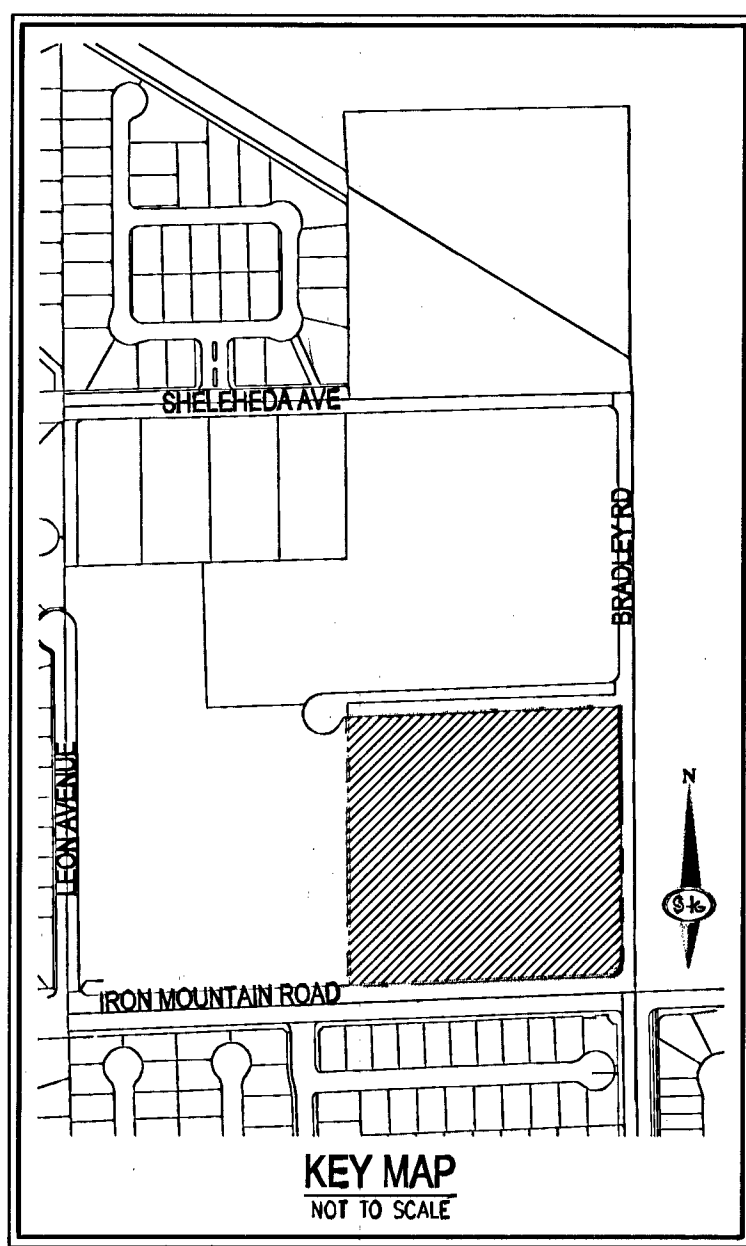




IMPROVEMENT PLANS
FOR
GRANITE FALLS 2
APN 125-01-402-009 THRU 016



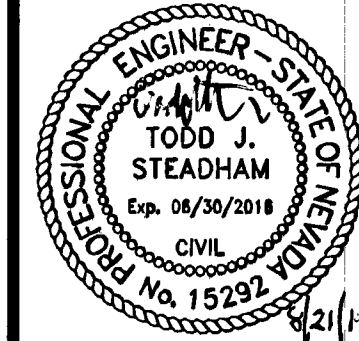
SHEET INDEX		
NO.	SHEET	TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES AND QUANTITIES
3	G-1	GRADING PLAN
4	D-1	STREET SECTIONS AND GRADING DETAILS
5	PP-1	PLAN AND PROFILE - HONEY CREEK AVE
6	PP-2	PLAN AND PROFILE - BRUIN LAKES AVE
7	PP-3	PLAN AND PROFILE - POWELL PRAIRIE AVE
8	PP-4	PLAN AND PROFILE - IRON MOUNTAIN RD
9	PP-5	PLAN AND PROFILE - PAULEY HILLS ST
10	PP-6	PLAN AND PROFILE - SAXON CANYON ST
11	PP-7	PLAN AND PROFILE - BRADLEY RD
12	PP-8	PLAN AND PROFILE - 12-INCH PVC SD BLEEDER
13	PP-9	PLAN AND PROFILE - 12-INCH PVC SD BLEEDER
14	PP-10	PLAN AND PROFILE - STORM DRAIN LATERALS
15	P-1	STREET PLAN AND PROFILE - HONEY CREEK AVE
16	P-2	STREET PLAN AND PROFILE - BRUIN LAKES ST
17	P-3	STREET PLAN AND PROFILE - POWELL PRAIRIE ST
18	P-4	STREET PLAN AND PROFILE - IRON MOUNTAIN RD
19	P-5	STREET PLAN AND PROFILE - PAULEY HILLS ST
20	P-6	STREET PLAN AND PROFILE - SAXON CANYON ST
21	P-7	STREET PLAN AND PROFILE - BRADLEY RD
22	U-1	UTILITY PLAN
23	TR-1	TRAFFIC PLAN
24	L1.01	LANDSCAPE PLAN
25	L1.02	IRRIGATION PLAN

<i>M. S. Mark Swanson</i> 10-16-14 CITY ENGINEER - DAVID BOMERS PER PRO 116138, ACTION DATE <i>Christina Swallow</i> 10-16-14 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 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.	
<i>R. Smith</i> LAS VEGAS FIRE AND RESCUE	9/14/14 DATE
<i>Chris Knight</i> CHRIS KNIGHT, DIRECTOR BUILDING AND SAFETY DEPARTMENT	10-16-14 DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.	
<i>Markus Green</i> CENTRAL TELEPHONE COMPANY D/B/A CENTURYLINK	8/21/14 DATE
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 STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.	
APPROVED FOR CONSTRUCTION <i>Dan Meade</i> LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER PROJECT NO. 122568 DATE: 10-16-14 SHEETS: C-1, C-2, PP-1 THRU PP-10, AND U-1 LYVMD APPROVED FIREFLOW: 1,250 GPM AT 20 PSI RESIDUAL APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LAS VEGAS VALLEY WATER DISTRICT.	
<i>W. H. H. H.</i> NV ENERGY	9-15-14 DATE
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.	
<i>Bruce Kennedy</i> SOUTHWEST GAS	9-15-14 DATE
<i>T. B. B.</i> COX COMMUNICATIONS LAS VEGAS, INC.	8-21-14 DATE
OWNER RICHMOND AMERICAN HOMES 7770 DEAN MARTIN DR #308 LAS VEGAS, NV 89139	
DEVELOPER RICHMOND AMERICAN HOMES 7770 DEAN MARTIN DR #308 LAS VEGAS, NV 89139 PH (702) 617-8464 FX (702) 617-8499 CONTACT: BRIAN WALSH	
PROJECT INFORMATION EXISTING ZONING: R-E PROPOSED ZONING: R-1 ACREAGE (GROSS): 9.18 AC ACREAGE (NET): 6.97 AC TOTAL DWELLING UNITS: 40 TYP. LOT SIZE: 60'x100' MIN. LOT WIDTH: 60' MIN. LOT SQFT: 6,500 SQFT MAX LOT SQFT: 9,483 SQFT DENSITY (NET ACREAGE): 4.36 DU/AC MAX. LOT COVERAGE: 50%	
LEGAL DESCRIPTION LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.	

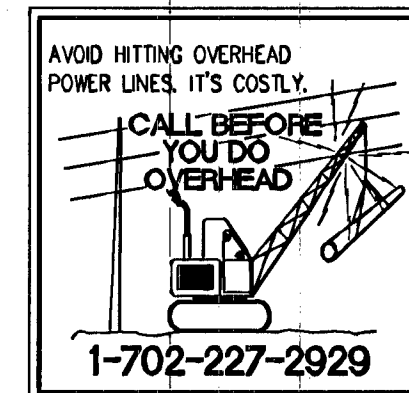
SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89116
PHONE (702) 284-5300 FAX (702) 284-5300

RICHMOND
AMERICAN HOMES
GRANITE FALLS 2
COVER SHEET

DATE: 8/20/14
DRAFTER: CZ
DESIGNER: CZ
CHECKED: TJS
PROJECT NO.
RAH1322-001



C-1
SHEET 1 OF 25



10745005