Pardee Homes

PROVIDENCE POD 307 PHASE 2

A SINGLE FAMILY DETACHED RESIDENTIAL COMMUNITY

APN 126-24-410-006

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

ALL OF LOT 307 OF "CLIFFS EDGE PARENT" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM ALL OF "PROVIDENCE POD 307 PHASE 1" AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143, PAGE 46 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

CONTAINING 8.96 ACRES, MORE OR LESS.

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	D-2	GRADING DETAILS II
6	PP-1	AUBURN SPRINGS AVE PLAN AND PROFILE
7	PP-2	EMERSON GARDENS ST PLAN AND PROFILE
8	PP-3	MAYFAIR PARK ST PLAN AND PROFILE
9	PP-4	SCOTTS CROSSING ST PLAN AND PROFILE
10	PP-5	BERKSHIRE WOODS AVE PLAN AND PROFILE
11	U-1	UTILITY PLAN
12	T-1	TRAFFIC PLAN
SOUTHWEST GAS		
1	SHEET 1	
2	SHEET 2	
3	SHEET 3	

APPROVALS

CITY ENGINEER-DAVID BOWERS PE, PTOE #16736 — 11/1/12 DATE

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 AND RESCUE — 10/11/12 DATE

DOUG RANKIN, AICP
PLANNING MANAGER — 11-1-12 DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTURYLINK — 5/22/12 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 STATUES AND / OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 117339 DATE: 10/11/12
LVVWD APPROVED FIRE FLOW 1,500 GPM AT 20 PSI RESIDUAL
SHEETS: C-1, C-2, D-2, PP-1 THRU PP-5 & U-1

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

NV ENERGY — 5-22-2012 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.

SOUTHWEST GAS — DATE

COX COMMUNICATIONS LAS VEGAS, INC. — 5/22/12 DATE

PROJECT INFORMATION

ZONING:	PD (RSL)
ACREAGE:	8.96
NO. OF LOTS:	58
LOCATION:	LAS VEGAS, NV
APN 126-24-410-006	

OWNER

PARDEE HOMES OF NEVADA
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-6881

DEVELOPER

PARDEE HOMES OF NEVADA
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-6881

ENGINEER

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

BENCHMARK

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BENCHMARK NUMBER: 5LV99 26NES
ELEVATION = 908.758 METERS, 2981.48 FEET

RIVET & PLATE IN CONCRETE CYLINDER 134' SOUTHWEST OF MAINWAL & CENTENNIAL & 4' WEST +/- OF PP #359 (PER THE CLV VERTICAL CONTROL: 2008 ADJUSTMENT UPDATED 5/24/2010)

BASIS OF BEARING

SOUTH 89°00'28" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 118, PAGE 88 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

RELEASED FOR:

☐ BID
☐ CONSTRUCTION

PARDEE HOMES OF NEVADA — DATE

NOTE

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/BWPC/STORM01.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 FILLING 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

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.

CITY OF LAS VEGAS, NV

Pardee Homes
PROVIDENCE POD 307 PHASE 2
COVER SHEET

S 24 T 19 S R 59 E

DATE: 5/17/12
DRAFTER: JDP
DESIGNER: JDP
CHECKED: JLH

PROJECT NO.
PAR1002-002

PROFESSIONAL ENGINEER STATE OF NEVADA — JAMES L. HACKMAN — Exp. 06/30/13 — CIVIL — No. 16658 — 05/17/12

C-1
SHEET 1 OF 15

H# 44782

107 Y 4916-2