

IMPROVEMENT PLANS FOR LITTLE BAVARIA ACCESSORY STRUCTURES

APN: 125-35-301-015

APPROVALS

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-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

Jorge Cervantes 12-8-06
 JORGE CERVANTES, PE #13977, PTOE DATE
 CITY ENGINEER, CITY OF LAS VEGAS, NEVADA

CLV PLANNING DEPARTMENT
 THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPT
M. Margo Wheeler 12/1/06
 M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT DATE

Jeff Miller 11/27/06
 CITY OF LAS VEGAS FIRE DEPARTMENT DATE

Mark Wafling 11/27/06
 COX COMMUNICATIONS, LAS VEGAS, INC. DATE

Michael R. Ross 27 Nov 06
 SOUTHWEST GAS CORPORATION DATE

Andrew J. Stiles 11-27-06
 EMBARRAS DATE

THE AFFIXED APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOW OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Mike Kavanagh 11-27-06
 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 COMMISSIONS RULES AND REGULATIONS.

Steve Johnson 12-07-06
 LAS VEGAS VALLEY WATER DISTRICT (PROJECT NO. H113632) DATE
 (APPROVAL FOR SHEETS 1, 2, 5, 6 & 7)

OWNER
 RANCHO DRIVE, LLC
 5050 NORTH RAINBOW
 LAS VEGAS, NEVADA 89130
 CONTACT: RANDY O'CONNOR
 (310) 288-9978

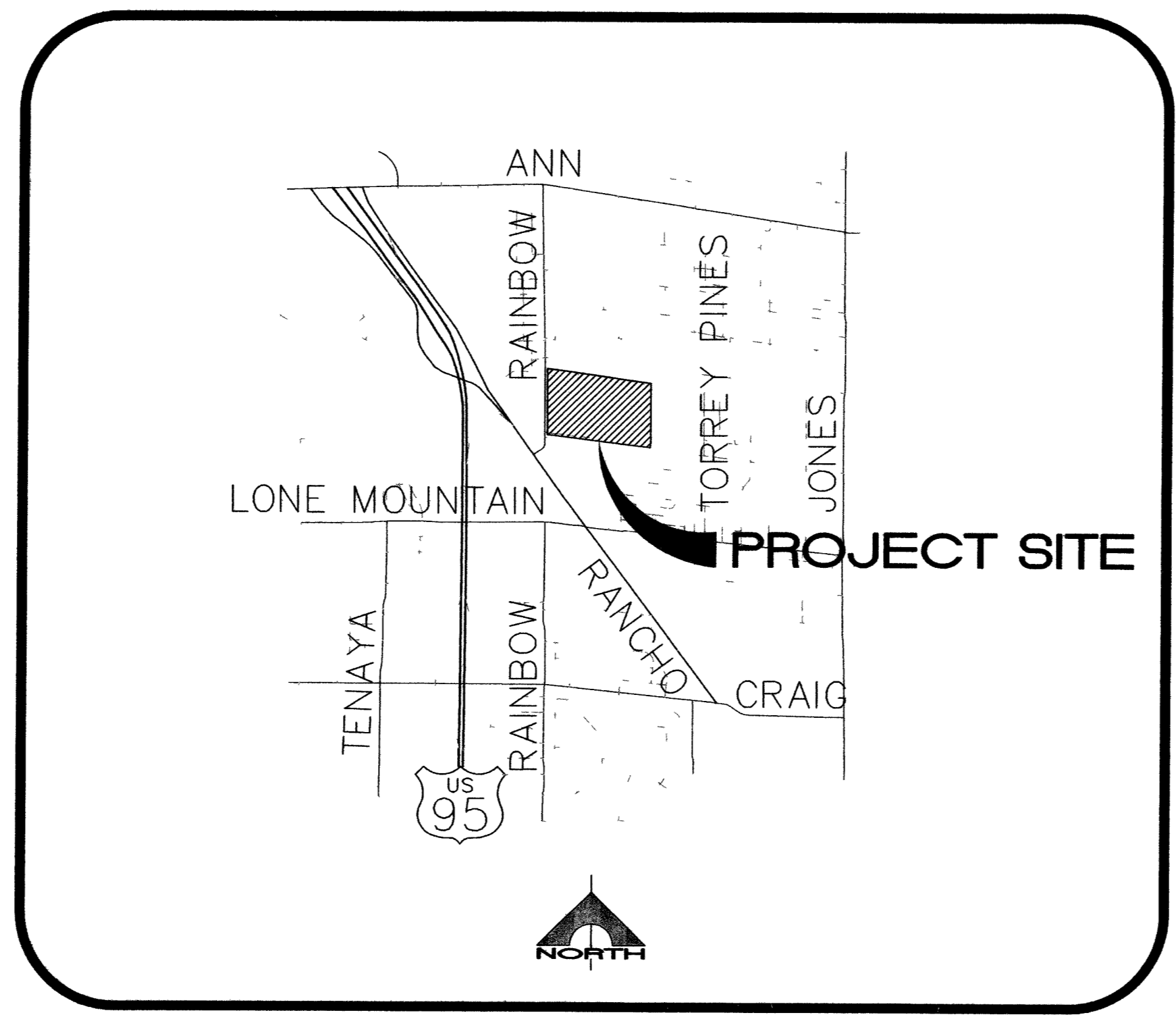
BENCHMARK
 BM #0LV90 345ES (NAVD 88)
 RIVET & PLATE IN TOP OF CURB @ NW CORNER OF LONE MOUNTAIN & RAINBOW.
 ELEVATION=2319.70 FEET 707.0461 METERS

BASIS OF BEARING
 S02°10'14"E BEING THE CENTER LINE OF RAINBOW BLVD. AS SHOWN ON FINAL MAP BOOK 88 PAGE 74

LEGAL DESCRIPTION
 APN: 125-35-301-015
 BEING A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 35,
 TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

ABBREVIATIONS

ABAN	ABANDON	ISL	ISLAND
AIP	ABANDONED IN PLACE	LOC	LENGTH OF CURB
AGG	AGGREGATE	LT	LEFT
ALT	ALTERNATE	MH	MANHOLE
AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
AVE	AVENUE	MIN	MINIMUM
BCR	BACK OF CURB RADIUS	NG	NATURAL GROUND
BVC	BEGINNING OF VERTICAL CURVE	N/O	NORTH OF
BM	BENCH MARK	NTS	NOT TO SCALE
BORY LINE	BOUNDARY LINE	OC	ON CENTER
CATV	CABLE TELEVISION	OG	OPEN-GRADED PAVEMENT
C-C	CENTER TO CENTER	PI	POINT OF INTERSECTION
C	CENTERLINE	PRC	POINT OF REVERSE CURVE
CC	CLARK COUNTY	PC	POINT OF CURVE
CCSD	CLARK COUNTY SCHOOL DISTRICT	PT	POINT OF TANGENCY
CI	CAST IRON	PCC	POINT OF COMPOUND CURVE
CO	CLEANOUT, SEWER	PCC, CONC	PORTLAND CEMENT CONCRETE
COMM	COMMERCIAL	PP	POWER POLE
CONC.	CONCRETE	P	POWER
CONST	CONSTRUCTION OR CONSTRUCT	PROP	PROPOSED
COR	CORNER	PB	PULL BOX
C&G	CURB & GUTTER	RP	RADIUS POINT
CP	CAST IRON PIPE	R	RADIUS
COL	COLUMN	RR	RAILROAD
CULV	CULVERT	REIN	REINFORCED
CF	CURB FACE	RC	REINFORCED CONCRETE
DEPT	DEPARTMENT	RCB	REINFORCED CONCRETE BOX
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RT	RIGHT
DI	DROP INLET	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	RD	ROAD
E/O	EAST OF	RTN	RETURN
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
E	ELECTRIC	SHT	SHEET
EM	ELECTRIC METER	S/O	SOUTH OF
ELEV	ELEVATION	SW	SIDEWALK
EMBK	EMBANKMENT	SQ FT, SF	SQUARE FOOT
ECR	END OF CURB RETURN	SQ YD, SY	SQUARE YARD
EC	END OF CURVE	STA	STATION
EVC	END OF VERTICAL CURVE	SD	STORM DRAIN
EX BLDG	EXISTING BUILDING CORNER	STD	STANDARD
EX FNC	EXISTING FENCE	STRUCT	STRUCTURAL OR STRUCTURE
EX FNC-COR	EXISTING FENCE CORNER	SL	STREETLIGHT
EX LS	EXISTING LANDSCAPE	TEMP	TEMPORARY
EX TC-AP	EXISTING TOP OF CURB - ANGLE POINT	TC	TOP OF CURB
EXIST	EXISTING	TOCH	TOP OF CHANNEL WALL
FT	FEET OR FOOT	TOE	BOTTOM OF SLOPE
FG	FINISH GRADE	TOS	TOP OF SLAB
FA	FIRE ALARM	TC	TOP OF GRATE
FF	FINISH FLOOR	TOP	TOP OF SLOPE
FH	FIRE HYDRANT	TP	TOP OF PIPE
FL	FLOWLINE	TSI	TRAFFIC SIGNAL
GALV	GALVANIZED	TSI	TRAFFIC SIGNAL
GM	GAS METER	INTERCONNECT	INTERCONNECT
S-G	STEEL GAS	TRANS	TRANSITION
GR	GRADE BREAK	TYP	TYPICAL
GUT	GUTTER	UG	UNDERGROUND
HDWL	HEADWALL	VERT	VERTICAL
HP	HIGH POINT	VC	VERTICAL CURVE
IE	INVERT ELEVATION	VG	VALLEY GUTTER
INT	INTERSECTION	VCPW	VITRIFIED CLAY PIPE
INV	INVERT	WM	WATER METER
		W/O	WEST OF



VICINITY MAP

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7	ONSITE UTILITY/FIRE PLAN SHEET 3 OF 3

SYMBOLS/LEGEND

DESCRIPTION	PROPOSED	EXISTING
ELEVATION	38.50 TC	138.50 TC
PROPERTY LINE	---	---
CONTOUR LINE	---	---
FENCE	X-X-X	X-X-X
BLOCK WALL	---	---
GAS	---	---
WATER	---	---
OVERHEAD POWER	---	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
SAWCUT LINE	---	---
SIGN	•	•
STREET LIGHT	⊙	⊙
FIRE HYDRANT	⊙	⊙
"L" TYPE CURB & GUTTER	---	---
"A" TYPE CURB	---	---
SIDEWALK RAMP	---	---
SITE VISIBILITY ZONE	---	---

98523 102611 103878

H 17647

APPROVAL	DATE	DESCRIPTION
MLW	12/1/06	REV. PAVEMENT AREAS FOR TRENCH WORKING FOR TRINCH (SHOWN)
MLW	5/4/07	REV. ON-SITE DRAIN PIPES FOR TRENCH WORKING
MLW	5/4/07	REV. ON-SITE DOMESTIC WATER SERVICE
MLW	10/2/17	REV. ON-SITE WATER LINES

OWNER/DEVELOPER
 RANCHO DRIVE, LLC
 EGM MANAGEMENT, LLC
 8660 WEST CHARLESTON #102-138
 LAS VEGAS, NV 89117
 (702) 328-8665
 FAX: (702) 582-2810

WARLING ENGINEERING
 MARK WAFLING, PE
 8101 WEST SAHARA #105-15
 LAS VEGAS, NV 89117
 (702) 868-8275
 FAX: (702) 289-8273

PROJECT:
**LITTLE BAVARIA
 ACCESSORY STRUCTURES**
 5050 NORTH RAINBOW BLVD CITY OF LAS VEGAS

SHEET TITLE:
COVER SHEET

SCALE: N/A

JOB NO: ---

DRAWN BY: MRA

CHECKED BY: MLW

SHEET NO:
1 of 7

107V 4191-2