

IMPROVEMENT PLANS

FOR

STEWART PINES III

CITY OF LAS VEGAS
STATE OF NEVADA
APN 139-35-201-002
0.81 ACRES

OWNER/DEVELOPER

STEWART PINES III LIMITED PARTNER SHIP/NEVADA HAND, INC./HAND ENTERPRISES
295 E. WARM SPRINGS ROAD
SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (702) 739-3345 FAX: (702) 739-3305
CONTACT: ROBERT FEIBLEMAN

ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
8785 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118
TEL: (702) 798-7978

APPROVALS

George Cervantes 5-17-07
JORGE CERVANTES, PE No 18877, PTOE
CITY ENGINEER DATE

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 STANDARD IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

John M. Hall 4/20/07
CITY FIRE MARSHAL DATE

LAS VEGAS VALLEY WATER DISTRICT
PROJECT #110522 SHEETS 1 THRU 5
DATE

Alfonso Romo 08/27/07
NEVADA POWER COMPANY DATE

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'S RULES AND REGULATIONS.

Francis D. Torres 3/27/07
EMBARQ TELEPHONE DATE

Michael R. Ross 3-27-07
COX COMMUNICATION LAS VEGAS, INC. DATE

Michael R. Ross 19 Apr 07
SOUTHWEST GAS CORPORATION DATE

DOUG FRANKLIN 4-23-07
DOUG FRANKLIN, AICP, CURRENT PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT. DATE

DISCLAIMER NOTE

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 AND OVERHEAD 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.

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

Avoid overhead power line contact
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

Avoid hitting underground traffic signal systems and street light system conduits. IT'S COSTLY!
CALL BEFORE YOU DO UNDERGROUND
before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

LANDSCAPE SHEET INDEX

- 8 L-1 OVERALL LANDSCAPE PLAN & NOTES
- 9 L-2 LANDSCAPE PLAN
- 10 L-3 PLANTING & IRRIGATION DETAILS

CIVIL SHEET INDEX

- 1 C1 COVER SHEET
- 2 C2 VICINITY MAP
- 3 C3 GENERAL NOTES
- 4 DP1 DEMOLITION PLAN
- 5 UT1 UTILITY, STREET LIGHTING & FIRE ACCESS PLAN
- 6 GR1 GRADING AND HORIZONTAL CONTROL PLAN
- 7 DT1 DETAIL SHEET

QUANTITIES

	PUBLIC
4" A.C. PAVEMENT	345 SY
TYPE I AGGREGATE BASE	115 CY
TYPE II AGGREGATE BASE	57 CY
4" CONCRETE SIDEWALK	1228 SF
8" WATERLINE	26 LF
WATER SERVICE TO LOTS	1 EA
FIRE HYDRANT ASSEMBLY	1 EA
CURB & GUTTER (TYPE "L")	206 LF
CROSS GUTTER	385 SF
SIDEWALK 4"	1228 SF
SIDEWALK RAMP	2 EA
SIDEWALK UNDERDRAIN	2 EA

PROJECT NAME: STEWART PINES

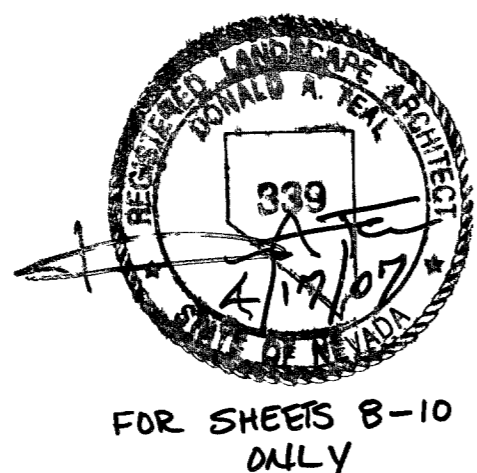
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is

NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

Michael R. Ross 4-10-07
LVWVD PE# 110522 DATE
Srts. 1 thru 5 ESN 052

"The affixed Embargo approval does not 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 Statutes and/or Public Utility Commission Rules and Regulations."



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE (1)
LOT NINE (9) IN BLOCK FIVE (5) OF FAIRVIEW TRACT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL ONE (2)
LOT NINE (10) IN BLOCK FIVE (5) OF FAIRVIEW TRACT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL ONE (3)
LOT NINE (11) IN BLOCK FIVE (5) OF FAIRVIEW TRACT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL ONE (4)
LOT NINE (12) IN BLOCK FIVE (5) OF FAIRVIEW TRACT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL ONE (5)
LOT NINE (13) IN BLOCK FIVE (5) OF FAIRVIEW TRACT AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 61°43'13" WEST, BEING THE BEARING OF THE CENTERLINE OF STEWART AVENUE AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 63, PAGE 86 OF PARCEL MAPS.

BENCHMARK

RIVET AND PLATE IN THE TOP OF CURB AT THE SE CORNER OF STEWART AND MARYLAND PKWY

STAMPED STEWART 12 1979.73(1) 803.4244(m)
CITY OF LAS VEGAS BENCHMARK NAVD 1988 DATUM

REV. NO.	REVISION DESCRIPTION	SHEET(S)	APPD BY	DATE	APPD
COVER SHEET					
TITLE					
STEWART PINES III					
STEWART AVENUE AND 13TH STREET					
CITY OF LAS VEGAS					
SCALE:					
1"=44'-00"=0.62					
FOR SHEETS 1-7					
SHEET					
C1					
1 OF 10 SHEETS					
CLV DRAWING NO.					
107V4864					
19448					