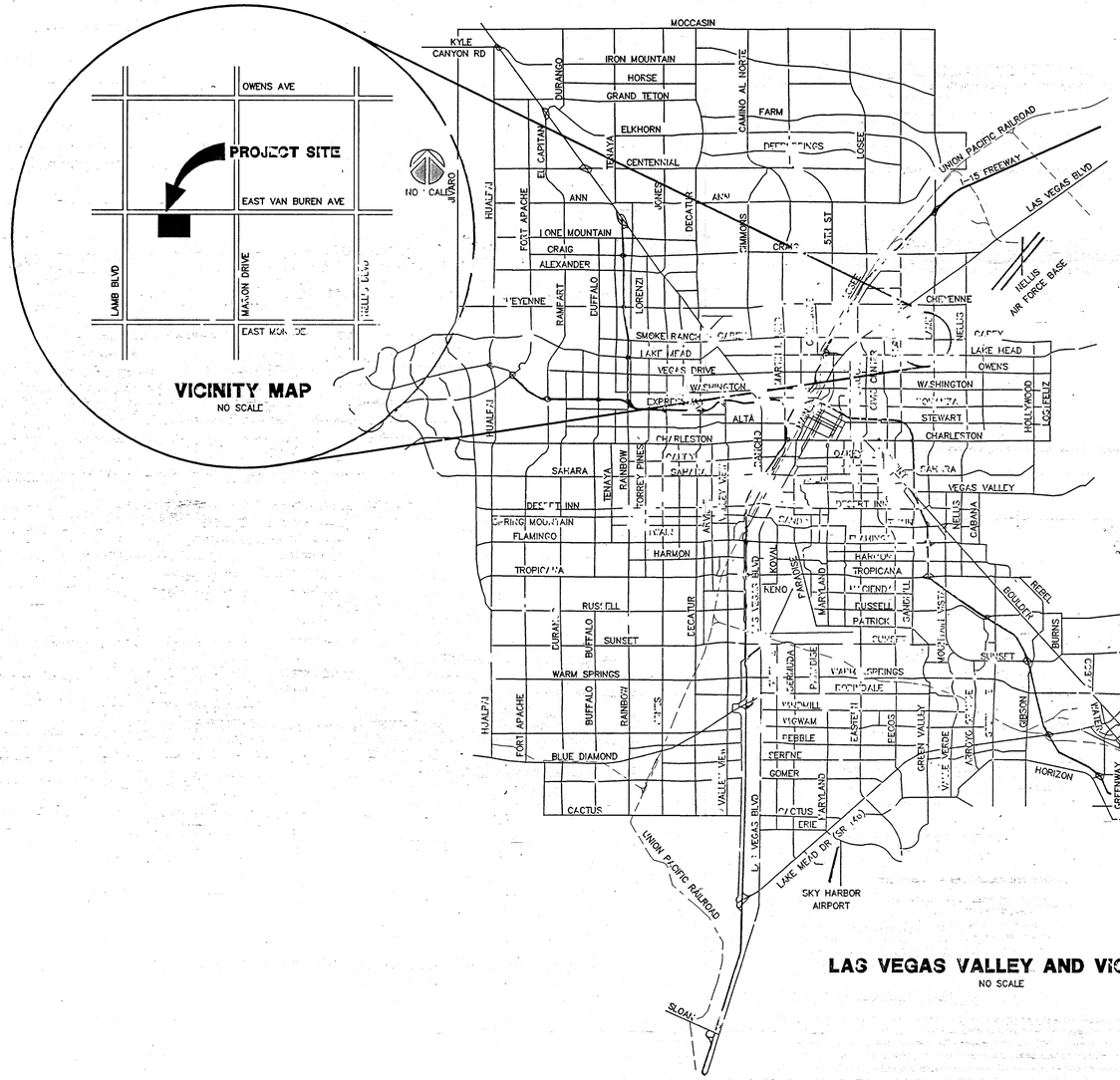
IMPROVEMENT PLANS
FOR
EAST VAN BUREN 4-PLEXES

BY
CITATION HOMES

CITY OF LAS VEGAS
CLARK COUNTY, NEVADA
A.P.N. 140-29-101-009



VICINITY MAP
NO SCALE

LAS VEGAS VALLEY AND VICINITY
NO SCALE

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

APN. 140-29-101-009

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OLV0220SWS
CITY OF LAS VEGAS PIN AND PLATE IN TOP OF CURB NE CORNER OF LAMB BLVD AND OWENS AVE NEAR THE PC OF OWENS AVE(NOT STAMPED)

NAVD88 ELEVATION= 546.214
METERS (1792.04 FT)

METERS X $\left(\frac{3937}{1200}\right)$ = U.S. SURVEY FEET

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON FEET.

BASIS OF BEARINGS

NORTH (1°42'34" EAST – BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 35 OF SURVEYS ON PAGE 64.

INDEX OF SHEETS

1	SHEET C1	COVER SHEET
2	SHEET C2	GENERAL NOTES, QUANTITIES AND ABBREVIATIONS
3	SHEET G1	GRADING PLAN, DETAILS, & CROSS SECTIONS
4	SHEET U1	UTILITY PLAN & STREET LIGHT PLAN
5	SHEET PP1	STREET & SEWER PLAN & PROFILE (EAST VAN BUREN)
6	SHEET UM-1	OFFSITE WATER PLAN

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

* CALL BEFORE YOU DIG. 1-800-227-2600 (UNDERGROUND SERVICE ALERT (USA))
CALL BEFORE YOU OVERHEAD 1-702-593-6111 (NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT)

* SEE "TRAFFIC AND ELECTRICAL NOTES" SHEET C-1, ITEM 10 "CLARK COUNTY IS NOT A MEMBER OF CALL BEFORE YOU DIG."

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG: 1-800-227-2600.

APPROVALS:

JOEL MONTOYA — 6/17/04
SOUTHWEST GAS CORPORATION — DATE

SPRINT — 6-17-2004
SPRINT — DATE

THE AFFIXED SPRINT NEVADA 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 STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Sandy Larsen — 6-18-04
NEVADA POWER COMPANY — DATE

THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREETLIGHT AND SIGNAL LIGHT INSTALLATIONS.

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY 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.

6/21/04
CHIEF, LVFD FIRE MARSHAL — DATE

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS. FIRE FLOW = 1500 G.P.M. AT 20 PSI FOR 2 HOURS

Nan Stalla — 10/14/04
LAS VEGAS VALLEY WATER DISTRICT (SHEETS C1, C2, & U1) — DATE
PROJ#H1060084

Linda M King — 6/17/04
COX COMMUNICATIONS, INC. Las Vegas — DATE

6.21.04
M. MARCO WHELTER, AICP, CURRENT PLANNING MANAGER — DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR 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.

CHARLES KAJKOWSKI, JR. PE #4784 — 6/30/2004
CITY ENGINEER — DATE
CITY OF LAS VEGAS

NO.	DESCRIPTION	BY	DATE	APPR.
1	ADDITION OF 4th DCDA	RD	6/16/04	MJ

REVISIONS

CITATION HOMES
6895 EAST LAKE MEAD BLVD. #A6-126
LAS VEGAS, NEVADA 89115
702-497-6633 FAX: 702-228-5666

TANEY ENGINEERING
4445 S. JONES BLVD. SUITE #1
LAS VEGAS, NEV 89103
(702) 362-8844 FAX: (702) 362-5233

EAST VAN BUREN 4-PLEXES

COVER SHEET

ENGINEER'S SEAL

DATE:	1-7-04
SCALE:	N.T.S.
JOB NO:	CTT-03-005
DESIGNED BY:	RDC
DRAWN BY:	RFJ
SHEET NAME:	C1
SHEET:	1 OF 6

70836 73977

107V 4056

FILE NAME: CTT-03-005.DWG