

IMPROVEMENT PLANS

FOR

MACKENZIE PARC

AN 11 LOT SINGLE FAMILY PROJECT

CITY OF LAS VEGAS

STATE OF NEVADA

APN 125-26-803-005

3.85± ACRES

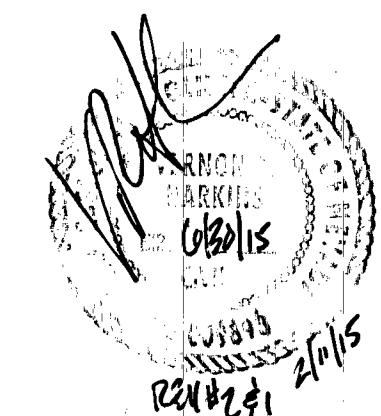
RICHMOND AMERICAN HOMES

7770 SOUTH DEAN MARTIN DRIVE

LAS VEGAS, NEVADA 89139

(702) 617-8412

CONTACT: BRIAN WALSH



APPROVALS

Jorge Cervantes
JORGE CERVANTES, PE No 18977, PTOE
CITY ENGINEER
DATE 10/15/07

APPROVAL OF THESE PLANS 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 STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Armando Romo Jr.
LAS VEGAS VALLEY WATER DISTRICT
PROJECT #112741 SHEETS C1, C3, UT1, PP1
DATE 10-1-07

Armando Romo Jr.
NEVADA POWER COMPANY
DATE 10-2-07

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 COMMISSION'S RULES AND REGULATIONS.

Kevin Camp
EUREKA TELEPHONE
DATE 8-31-07

Kevin Camp
COX COMMUNICATIONS LAS VEGAS, INC.
DATE 8/31/07

Kevin Camp
SOUTHWEST GAS CORPORATION
DATE 8/31/07

Kevin Camp
DOUG RANKIN, AICP, PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.
DATE 10-2-07

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Avoid cutting underground utility lines. It's costly.
Call before you dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact
Call before you overhead
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Avoid hitting underground traffic signal system and street light system conduits. It's costly.
CALL BEFORE YOU DO UNDERGROUND
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

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LEGAL DESCRIPTION

BEING A PORTION OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 81°04'36" WEST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 948.99 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 28; THENCE NORTH 00°44'50" EAST ALONG SAID EAST LINE, A DISTANCE OF 50.51 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ANN ROAD (100.00 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 81°04'36" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 283.53 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 81°37'36", AN ARC LENGTH OF 38.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAVERICK STREET (60.00 FEET WIDE); THENCE NORTH 00°53'00" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 571.22 FEET TO A POINT ON THE NORTH LINE OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 28; THENCE SOUTH 81°50'27" EAST ALONG SAID NORTH LINE, A DISTANCE OF 283.24 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 28; THENCE SOUTH 00°44'50" WEST ALONG THE AFOREMENTIONED EAST LINE OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 28, A DISTANCE OF 597.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.847 ACRES (167,562 SQUARE FEET).

BASIS OF BEARING

NORTH 81°04'36" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 21, PAGE 55 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV90 35MMØ RIVET AND ROUND PLATE IN THE TOP OF CURB SOUTHEAST CORNER OF ANN ROAD AND MAVERICK STREET NEAR THE PT OF MAVERICK STREET.

ELEVATION = 702.1083 METERS (NAV80)
= 2303.50 FEET (NAV80)

RICHMOND AMERICAN HOMES
7770 SOUTH DEAN MARTIN DRIVE
LAS VEGAS, NEVADA 89139
TEL: (702) 617-8412 CONTACT: BRIAN WALSH

LR NELSON CONSULTING ENGINEERS, INC.
STRUCTURAL
CIVIL
PLANNING
SURVEY
6725 West Russell Road
Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2266 FAX

COVER SHEET
MACKENZIE PARC
MAVERICK STREET AND ANN ROAD
CITY OF LAS VEGAS

DRAWN BY: MAY 2007
DESIGNED BY: BL
CHECKED BY: KDM
PROJECT NO: 7114-009-072
SCALE:
SHEET C1
1 OF 9 SHEETS
DRAWING NO. 107Y4937