

# IMPROVEMENT PLANS FOR IRON MOUNTAIN RANCH VILLAGE 5 UNIT 3

CITY OF LAS VEGAS  
STATE OF NEVADA

## KB HOME

750 PILOT ROAD, SUITE F  
Las Vegas, Nevada 89119  
(702) 614-2500

APN #  
125-12-702-001

**PROJECT BENCHMARK**

PROJECT DATUM: NAVD88  
(OLD) CITY OF LAS VEGAS BENCHMARK 1LV90-13NES  
NAVD88 ELEVATION: 710.9608 METERS (2332.54 FEET)  
PROJECT DESIGNED USING OLD BENCHMARK  
(NEW) CITY OF LAS VEGAS BENCHMARK 1LV90-13NES  
NAVD88 ELEVATION: 710.9181 METERS (2332.40 FEET)  
(-0.14 FEET) TO GET NEW PUBLISHED DATUM  
ONLY BM 413148, NAVD 88 ELEV=710.953  
METERS (2332.52 FEET) DIAMETER CONCRETE MONUMENT  
77 FEET SOUTH & 54 FEET WEST OF N.E. CORNER  
SEC. 13T19R60E 10' EAST OF LARGE POWER POLE.

**BASES OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH  
AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF  
1983 (NCS83) EAST ZONE (2701) DETERMINED BY CLARK  
COUNTY GIS CONTROL POINTS 802, 803, 804, AND 805,  
AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE  
CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN BOOK 88  
OF SURVEYS, AT PAGE 53.

48391

Avoid cutting underground  
utility lines. It's costly.  
**Call  
before you  
Dig**  
1-800-227-2600

Avoid overhead power  
line contact. It's costly.  
**Call  
before you  
Overhead**  
1-702-593-6111

THE SOUTHERN NEVADA WATER AUTHORITY (SNWA) AND K&B HOMES  
ENTERED INTO AN AGREEMENT DATED FEBRUARY 21, 2002 TO COORDINATE  
THE CONSTRUCTION ACTIVITIES OF THE NORTH VALLEY LATERAL - CONTRACT  
170-H AND THE IRON MOUNTAIN RANCH DEVELOPMENT. THESE PLANS ARE  
CONTINGENT UPON THE ADHERENCE TO THE TERMS OF THAT AGREEMENT  
PRIOR TO THE START OF CONSTRUCTION.

**APPROVALS**

*Charlie K. Kowski* 1/7/2003  
CITY ENGINEER CHARLIE K. KOWSKI PE# 4784 DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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.

*M. Margo Wheeler* 12/17/02  
M. Margo Wheeler, AICP, Current Planning Manager DATE

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

*Frank Marshall* 12/15/02  
CITY FIRE MARSHAL DATE

LAS VEGAS VALLEY WATER DISTRICT DATE  
*Richard A. Cummings* 12/5/02  
NEVADA POWER COMPANY DATE

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 WILL BE ACCOMPLISHED  
PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND  
REGULATIONS.

*Bryan F. Thelton* 12-12-02  
SOUTHWEST GAS COMPANY DATE

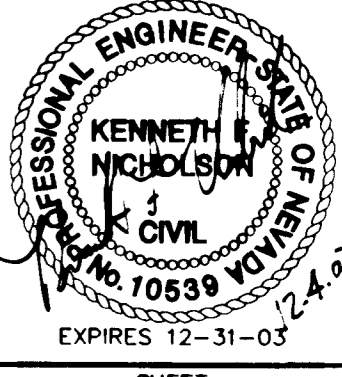
*Yusuf Z. Tapia* 12/04/02  
COX COMMUNICATIONS INC, LAS VEGAS DATE

*Dean T. Whitman* 12/02/02  
SPRINT DEAN T. WHITMAN 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 STATUTES AND/OR  
PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

*Deanne Miller* 12/27/02  
SOUTHERN NEVADA WATER AUTHORITY DATE

SNWA APPROVAL IS VALID FOR ONE YEAR FROM THE SIGNATURE DATE. IF  
CONSTRUCTION WITHIN THE EASEMENT OF RESTRICTED PIPE SAFETY ZONE IS  
NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

7	6	5	4	3	2	1	REV	DATE	BY
CITY OF LAS VEGAS									
KB HOME 750 PILOT ROAD SUITE F LAS VEGAS, NEVADA 89119 (702) 614-2500									
COVER SHEET									
IRON MOUNTAIN RANCH VILLAGE 5 UNIT 3									
DRAWN BY: R.M.S.		DESIGNED BY: R.M.S.		CHECKED BY: M.F.N.		PROJECT NO: 5918-3		SCALE: NA	
AUGUST 02		AUGUST 02		AUGUST 02		HORIZ. NA		VERT. NA	
									
SHEET C1 1 of 14 SHEETS DRAWING NO. 1074-4604-S-3									

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