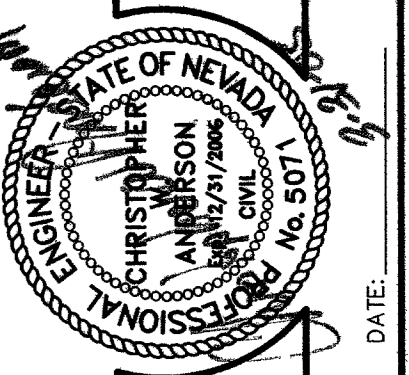


# IMPROVEMENT PLANS FOR SABLE OAKS II

APN # 125-32-501-009, 125-32-501-010, 125-32-501-011, 125-32-501-021  
125-32-501-022, 125-32-501-023

CLARK COUNTY, NEVADA



**BASIS OF BEARING**  
THE BEARING OF NORTH 88°50'50" EAST, BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN BY SURVEY IN FILE 99, PAGE 93 OF PARCELS MAPS ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

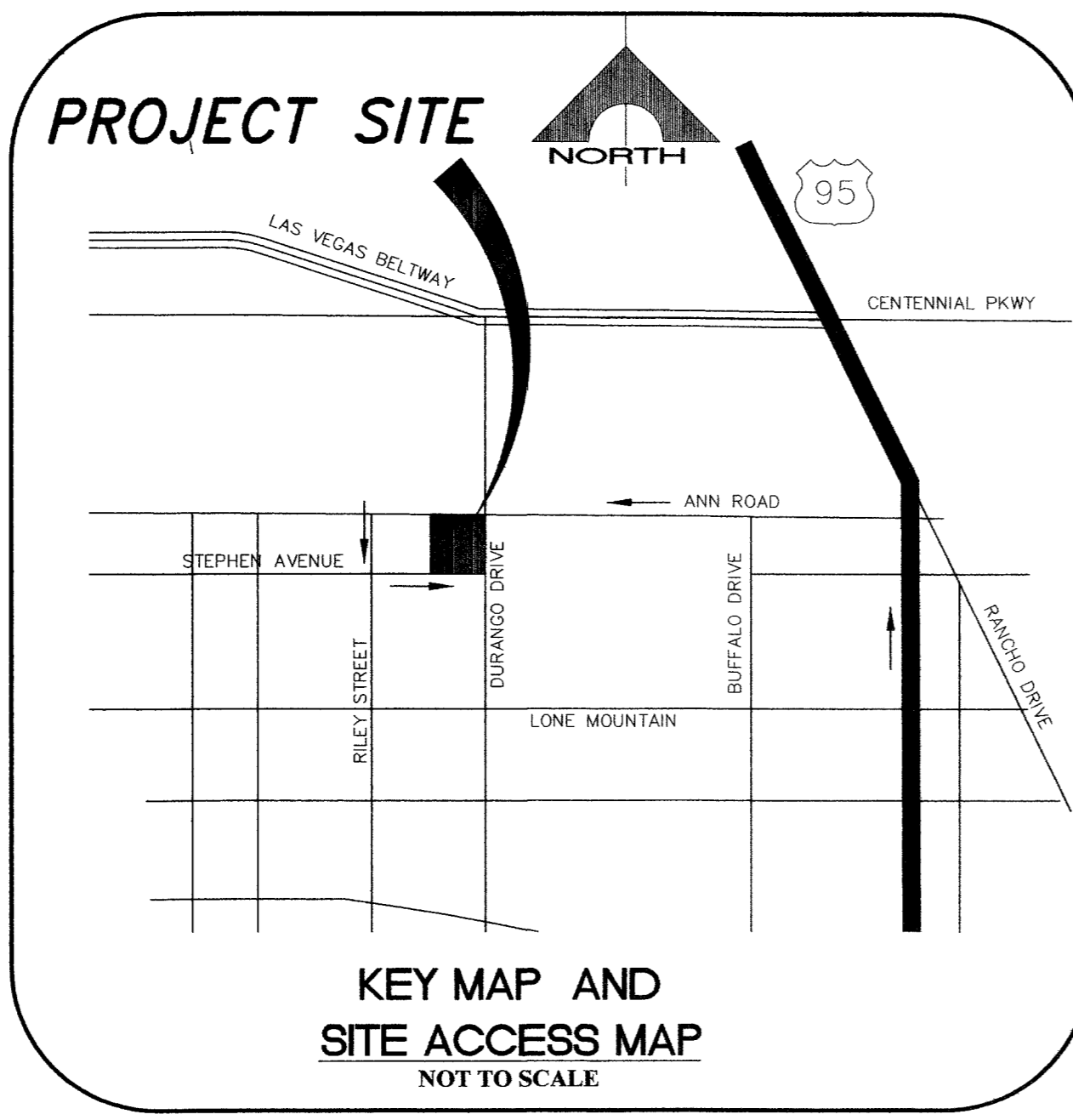
NO.	STATION	DESCRIPTION	NAVDB8 DATUM	NAVDB8 DATUM
405	CLV BM 8LV90 33NWS	RIVET & PLATE IN TOP OF CURB SE CORNER OF ANN RD AND DURANGO.	2448.85 (FEET)	746.4111 (METERS)

### INDEX OF DRAWINGS

NO.	TITLE AND DESCRIPTION
C-1	COVER SHEET
C-2	GENERAL NOTES AND MISCELLANEOUS
C-3	UTILITY PLAN
C-4	TRAFFIC AND STREET LIGHTING PLAN
C-5	ANN ROAD PLAN AND PROFILE
C-6	DURANGO DRIVE PLAN AND PROFILE
C-7	BONITA VISTA STREET - STEPHEN AVENUE TO HAMMER LANE
C-8	STEPHEN AVENUE, BONITA VISTA STREET AND PUBLIC DRAINAGE EASEMENT PLAN AND PROFILE
C-9	PRAIRIE RUN AVENUE PLAN AND PROFILE
C-10	COLLIER HILLS STREET AND SUMAC RIDGE COURT PLAN AND PROFILE
C-11	HOLCOMB BRIDGE COURT AND LINE "A" PLAN AND PROFILE
C-12	OFFSITE WATER PLAN AND PROFILE SANITARY SEWER MANHOLE TABLE
C-13	DETAIL SHEET
C-14	GRADING PLAN I
C-15	GRADING PLAN II
S-1	CMU RETAINING WALL DETAILS

### APPROVED FOR CONSTRUCTION

SOUTHWEST GAS	<i>Nathan L. White</i>	1/6/05
SPRINT TELEPHONE - NEVADA	<i>John</i>	12-29-04
NEVADA POWER COMPANY	<i>Thomas Burns</i>	12/30/04
LAS VEGAS VALLEY WATER DISTRICT PROJECT # H109420 (SHEETS C-01, C-02, C-03, C-05, & C-12)		
CLARK COUNTY DEVELOPMENT SERVICES		
CLARK COUNTY FIRE DEPT.		



**LEGAL DESCRIPTION**  
THAT PORTION OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PRE-DEVELOPMENT MEETING WITH DEPARTMENT OF DEVELOPMENT SERVICES, CIVIL ENGINEERING DIVISION, OFF-SITE INSPECTOR REQUIRED. CONTACT CIVIL ENGINEERING INSPECTOR AT 455-4610.

**FIRE DEPARTMENT APPROVAL**  
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

**OWNER/DEVELOPER**  
PINNACLE HOMES  
8921 W SAHARA AVE., SUITE B  
LAS VEGAS, NV 89117  
(702) 228-0720

**Call before you Dig**  
UnderGround  
1-702-455-7511  
1-702-229-6611

**Call before you Dig**  
OVERHEAD  
1-702-227-2929

**Call before you Dig**  
UNDERGROUND SERVICE (USA)  
1-800-227-2600

ACREAGE: 16.36  
NO. OF LOTS: 38  
LOTS PER ACRE: 2.32  
LOCATION: LAS VEGAS, NV

*Charles Kajkowski, Jr.* 4-12-2005  
CHARLES KAJKOWSKI, JR; PE #4784 (SEWER ONLY) DATE  
CITY ENGINEER  
APPROVAL OF THESE PLANS 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 STANDARD. 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.

PINNACLE HOMES  
SABLE OAKS II  
COVER SHEET

DRAWING  
C-1  
1 OF 16 SHTS

76858