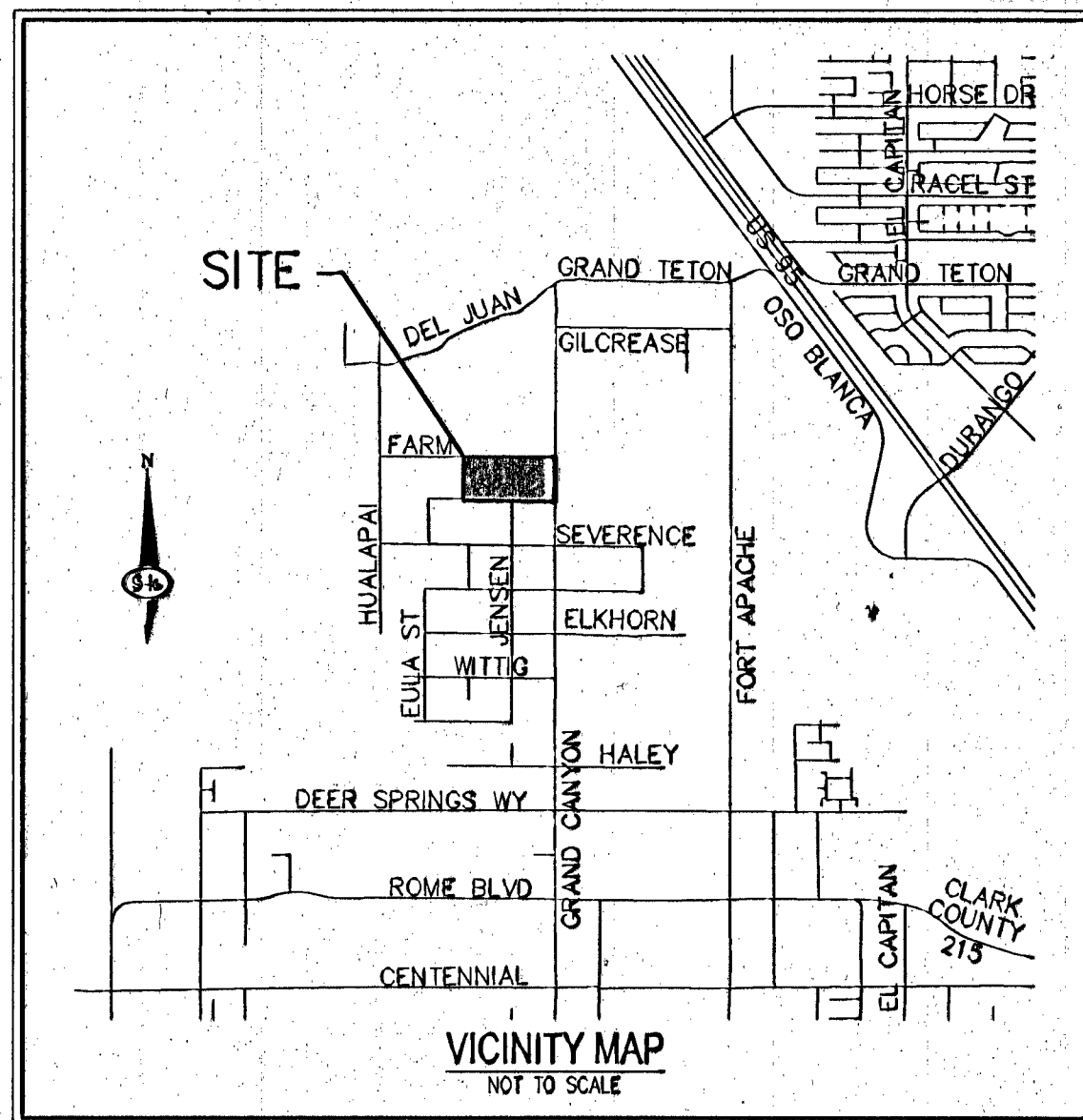
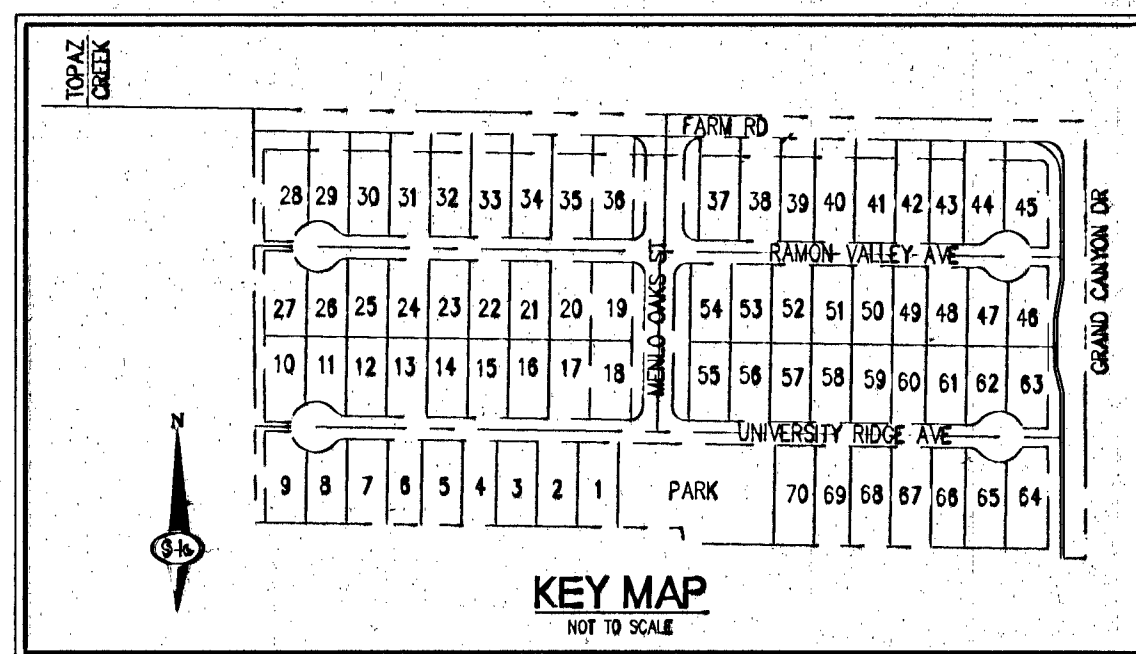


LENNAR®

IMPROVEMENT PLANS
FOR
NORTH CREEK

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



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APPROVALS	
 CITY ENGINEER-DAVID BOMERS PE, PTOE #18738 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 FROM 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 KIEFER, DIRECTOR BUILDING AND SAFETY DEPARTMENT DATE 4-2-14	
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.	
 MICHELLE R. TURNER 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 STATUTES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.	
APPROVED FOR CONSTRUCTION LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER PROJECT NO. 124343 DATE 3/12/14 LIVID APPROVED FIRE FLOW 1.50 GPM AT 20 PS RESIDUAL SHEETS C-1, C-2, D-2, PP-1 THRU PP-11, MU, U-1 & U-2 (PP-6 NOT RECD)	
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 COX COMMUNICATIONS LAS VEGAS, INC. DATE 1/23/13	

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 89014 PH (702) 458-7700	

DEVELOPER	
LENNAR COMMUNITIES NEVADA 2490 PASEO VERDE PARKWAY, SUITE 120 HENDERSON, NV 89014 PH (702) 458-7700	

ENGINEER	
SLATER HANIFAN GROUP 5740 S. ARVILLE ST. SUITE 218 LAS VEGAS, NV 89118 PH (702) 284-5300 FX (702) 284-5399	

BENCHMARK	
CITY OF LAS VEGAS BENCHMARK STATION: 8LV018C4	
BEING A CORNER AND PLATE IN THE TOP OF CURB AT SOUTHEAST CORNER OF GRAND CANYON DR. AND FARM RD.	
ELEVATION: 2768.35 US SURVEY FEET (NAVD88) 843.189 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 (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, T19S, R06E, MO. 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 (NDPE). 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/dwpe/stormwater.htm> PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO NDPE A NOTICE OF INTENT FOR INCLUSION UNDER STORMWATER PERMIT NO. NV1000000 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
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

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

SLATER HANIFAN GROUP CONSULTING ENGINEERS & PLANNERS 5740 S. ARVILLE STREET #218, LAS VEGAS, NV 89118 PHONE (702) 284-5300 FAX (702) 284-5399	CITY OF LAS VEGAS, NEVADA	DATE: 01/20/14
PROJECT NO. LEN1308-001	DATE: 01/20/14	DRAFTER: KS
DESIGNER: KS	CHECKED: STS	PROJECT NO. LEN1308-001
PROFESSIONAL ENGINEER - SLATER HANIFAN GROUP TODD J. STEADHAM Exp. 04/30/2014 CIVIL No. 15292	C-1 SHEET 1 OF 30	1074 4993