IMPROVEMENT PLANS
FOR
IRON MOUNTAIN RANCH VILLAGE 8 - UNIT 2

CITY OF LAS VEGAS
STATE OF NEVADA

KB HOME

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

APN# 125-12-301-001

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

CNLV BM 413148, NAVD 88 ELEV=710.953
METERS (2332.52 FEET) 1" DIAMETER CONCRETE MONUMENT
77 FEET SOUTH & 54 FEET WEST OF N.E. CORNER
SEC. 13T19R60E 10' EAST OF LARGE POWER POLE.

BASIS 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.

48332

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

12/23/2002
CITY ENGINEER — CHARLIE KAJKOWSKI, JR. 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.

12/23/02
M. Margo Wheeler, AICP, Current Planning Manager — DATE
PLANNING
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

11/8/02
CITY FIRE MARSHAL — DATE

LAS VEGAS VALLEY WATER DISTRICT — DATE

11-7-02
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 COMMISION'S RULES AND REGULATIONS.

11-7-02
SOUTHWEST GAS COMPANY — DATE

11.05.02
COX COMMUNICATION Las Vegas INC. — DATE

11.06.02
SPRINT — 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.

12/3/02
SOUTHERN NEVADA WATER AUTHORITY — DATE

SNWA APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION WITHIN THE EASEMENT OR RESTRICTED PIPE SAFETY ZONE IS NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

REV	DATE	BY	REVISION
7			
6			
5			
4			
3			
2			
1			

CITY OF LAS VEGAS

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LAS VEGAS, NV 89119
(702) 614-2500

vtn nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597

COVER SHEET

IRON MOUNTAIN RANCH VILLAGE 8 UNIT 2

DRAWN BY: R.M.S. — JUNE 2002
DESIGNED BY: R.M.S. — JUNE 2002
CHECKED BY: KPN — JUNE 2002
PROJECT NO: 6027-2
SCALE: HORZ. N/A VERT. N/A

PROFESSIONAL ENGINEER — KENNETH P. NICHOLSON — CIVIL — No. 10539 — STATE OF NEVADA — 12-23-02
EXPIRES 12-31-03

SHEET C1
1 OF 24 SHEETS

DRAWING NO. 107Y-4604-8-2