VILLAGE SQUARE

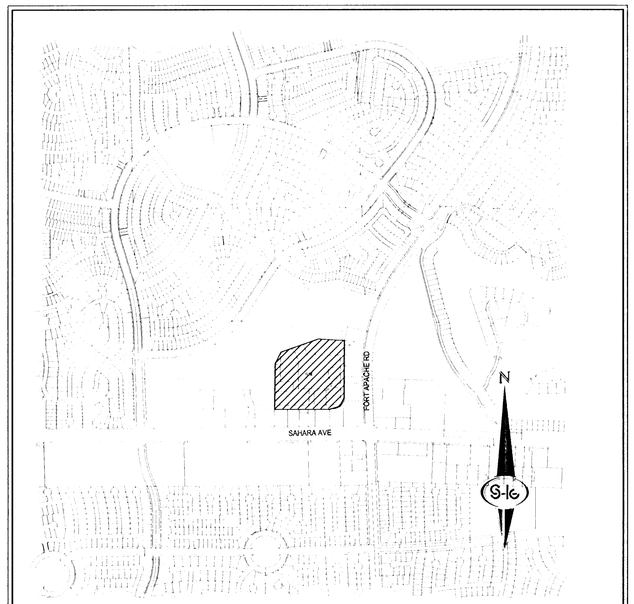
A COMMERCIAL SUBDIVISION

APN 163-06-816-036

LEGAL DESCRIPTION

A COMMERCIAL SUBDIVISION. BEING LOT 18-1-1 AS SHOWN ON THE 2ND AMENDED MAP OF PECCOLE RANCH (BOOK 76, PAGE 71) AND LOT 18-4-2 OF PARCEL MAP; FILE 89, PAGE 11, LOCATED IN A PORTION OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

CONTAINING 9.48 ACRES, MORE OR LESS.



VICINITY MAP

NOT TO SCALE

CITY OF LAS VEGAS NEVADA

SHEET INDEX		
NO	SHEET	TITLE
1	C-1	COVER SHEET
2	C-2	GENERAL NOTES AND QUANTITIES
3	DM-1	DEMOLITION PLAN
4	G-1	GRADING PLAN I
5	G-2	GRADING PLAN II
6	H-1	HORIZONTAL CONTROL PLAN I
7	H-2	HORIZONTAL CONTROL PLAN II
8	UT-1	UTILITY PLAN
9	T-1	TRAFFIC AND FIRE CONTROL PLAN

FEMA FLOOD ZONE DESIGNATION

THE PROJECT SITE IS LOCATED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 32003C2145F, DATED NOVEMBER 16, 2011. THE SITE IS CURRENTLY LOCATED WITHIN A FEMA DESIGNATED ZONE X. A ZONE X IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

PROJECT INFORMATION

ZONING:	C-1
ACREAGE:	9.48
NO. OF LOTS:	1
LOCATION:	LAS VEGAS, NV

APN 163-06-816-036

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OLV105WW6
BEING A RIVET AND PLATE IN TOP OF CURB AT NORTHEAST CORNER OF FORT APACHE AND CANYON LAKES APARTMENTS ENTRANCE.
NAVD88 ELEVATION OF 2792.83 FEET.

BASIS OF BEARING

NORTH 89°47'47" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M. ALSO BEING THE CENTERLINE OF "SAHARA AVENUE", AS SHOWN BY MAP THEREOF IN FILE 89, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

OWNER

SENTINEL DEVELOPMENT
27741 CROWN VALLEY PKWY #200
MISSION VIEJO, CA 92691
PH (949) 582-1948
FX (949) 582-1339

DEVELOPER

SENTINEL DEVELOPMENT
27741 CROWN VALLEY PKWY #200
MISSION VIEJO, CA 92691
PH (949) 582-1948
FX (949) 582-1339

ENGINEER

SLATER HANIFAN GROUP
5740 S. ARVILLE ST SUITE 216
LAS VEGAS, NV 89118
PH (702) 284-5300
FX (702) 284-5399

APPROVALS

DAVID BOWERS, PLS, PE, PE 16736
CITY ENGINEER — DATE 9/25/12

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATION OF RIGHT-OF-WAY, AND/OR CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIALLY LISTED UNDER DEVIATIONS FORM STANDARDS. 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.

DOUG RAKIN, AICP
PLANNING MANAGER — DATE 9.17.12

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE CITY OF LAS VEGAS PLANNING DEPARTMENT.

CITY FIRE MARSHAL / DEPARTMENT — DATE 9/6/12

NOTE

NOTE: ALL LAND SURFACE AREA DISTURBANCES OVER 1 ACRE REQUIRE A STORMWATER DISCHARGE PERMIT ISSUED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP). A PHASED CONSTRUCTION UNIT IN A CONTIGUOUS SUBDIVISION IS CONSIDERED UNDER CONSTRUCTION UNTIL ALL STRIPPED SURFACE AREAS HAVE BEEN COVERED BY PAVING, BUILDING CONSTRUCTION OR PLANTING. A STORMWATER DISCHARGE PERMIT APPLICATION AND ASSOCIATED INFORMATION MAY BE DOWNLOADED FROM THE WEB SITE: HTTP://WWW.STATE.NV.US/BWPC/STORM01.HTM PROJECTS THAT DISTURB MORE THEN ONE ACRE OF LAND MUST SUBMIT TO NDEP A "NOTICE OF INTENT" FOR INCLUSION UNDER STORMWATER PERMIT NO. NVR100000 ALONG WITH THE APPROPRIATE FILING FEE.

SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118
PHONE (702) 284-5300 FAX (702) 284-5399

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF LAS VEGAS, NV

VILLAGE SQUARE

100% SUBMITTAL

COVER SHEET

S22 T21 R60

DATE: 06/20/12
DRAFTER: RF
DESIGNER: RF
CHECKED: RF

PROJECT NO.
PSC1201.000

RAY F. FREDERICKSEN — No. 17471 — CIVIL — Exp. 06/30/13 — PROFESSIONAL ENGINEER — STATE OF NEVADA
9/10/12

C-1
SHEET 1 OF 9

107V2606-PC

I:\psc1201 village square\Land\mdrawings\psc1201-00cvr.dwg 9/10/2012 8:20 AM Roy Fredericksen