CIVIL IMPROVEMENT PLANS
FOR
SPRING MOUNTAIN RANCH UNIT 91

A SINGLE FAMILY RESIDENTIAL SUBDIVISION

CITY OF LAS VEGAS
STATE OF NEVADA
APN 125-08-322-001
APN 125-08-417-001

OWNER/DEVELOPER:

RICHMOND AMERICAN HOMES

7250 WEST PEAK DRIVE
SUITE 212
LAS VEGAS, NEVADA 89128

DISCLAIMER NOTE

Avoid cutting underground utility lines. It's costly. **Call before you Dig** 1-800-227-2600 UNDERGROUND SERVICE (USA)

Avoid hitting overhead power lines. It's costly. **Call before you Overhead** 1-702-565-8111

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

BASIS OF BEARINGS

NORTH 89°58'39" WEST, BEING THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP OF SPRING MOUNTAIN RANCH-OVERALL ON FILE AT THE CLARK COUNTY RECORDER'S OFFICE IN BOOK 81 OF PLATS, PAGE 22.

BENCHMARK

RIVET & PLATE IN TOP OF CURB @ NW CORNER OF EL CAPITAN & RACEL.
BM NO. 8LV90 8S6
ELEVATION:
FEET = 2600.16' (NAVD88)
METERS = 792.5309 (NAVD88)

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY 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 RULES AND REGULATIONS.

APPROVALS

Charles Kajkowski, Jr.; PE #4784 — CITY ENGINEER — DATE 10/24/02

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-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

CITY FIRE MARSHAL — DATE 10.7.02

LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1, 2, 3, 4, 5, 6 & 7) — DATE 10/15/02

SOUTHWEST GAS - Craig S. Sisco — DATE 10-3-02

NEVADA POWER COMPANY — DATE 10-4-02

M. MARGO WHEELER, AICP
CURRENT PLANNING MANAGER — DATE 10/23/02
This plan meets the applicable standards of the Planning and Development Department

RICHMOND AMERICAN HOMES
7250 WEST PEAK DRIVE, SUITE #212
LAS VEGAS, NEVADA 89130
(702) 240-5600

WRG DESIGN INC
2260 Corporate Circle, Ste 430 Henderson, NV 89014
☎ 702 1990-9300 FAX: 702 1990-9305
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

REV.	DATE	BY	REVISION

COVER SHEET
SPRING MOUNTAIN RANCH UNIT 91
CITY OF LAS VEGAS

DATE	10/03/02		
DESIGNED	JTC / RAS		
CHECKED	GPB		
ENGINEER	MPB		
SCALE:	NONE	HORIZ	
	NONE	VERT	
WRG PROJECT NO.	RAH-2602		

EXPIRES 12/31/02

PROFESSIONAL ENGINEER — MICHAEL P. BAILEY — CIVIL — No. 10264 — STATE OF NEVADA — 10/3/02

SHEET TITLE
COVER SHEET
SHEET NUMBER
1 OF 25
CLV DRAWING NO.
107V-4518-91

45992

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