

PHASE II PARCEL "O"

A SINGLE FAMILY DETACHED SUBDIVISION LOCATED IN THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA SUMMERLIN VILLAGE 3

PROJECT SUMMARY

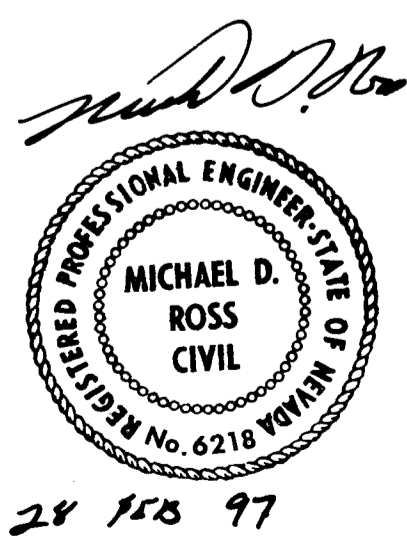
ZONING PC
GROSS ACRES 31.05
TOTAL NUMBER OF LOTS 70

DEVIATION FROM STANDARD

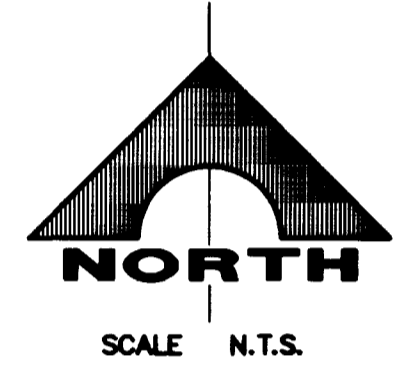
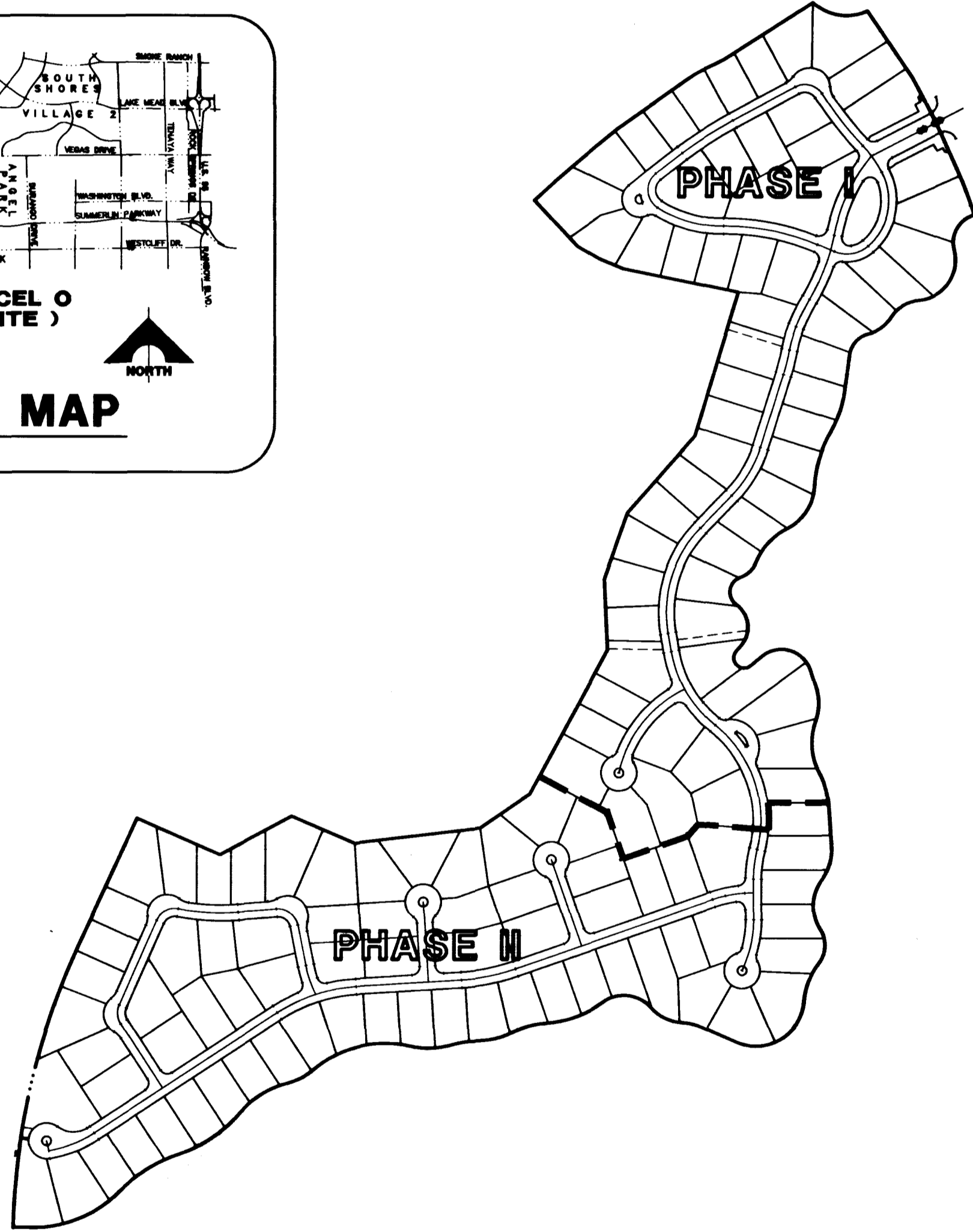
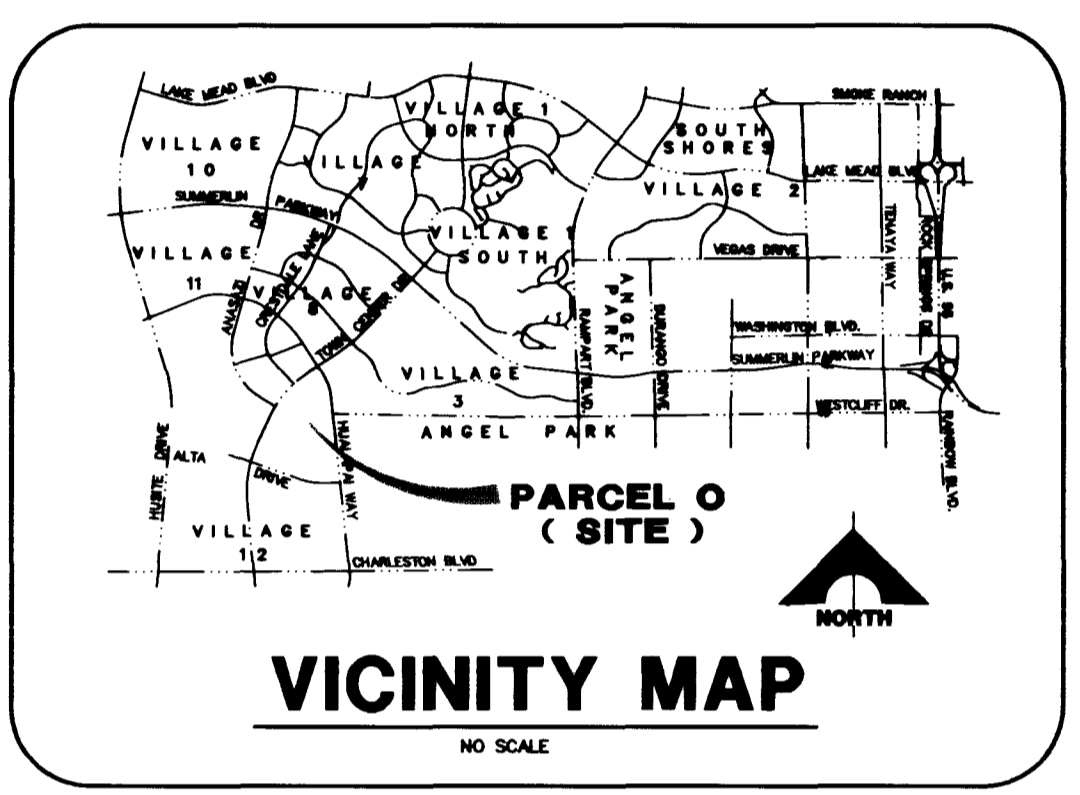
1. 150' ϕ RADIUS DEVIATES FROM SIS DC-1 300' MIN. STANDARDS.
2. CURVE RADIUS OF 30' ON ROYAL ABERDEEN WAY DEVIATES FROM SIS S-37 45' MIN. RADIUS STANDARDS.
3. TYPICAL STREET SECTION DEVIATES FROM STANDARD S-14, S-16, & S-12

INDEX OF DRAWINGS

1. COVER SHEET & INDEX OF DRAWINGS
2. GENERAL NOTES
3. UTILITY NOTES
4. UTILITY PLAN I
5. UTILITY PLAN II
6. PLAN & PROFILE I - ROYAL ASCOT DR.
7. PLAN & PROFILE II - ORKINEY DRIVE
8. PLAN & PROFILE III - ORKINEY DRIVE
9. PLAN & PROFILE IV - SATIN MIST CT. & LUXAIRE CT.
10. PLAN & PROFILE V - ROYAL ABERDEEN WAY, MANSION HILLS AVE., & SURTEES POINT ST.
11. GRADING PLAN I
12. GRADING PLAN II
13. GRADING PLAN DETAILS



VICINITY AND LOCATION MAP



APPROVALS

APPROVALS	
<i>Dennis Anderson</i> CITY OF LAS VEGAS - CITY ENGINEER - DENNIS ANDERSON - P.E. #9160	6/13/97 DATE
<i>Las Vegas Valley Water District</i> LAS VEGAS VALLEY WATER DISTRICT	6/23/97 DATE
<i>City of Las Vegas Fire Department</i> CITY OF LAS VEGAS FIRE DEPARTMENT	DATE
<i>Southwest Gas</i> SOUTHWEST GAS	DATE
<i>James O. Johnson</i> NEVADA POWER COMPANY	6-23-97 DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER 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 SPECIALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE STANDARD DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

<i>Jerri M. Dahl</i> SUMMERLIN	6/23/97 DATE
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BENCH MARK

CITY OF LAS VEGAS BENCHMARK
0LV001954 RIVET & PLATE IN TOP OF CURB NW SIDE OF TOWN CENTER DRIVE & SOUTH CIRCLE ISLAND.
2728.37 NAVD 1988 DATUM (831.6074 M)
2726.19 SUMMERLIN DATUM • PROJECT DATUM

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CENTERLINE OF TOWN CENTER DRIVE AS SHOWN BY MAP THEREOF ON FILE IN FILE 74, PAGE 14 OF PARCEL MAPS IN THE CLARK COUNTY RECORDERS OFFICE, BEING NORTH 42°00'00" EAST

LEGAL DESCRIPTION

PARCEL "O" OF SUMMERLIN VILLAGE 3 UNIT 2 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 74, PAGE 56 OF FINAL MAPS IN THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA AND LYING WITH IN SECTIONS 25 AND 36 TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

ENGINEER

G.C. WALLACE, INC.
Engineering/Architecture
1555 SOUTH RAINBOW BLVD./LAS VEGAS, NEVADA 89102
TELEPHONE: 363-1200

OWNER/DEVELOPER

Christopher
H O M E S
9500 HILLWOOD DR. LAS VEGAS NV. TEL. 360-3200

PROJECT NAME: Summerlin Village 3 Parcel O
SHEET 1 OF 13
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 warranty commitment.
Gary Long 5-23-97
DATE

February 28, 1997 1:44:28 p.m. Drawing: C:\DATA\1997\146070\146070.DWG (CONVERT.DWG)

PARCEL "O"

107Y-4510-2

PHASE I
PARCEL "O"
 A SINGLE FAMILY DETACHED SUBDIVISION
 LOCATED IN
 THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
 SUMMERLIN VILLAGE 3

PROJECT SUMMARY

ZONING PC
 GROSS ACRES 31.05
 TOTAL NUMBER OF LOTS 70

DEVIATION FROM STANDARD

1. 180' RADIUS DEVIATES FROM MIN 100'-1 200' MIN. STANDARDS.
2. CURVE RADIUS OF 30' ON ROAD ADJACENT DEVIATES FROM MIN 5'-30' 40' MIN. RADIUS STANDARDS.
3. TYPICAL STREET SECTION DEVIATES FROM STANDARD 8'-14, 8'-12, & 8'-12.

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7. PLAN & PROFILE II - GARDEN WAY
8. PLAN & PROFILE III - GARDEN WAY
9. PLAN & PROFILE IV - GARDEN WAY & LINDEN BL.
10. PLAN & PROFILE V - HOME ADJACENT TO GARDEN WAY DR. & SECTION PART II.
11. GRADING PLAN I
12. GRADING PLAN II
13. GRADING PLAN DETAILS



VICINITY AND LOCATION MAP



APPROVALS

APPROVAL

City of Las Vegas Planning Commission: _____

City of Las Vegas Mayor: _____

Clark County Board of Commissioners: _____

Clark County Board of Health: _____

Clark County Board of Public Works: _____

State of Nevada Department of Transportation: _____

City of Las Vegas: _____

BENCH MARK

NO BENCH MARK IS SHOWN ON THIS PLAN. THE BENCH MARK IS TO BE SET BY THE SURVEYOR AT THE TIME OF THE SURVEY.

BASIS OF BEARINGS

ALL BEARINGS ARE TO THE TRUE MERIDIAN. THE TRUE MERIDIAN IS THE MERIDIAN OF THE PLACE WHERE THE SURVEY IS MADE.

LEGAL DESCRIPTION

THIS PLAN IS A PART OF THE PHASE I AND PHASE II PLANS. THE LEGAL DESCRIPTION OF THE PHASE I AND PHASE II PLANS IS TO BE FOUND IN THE RECORDS OF THE CLERK OF THE CLERK OF CLARK COUNTY, NEVADA.

ENGINEER

G.C. WALLACE, INC.
 Engineering/Architecture
 2000 SOUTH SUMMERLIN BLVD., SUITE 100
 LAS VEGAS, NEVADA 89135
 TELEPHONE 762-1100

OWNER/DEVELOPER

Christopher
 HOMES
 2000 SOUTH SUMMERLIN BLVD., SUITE 100
 LAS VEGAS, NEVADA 89135

NOT TO SCALE
 THIS PLAN IS A PART OF THE PHASE I AND PHASE II PLANS. THE LEGAL DESCRIPTION OF THE PHASE I AND PHASE II PLANS IS TO BE FOUND IN THE RECORDS OF THE CLERK OF THE CLERK OF CLARK COUNTY, NEVADA.