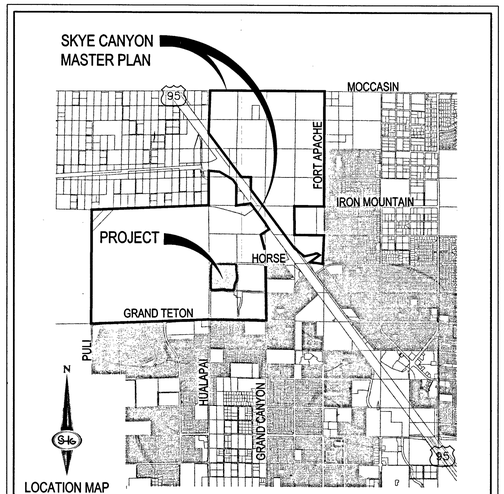
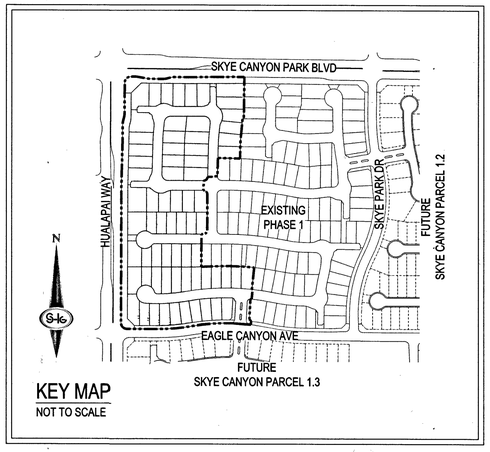
IMPROVEMENT PLANS
FOR
SKYE CANYON PARCEL 1.1 - PHASE 2

A SINGLE FAMILY RESIDENTIAL PROJECT
APN: 125-07-310-001



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M., CLARK COUNTY, NEVADA.

BASIS OF BEARING

NORTH 89°11'30" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS PER FILE 151, PAGE 14 OF SURVEYS, ON FILE IN THE COUNTY RECORDER'S OFFICE.

BENCHMARK

USDA BRASS CAP ON AN IRON PIPE, 140' SOUTHWEST OF TELEPHONE POLE #269994T, SOUTHWEST CORNER OF THE U.S. 95/KYLE CANYON TURNOFF.

ELEVATION = 2817.62 FEET, 858.813 METERS
N.A.V.D. 88
PER THE CLARK COUNTY VERTICAL CONTROL LAST REVISED 2003

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.

SHEET INDEX

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1	C-1	COVER SHEET
2	C-2	GENERAL NOTES AND QUANTITIES
3	G-1	GRADING PLAN I
4	G-2	GRADING PLAN II
5	D-1	STREET SECTIONS AND GRADING DETAILS I
6	D-2	GRADING DETAILS II
7	PP-1	PLAN AND PROFILE – CHAPARRAL WIND AVE
8	PP-2	PLAN AND PROFILE – PEACEFUL PEAKS AVE
9	PP-3	PLAN AND PROFILE – CELESTIAL CLIFFS AVE
10	PP-4	PLAN AND PROFILE – SHADOW LANDING AVE
11	PP-5	PLAN AND PROFILE – ASPEN SKYE ST & SKYE PINE LN
12	PP-6	PLAN AND PROFILE – CANYON CREVASSE ST
13	P-1	STREET PLAN AND PROFILE – CHAPARRAL WIND AVE
14	P-2	STREET PLAN AND PROFILE – PEACEFUL PEAKS AVE
15	P-3	STREET PLAN AND PROFILE – CELESTIAL CLIFFS AVE
16	P-4	STREET PLAN AND PROFILE – SHADOW LANDING AVE
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18	P-6	STREET PLAN AND PROFILE – CANYON CREVASSE ST
19	U-1	UTILITY PLAN I
20	U-2	UTILITY PLAN II
21	T-1	TRAFFIC PLAN I
22	T-2	TRAFFIC PLAN II
	SWG-SHT 1	COVER SHEET
	SWG-SHT 2	MATERIALS AND SIGNATURE SHEET
	SWG-SHT 3	DESIGN PLAN
	SWG-SHT 4	DESIGN PLAN
	SWG-SHT 5	DESIGN PLAN

APPROVALS

CITY ENGINEER–ALLEN PAVELKA PE, #9029 — 8-4-15 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 — 1/8/15 DATE

CHRIS KNIGHT, DIRECTOR
BUILDING AND SAFETY — 8-4-15 DATE

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

CENTRAL TELEPHONE COMPANY, D/B/A CENTURY LINK — 1/6/15 DATE
Michael Sommers

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.

NOTE THIS PROJECT PLAN APPROVAL CONTINGENT ON
1229.33 SKYE CANYON PHASE 1 EAGLE CANYON & SKYE PARK DRIVE
1231.21 SKYE CANYON PARCEL 1.1 PHASE 1
PLAN APPROVAL

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT,ENGINEERING SERVICES MANAGER
PROJECT NO. 123145 DATE: 7/22/15
SHEETS: 1, 2, 7-12, 19 & 20

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

NV ENERGY — 1-6-2015 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 — 1-12-15 DATE

COX COMMUNICATIONS LAS VEGAS, INC. — 1.6.15 DATE

PROJECT INFORMATION

ACREAGE (GROSS):	= 17.98 AC
ACREAGE (NET):	= 15.40 AC
ACREAGE (NET-NET):	= 13.84 AC
DENSITY (LOTS/NET ACRE):	= 4.61 DU/NET AC
EXISTING ZONING:	= T-D
TOTAL NO. OF RESIDENTIAL LOTS	= 71
TOTAL NO. OF COMMON ELEMENTS *	= 19
MINIMUM LOT SIZE	= 4,740 SF±
MAXIMUM LOT SIZE	= 10,524 SF±
PROVIDED OPEN SPACE	= 20,969 SF±

* NOTE: THE MASTER DEVELOPER IS RESPONSIBLE FOR COMMON LOTS ORDERED ALPHABETICALLY A THRU F. ALL SUBSEQUENT ALPHABETICALLY ORDERED COMMON LOTS ARE THE RESPONSIBILITY OF THE BUILDER AND/OR THEIR RESPECTIVE SUB-ASSOCIATION.

EARTHWORK SUMMARY (UNADJUSTED)

CUT	58,414 CY.
FILL	49,109 CY.
NET	9,305 CY. <CUT>

OWNER/DEVELOPER
PULTE HOMES NEVADA
PN II INC
8345 WEST SUNSET
LAS VEGAS, NV 89123
PH (702) 914-4800

ENGINEER
SLATER HANIFAN GROUP
5740 S. ARVILLE, SUITE 216
LAS VEGAS, NV 89118-3071
PHONE: (702) 284-5300
FAX: (702) 284-5399

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, NEVADA

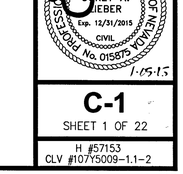
PULTE HOMES

SKYE CANYON PARCEL 1.1 - PHASE 2
COVER SHEET

S17 R60E

DATE: 1/05/15
DRAFTER: JW/JM
DESIGNER: MAK
CHECKED: CAL

PROJECT NO.
OLY1401-002



1-05-15

C-1
SHEET 1 OF 22

H #57153
CLV #107Y5009-1.1-2

J:\oly\1401-002 skye canyon 1-1\dwg\improv\parcel 1-1 phase 2\oly1401-002 p1-1 cov-2.dwg 1/5/2015 1:56 PM Jason Wolfe