



# ACE Engineering

Civil Engineering • Structural Engineering • Land Planning

05-04

Revised

July 30, 2007

City of Las Vegas  
Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 89101

**Subject:** *WVR- 21997- WAIVER ( Removal of Item from Agenda)  
Gilmore Grove Residential Planned Development  
APN Numbers 138-08-202-002, 003, & 004*

To Whom It May Concern:

Please remove the above referred agenda item WVR-21997 regarding Request for a Waiver of Title 18.12.130 to allow a private street in excess of 150 feet to terminate without a circular turnaround or Emergency access gate, without prejudice.

A request for abeyance of this item to August 23, 2007 Planning Commission was accepted. Public works have reviewed the revised layout without waiver and agreed for revised submittal of Tentative Map (TMP- 22654).

Should you have any further questions, please do not hesitate to call.

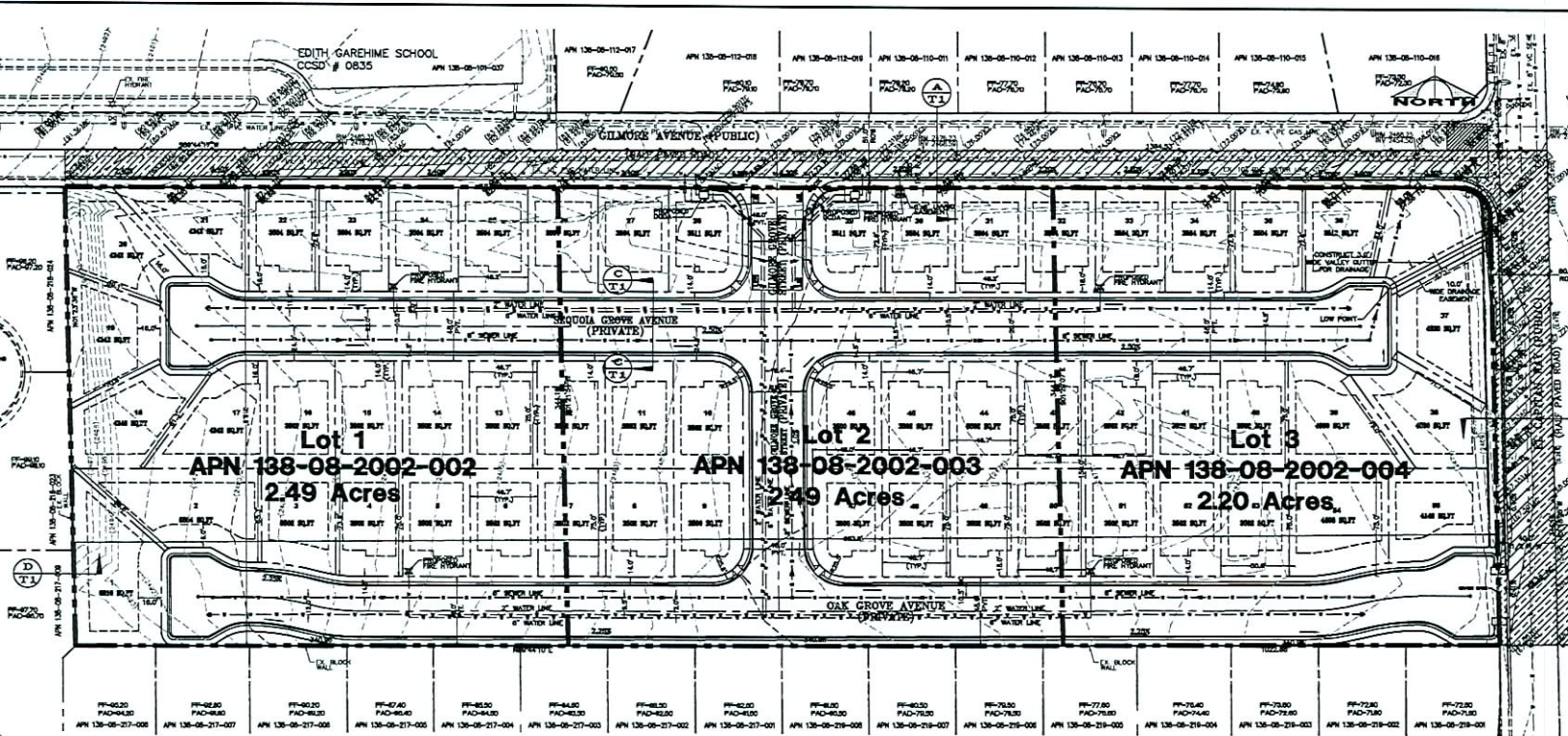
Very truly yours,

Ace Engineering

Sukhjot "Tony" Singh,  
Sr. Project Manager

RECEIVED  
JUL 30 2007





**BENCHMARK: (NAVD 80)**  
 BM NO. BLV00 804  
 ELEVATION = 2470.47'  
 RIVET AND PLATE IN 1/4"  
 NORTHWEST CORNER OF GOWAN  
 AND EL CAPITAN, NAD 80

**BASIS OF BEARING:**  
 N01°10'25"W BEING THE EAST LINE OF THE  
 SE 1/4 OF THE NW 1/4 OF SECTION 8,  
 TOWNSHIP 20 SOUTH, RANGE 60 EAST M.D.M.  
 AS PER RECORD OF SURVEY FILE 74 PAGE 52  
 CITY OF LAS VEGAS, CLARK COUNTY,  
 NEVADA RECORDS.

**LEGAL DESCRIPTION**  
 A PORTION OF THE SE 1/4 OF THE NW 1/4  
 OF SECTION 08, TOWNSHIP 20 SOUTH, RANGE  
 60 EAST, M.D.M. APN 138-08-2002-001,  
 003, AND 004.

**FEMA INFORMATION**  
 THIS PARCEL IS NOT IN A 100-YEAR FLOOD  
 ZONE PER FIRM MAP NO. 32003C 2135E  
 EFFECTIVE SEPT. 27, 2002

**OWNER/DEVELOPER**  
 EL CAPITAN PROPERTIES LLC  
 4230 E QUINN AVENUE, SUITE 100  
 LAS VEGAS, NV 89108  
 PHONE: (702) 732-7570  
 CELL: (702) 501-4811  
 FAX: (702) 732-8397



**VICINITY MAP:**

No.	CURVE	DELTA	LENGTH	TANGENT
1	25.00'	85.719°	38.81'	24.50'

- LEGEND:**
- (53) EXISTING CONTOURS
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING TRANSFORMER
  - ⊕ EXISTING BLOCK WALL
  - PROPERTY LINE
  - CENTER LINE
  - W EXISTING WATER LINE
  - S EXISTING SEWER LINE
  - SW PROPOSED SEWER LINE
  - EXISTING SEWER MANHOLE
  - (12.35) EX. STREET TOP OF CURB ELEVATION
  - EX. STREET LIGHT
  - SETBACK LINE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ PROPOSED FIRE HYDRANT
  - NEW PAVING
  - EXISTING EDGE OF PAVING
  - EXISTING GAS LINE
  - PROPOSED SEWER MANHOLE
  - LOT LINE
  - SAWCUT LINE
  - (12.35) EX. ASPLAT CONCRETE ELEVATION
  - 12.35 TOP OF CURB ELEVATION
  - 12.35 FL. ELEVATION
  - PROPOSED STREETLIGHT
  - EXISTING LOT LINES
  - GRADE BREAK
  - EDGE OF PAVEMENT
  - 1' PROPOSED LOT NUMBERS
  - SF SQUARE FEET LINE
  - GPW GALLONS PER MINUTE
  - 1% SLOPE & FLOW DIRECTION & PERCENT

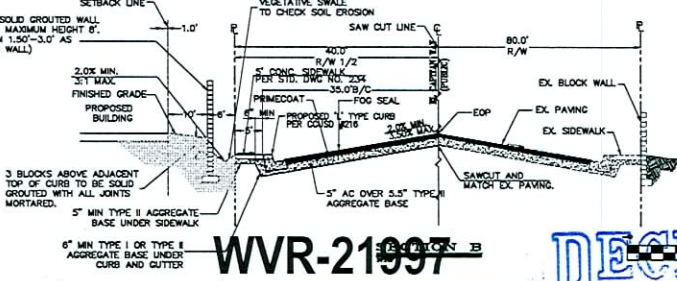
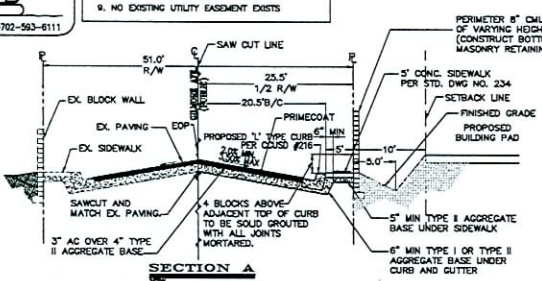
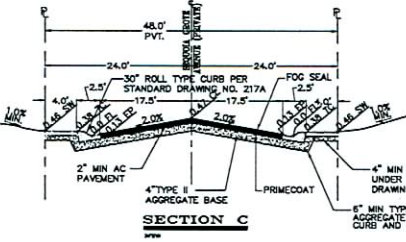
**UTILITY/ROAD PURVEYORS**

SEWER - CITY OF LAS VEGAS  
 WATER - LAS VEGAS VALLEY WATER DISTRICT  
 GAS - SOUTHWEST GAS CO.  
 TELEPHONE - SPRINT CENTRAL TEL. CO.  
 CABLE - COX COMMUNICATION  
 POWER - NEVADA POWER CO.  
 ROAD - CITY OF LAS VEGAS

**SEWER FLOW CALCULATION**

AVERAGE DAY	22.85 GPM
PEAK HOUR	70.64 GPM

- STATEMENT**
- CC AND R - CC & R WILL BE RECORDED ON THIS PROJECT AND PROVIDED BY OWNER.
  - LANDSCAPE - LANDSCAPE WILL BE MAINTAINED PER TITLE 30
  - FAULTS AND FISSURES - THERE ARE NO FAULTS AND FISSURES ON THE SITE.
  - GROUND WATER - THERE ARE NO SIGNS OF GROUND WATER WITHIN 20' OF SURFACE.
  - MASTER PLAN -
  - CITY OF HENDERSON BOUNDARY -
  - NO EXISTING STORM DRAIN EXISTS ON THE SITE
  - NO EXISTING IRRIGATION OR DRAINAGE CHANNEL EXISTS
  - NO EXISTING UTILITY EASEMENT EXISTS



- PROJECT DATA**
- ASSESSOR'S PARCEL NUMBER: 138-08-2002-002, 003 & 004
  - ADDRESS: GILMORE GROVE RESIDENTIAL PLANNED DEVELOPMENT SW OF EL CAPITAN WAY & GILMORE AVENUE LAS VEGAS NEVADA 89129
  - ZONING: R-2
  - TOTAL NUMBER OF LOTS: 33
  - MINIMUM LOT AREA (ALLOWABLE): 3300 SQ.FT.
  - MINIMUM LOT WIDTH (ALLOWABLE): 35 FEET (30 FEET FOR CUL-DE-SAC LOTS)
  - OCCUPANCY CLASSIFICATION: R-2
  - TYPE OF CONSTRUCTION: YES
  - FIRE SPRAWLERS: YES
  - HEIGHT: 30'-1" (TOP OF RIDGE)
  - ACTUAL: 35'-0"
  - ALLOWABLE: 35'-0"
  - STORIES: 2
  - ACTUAL: 2
  - ALLOWABLE: 2
  - ASBL: 313112 SUFF - 7.10 ACRES
  - TOTAL LOT AREA = 20680 SQ.FT
  - TOTAL BUILDING AREA = 100360 SQ.FT
  - PAVED AREA = 101327 SQ.FT
  - LANDSCAPE AREA = 6533 SQ.FT
  - CODE YEAR / TYPE: 2003 IRC
  - PROPOSED BUILDING USE: RESIDENTIAL

Call before you Dig.  
 1-800-277-2600  
 CALL BEFORE YOU DIG OVERHEAD

**WVR-21997**  
 REVISED  
 07/12/07 PC

**GRAPHIC SCALE**  
 RECEIVED  
 JUN 12 2007

REVISIONS: INITIAL DATE

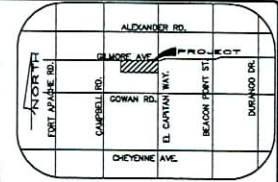
**ACE ENGINEERING**  
 5995 S. DURANGO DRIVE  
 LAS VEGAS, NV 89119  
 PHONE: (702) 944-9888 FAX: (702) 944-7782

**TENTATIVE MAP**  
 GILMORE GROVE  
 RESIDENTIAL PLANNED DEVELOPMENT  
 SW CORNER OF GILMORE AVENUE & EL CAPITAN WAY  
 LAS VEGAS, NEVADA 89129

DATE: 06/08/2007  
 JOB: 05-04  
 DWG. BY: OS  
 CHK. BY: DS

**T1**  
 SHEET  
 1 OF 1  
 CLV NO.





VICINITY MAP:

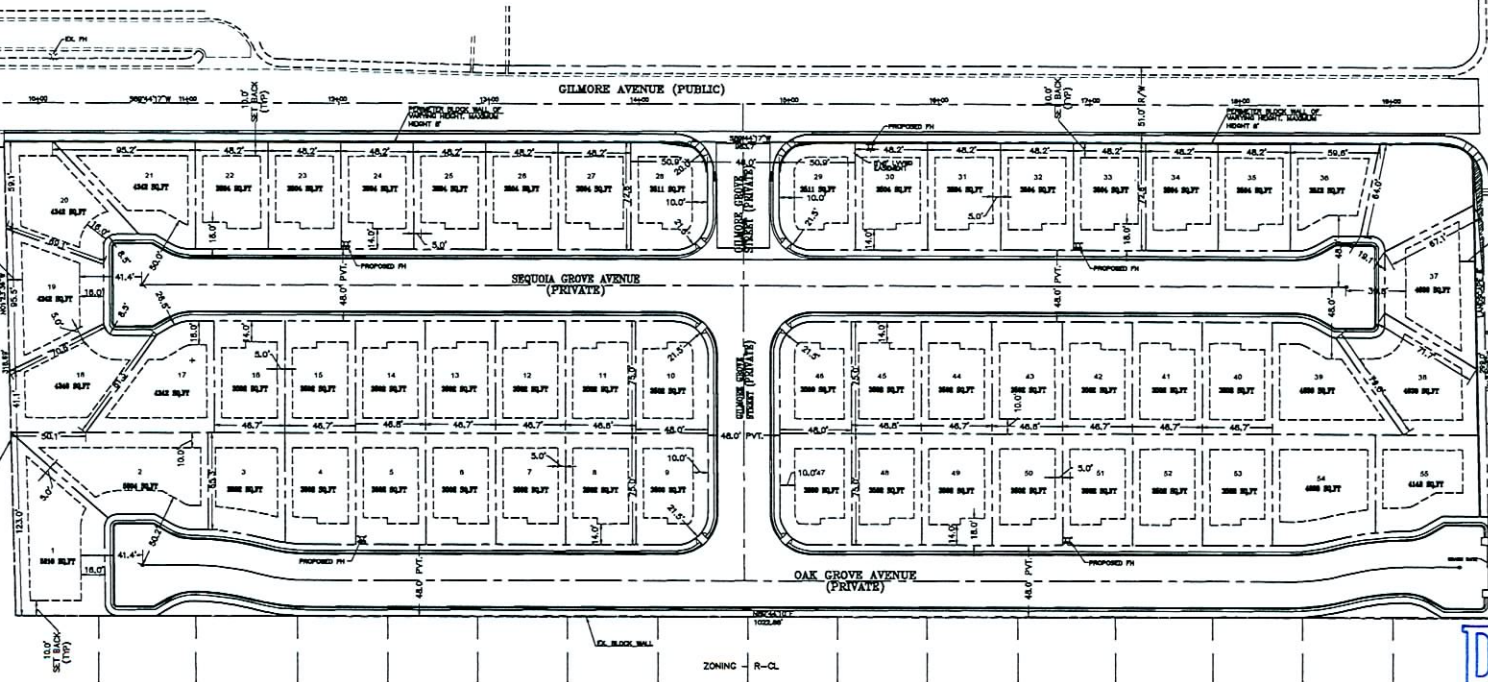
REVISIONS:

**ACE ENGINEERING**  
 8995 S. DURANGO DRIVE  
 LAS VEGAS, NV 89123  
 PHONE: 702 844-8800, FAX: 702 844-7744  
 CIVIL - PLANNING, LAND DEVELOPMENT, BUILDING DESIGN

**SITE PLAN**  
 GILMORE GROVE  
 RESIDENTIAL PLANNED DEVELOPMENT  
 SW OF EL CAPTAIN WAY & GILMORE AVENUE  
 LAS VEGAS, NEVADA 89129



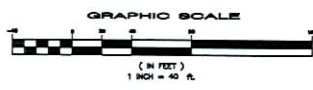
DATE: 06/08/2007  
 JOB: 05-04  
 DWG. BY: BS  
 CHK. BY: MC  
**A1 PR4**  
 SHEET OF



TOTAL NOS OF LOTS = 55  
 AVERAGE LOT SIZE = 3758 SQ.FT.

**RECEIVED**  
 JUN 12 2007

PROJECT DATA	
1. ASSESSOR'S PARCEL NUMBER:	1300602002, 03 & 04
2. ADDRESS:	GILMORE GROVE RESIDENTIAL PLANNED DEVELOPMENT SW OF EL CAPTAIN WAY & GILMORE AVENUE LAS VEGAS NEVADA 89129
3. ZONING:	R-CL
4. OCCUPANCY CLASSIFICATION:	R-2
5. TYPE OF CONSTRUCTION:	V-8
6. FIRE SPRINKLERS:	YES
7. HEIGHT:	30'-1" (TOP OF RIDGE)
8. ALLOWABLE:	30'-0"
9. AREAS:	
TOTAL SITE AREA =	33112 SQ.FT. - 7.19 ACRES
TOTAL LOT AREA =	206890 SQ.FT.
TOTAL BUILDING AREA =	100343 SQ.FT.
PAVED AREA =	101227 SQ.FT.
LANDSCAPE AREA =	6033 SQ.FT.
10. CODE YEAR / TYPE:	2003 IBC
11. PROPOSED BUILDING USE:	RESIDENTIAL



**WVR-21997**  
**REVISED**  
**07/12/07 PC**