

# IMPROVEMENT PLANS FOR TROPICAL & CONQUISTADOR UNIT 1 CLARK COUNTY, NEVADA

## LEGAL DESCRIPTION

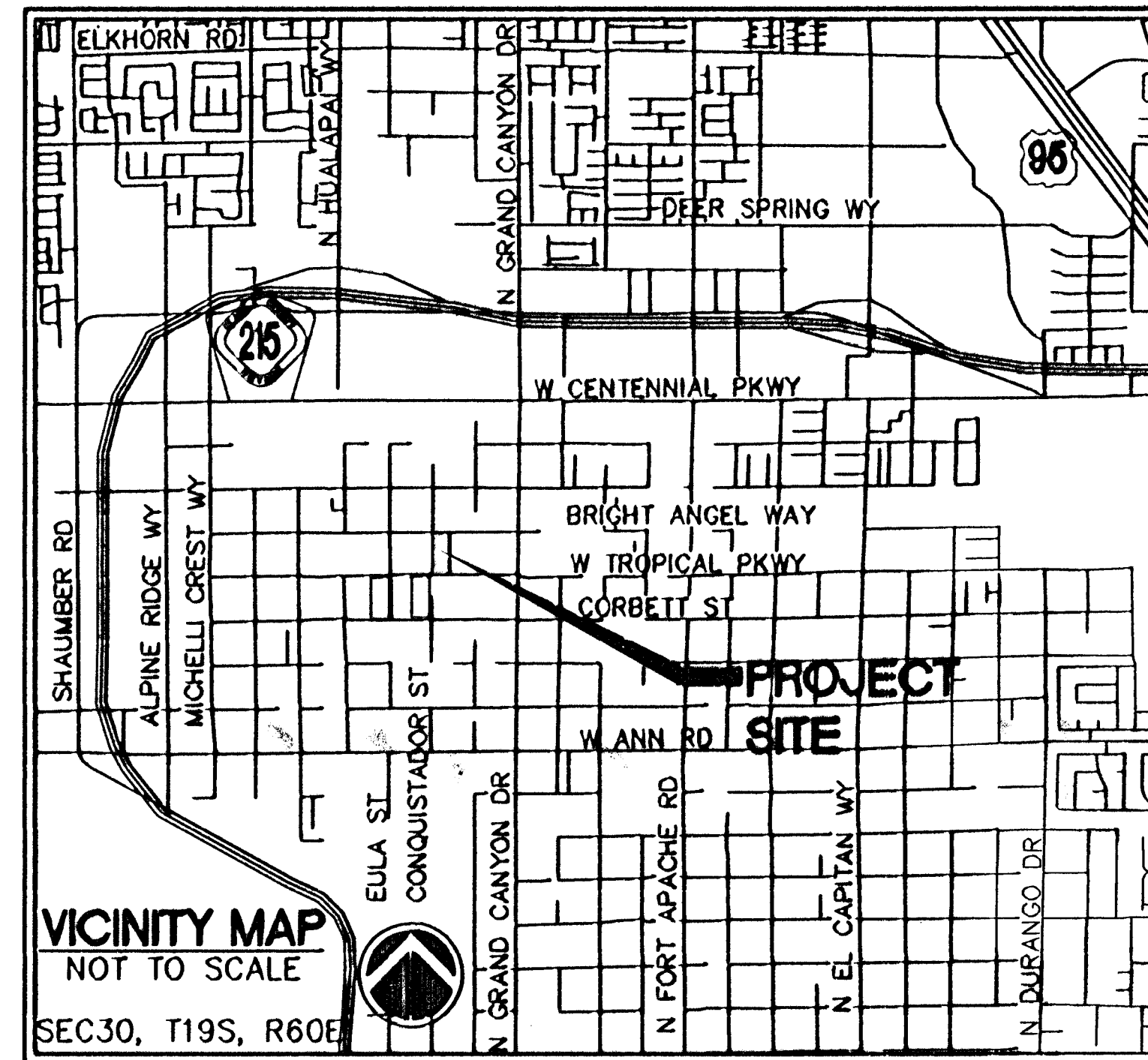
UNIT 1 BEING THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4)  
OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4)  
OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.

APN: 125-30-202-007

### SHEET INDEX

1. COVER SHEET
2. NOTE SHEET
3. DETAIL SHEET
4. GRADING PLAN
5. UTILITY PLAN
6. TRAFFIC PLAN
7. CONQUISTADOR PLAN & PROFILE
8. BRIGHT ANGEL PLAN & PROFILE
- 8A. NV ENERGY PLANS (1 OF 2)
- 8B. NV ENERGY PLANS (2 OF 2)

} Not included in  
City of Las  
Vegas Set



VICINITY MAP  
NOT TO SCALE

### BASIS OF BEARING

NORTH 89°55'15" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 107, PAGE 31 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

### BENCHMARK

CITY OF LAS VEGAS BENCHMARK No. 8LV9030W6: RIVET & PLATE IN CONCRETE PAD (ELEC) NE CORNER OF TROPICAL PARKWAY & CONQUISTADOR

NAVD 88  
FEET = 2696.80  
METERS = 821.986

### OWNER

D.R. HORTON  
330 CAROUSEL PARKWAY  
HENDERSON, NV 89014  
PHONE: 702-635-3600  
FAX: 800-276-4817

### DEVELOPER

**D.R. HORTON** DEVELOPER  
*America's Builder*

330 CAROUSEL PARKWAY  
HENDERSON, NV 89014  
PHONE: 702-635-3600  
FAX: 800-276-4817

### FIRE DEPARTMENT APPROVAL

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD

ESN.012

### QUANTITY ESTIMATE

	PUBLIC	PRIVATE
3" ASPHALTIC CONCRETE PAVING	2,655 SY	- SY
4" ASPHALTIC CONCRETE PAVING	501 SY	- SY
TYPE I AGGREGATE BASE	- CY	- CY
TYPE II AGGREGATE BASE	331 CY	- CY

\* ALL QUANTITIES ARE AN ESTIMATE ONLY.  
THE SUBCONTRACTOR IS RESPONSIBLE FOR QUANTITIES FOR BIDDING PURPOSES

### NOTE TO CONTRACTOR:

A PRE-DEVELOPMENT MEETING WITH THE DEPARTMENT OF PUBLIC WORKS, OFF-SITE INSPECTOR IS RECOMMENDED. PLEASE CONTACT THE CIVIL ENGINEERING INSPECTOR AT 455-4610.

### APPROVALS

*Kent Chang* 8/1/13  
SOUTHWEST GAS CORPORATION DATE

*Roshanda Sartin* 8/1/13  
COX COMMUNICATIONS, LAS VEGAS INC. DATE

*Mani Kay Green* 8/1/13  
CENTURYLINK DATE

THE AFFIXED CENTURYLINK NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

*Mary Martin* 8-1-2013  
NV ENERGY DATE

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.

### APPROVED FOR CONSTRUCTION

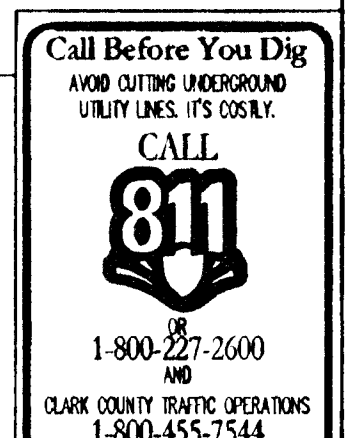
*David Bowers*  
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER  
DATE *8/2/13* PROJECT NUMBER 121680  
LVWD APPROVED FIRE FLOW 1,750 GPM AT 20 PSI RESIDUAL  
(SHEETS 1, 2, 3, 5, 7, 4, 6, 8)

*Steven W. Adams* 8/2/2013  
CLARK COUNTY FIRE DEPARTMENT (733) 357-3774 DATE  
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 OR COUNTY LAWS, FIRE FLOW 1,750 GPM AT 20 P.S.I. RESIDUAL.

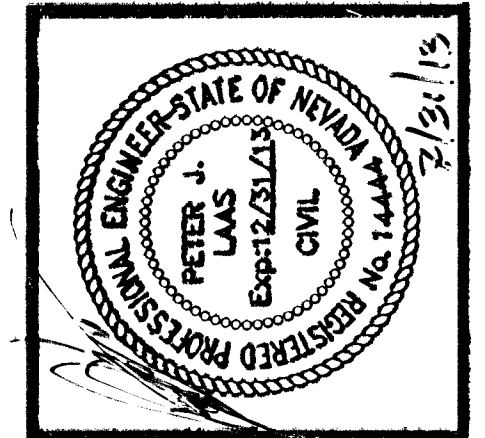
*David Bowers* FOR SEWER ONLY 10/9/13  
DAVID BOWERS, PE, PTOE, PE# 16736 DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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.  
(SHEETS 1, 2, 3, & 8)

**CAUTION TO SUBCONTRACTOR**  
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL 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.



COVER SHEET  
TROPICAL & CONQUISTADOR - UNIT 1  
CLARK COUNTY, NEVADA



**Impulse**  
Civil Engineering & Planning

W.C. # 2012082  
BY: REH  
DATE: 03/29/13  
SCALE: NO SCALE

SHEET 1 OF 8 SHEETS

CLV# 301V1012  
H# 49071  
HTE 13-23541

File: P:\Cadd\125-30-202\125-30-202-007.dwg Plot: 125-30-202-007.dwg Date: 07/29/13 2:30:00 PM