

HAMMER ESTATES

A SINGLE FAMILY DETACHED SUBDIVISION

LOCATED IN
THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

PROJECT SUMMARY

ZONING R1
 GROSS ACRES 9.13 ACRES
 TOTAL NUMBER OF LOTS 38

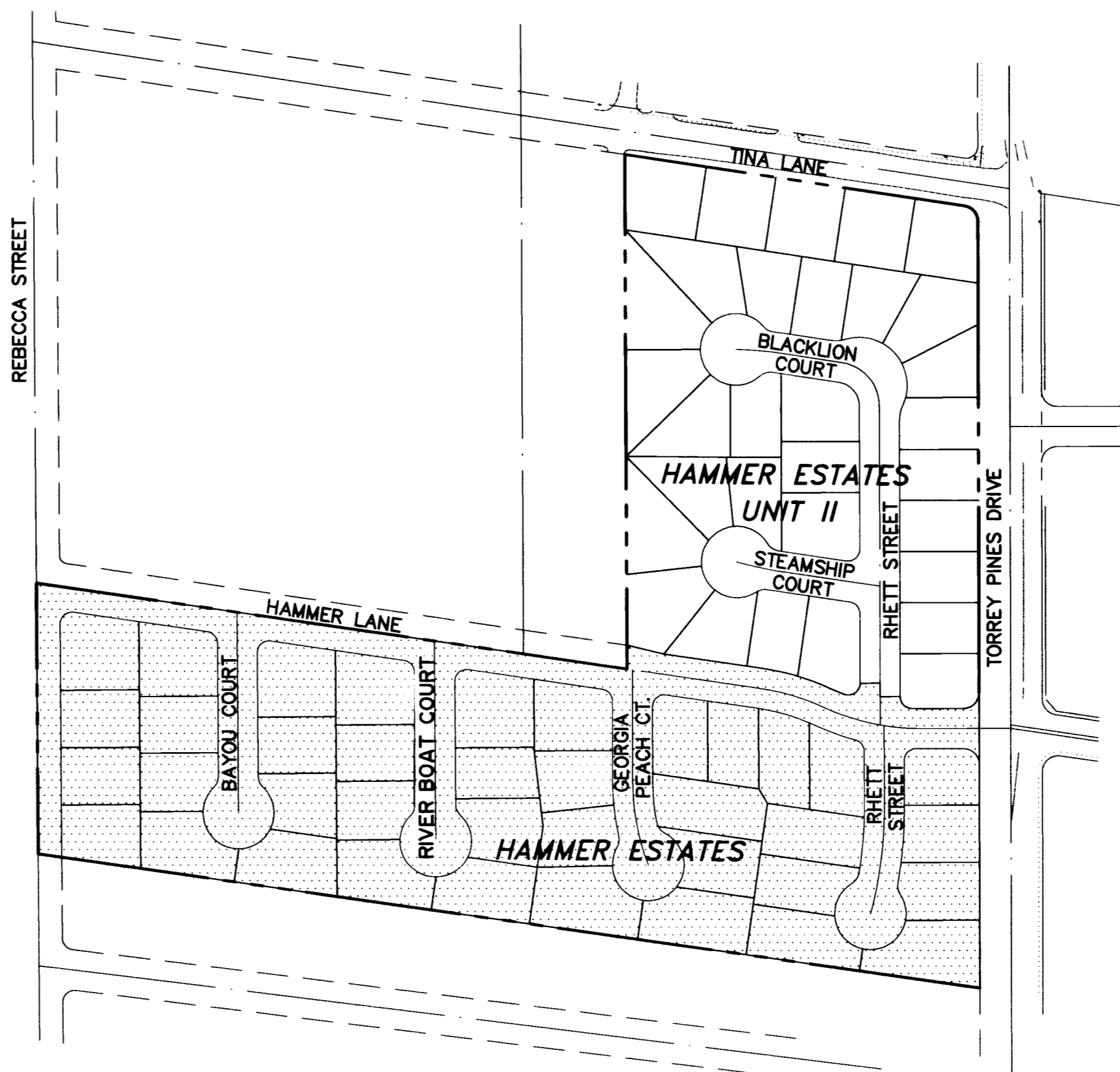
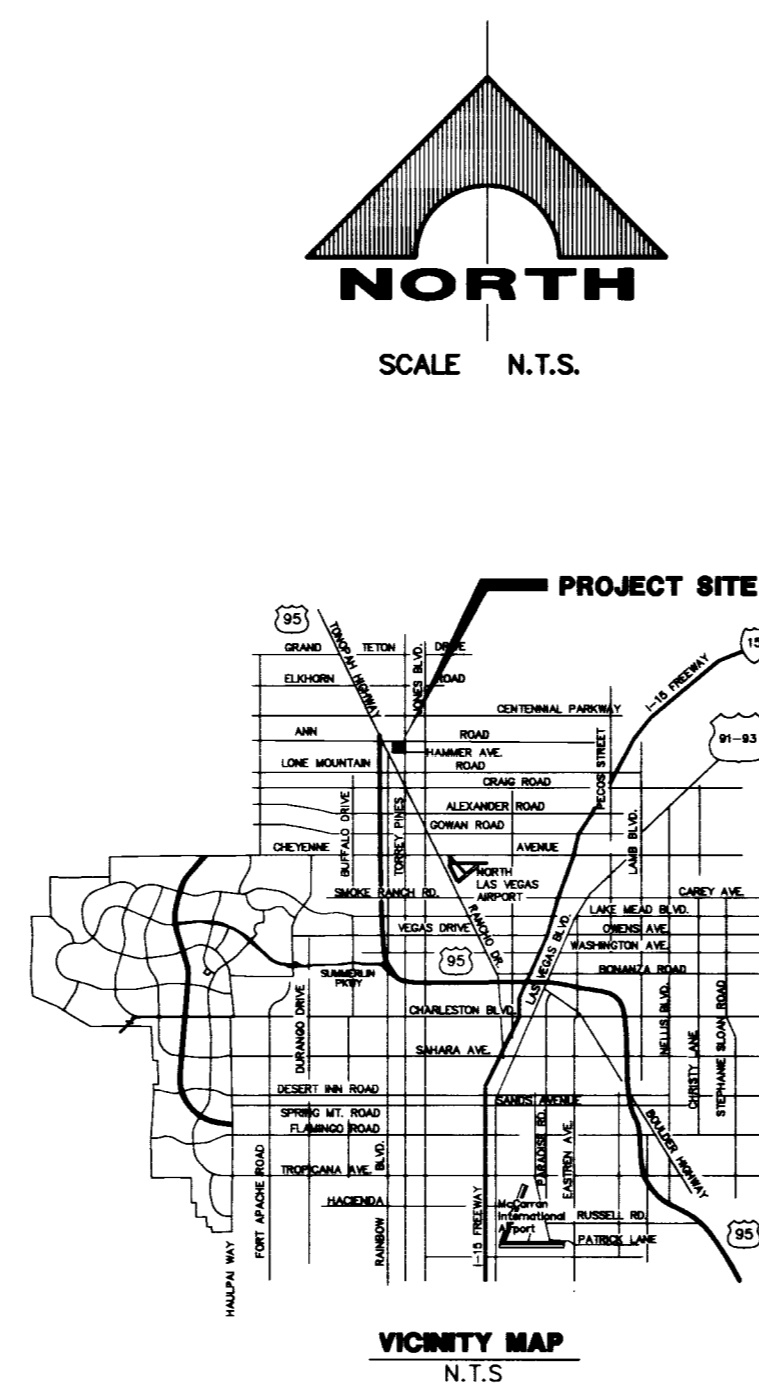
DEVIATION FROM STANDARDS

1. KNUCKLE GEOMETRY
2. OFF-SET CROWN ON TORREY PINES DRIVE DUE TO EXISTING CONDITIONS, SHEET 4
3. LESS THAN MINIMUM CROSS-SLOPE ON REBECCA STREET DUE TO EXISTING CONDITIONS, SHEET 7

INDEX OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES, TYPICAL SECTIONS AND QUANTITIES
3. MASTER UTILITY PLAN 1"=50"
4. PLAN & PROFILE - TORREY PINES DRIVE 1"=40'
5. PLAN & PROFILE - HAMMER LANE 1"=40'
6. PLAN & PROFILE - HAMMER LANE 1"=40'
7. PLAN & PROFILE - REBECCA STREET 1"=40'
8. PLAN & PROFILE - BAYOU COURT / GEORGIA PEACH COURT
9. PLAN & PROFILE - RIVER BOAT COURT / RHETT STREET
10. GRADING PLAN 1 1"=30'
11. GRADING PLAN 2 1"=30'
12. GRADING DETAILS

VICINITY AND LOCATION MAP



APPROVALS

APPROVALS	
<i>Dennis Anderson</i> CITY OF LAS VEGAS - CITY ENGINEER - DENNIS ANDERSON - P.E. #9160	3/14/97 DATE
<i>George A. Jacoby</i> LAS VEGAS VALLEY WATER DISTRICT - GEORGE A. JACOBY	2-20-97 DATE
<i>City of Las Vegas Fire Department</i>	2/20/97 DATE
<i>Southwest Gas</i>	1-14-97 DATE
<i>Nevada Power Company</i>	1-15-97 DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

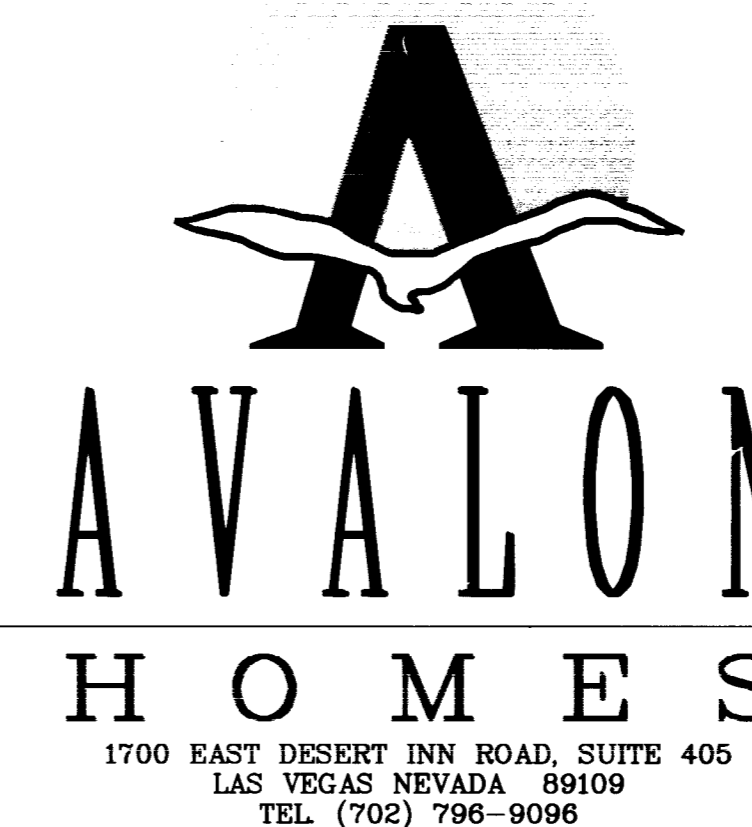
BASIS OF BEARINGS

SOUTH 00°07'52" EAST BEING THE CENTERLINE OF TORREY PINES DRIVE. AS SHOWN IN FILE 40 PAGE 42 OF PARCEL MAPS, SHOWN SECTION 35, TOWNSHIP 19 SOUTH, RANGE 60 EAST.

BENCH MARK

CITY OF LAS VEGAS BENCH MARK NO. 1LV90 35NNW6 5/8" REBAR 2' FROM WALL, CENTER OF RETURN S.E. COR OF REBECCA RD. & ANN RD.
ELEVATION = 2318.265 FT NAVD 88

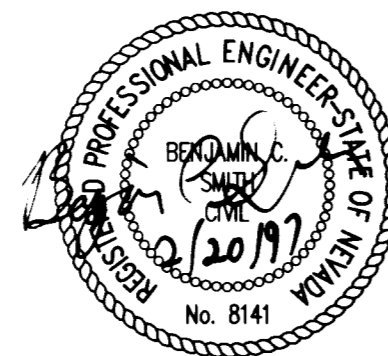
OWNER/DEVELOPER



ENGINEER

G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD., LAS VEGAS, NEVADA 89102

TELEPHONE: 363-1200

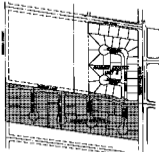




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<p>ZONING R1 GROSS ACRES 9.33 ACRES TOTAL NUMBER OF LOTS 38</p>	 <p>LOCATION MAP</p>	<p>APPROVALS</p> <p>City of Las Vegas - Planning Dept. _____</p> <p>City of Las Vegas - Public Works Dept. _____</p> <p>Clark County - Planning Dept. _____</p> <p>Clark County - Public Works Dept. _____</p> <p>Clark County - Health Dept. _____</p> <p>Clark County - Fire Dept. _____</p> <p>Clark County - Sheriff's Dept. _____</p> <p>Clark County - Assessor's Office _____</p> <p>Clark County - Registrar's Office _____</p>
<p>DEVIATION FROM STANDARDS</p> <p>1. SETBACKS AS SHOWN</p> <p>2. SIDE SET CORNER OR CORNER FROM DRIVE SIDE TO EXISTING CONCERNING STREET A</p> <p>3. LANE TRAIL SIDEWALK CROSS-WALKS OR SIDEWALK STREET USE TO EXISTING CONCERNING STREET B</p>		<p>BASE OF BEARING</p> <p>ALL BEARING TO BE AS SHOWN ON THIS PLAN. BEARING TO BE AS SHOWN ON THIS PLAN. BEARING TO BE AS SHOWN ON THIS PLAN.</p> <p>TRICH MARK</p> <p>SEE PLAN FOR TRICH MARK. SEE PLAN FOR TRICH MARK. SEE PLAN FOR TRICH MARK.</p> <p>OWNER/DEVELOPER</p>  <p>AVALON HOMES</p>
<p>INDEX OF DRAWINGS</p> <p>1. COVER SHEET</p> <p>2. GENERAL NOTES, SPECIAL NOTATIONS AND REVISIONS</p> <p>3. MAPS AND VARIETY PLAN 1"=50'</p> <p>4. PLAN & PROFILE - STREET FRONT DRIVE 1"=40'</p> <p>5. PLAN & PROFILE - SIDEWALK LANE 1"=40'</p> <p>6. PLAN & PROFILE - SIDEWALK LANE 1"=40'</p> <p>7. PLAN & PROFILE - SIDEWALK STREET 1"=40'</p> <p>8. PLAN & PROFILE - DRIVE CORNER / SIDEWALK STREET</p> <p>9. PLAN & PROFILE - DRIVE CORNER / STREET FRONT</p> <p>10. GRADING PLAN 1 1"=50'</p> <p>11. GRADING PLAN 2 1"=50'</p> <p>12. GRADING NOTES</p>	<p>ENGINEER</p>  <p>G.C. WALLACE, INC. Engineering/Architecture 1000 WEST HIGHLAND AVENUE, SUITE 200 LAS VEGAS, NEVADA 89102</p>	<p>SHEET 1 OF 3 877-1212</p>

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