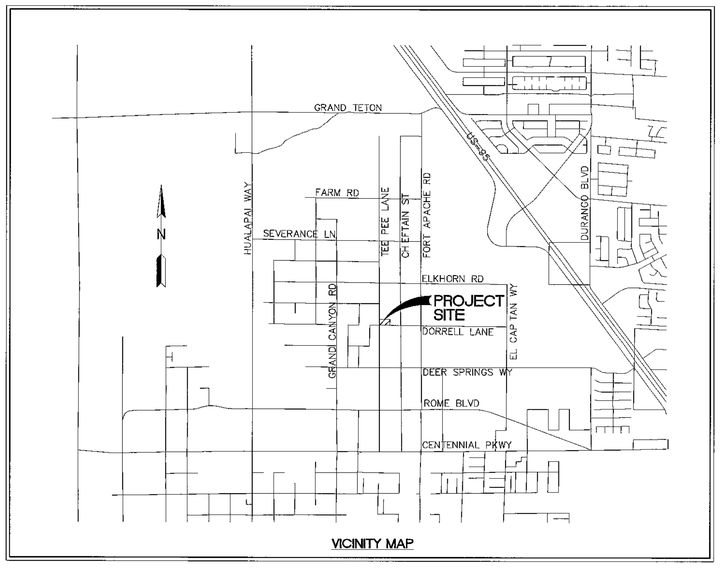
PARDEE HOMES OF NEVADA
TOWN CENTER 44/50 NO. 3

APN 125-19-501-016

SLATER HANFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S ARVILLE STREET #216 LAS VEGAS NV 89118
PHONE (702) 284 5300 FAX (702) 284 5399



VICINITY MAP

"The affixed Embarq 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 Statutes and/or Public Utility Commission Rules and Regulations."

INDEX OF DRAWINGS		
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES AND QUANTITIES
3	G-1	GRADING PLAN
4	D-1	STREET SECTIONS AND GRADING DETAILS I
5	D-2	DROP INLET DETAILS
6	PP-1	DORRELL LANE PLAN AND PROFILE
7	PP-2	TEE PEE LANE PLAN AND PROFILE
8	PP-3	DROP INLETS #1 AND #2 PLAN AND PROFILE
9	U-1	UTILITY PLAN
10	T-1	TRAFFIC AND STREET LIGHT PLAN
11	LCP	LANDSCAPE CONCEPTUAL PLAN

APPROVALS

JORGE CERVANTES P.E. #13977 — DATE 11/17/06
P.T.O.E.
CITY ENGINEER

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATION OF RIGHT OF WAY AND/OR 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 UNINFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA

M. MARGO WHEELER, AICP — DATE 9/20/06
DIRECTOR OF PLANNING AND DEVELOPMENT

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE CURRENT PLANNING AND DEVELOPMENT DEPARTMENT

LAS VEGAS VALLEY WATER — DATE 10/30/06
DISTRICT-PROJECT #H-113057
(SHEETS C-1, C-2, PP-1, PP-2, PP-3, U-1)

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

Wendy Bedemeier — DATE 9/15/06
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

CITY FIRE MARSHAL — DATE 9.19.06

EDGARDO ESTANISLAO — DATE 9/18/06
SOUTHWEST GAS

Michael A. Emaum — DATE 9-15-06
EMBARQ

Carrie Horne — DATE 9.15.06
~~EMBARQ~~ COX COMMUNICATIONS

PROJECT INFORMATION

ACREAGE	1.26
NO. OF LOTS	6
LOTS PER ACRE	2.38
LOCATION	LAS VEGAS, NV

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

OWNER/BUILDER
PARDEE HOMES OF NEVADA
650 WHITE DRIVE, SUITE 100
LAS VEGAS, NV 89119
PH (702) 614-1400
FX (702) 873-6881

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 DO OVERHEAD
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY
Call before you do UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

BASIS OF BEARINGS

NORTH 9°41'42" EAST BEING THE LINE BETWEEN THE CCGS MONUMENTS 860 & CCGS MONUMENT 877 USING THE NAD 83 NEVADA EAST ZONE PUBLISHED VALUES PER RGS IN THE FILE 88 PG 53 OF SURVEYS RECORDS IN THE CLARK COUNTY, NEVADA

BENCHMARK

RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE 90.5
BENCHMARK: CLARK COUNTY B.M. DC90 17N6
NAVD 88 ELEVATION: 799.117 (M)
2621.770 (F) V 994 INTAL PROJECT B.M.
CLARK COUNTY ELEVATION MINUS 0.1 EQUALS
CITY OF LAS VEGAS ELEV 2621.870 (F) 799.087 (M) V 2003

PROJECT NAME: Town Center 44/50 No. 3
Project # 113057
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However this water plan is (Sheet C-1, C-2, PP1-PP3, U1)
NOT APPROVED FOR CONSTRUCTION
at this time and this signature does not provide or imply a water commitment
LVVWD — DATE 10/9/07
ESN 052 — REV SED 06 01 04

PROFESSIONAL ENGINEER — STATE OF NEVADA
TODD J. STEADHAM
Exp. 06/30/2008
CIVIL
No. 15292
9/15/06

97868

H15624

SLATER HANFAN 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

LAS VEGAS, NEVADA

PARDEE HOMES OF NEVADA
TOWN CENTER 44/50 NO. 3
COVER SHEET

SECTION 19
TOWNSHIP 19 SOUTH
RANGE 60 EAST M.D.M.

DATE	9/13/06
DRAFTER	JDP/JJM
DESIGNER	JDP/JJM
CHECKED	TJS
PROJECT NO	PAR0302-010

C-1
SHEET 1 OF 10

107Y4990-3

par0302 107\dwg\rmp & 107\tce\dwg 9/ /2006 8:24 AM JON POLL