

IMPROVEMENT PLANS FOR IRON MOUNTAIN RANCH VILLAGE 6 UNIT 2

CITY OF LAS VEGAS
STATE OF NEVADA

KB HOME

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

APN# 125-12-202-002

APPROVALS

for Wagner B. Dowley 3-19-03
CITY ENGINEER CHARLIE KAJKOWSKI 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 3/18/03
M. Margo Wheeler, AICP, Current Planning Manager DATE
PLANNING

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

John H. Hill 3-13-03
CITY FIRE MARSHAL DATE

Debra J. Galt 3-17-03
LAS VEGAS VALLEY WATER DISTRICT (1,2,3,5,6) DATE

Quanita Oddier 2-26-03
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 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.

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Bryan F. Thelton 3-17-03
SOUTHWEST GAS COMPANY DATE

Ladonna Brennan 2-26-03
COX COMMUNICATIONS INC, LAS VEGAS DATE

Dean T. Whitman 2-26-03
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.

Debra J. Galt 3/7/03
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.

PROJECT BENCHMARK

PROJECT DATUM: NAVD88
(OLD) CITY OF LAS VEGAS BENCHMARK 11V90-13NES
NAVD88 ELEVATION: 710.9608 METERS (2332.54 FEET)
PROJECT DESIGNED USING OLD BENCHMARK
(NEW) CITY OF LAS VEGAS BENCHMARK 11V90-13NES
NAVD88 ELEVATION: 710.9181 METERS (2332.40 FEET)
(-0.14 FEET) TO GET NEW PUBLISHED DATUM

ONLY BM 413145, NAVD 88 ELEV=710.953
METERS (2332.52 FEET) DIAMETER CONCRETE MONUMENT
17 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 33.

50473

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.

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REV									DATE BY
CITY OF LAS VEGAS 750 PILOT ROAD SUITE F LAS VEGAS, NEVADA 89119 (702) 614-2500 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS nvada									
COVER SHEET IRON MOUNTAIN RANCH VILLAGE 6 UNIT 2									
DRAWN BY:	NOV. '02								
R.M.S.									
DESIGNED BY:	NOV. '02								
R.M.S.									
CHECKED BY:	NOV. '02								
KEN									
PROJECT NO:	SCALE:	NA							
3974-2		NA							
PROFESSIONAL ENGINEER STATE OF NEVADA KENNETH NICHOLSON CIVIL No. 10559 NOT RE-NEWED EXPIRES 12-31-03									
SHEET C1 1 OF 25 SHEETS DRAWING NO. 1074-4604-6-2									