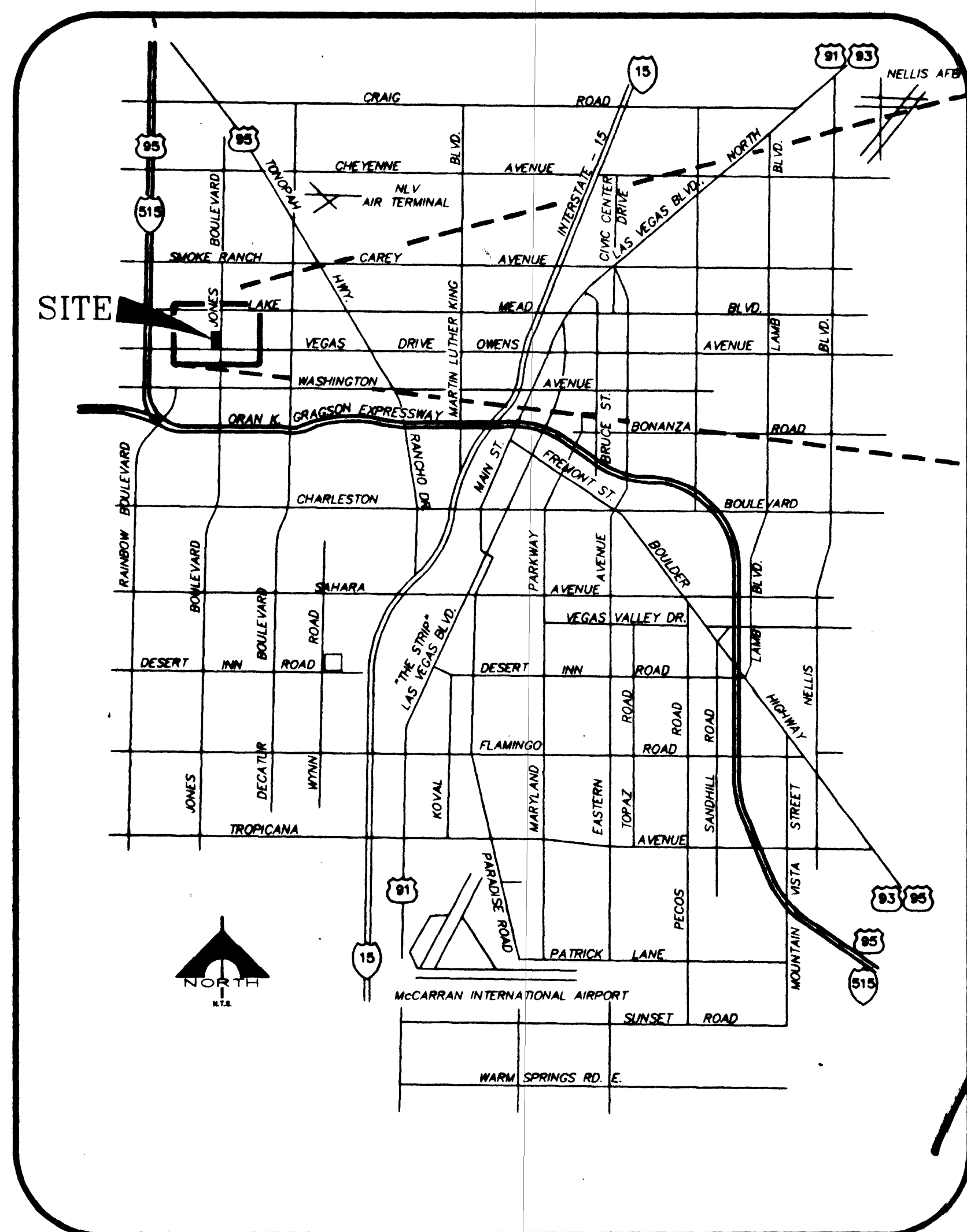
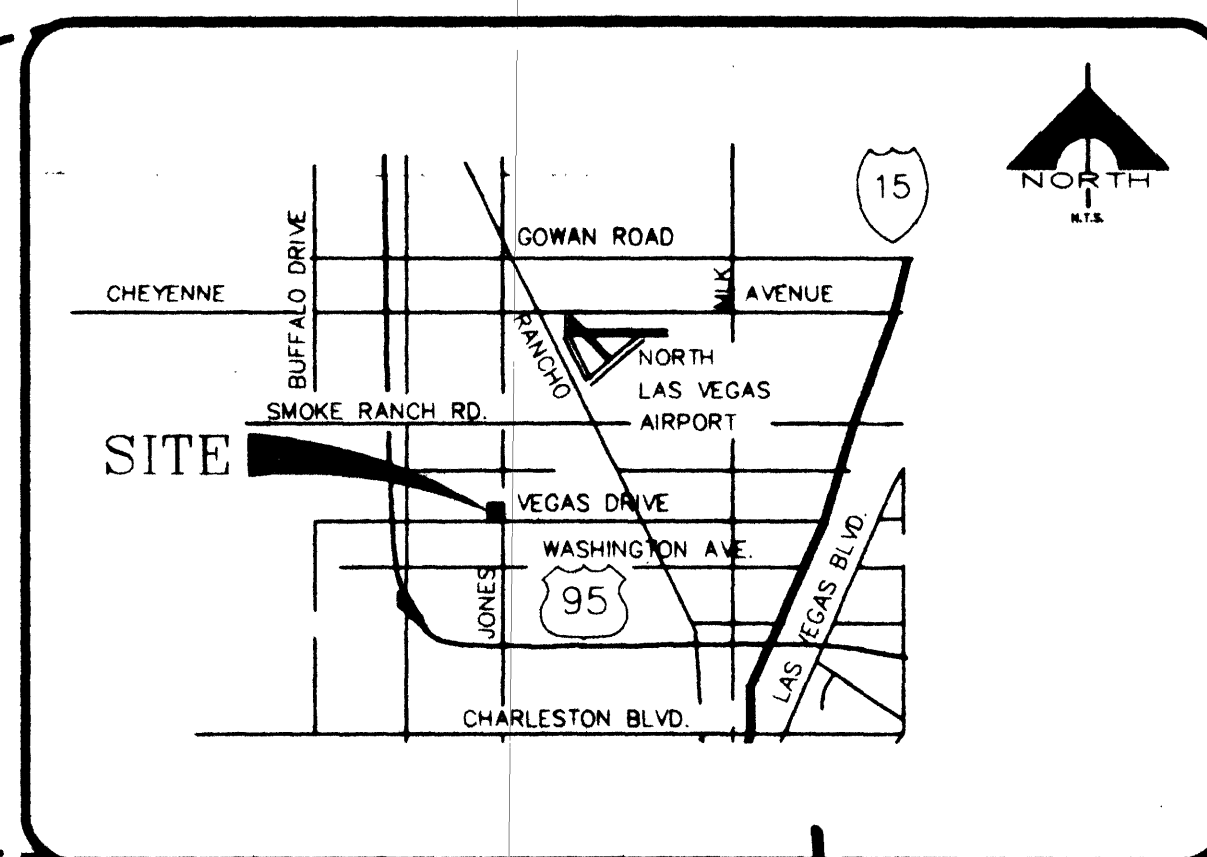


IMPROVEMENT PLANS FOR VINTAGE DESERT ROSE SENIOR APARTMENTS



GENERAL VICINITY MAP



LOCAL VICINITY MAP

BENCHMARK

11'00' CONCRETE RIVET & PLATE IN TOP OF CURB, SOUTHEAST
RETURN OF JONES BLVD. AND VEGAS DRIVE.
ELEV: 2279.02' NORTH AMERICAN VERTICAL DATUM OF 1988.

BASIS OF BEARING

SOUTH 00°55'19" WEST BEING THE CENTERLINE OF JONES BLVD., THE
SAME ALSO BEING THE WEST LINE OF SECTION 23, TOWNSHIP 20 SOUTH,
RANGE 60 EAST, M.D.M., AS PER RECORD OF SURVEY FILE 36, PAGE 80
IN THE RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF (E 1/2) OF
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE
1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST,
M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

APN: 138-23-801-001

QUANTITIES

PUBLIC

8" SEWER	50	LF
Sewer Manhole Over 6 feet	1	EA
6-inch Water Main	133	LF
Water Service to Lots	2	EA
Fire Hydrant	1	EA
Curb & Gutter (Type "L" & "A")	143	LF
Cross Gutter (6" wide)	3138	SF
Driveway	231	SF
Sidewalk 4"	715	SF
Handicap Ramp	4	EA
Sidewalk Underdrain	1	EA
Type I Gravel Base	14	CY
Type II Gravel Base	132	CY
4" Asphaltic Concrete Paving	57	SY
Power to Lots	1	EA
Telephone to Lots	1	EA
Pullbox	1	EA
Street Light (Standard Base)	3	EA
Excavation & Embankment	146	CY
Miscellaneous Trenching	390	LF
Street/Stop Signs	2	EA

APPROVALS

Quantia Pedregon DATE 4-20-00
NEVADA POWER COMPANY
(APPROVAL FOR STREET LIGHT PLACEMENT AND CLEARANCE
AND SIGNAL LIGHT INSTALLATIONS ONLY)

John Marshall DATE 5-10-00
FIRE MARSHAL

Ray Goff (Sharts 2, 3-11) DATE 5-10-00
LAS VEGAS VALLEY WATER DISTRICT

Charles McCarroll DATE 4-25-00
SOUTHWEST GAS CORPORATION

Richard M. Hood DATE 4-20-00
SPRINT / CENTRAL TELEPHONE

APPROVAL OF THESE PLANS BY THE CITY IS LIMITED TO THOSE IMPROVEMENTS
CONSTRUCTED IN THE DEDICATED RIGHTS-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 STANDARDS". THE ENGINEER SHALL RESOLVE ANY
DEVIATION OTHER THAN THOSE LISTED UNDER "DEVIATIONS FROM STANDARDS" IN FAVOR OF
THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

Charles Kajkowski DATE 5-18-2000
CHARLES KAJKOWSKI, JR. PE #4784
CITY PLANNING ENGINEER

SHEET INDEX

- C1.... COVER SHEET
- C2.... NOTE SHEET
- C3.... TRAFFIC / SITE PLAN 1 / STREET LIGHT PLAN
- C4.... TRAFFIC / SITE PLAN 2 / STREETLIGHT PLAN
- C5.... TRAFFIC / SITE PLAN 3 / STREET LIGHT PLAN
- C6.... TRAFFIC / SITE PLAN 4
- C7.... UTILITY PLAN 1
- C8.... UTILITY PLAN 2
- C9.... UTILITY PLAN 3
- C10.... UTILITY PLAN 4
- C11.... UTILITY PLAN 5
- C12.... GRADING PLAN 1
- C13.... GRADING PLAN 2
- C14.... GRADING PLAN 3
- C15.... PLAN & PROFILE
- C16.... DETAIL SHEET

Call
before you
Dig.
1-800-227-2600
UNDERGROUND SERVICE, (USA)

CALL BEFORE
YOU DO
OVERHEAD
1-702-593-6111

Byrd
UnderGround

SCALE: NONE	DRAWN BY: THC	DESIGNED BY: WLM	CHECKED BY: WLM	SUBMITTAL DATE: 04-20-2000	REVISION APPROVAL BLOCK
VINTAGE DESERT ROSE SENIORS APARTMENTS, LP 2440 PROFESSIONAL DRIVE, SUITE 100 ROSEVILLE, CA 95661 PHONE: (916) 773-6040 FAX: (916) 773-3960				DATE: 4-20-00 BY: WLM REVISION: 1 DESCRIPTION: 100 SHEET C19 FOR WATER LINE IN VINTAGE	
VINTAGE DESERT ROSE SENIOR APARTMENTS COVER SHEET WATER & sewer only				SHEET C1 1 OF 16 SHEETS DRAWING NO. 107-23195	