

CIVIL IMPROVEMENT PLANS FOR COKE AND MAGGIE EAST AKA CALGARY CROSSING

A SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF LAS VEGAS
STATE OF NEVADA
APN 125-09-501-003

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UTILITY NOTE

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SITE DATA

ASSESSOR'S PARCEL #	125-09-501-003
PROPOSED UNITS	19
GROSS ACREAGE	10.78 ACRES
GROSS DENSITY	1.77 UNITS / ACRE
EXISTING ZONING	R-E
PROPOSED ZONING	R-E
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
PERIMETER LANDSCAPE BUFFER	5' LANDSCAPE EASEMENT ADJACENT TO MAGGIE AVE.
BUILDING SETBACKS: (SEE TYPICAL BUILDING SETBACKS THIS SHEET)	FRONT = 40' INTERIOR SIDE = 10' CORNER LOT = 15' REAR = 30' MAXIMUM HEIGHT = 2 STORIES/35 FEET
MINIMUM LOT SIZE	20,000 SF
MAXIMUM LOT SIZE	20,000 SF
AVERAGE LOT SIZE	20,000 SF

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"LOT 2" PER THAT CERTAIN LAND DIVISION DESIGNATED "D 28-82", RECORDED JUNE 23, 1982 IN BOOK 1584 AS DOCUMENT NO. 1543411, OFFICIAL RECORDS, CLARK COUNTY, NEVADA;

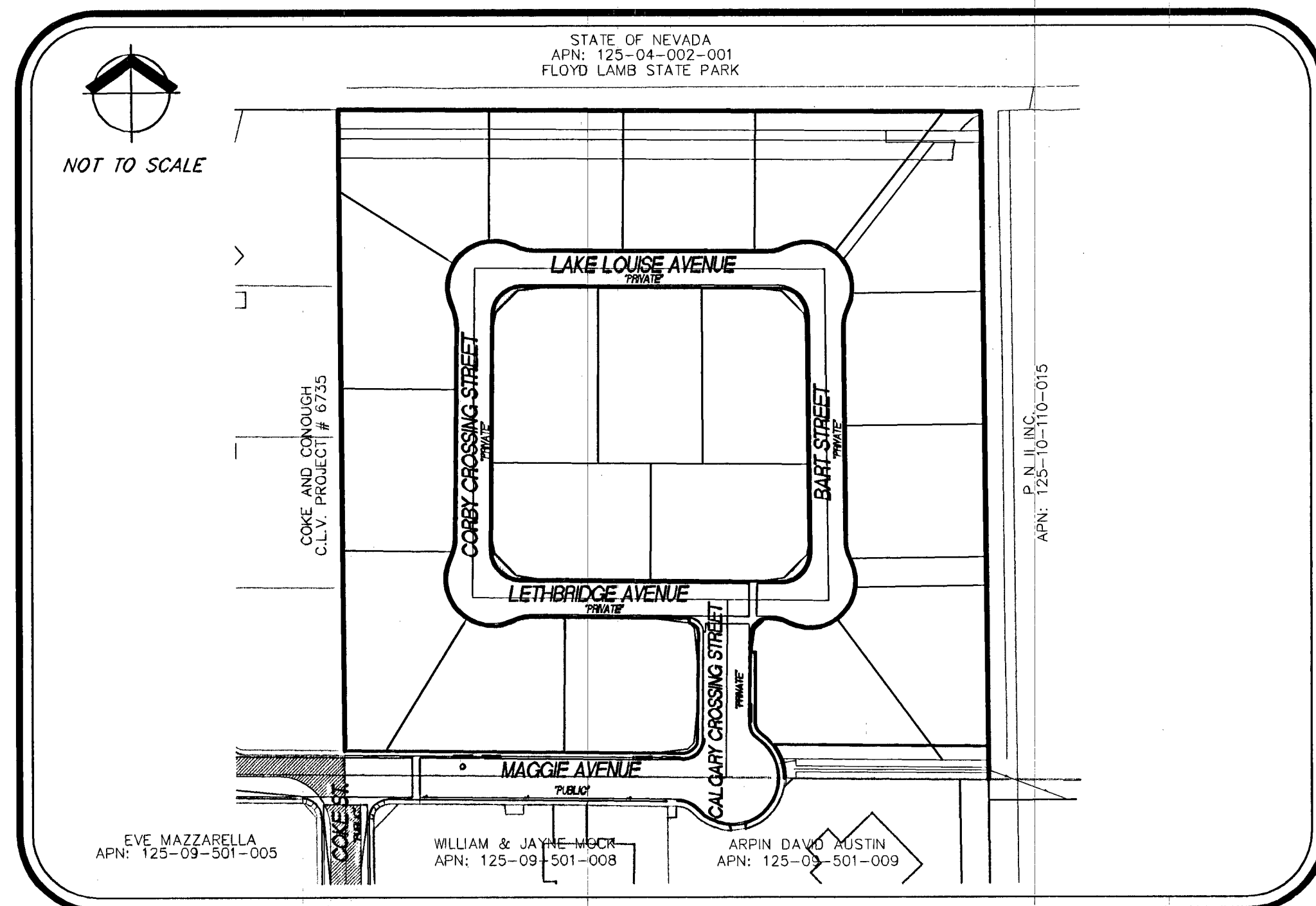
BASIS OF BEARING

NORTH 89°44'54" WEST, BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 09, TOWNSHIP 19 SOUTH, RANGE 60 EAST, AS SHOWN BY MAP THEREOF ON FILE IN FILE 73 OF SURVEYS, PAGE 14, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

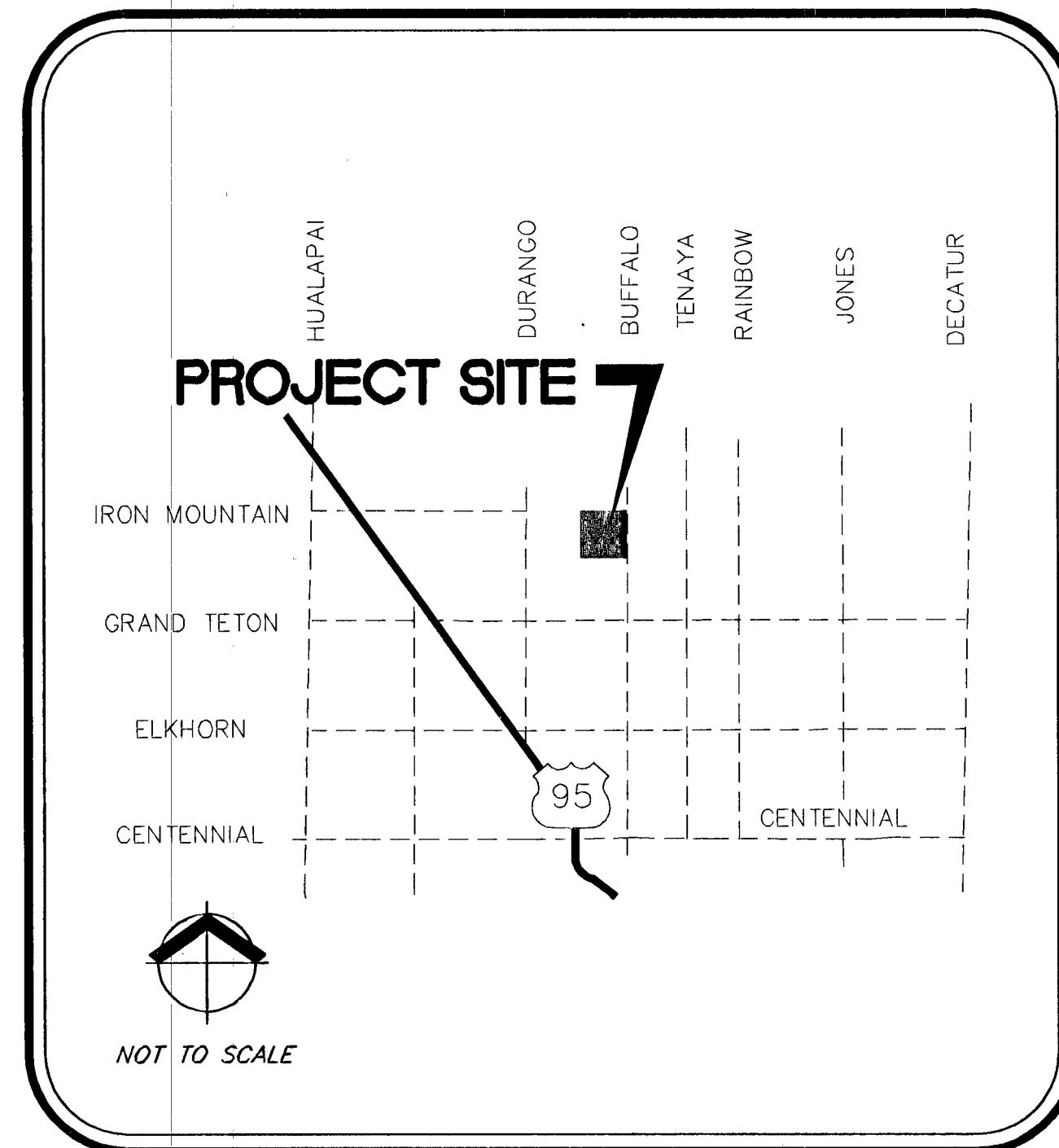
BENCH MARK

CLARK COUNTY VERTICAL CONTROL STATION "1LV90 9NES" BEING A BLM BRASS CAP AT BUFFALO DRIVE AND IRON MOUNTAIN ROAD

ELEVATION:
FEET = 2443.33' (NAV088)
METERS = 744.729 M (NAV088)



SITE PLAN
N.T.S.



VICINITY MAP
N.T.S.

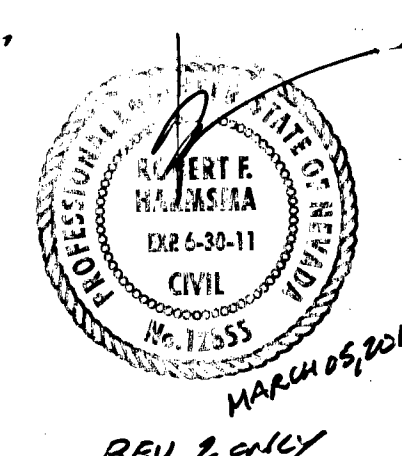
OWNER/DEVELOPER:

BARTON K. MAYBIE

4500 WEST WYNN ROAD
LAS VEGAS, NEVADA 89103
(702) 737-2078

ENGINEER / SURVEYOR

WRG DESIGN, INC.
3011 W. HORIZON RIDGE PKWY, STE 100
HENDERSON, NEVADA 89052
(702) 990-9300



PROJECT NAME: Calgary Crossing

This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LVWD Sheets 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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