IMPROVEMENT PLANS

FOR

WESTCLIFF HEIGHTS

(A.K.A. WESTCLIFF PINES - SENIOR APARTMENTS (80du))

80 UNITS - SENIOR APARTMENTS

CITY OF LAS VEGAS
STATE OF NEVADA
APN #138-28-401-021
3.2± ACRES

NEVADA H.A.N.D.

295 EAST WARM SPRINGS ROAD, SUITE 101
LAS VEGAS, NEVADA 89119-4212
(702) 739-3345
CONTACT: ROBERT FEIBLEMAN

REV. NO.	REVISION DESCRIPTION	SHEET(S)	APPD BY	DATE
1	REVISE LAYOUT & PROPERTY LINE	6,7,8,10	KB	5/13/10
2	REVISED PARKING LAYOUT, ADD PARKING SWALES, UNDERDRAINS, AND RAMPS	6-10	[illegible]	9/2/10
3	REVISED PARKING LAYOUT, ADDED BBQ'S AND BOCCE BALL	7,8 & 10	[illegible]	[illegible]
4				
5				
6				
7				

ENGINEER

L.R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD SUITE 200
LAS VEGAS, NEVADA 89118
CONTACT: JAMES A. YANCEY, P.E.
(702) 798-7978
(702) 451-2296 FAX

OWNER

SILVER SKY TWO LP
33 UNION STREET
BOSTON, MA 02108-2414

DEVELOPER

NEVADA H.A.N.D.
295 WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: 702-430-9025
CONTACT: ROBERT FEIBLEMAN

LEGAL DESCRIPTION

SUTUATE WITHIN THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PARCEL 2 AND PARCEL 3 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AS FILE 109, PAGE 2 OF PARCEL MAPS.

BENCHMARK

FOUND RIVET AND PLATE IN THE TOP OF CURB AT THE NW CORNER OF WESTCLIFF AND CIMARRON

#909 OLV00 28S4 777.8633(m) 2552.04(ft)

BASIS OF BEARING

NORTH 88°31'18" EAST, BEING THE SOUTH LINE OF THE CENTERLINE OF SILVER SKY DRIVE AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 109, PAGE 2 OF PARCEL MAPS.

1133
124762
123461
R6m
122033

SHEET INDEX

1 ~~3~~ C1 COVER SHEET
2 ~~4~~ C2 VICINITY/LOCATION MAP
3 ~~5~~ C3 GENERAL NOTES
4 ~~6~~ UT1 UTILITY PLAN
5 ~~7~~ GR1 GRADING PLAN 1
6 ~~8~~ GR2 GRADING PLAN 2
7 ~~9~~ DT1 DETAILS SHEET
8 ~~10~~ HC1 HORIZONTAL CONTROL, SIGNAGE AND FIRE ACCESS PLAN
9 ~~11~~ SWG SOUTHWEST GAS PLAN

VERNON R. HARKINS
EXP. 6/30/13
CIVIL
No. 009898
4/24/12
△3 ONLY

PROJECT NAME: WESTCLIFF HEIGHTS

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.

[signature] 2/2/10
LVVWD ESN.052 — PRJ. 116234 SHTS. C1, C3 & UT1 — DATE
REVISED 06/01/04

APPROVALS

[signature] 3/5/10
CHERI EDELMAN, PE No 11514 — DATE
CITY ENGINEER

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.

[signature] [illegible]
CITY FIRE MARSHAL — DATE

LAS VEGAS WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT No. 116234 (SHEETS C1, C3 AND UT1)

[signature] 1-27-2010
NEVADA POWER d.b.a. NV ENERGY — DATE

NEVADA POWER d.b.a. NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER d.b.a. 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.

[signature] 1-27-2010
CENTURY LINK — DATE

"THE AFFIXED CENTURY LINK 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 STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."

[signature] 1-27-10
COX COMMUNICATIONS LAS VEGAS, INC. — DATE

[signature] Corey Chustad 01/28/10
SOUTHWEST GAS CORPORATION — DATE

[signature] 2/3/10
DOUG RANKIN, AICP, PLANNING MANAGER — DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

H36005

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.

Call before you DIg
Avoid cutting underground utility lines. It's costly.
Call 811
OR 1-800-227-2600
AND CLARK COUNTY TRAFFIC OPERATIONS
1-702-455-7544

Avoid overhead power line contact
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER COMPANY D.B.A. NV ENERGY ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
CALL BEFORE YOU DO UNDERGROUND
Call before you Underground
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-432-5300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

REV No.	REVISION DESCRIPTION	SHEET(S)	APPD BY	DATE	APPD

NEVADA H.A.N.D.
295 EAST WARM SPRINGS ROAD SUITE 101
LAS VEGAS, NEVADA 89119-4212
TEL: (702) 739-3345 CONTACT: ROBERT FEIBLEMAN

L.R. NELSON CONSULTING ENGINEERS, INC.
• STRUCTURAL • CIVIL • PLANNING • SURVEY
6765 West Russell Road Suite 200
Las Vegas, Nevada 89118
(702) 798-7978
(702) 451-2296 FAX

SHEET: COVER SHEET

TITLE: WESTCLIFF HEIGHTS
SILVER SKY DR AND ROLAND WILEY RD
CITY OF LAS VEGAS NEVADA

DRAWN BY: tp Jan. '10
DESIGNED BY: tp Jan. '10
CHECKED BY: JAY/RT Jan. '10
PROJECT NO: 603-004-092
SCALE: N/A N/A

SEAL
PROFESSIONAL ENGINEER STATE OF NEVADA
JAMES A. YANCEY
EXP. 6-30-11
CIVIL
No. 16109
1/26/10

SHEET C1 1 of 9
3 OF 109 SHEETS

DRAWING NO. 107Y3285-1

01/09