

# 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 DRAWING SWAKES, UNDERPASS, AND RAMP | 6-10        | KB      | 9/24/12 |
| 3        | REVISED PARKING LAYOUT, ADDED BOD'S AND BOULE BALL              | 7, 8 & 10   | KB      | 9/24/12 |
| 4        | L.V.V.W.D. REVISIONS AND SIGNATURE                              | 1, 5 & 6    | KB      | 1/22/14 |
| 5        | REVISED SS LATERAL (8") CONNECTION TO SS MH #1                  | 6           | KB      | 5-19-14 |
| 6        | ADDED 8" PVC SS LINE, (2) 8" C.O. & 6" PVC W/45° BEND           | 1 & 6       | KB      | 12/8/14 |
| 7        |                                                                 |             |         |         |

#### APPROVALS

*Cheri Edelman*  
CHERI EDELMAN, PE No 11514  
CITY ENGINEER  
DATE 12/21/14

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.

*Scott Jensen*  
CITY FIRE MARSHAL  
DATE 12/21/14

*Doreen*  
LAS VEGAS WATER DISTRICT ENGINEERING SERVICES MANAGER  
PROJECT No. 1116234 (SHEETS C1, C3 AND UT1) FIRST OFFICIAL APPROVAL 12/21/14  
DATE 12/21/14

*Michael C. Emerson*  
NEVADA POWER d.b.a. NV ENERGY  
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.  
DATE 1-27-15

*Michael C. Emerson*  
CENTURY LINK  
"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 STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS."  
DATE 1-27-15

*Corey Chistad*  
COX COMMUNICATIONS LAS VEGAS, INC.  
DATE 1-27-15

*Corey Chistad*  
SOUTHWEST GAS CORPORATION  
DATE 1-27-15

*Doug Rankin*  
DOUG RANKIN, AICP, PLANNING MANAGER  
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.  
DATE 2/3/10

#### 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 before you OVERHEAD  
Avoid overhead power line contact

Call before you Underground  
Avoid hitting underground traffic signal systems and street light system conduits. It's costly.

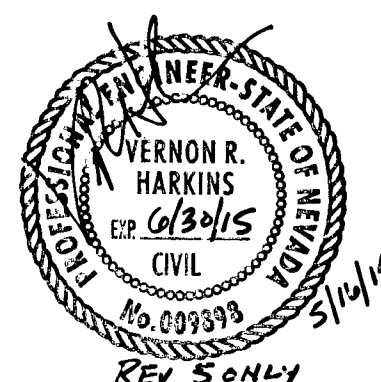
1-800-227-2600  
CLARK COUNTY TRAFFIC OPERATIONS  
1-702-455-7544

1-702-227-2929  
NEVADA POWER COMPANY D.B.A. NV ENERGY ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

1-702-455-7511  
CLARK COUNTY TRAFFIC OPERATIONS  
1-702-455-5300  
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

#### SHEET INDEX

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



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.  
DATE 2/2/10  
REVISED 06/01/04

**ENGINEER**  
L.R. NELSON CONSULTING ENGINEERS, INC.  
8785 WEST RUSSELL ROAD SUITE 200  
LAS VEGAS, NEVADA 89118  
CONTACT: JAMES A. YANCEY, P.E.  
(702) 739-7978  
(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**  
SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 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 OLVOO 2854 777.8833(m) 2552.04(11)

**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.

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

L.R. NELSON CONSULTING ENGINEERS, INC.  
8785 WEST RUSSELL ROAD SUITE 200  
LAS VEGAS, NEVADA 89118  
(702) 739-7978  
(702) 451-2296 FAX

COVER SHEET

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

DRAWN BY: JAY/RT  
DESIGNED BY: JAY/RT  
CHECKED BY: JAY/RT  
PROJECT NO: 603-004-082  
SCALE: N/A

SEAL  
JAMES A. YANCEY  
P.E. No. 61608  
CIVIL

SHEET 1 OF 10 SHEETS  
DRAWING NO. 1074327.5-1