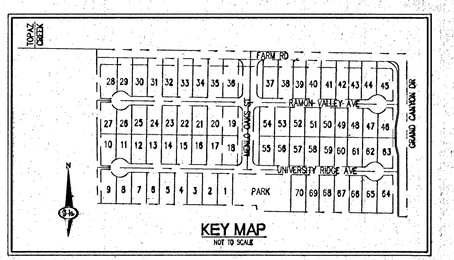
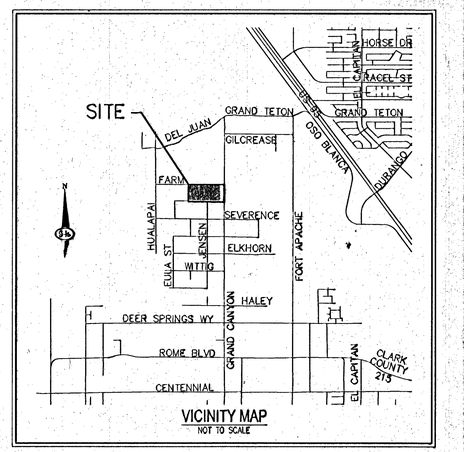
LENNAR®

IMPROVEMENT PLANS
FOR
NORTH CREEK

APN: A PORTION OF 125-18-301-025



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX		
NO.	SHEET	SHEET TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES & QUANTITIES
3	G-1	GRADING PLAN I
4	G-2	GRADING PLAN II
5	D-1	GRADING DETAILS AND SECTIONS I
6	D-2	GRADING DETAILS AND SECTIONS II
7	D-3	GRADING DETAILS AND SECTIONS III
8	PP-1	PLAN AND PROFILE - FARM ROAD
9	PP-2	PLAN AND PROFILE - FARM ROAD
10	PP-3	PLAN AND PROFILE - FARM ROAD
11	PP-4	PLAN AND PROFILE - GRAND CANYON DRIVE
12	PP-5	PLAN AND PROFILE - STORM DRAIN
13	PP-6	PLAN AND PROFILE - DRAINAGE CHANNEL
14	PP-7	PLAN AND PROFILE-MENLO OAKS STREET
15	PP-8	PLAN AND PROFILE- RAMON VALLEY AVE
16	PP-9	PLAN AND PROFILE- RAMON VALLEY AVE.
17	PP-10	PLAN AND PROFILE- UNIVERSITY RIDGE AVE.
18	PP-11	PLAN AND PROFILE- UNIVERSITY RIDGE AVE.
19	MU	MASTER UTILITY PLAN
20	U-1	UTILITY PLAN I
21	U-2	UTILITY PLAN II
22	T-1	TRAFFIC PLAN I
23	T-2	TRAFFIC PLAN II
24	L1.00	LANDSCAPE COVER SHEET
25	L1.01	LANDSCAPE PLANTING PLAN
26	L1.02	LANDSCAPE COVER SHEET
27	L1.03	LANDSCAPE COVER SHEET
28	L1.04	LANDSCAPE COVER SHEET
29	L1.05	LANDSCAPE COVER SHEET
30	L4.01	LANDSCAPE DETAILS

APPROVALS

CITY ENGINEER-DAVID BOWERS PE, P.TOE #10738 — DATE 4/2/14

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED OF 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.

LAS VEGAS FIRE & RESCUE — DATE 3/5/14

CHRIS KNIGHT, DIRECTOR
BUILDING AND SAFETY DEPARTMENT — DATE 4-2-14

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

MICHELL R. TURNER

~~CENTURYLINK~~ CENTRAL TELEPHONE Co. dba CENTURYLINK — DATE 1-22-14

THE AFFIXED EMBARQ 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 STATUES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER — DATE 3/18/14
PROJECT NO. 121449
LVVWD APPROVED FIRE FLOW 1750 GPM AT 20 PSI RESIDUAL
SHEETS C-1, C-2, D-2, PP-1 THRU PP-11, MU, U-1 & U-2 (PP-8 NOT REQD)

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM LAS VEGAS VALLEY WATER DISTRICT.

NV ENERGY — DATE 01-22-2014

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.

SOUTHWEST GAS — DATE 2-6-14

KIM WHITE
CCI COMMUNICATIONS LAS VEGAS, INC. — DATE 1/22/13

PROJECT INFORMATION

ZONING:	R-PD4
ACREAGE:	19.94 AC (GROSS) 18.10 AC (NET)
No. OF LOTS:	70
No. OF COMMON LOTS:	5
LOCATION:	CITY OF LAS VEGAS, NV

A PORTION OF APN 125-18-301-025

OWNER
LENNAR COMMUNITIES NEVADA
2490 PASEO VERDE
PARKWAY, SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700

DEVELOPER
LENNAR COMMUNITIES NEVADA
2490 PASEO VERDE
PARKWAY, SUITE 120
HENDERSON, NV 89074
PH (702) 458-7700

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

BENCHMARK
CITY OF LAS VEGAS BENCHMARK STATION: 6LV9018C4

BEING A RIVET AND PLATE IN THE TOP OF CURB AT SOUTHEAST CORNER OF GRAND CANYON DR. AND FARM RD.

ELEVATION: 2768.35 US SURVEY FEET (NAVD88)
843.168 METERS

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE FOUND AND HELD MONUMENTS MARKING THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 13, T19S, R60E, MDM, CLARK COUNTY, NEVADA PER RECORD OF SURVEY BOOK 123, PAGE 32, CLARK COUNTY RECORDER'S OFFICE AS SOUTH 88°46'48" EAST.

NOTE
ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: HTTP://WWW.STATE.NV.US/DWQ/STORMGH.HTM PROJECTS THAT DISTURB MORE THEN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILING FEE.

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you do UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA
COMPUTERIZED TRAFFIC SYSTEM

Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
1-800-227-2600
AND
CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

11# 51775

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

LENNAR®
CITY OF LAS VEGAS, NEVADA
NORTH CREEK
COVER SHEET
S18 T19S R60E

DATE: 01/20/14
DRAFTER: KS
DESIGNER: KS
CHECKED: STS
PROJECT NO. LEN1308-001

TODD J. STEADHAM
Exp. 06/30/2014
CIVIL
No. 15292
STATE OF NEVADA
1/21/14

C-1
SHEET 1 OF 30

1074 4993

F:\Jobs\0407-004 north creek\dwg\LEN1308-001.dwg 1/20/2014 10:01 AM Rhonda Miller