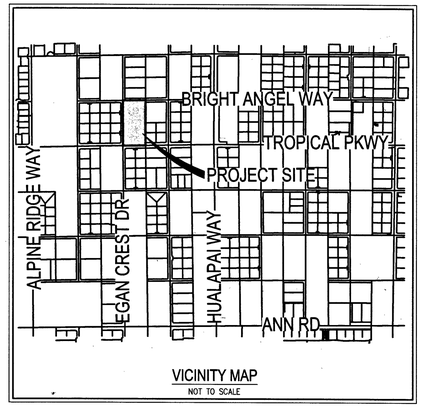
PINNACLE HOMES

IMPROVEMENT PLANS
FOR
SKYLINE POINT
(AKA EGAN CREST/TROPICAL)
CLARK COUNTY, NEVADA
APN 126-25-601-034



VICINITY MAP
NOT TO SCALE

NOTE: A PRE-DEVELOPMENT MEETING WITH THE DEPARTMENT OF PUBLIC WORKS DEVELOPMENT REVIEW DIVISION, OFF-SITE INSPECTOR IS REQUIRED. PLEASE CONTACT INSPECTOR AT 455-4610

OWNER
L2D2, LLC
9225 W. FLAMINGO RD., #190
LAS VEGAS, NV 89147

DEVELOPER
PINNACLE HOMES
8080 W. SAHARA AVE, SUITE D
LAS VEGAS, NV 89117
PH. (702) 228-0720

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

PROJECT INFORMATION

EXISTING ZONING	R-E
EXISTING LAND USE	RNP
GROSS ACREAGE (BOUNDARY)	5.14 AC
NO. OF RESIDENTIAL LOTS	8
NO. OF COMMON LOTS	-
DENSITY	1.56 DU/AC
MINIMUM LOT DIMENSION	150' X 150'
MINIMUM LOT SIZE	22,310 SF
MAXIMUM LOT SIZE	23,143 SF
MAX. LOT COVERAGE	50%

SHEET INDEX

NO.	SHEET	TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES
3	C-3	QUANTITIES AND ABREVIATIONS
4	G-1	GRADING PLAN
5	D-1	DETAIL SHEET 1
6	D-2	DETAIL SHEET 2
7	PP-1	PLAN AND PROFILE - BRIGHT ANGEL WAY
8	PP-2	PLAN AND PROFILE - TROPICAL PARKWAY
9	PP-3	PLAN AND PROFILE - EGAN CREST DRIVE
10	PP-4	PLAN AND PROFILE - SKYLINE POINT DRIVE
11	U-1	UTILITY PLAN
12	T-1	TRAFFIC PLAN

APPROVALS

CLARK COUNTY FIRE DEPARTMENT — DATE 3/26/15
CWD 14-52967
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE, COUNTY LAWS AND/OR SPECIFICATIONS.
1,500 GPM 20 PSI

CITY ENGINEER-ALLEN PAVELKA PE #9029 — DATE 5-11-15
"SEWER ONLY"
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.

CENTRAL TELEPHONE COMPANY, D/B/A CENTURYLINK — DATE 3/11/15
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. 123445 DATE: 3/31/15
SHEETS C-1, C-2, PP-1 THRU PP-4, AND U-1, C-3
LVVWD APPROVED FIREFLOW: 1,500 GPM AT 20 PSI RESIDUAL
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LAS VEGAS VALLEY WATER DISTRICT.

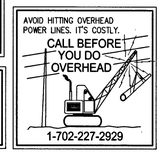
NV ENERGY — DATE 3-11-2015
NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION 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. — DATE

LEGAL DESCRIPTION
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.B. & M.

BASIS OF BEARING
SOUTH 89°03'27" WEST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY NEVADA, AS SHOWN BY MAP THEREOF ON FILE 160, PAGE 62 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK NUMBER: 6LV99 25E6
RIVET AND PLATE IN A CONCRETE TELEPHONE VAULT IN THE NORTHWEST CORNER OF EGAN CREST WAY AND TROPICAL PARKWAY, 52' NORTHWEST OF P.I.
ELEVATION: 2786.74 US SURVEY FEET (NAVD88)
849.400 METERS



H# 57396
307V1105

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.

CLARK COUNTY, NEVADA

PINNACLE HOMES

SKYLINE POINT (AKA EGAN CREST/TROPICAL)

COVER SHEET

S 25
T 19S
R 59E

DATE: 3/5/15
DRAFTER: CZ
DESIGNER: CZ
CHECKED: TJS
PROJECT NO.
PIN1409

PROFESSIONAL ENGINEER - STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2016
CIVIL
No. 15292
3/9/15

C-1
SHEET 1 OF 12

14-52869
307V1105

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