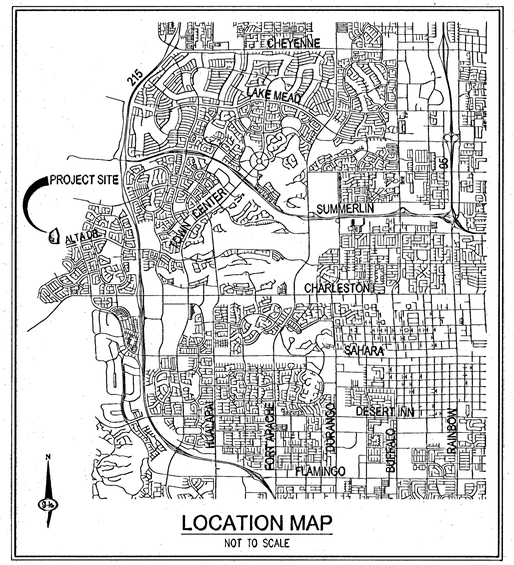
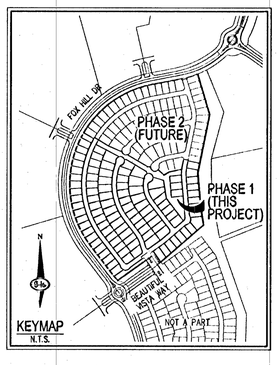
DELANO - PHASE 1
(SUMMERLIN VILLAGE 23B - PARCEL RS)

A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY

A PORTION OF APN 137-27-411-001





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25	STREET LIGHT, SIGNAGE, AND STRIPING PLAN	T-1

BASIS OF BEARING

NORTH 05°59'55" WEST, BEING THE BEARING OF THE WEST LINE OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK

RIVET & PLATE IN TOP OF CURB IN THE SOUTHEAST CORNER OF DESERT MOON ROAD & DESERT SUNRISE ROAD, TLV0934SW6A

NAVD 88 ELEV = 1006.289 METERS = 3301.47 FEET

APPROVALS

CITY ENGINEER-DAVID BOWERS PE, #NO. 18738 — DATE 2-7-14

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF 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 SPECIALLY LISTED UNDER DEVIATIONS FORM 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.

LAS VEGAS FIRE AND RESCUE — DATE 3/28/14

~~DOUG RANKIN AICP~~ ~~PLANNING MANAGER~~ CHRIS KNIGHT, DIRECTOR, BMS — DATE 4-3-14

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTRAL TELEPHONE CO. DBA CENTURYLINK — DATE 2-25-14

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 STATUES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER — DATE 2-26-14

PROJECT NO. 12208 SHEETS: C1, C2, D2, P1 THRU P9, MU1, & U1 THRU U5

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM LAS VEGAS VALLEY WATER DISTRICT.

NV ENERGY — DATE 2/25/14

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND 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.

SOUTHWEST GAS — DATE 3-6-14

COX COMMUNICATIONS LAS VEGAS, INC. — DATE 2-25-14

SUMMERLIN

SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE — DATE 3.31.14

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES, AND CODES.

NOTE

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: HTTP://WWW.STATE.NV.US/DWPC/STORM01.HTM PROJECTS THAT DISTURB MORE THEN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILING FEE.

OWNER

GREYSTONE NEVADA, LLC
2490 PASEO VERDE PARKWAY
SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700
FX (702) 889-0801

DEVELOPER

LENNAR COMMUNITIES
NEVADA, LLC
2490 PASEO VERDE PARKWAY
SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700
FX (702) 889-0801

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 218
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

PROJECT INFORMATION

NET ACREAGE	26.8 AC±
RESIDENTIAL LOTS	102
COMMON ELEMENTS	6
DENSITY	3.8 - DU/NET AC±
ZONING	P-C
EARTHWORK SUMMARY (UNADJUSTED)	
CUT	138,101 CY
FILL	138,702 CY
SITE EXPORT	1,399 CY

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you do UnderGround
1-702-455-6000
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-6000

H# 52924

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS

LENNAR®

DELANO - PHASE 1
(SUMMERLIN VILLAGE 23B - PARCEL RS)
COVER SHEET

S27 T20 R59

DATE: 02/19/14
DRAFTER: BCC
DESIGNER: BCC
CHECKED: STS

PROJECT NO.
LEN1303.000

PROFESSIONAL ENGINEER STATE OF NEVADA
JERRY SLATER
Exp 06/30/2014
CIVIL
No. 14167
2.25.14

C-1
SHEET 1 OF 25

10744995-2

I:\len1303-000 summ v23 parcel rs\dwg\micro\phase 1\len1303-000 ph1 c-1.dwg 2/19/2014 7:26 AM Brian Chapman