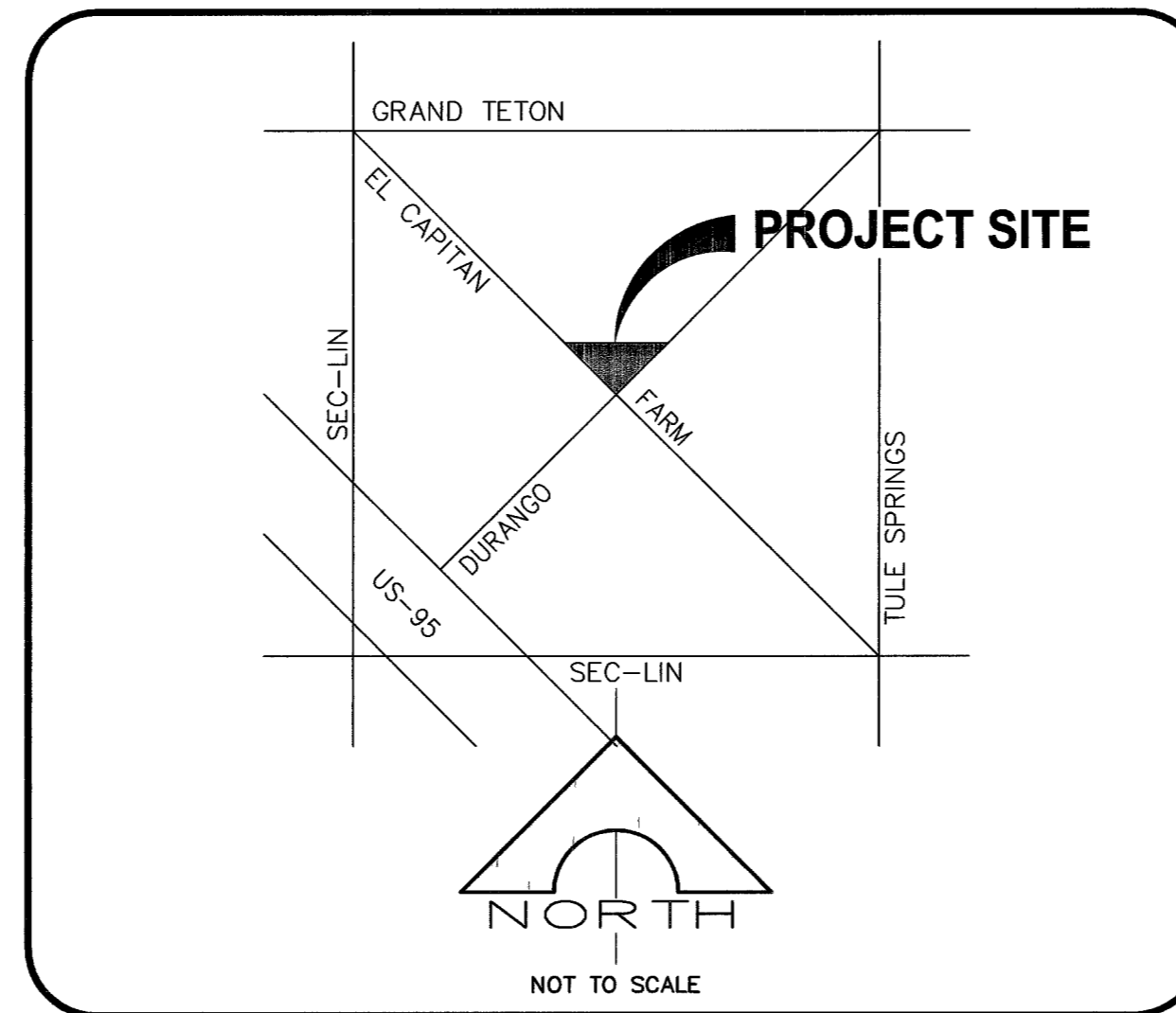


# IMPROVEMENT PLANS FOR DURANGO SQUARE NORTH CORNER DURANGO DRIVE AND EL CAPITAN WAY

APN 125-17-611-001 (FORMERLY 125-17-601-011)



**VICINITY MAP**

<b>LEGEND</b>	
	EXISTING/PROPOSED ROADWAY CENTERLINE
	EXISTING/PROPOSED PROPERTY LINE
	EXISTING IMPROVEMENTS
	PROPOSED EDGE OF PAVEMENT
	EXISTING WATER
	PROPOSED WATER
	EXISTING SEWER
	PROPOSED SEWER
	OVERHEAD POWER
	PROPOSED SAWCUT LINE
	EXISTING WATER VALVE
	EXISTING SEWER MANHOLE
	EXISTING WATER METER BOX
	EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT

<b>SHEET INDEX</b>	<b>SHEET ID</b>	<b>SHEET #</b>
COVER SHEET	C1	1
NOTES AND ABBREVIATIONS	C2	2
HORIZONTAL CONTROL & FIRE LANE	C3	3
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GRADING NOTES AND DETAILS	G2	6

**OWNER/DEVELOPER**

CAP II - FARM/DURANGO, LLC  
2325 SAN PEDRO NE, SUITE #2A  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505)-884-3578  
FAX: (505)-884-6713

**LEGAL DESCRIPTION**

PORTION OF APN 125-17-611-001 (FORMERLY 125-17-601-011)  
BEING A PORTION OF PARCEL 2 IN FILE 97, PAGE 1 OF MAPS ON FILE IN  
THE CLARK COUNTY, NEVADA RECORDER'S OFFICE

**DEVIATIONS FROM STANDARDS**

NONE

THIS SET OF IMPROVEMENT PLANS CONFORMS TO THE REQUIREMENTS OF THE  
TRAFFIC STUDY ACCEPTANCE LETTER.  
  
MARK WARLING, P.E. P.E. # 06538 DATE 6-2-06

**APPROVALS**

JORGE CERVANTES, PE # 13977, P.T.O.E. CITY ENGINEER DATE 6-16-06  
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED  
RIGHT-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 STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT DATE 6/1/06  
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APRIL MARSHALL, CITY FIRE MARSHAL DATE 6.8.06  
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL  
APPROVAL FROM THE LVVMD

LAS VEGAS VALLEY WATER DISTRICT (SHEETS C1, C2, & U1) DATE  
PROJ. #

NEVADA POWER COMPANY DATE 5-25-06  
THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHTS 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 RULES AND REGULATIONS.

SPRINT OF NEVADA DATE 5-25-06  
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 STATUTES, AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION DATE 5/25/06

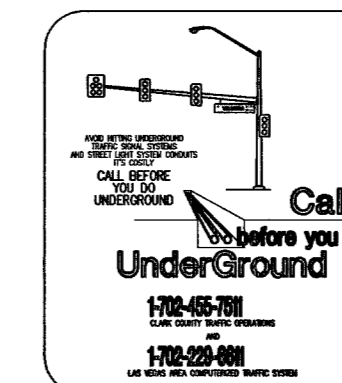
COX COMMUNICATIONS LAS VEGAS, INC. DATE 5.25.06

**BENCHMARK**

CITY OF LAS VEGAS BENCH MARK 0690 17566, RIVET AND SQUARE  
ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE SOUTH SIDE  
OF U.S. 95 NEAR MILE MARKER 89.60 (OLD ELEVATION = 784.395m)  
NEW ELEVATION = 784.363m, 2573.36 ft. DESIGN ELEVATIONS ON  
THESE PLANS ARE BASED ON THE OLD BENCHMARK ELEVATION.  
(OLD ELEVATION = NEW ELEVATION + 0.10' FT.)

**BASIS OF BEARING**

BEING THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE  
NORTHEAST QUARTER (NE 1/4) OF SECTION 17, T 19 S., R 60 E.,  
M.D.M., AS SHOWN ON PARCEL MAP IN FILE 97, PAGE 1 OFFICIAL  
RECORDS, CLARK COUNTY, NEVADA, BEARING NORTH 89°49'16" WEST



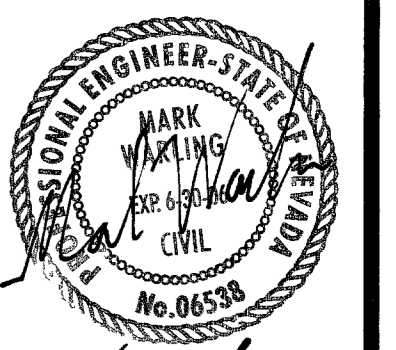
NO.	DATE	BY	REVISION

**MARK WARLING, CIVIL ENGINEER**  
9101 W. Sahara Ave., # 105-L8  
Las Vegas, Nevada 89117  
(702) 869-6275

**Durango Square**  
North corner Durango Dr. and El Capitan Way  
City of Las Vegas, Nevada

Cover Sheet

DESIGNED BY: MARK WARLING	SCALE: AS SHOWN
DRAFTED BY: MARK WARLING	
CHECKED BY: MARK WARLING	
DATE: MAY, 2006	



SHEET C1  
1 of 6 SHEETS

DRAWING NO.  
107-V4647