Avoid cutting underground utility lines. It's costly.

Call before you Dig

1-800-227-2600

ELKHORN SPRINGS

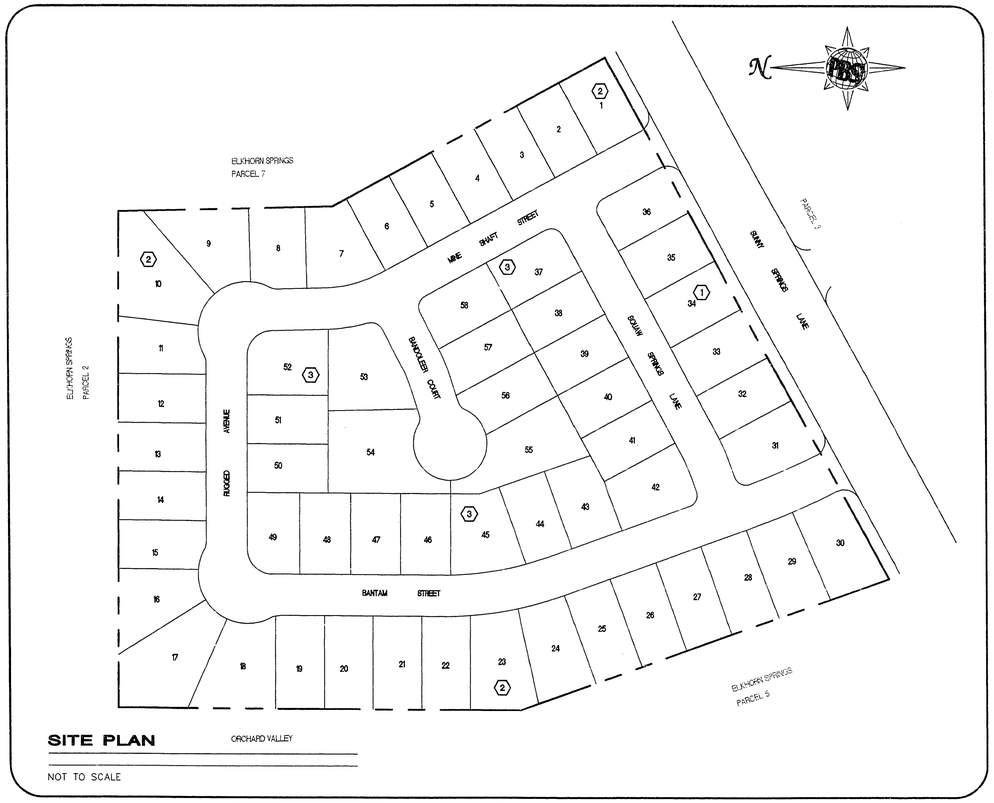
PARCEL 6

A RESIDENTIAL SUBDIVISION

LEGAL DESCRIPTION

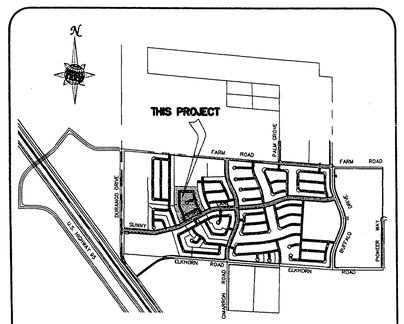
BEING ALL OF PARCEL 6 OF ELKHORN SPRINGS – PHASE I, AS SHOWN ON FINAL MAP OF SAME, AND BEING SITUATED ENTIRELY WITHIN THE SOUTH HALF (S. 1/2) OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO BASE LINE AND MERIDIAN, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

RECORDED IN MAP OF FILE IN BOOK 60, PAGE 72 OF PLATS



SITE PLAN ORCHARD VALLEY

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

SHEET INDEX

1. COVER SHEET
2. NOTES and LEGEND
3. GRADING PLAN
4. UTILITY PLAN
5. MINE SHAFT STREET (PLAN AND PROFILE)
6. RUGGED AVENUE (PLAN AND PROFILE)
7. BANTAM STREET (PLAN AND PROFILE)
8. SQUAW SPRINGS LANE/ BANDOLEER COURT (PLAN AND PROFILE) (PLAN AND PROFILE)

BENCHMARK

BM NO. 1LV9020NES
ALUMINUM TAG AT THE INTERSECTION OF
ELKHORN RD. & DURANGO DR.
ELEVATION = 2528.49 **(NGVD 29)**

BASIS OF BEARING

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
BEING N 00°20'00" E.

OWNER/DEVELOPER

MORNINGSIDE RANCH LIMITED
LIABILTY COMPANY
7320 SMOKE RANCH RD. SUITE B
LAS VEGAS, NEVADA 89128

DEVIATIONS FROM STANDARDS:

1.) KNUCKLE GEOMETRIES

2.) DEVIATION FROM C.L.V. STD. DWG. NO. 228
STREET GRADES AT INTERSECTIONS OF BANDOLEER CT. AND MINE SHAFT ST.
SQUAW SPRINGS LANE AND MINE SHAFT ST., BANTAM ST. AND
SUNNY SPRINGS LANE AND MINE SHAFT ST., AND SUNNY SPRINGS LANE

~~3.) FLOW LINE GRADES AT GRADE BREAKS AT KNUCKLE, RUGGED AVE. AND BANTAM ST., AND AT GRADE BREAK FLOW LINES IN CUL DE SAC, BANDOLEER CT.~~

APPROVALS

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE 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 STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

CITY OF LAS VEGAS CITY ENGINEER – DENNIS ANDERSON P.E.#9160 — DATE 4-4-96

CITY OF LAS VEGAS FIRE DEPT. — DATE 11-8-95

LAS VEGAS VALLEY WATER DISTRICT – GEORGE A. JACOBY (sheet 1 of 8) — DATE 3-01-96

NEVADA POWER COMPANY — THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREETLIGHTS AND SIGNAL LIGHT INSTALLATION. — DATE 12-15-95

SOUTHWEST GAS COMPANY — DATE 1-8-96

NOTE:
"PROPERTY OWNER'S PERMISSION TO BE OBTAINED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY ON ADJACENT PROPERTIES"

PROFESSIONAL ENGINEER – STATE OF NEVADA
MICHAEL R. DIXTON
No. 10896
10/31/95
ENGINEER'S SEAL

No.	REVISIONS	Date	Init.	Appr.	Date

POST, BUCKLEY, SCHUH & JERNIGAN
901 N. Green Valley Parkway
Suite 200
Henderson, Nevada 89014
Phone: (702) 260-7275
Fax: (702) 260-7200
ENGINEERING · PLANNING · SURVEYING · CONSTRUCTION SERVICES

ELKHORN SPRINGS

ELKHORN SPRINGS
PARCEL 6
COVER SHEET

Job Number	Drawn by	Scale
5848	ESM	AS SHOWN
Sheet Number	Checked by	File No.
1 OF 8	MJDS	848MP
	Date	
	NOV 95	

DRAWING 848-01 — PLOT DATE: NOV 95

848-01 Wed Nov 8 13:50:38 1995 P.B.S. & J. - RICK

11-5-27 — 107Y-4299-6