

# IMPROVEMENT PLANS FOR GRAVES ADDITION APN # 163-03-802-007

### LEGAL DESCRIPTION

LOT 1 OF THAT CERTAIN MAP IN FILE 56, PAGE 32, OF PARCEL MAPS ON FILE IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA, LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.

### OWNER

WILLIAM B. & MADALYNE K. GRAVES  
2270 SHAW CIRCLE  
LAS VEGAS, NEVADA 89117  
APN: 163-03-802-007  
CLV PLAN CHECK # M-4870-04

### FLOOD ZONE NOTE

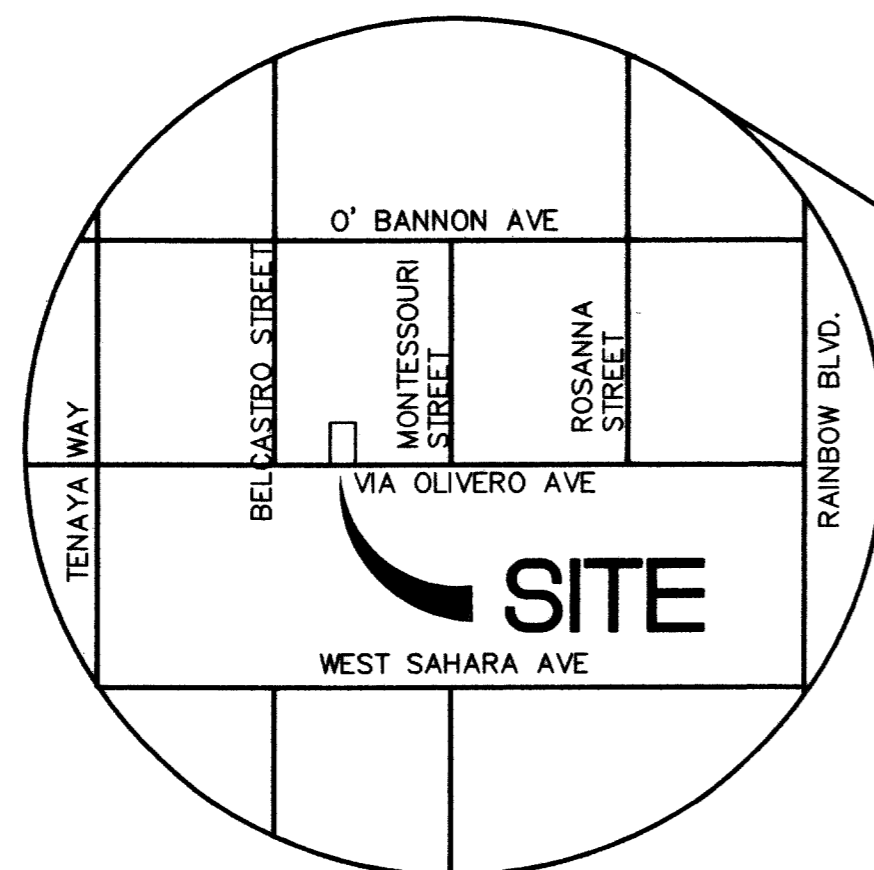
THIS SITE IS LOCATED IN A ZONE "X" AS SHOWN ON F.I.R.M. MAP NO. 2165. ZONE "X" IS AN AREA DETERMINED BY FEMA TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN

### BASIS OF BEARING

N 88°17'30" E BEING THE CENTERLINE OF VIA OLIVERO AVENUE LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 03, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN THAT CERTAIN MAP IN FILE 56, PAGE 32, OF PARCEL MAPS ON FILE IN THE COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

### BENCHMARK

CLARK COUNTY BENCHMARK NUMBER 10 7C10 25W66 RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB NORTHEAST CORNER OF RAINBOW BLVD. AND O'BANNON DR., NEAR THE PC OF RAINBOW BLVD.  
ELEV=731.250 METERS (2399.109 FEET)



VICINITY MAP  
NOT TO SCALE

### CONSTRUCTION NOTES

#	ITEM	UNIT	QUANTITY	
			PUBLIC	PRIVATE
①	INSTALL "L" CURB AND GUTTER PER CCASD #216	LF	190	-
②	INSTALL 5' SIDEWALK PER CCASD #234	SF	425	-
③	INSTALL RESIDENTIAL DRIVEWAY PER CCASD #223	SF	233	-
④	DECORATIVE LANDSCAPE ROCK/ GRAVEL	SF	425	-
⑤	SAWCUT NEAT AND MATCH EXISTING	LF	200	-

### APPROVALS

*Wm B Sawley*  
For **CHARLES KAIKOWSKI, JR, PE #4784** 11-18-04  
DATE  
**CITY ENGINEER**

*[Signature]*  
**CITY FIRE MARSHAL** 11-18-04  
DATE

*[Signature]*  
**M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER** 11-15-04  
DATE  
DEPARTMENT

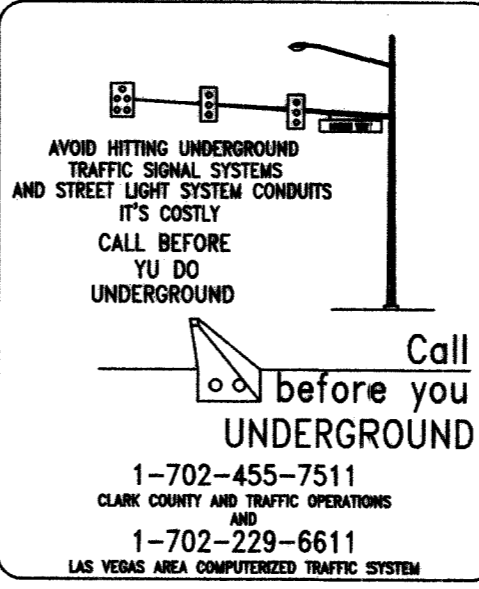
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. 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.

### INDEX OF SHEETS

- CS01 COVER SHEET
- GN02 GENERAL NOTES SHEET
- GP03 GRADING PLAN & STREET PROFILE

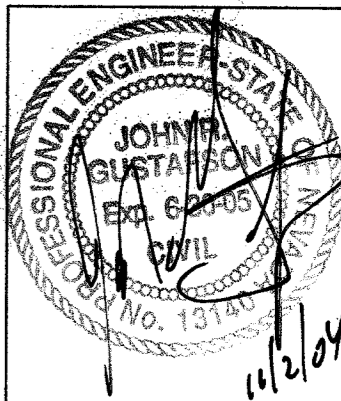
### DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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.



Avoid cutting underground utility lines. It's costly.  
**Call before you Dig**  
1-800-227-2600  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Avoid overhead power line contact.  
**Call before you OVERHEAD**  
1-702-227-2929  
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT



**GRAVES ADDITION**

PREPARED FOR: **GRAVES ADDITION**

DATE: SEPTEMBER, 2004

DESIGN: ENEN

DRAWN: JSR

CHECK: JRG

SCALE: N/A

BAUGHMAN & TURNER, INC.  
CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LAS VEGAS, NEVADA 89102  
(702) 870-8771

SECTION 03, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M. NEVADA  
CITY OF LAS VEGAS  
VIA OLIVERO AVE

SHEET  
**CS01**  
OF  
**3**

167V4169