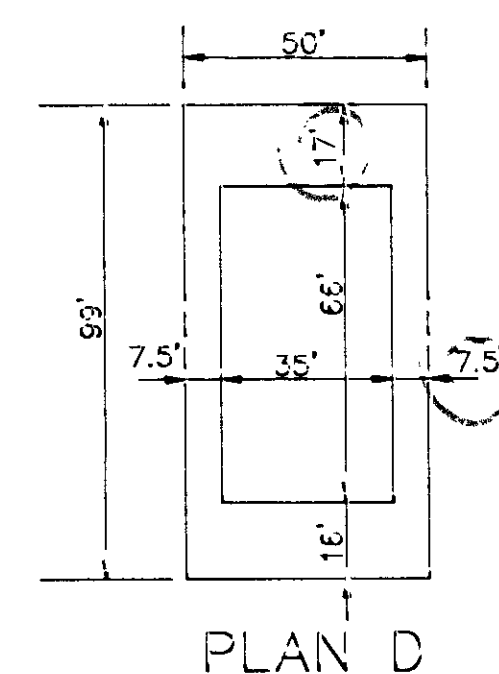
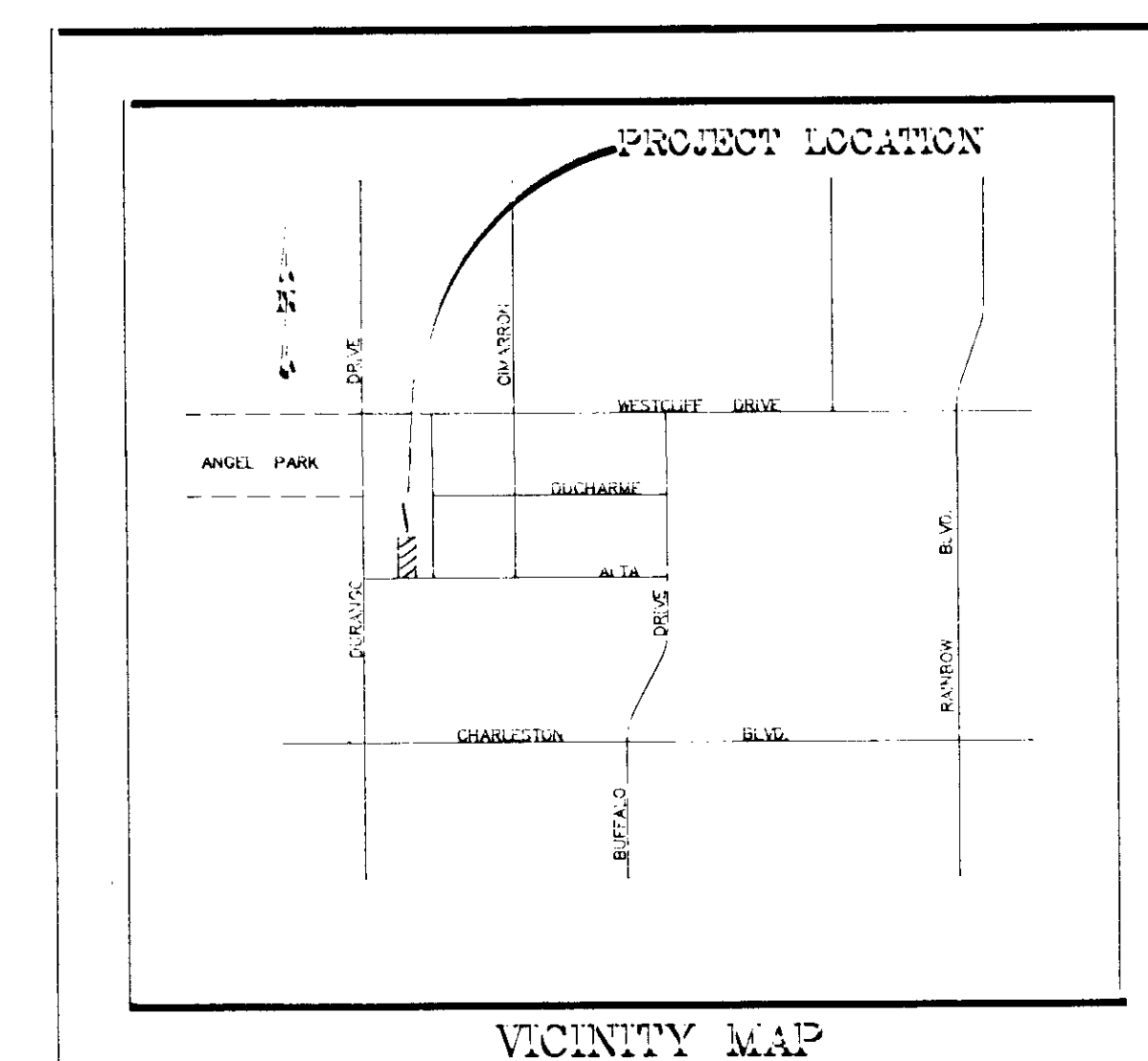


ALTA DEVELOPMENT
8487 WHITTIER COURT
LAS VEGAS, NEVADA 89117

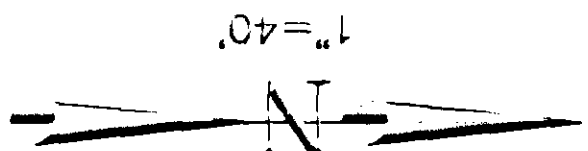
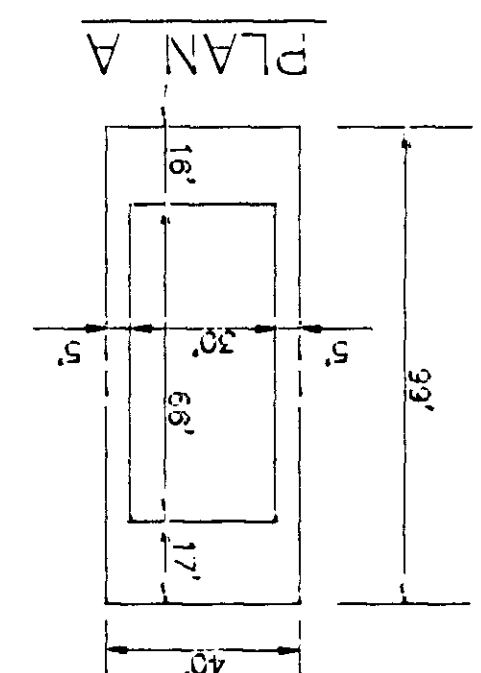
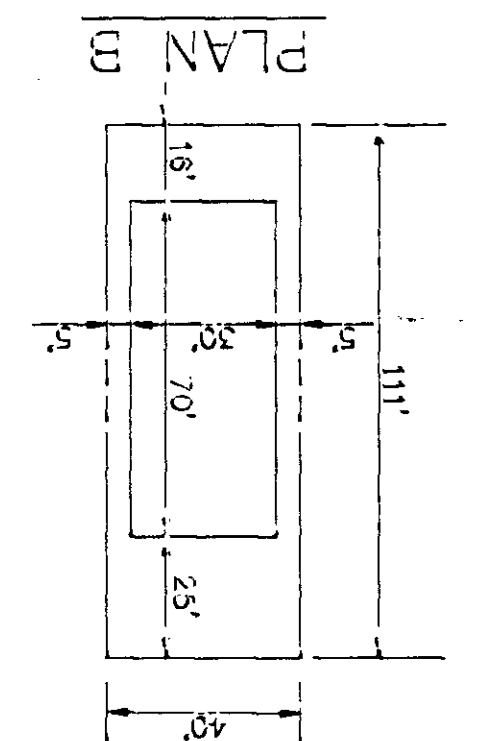
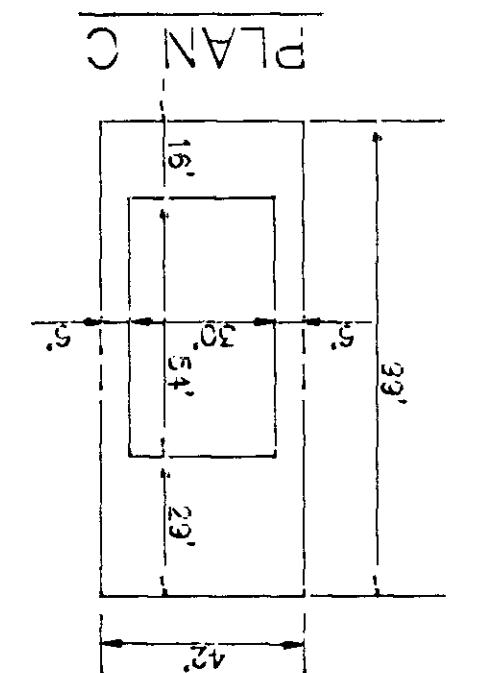
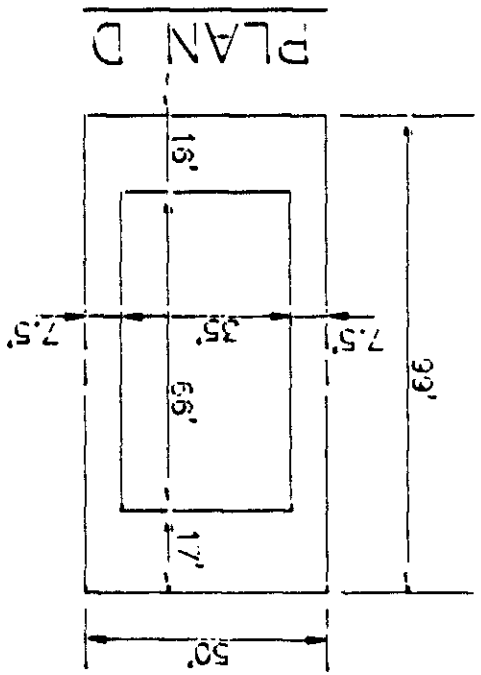
	EXISTING CONTOUR
	PROPERTY LINE
	PROPERTY CORNER
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED SEWER MANHOLE
	EXISTING SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	RATE OF GRADE
	LOT NUMBERS

1. ALL IMPROVEMENTS TO CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.
2. UTILITIES: WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
ELECTRIC: NEVADA POWER COMPANY
TELEPHONE: CENTEL
GAS: SOUTHWEST GAS CORP.
3. UTILITY EASEMENTS TO BE DEDICATED TO THE RESPECTIVE AGENCIES.
4. BUILDING SETBACKS: 16' GARAGE, 10' SIDE (TOTAL MIN.), 10' REAR, 10' FRONT.
5. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT A PORTION OF ANY MASTER PLAN.
6. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY CLARK CO. NEVADA.
7. * DRAINAGE: THROUGH SHALIMAR ESTATES PER APPROVED SHALIMAR ESTATES DRAINAGE STUDY.

EXISTING ZONING: N-V
PROPOSED ZONING: R-C
GROSS AREA: 54-ACRES
NO. OF LOTS: 350
DENSITY: 6.8 UNITS/ACRE
PARKING: 2 SPACES/LOT

$$35 \text{ LOTS} \times 250 \text{ GPD} \times 3.5 \text{ PF} = 0.03 \text{ MGD}$$


STAFF
2-16-90
PC 1/22/90



SIGNATURE COVER LANDING

UNIT 1

ASPENBROOK AVENUE

ALTA VIEW WEST

GOVERNMENT LOT NINETEEN (19), BEING THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 50 EAST, M.D.B.&M.

OWNER/DEVELOPER

CAPTAINS HILL ROAD

ALTA DRIVE

SHALIMAR ESTATES

35 LOTS X 250 GPD X 3.5 PF = 0.03 MGD

SEWAGE CONTRIBUTION

1. ALL IMPROVEMENTS TO CONFORM TO THE CITY OF LAS VEGAS STANDARDS AND SPECIFICATIONS.

2. UTILITIES: WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CITY OF LAS VEGAS
ELECTRIC: NEVADA POWER COMPANY
TELEPHONE: CENTEL
GAS: SOUTHWEST GAS CORP.

3. UTILITY EASEMENTS TO BE DEDICATED TO THE RESPECTIVE AGENCIES.

4. BUILDING SETBACKS: 10' GARAGE, 10' SIDE (TOTAL MIN.), 10' REAR, 10' FRONT.

5. THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT A PORTION OF ANY MASTER PLAN.

5. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARDOUS ZONE AS DESIGNATED BY CLARK CO. NEVADA.

7. * DEDICATED THROUGH EASEMENTS PER APPROVED SURVEYING ESTIMATE SHEET.

PROJECT DATA

EXISTING ZONING: N-V
PROPOSED ZONING: C-2
90000 SQ. FT. ACRES
15.00 AC. LOT
DEVELOP: 6.9 UNITS/ACRE
PARKING: 2 SPACES/LOT

PROPERTY CORNER
EXISTING WATER LINE
EXISTING SEWER LINE
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED SEWER MAIN
EXISTING SEWER MAIN
PROPOSED FIRE MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
EXISTING GRADE
LOT 177477

Nitro 910

CDI 2235-B Renaissance Drive
Las Vegas, Nevada 89119
Phone (702) 738-3045

DATE	BY	TIME	DESCRIPTION
		1	
			2
		1	

ALTA VIEW WEST TENTATIVE MAP

33-17
ON 1010
1-20
1-1558

CC: 2/20/91 - approve
PC: 1/22/91 - APP