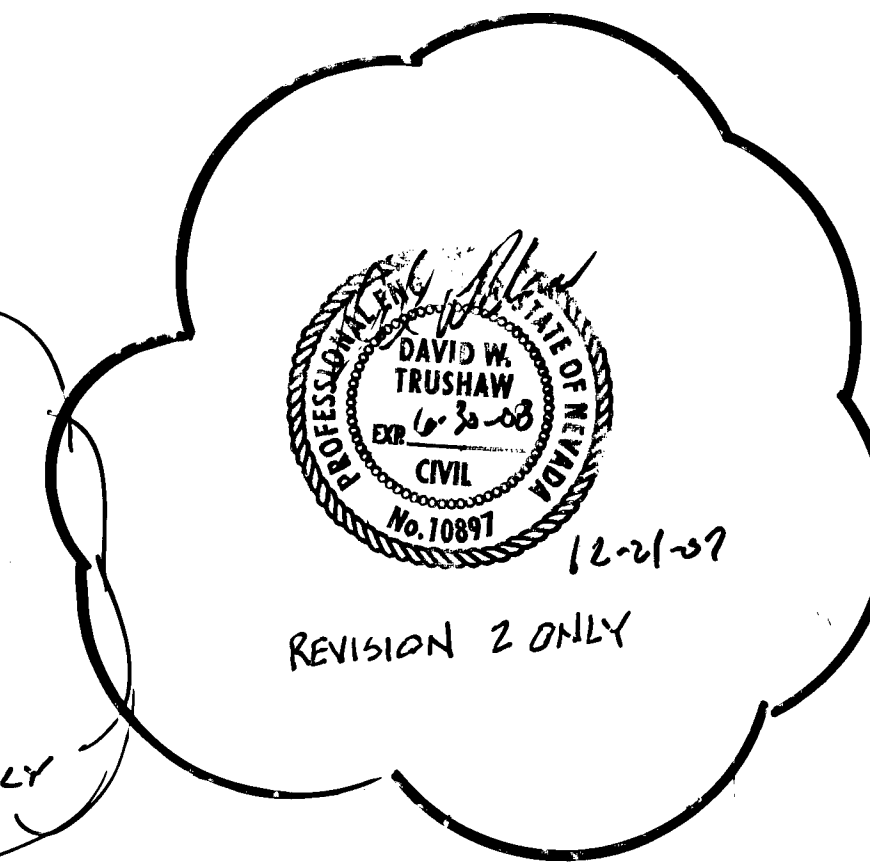
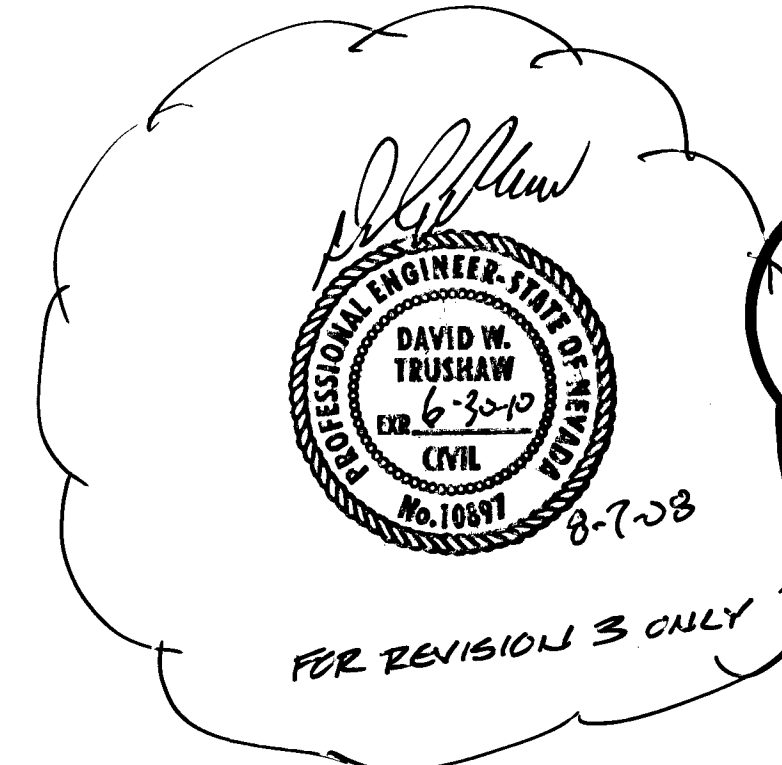
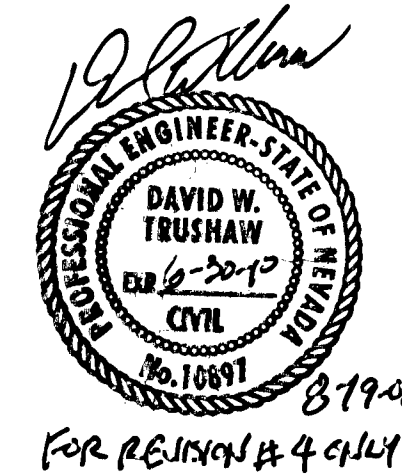


IMPROVEMENT PLANS

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

ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118
TEL: (702) 798-7978

APPROVALS

Jorge Cervantes 5-17-07
JORGE CERVANTES, PE No. 18977, 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.

Jim Marshall 12/21/07
CITY FIRE MARSHAL DATE

Las Vegas Valley Water District 8-22-07
LAS VEGAS VALLEY WATER DISTRICT
PROJECT #110522 SHEETS 1 THRU 5 DATE

Almarco Romo 03/27/07
NEVADA POWER COMPANY
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. DATE

Embarco Telephone 3/27/07
EMBARCO TELEPHONE
DATE

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

Southwest Gas Corporation 19 Apr 07
SOUTHWEST GAS CORPORATION
DATE

Doug Rankin 4-23-07
DOUG RANKIN, 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.

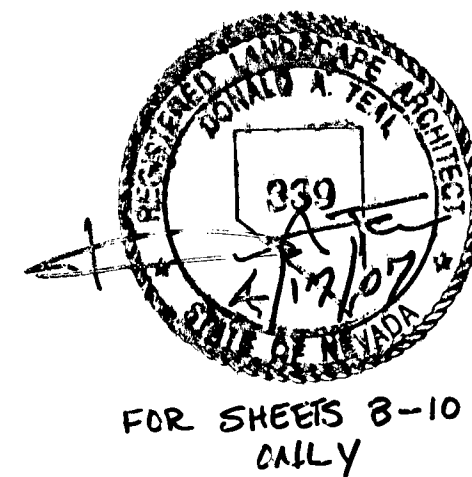
Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

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 COORDINATES. 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 SIGNAL

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.
Mr. Nelson 4-10-07
L.V.W.D. PER. 110522 DATE
Sigs. 1 thru 5 ESN052

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 83, 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(R) 603.4244(m)
CITY OF LAS VEGAS BENCHMARK NAVD 1988 DATUM

1039548m 107995
102528m 107996

REVISION DESCRIPTION SHEETS APPROVED DATE APPR
 A REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 B REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 C REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 D REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 E REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 F REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 G REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 H REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 I REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 J REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 K REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 L REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 M REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 N REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 O REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
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 Q REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 R REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 S REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 T REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 U REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
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 X REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 Y REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07
 Z REVISE EXISTING FIRE WATER LINES, 5,6 PK 17-17-07

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TEL: (702) 798-7978

COVER SHEET

STEWART PINES III
STEWART AVENUE AND 15TH STREET
CITY OF LAS VEGAS, NEVADA

DRAWN BY: JAN. 2007
DESIGNED BY:
CHECKED BY:
PROJECT NO.: 1441-001-062
SCALE:

SHEET C1
1 OF 10 SHEETS
107948