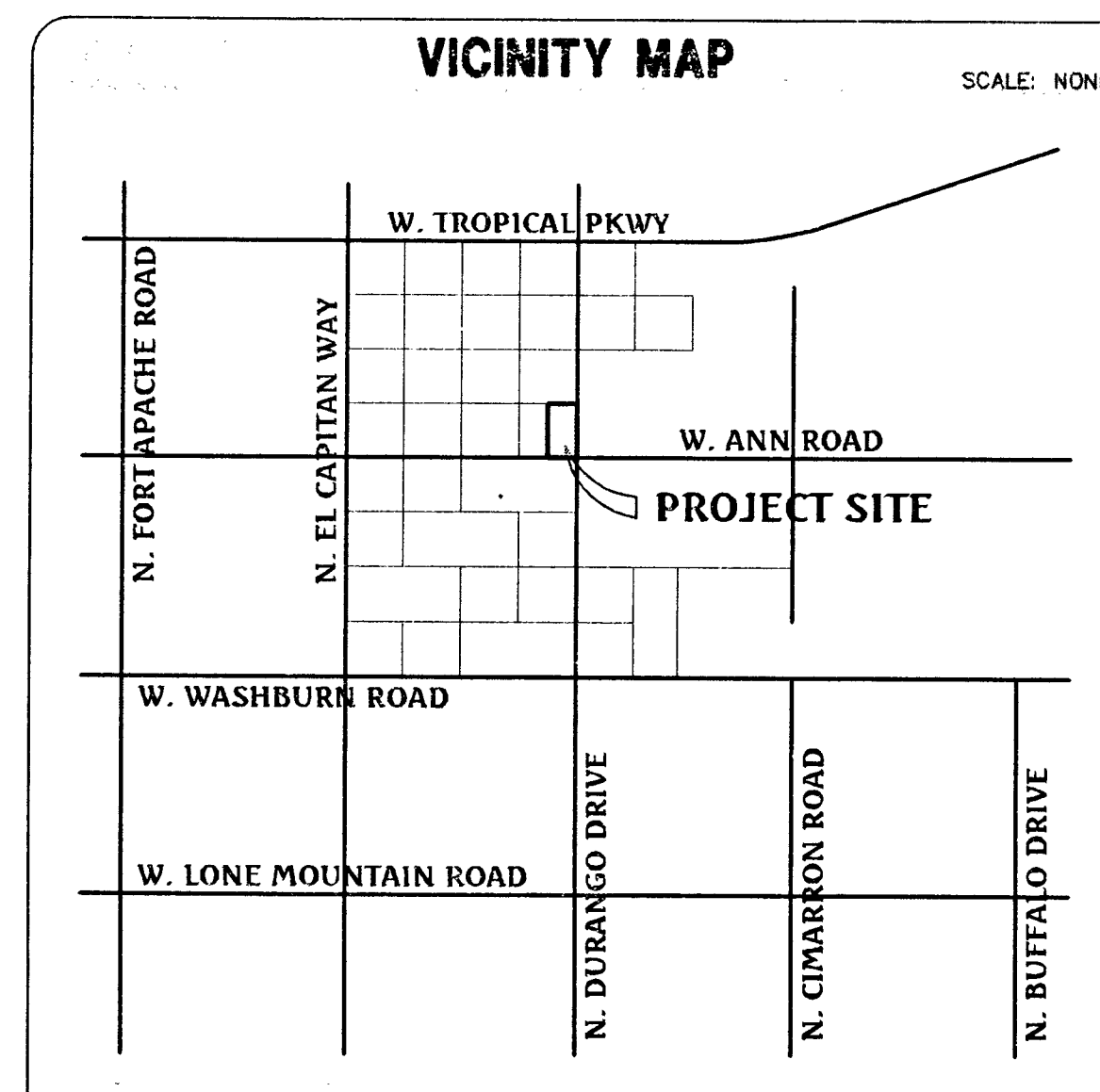
FAST
Call before you
Underground
1-702-432-5300

Avoid overhead power
line contact. It's costly.
Call before you
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



NOTE:

THIS PROJECT PLAN APPROVAL CONTINGENT ON
"LA MANCHA FIRE HYDRANT"
LVWD 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 ACREAGE	5.41 ACRES
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED	11,627 SF
COMMON LOT A	

SHEET INDEX

- COVER SHEET
- GENERAL NOTES AND LEGEND
- 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

LA-D THRU LA-G: STREETSCAPE PLANS
20-22. SW GAS PLANS
APPROVALS

Allen Pavelka, P.E. (PE# 9029) 1-11-17 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 STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

Chris Knight, DIRECTOR, BUILDING AND SAFETY 1-10-17 DATE
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

Las Vegas Fire and Rescue 11/19/16 DATE
LAS VEGAS FIRE AND RESCUE

Las Vegas Valley Water District, Engineering Services Manager 12/22/16 DATE
LAS VEGAS VALLEY WATER DISTRICT, ENGINEERING SERVICES MANAGER

Southwest Gas Corporation 6-30-16 DATE
SOUTHWEST GAS CORPORATION

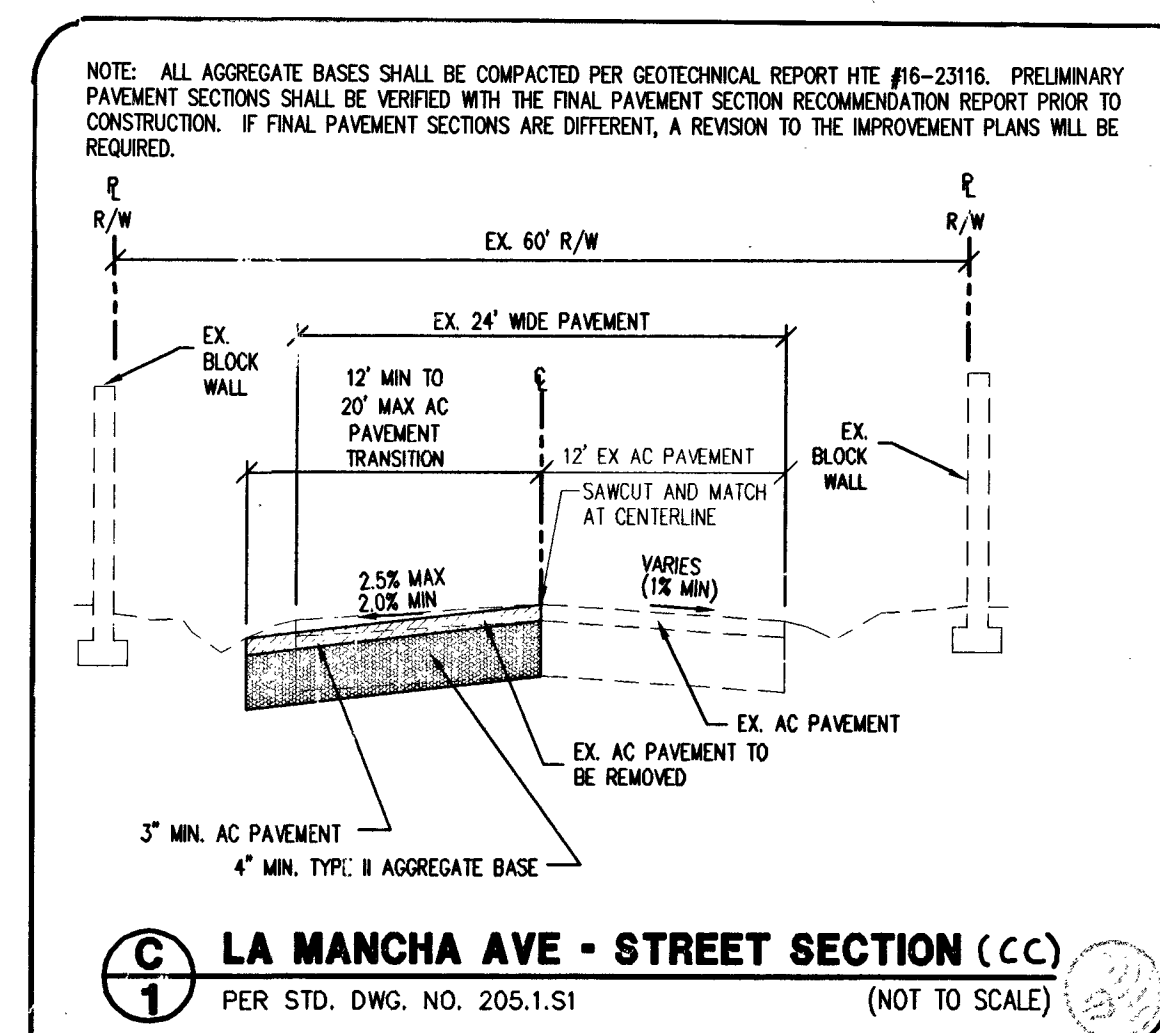
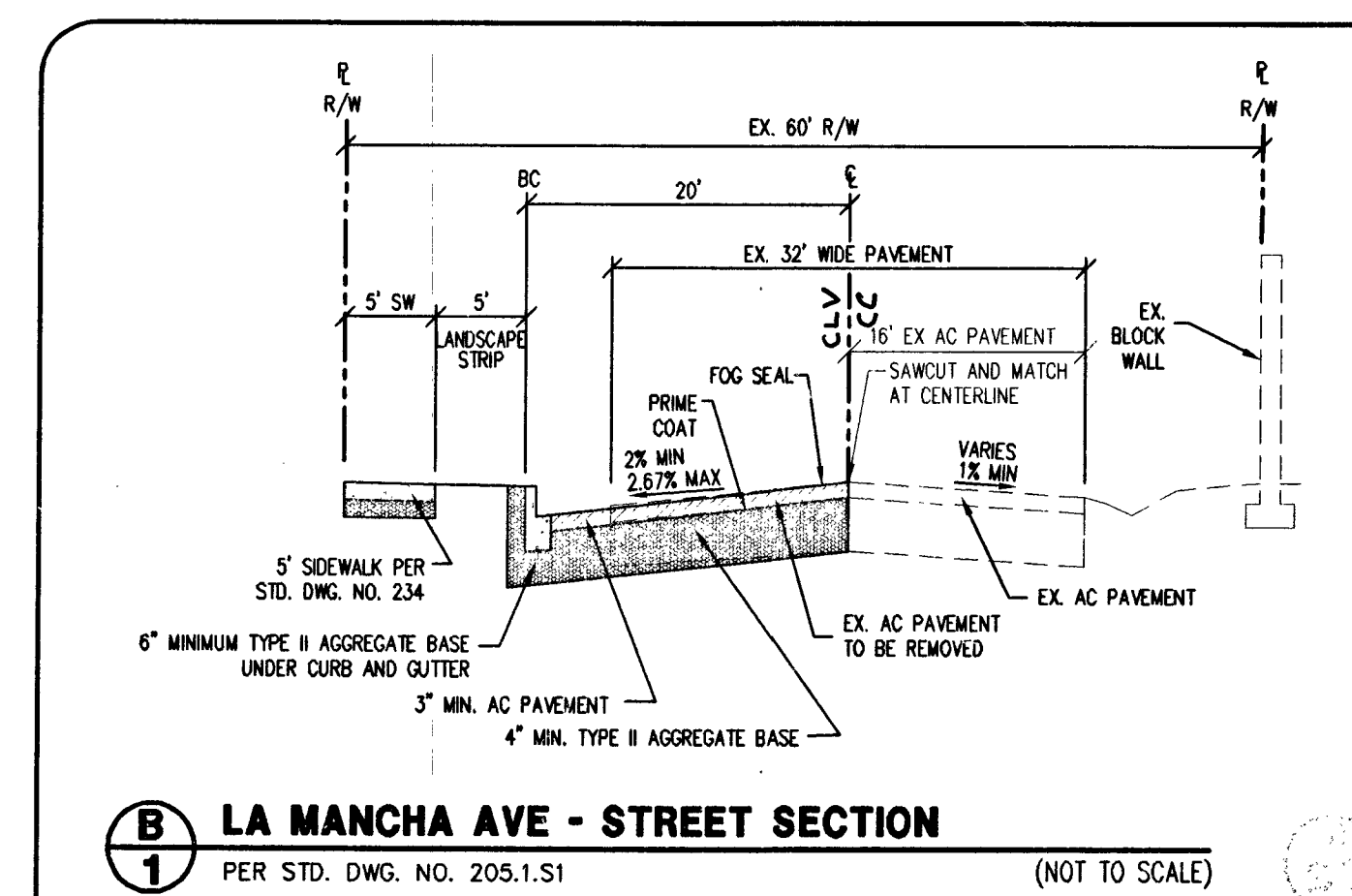
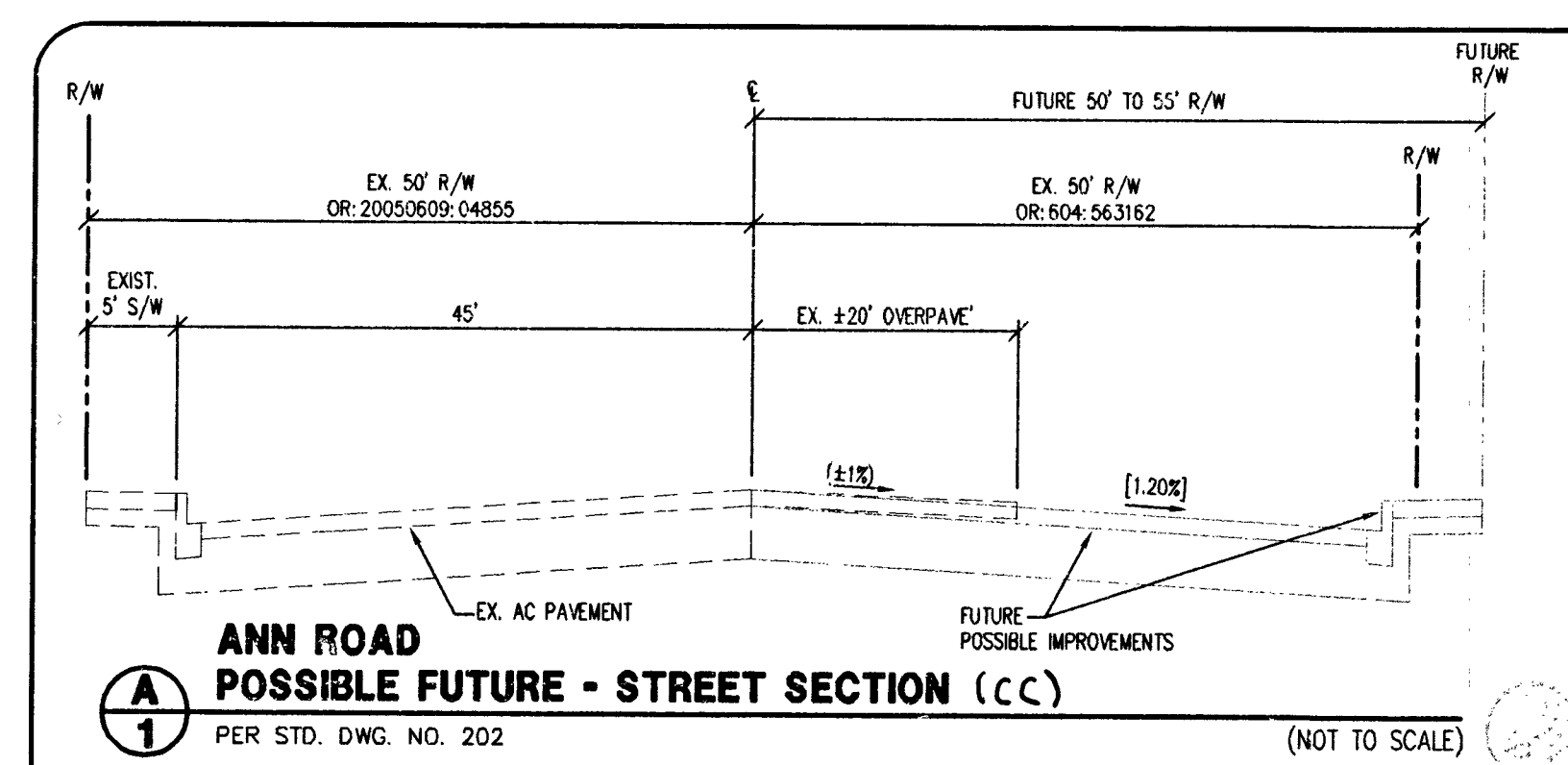
NV Energy 6/21/16 DATE
NV ENERGY

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 FUTURE 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 DATE
COX COMMUNICATIONS LAS VEGAS, INC.

Michael Sommer 6/22/16 DATE
CENTRAL TELEPHONE COMPANY dba CENTURYLINK

"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"



NO.	DESCRIPTION	DATE	APPROVED
1	ADD SW GAS PLANS	4/8/17	4/8/17
2	REVISED RETAINING WALLS AND DETAILS ALONG WEST	1/31/17	1/31/17
3	REVISED, ELIMINATED DETAIL #14 ADDED DETAIL #15	1/31/17	1/31/17

Triton Engineering
Office: (702) 254-1480
Suite B
6757 W. Charleston Blvd.
Las Vegas, Nevada 89146
www.tritoneng.com

DR HORTON
ANN & DURANGO
COVER SHEET

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES V. PEARCE
Exp. 12-31-17
CIVIL
No. 9552
6-10-16

SHEET 1 OF 19
C.L.V. DWG.#
#634216-27 1075049

HTE# 16-16206