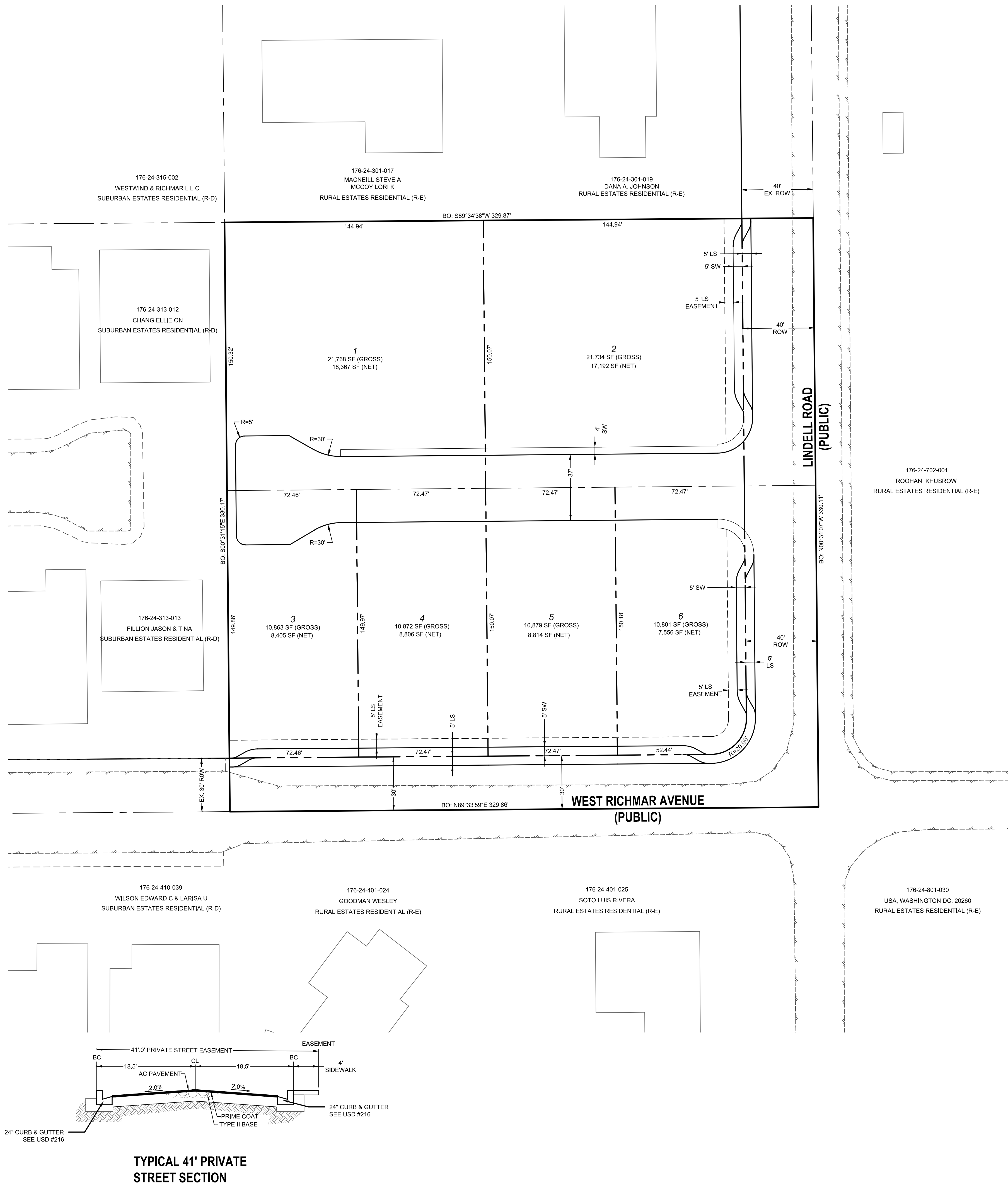
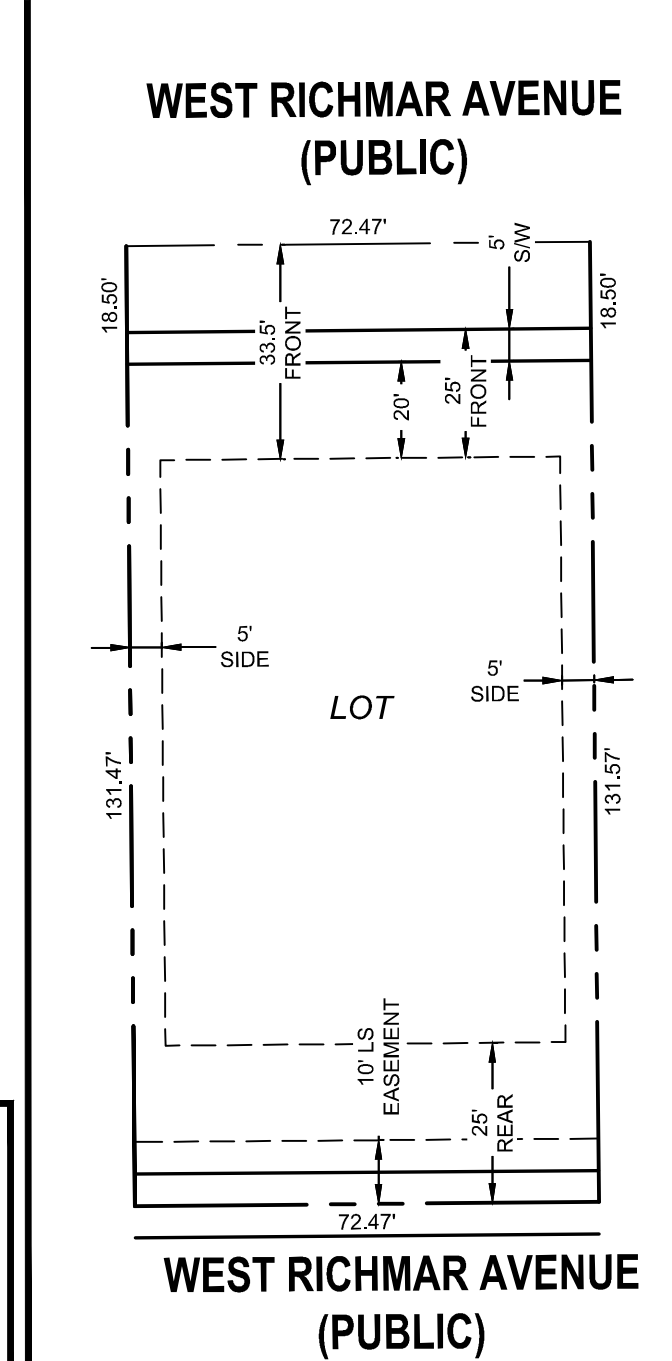


MINIMUM SETBACKS



MINIMUM SETBACKS

DESIGN GUIDELINES MINIMUM SETBACKS

GARAGE - 20 FEET (FROM BACK OF CURB)
FRONT - 30 FEET
SIDE (INTERIOR) - 5'
SIDE (ON CORNER) - 15'
REAR TO STRUCTURE - 25 FEET
REAR AT PATIO COVER - 12 FEET

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS: 176-24-302-001
PROPOSED USE OF PROPERTY: (R-L) - RESIDENTIAL LOW
EXISTING ZONING: (R-E) RURAL ESTATES RESIDENTIAL
PROPOSED ZONING: (R-D) SUBURBAN ESTATES RESIDENTIAL
TOTAL PROPOSED LOTS: 6 LOTS / 0 LOTS (COMMON LOTS)
GROSS ACREAGE: 2.5 ACRES
NET ACREAGE: 2.06 ACRES
DENSITY (BASED ON GROSS ACREAGE): 2.4 LOTS/ACRE
SMALLEST LOT SIZE: 8,814 SF (GROSS), 7,556 SF (NET)
LARGEST LOT SIZE: 21,768 SF (GROSS), 18,367 SF (NET)
AVERAGE LOT SIZE: 14,810 SF (GROSS), 12,065 SF (NET)

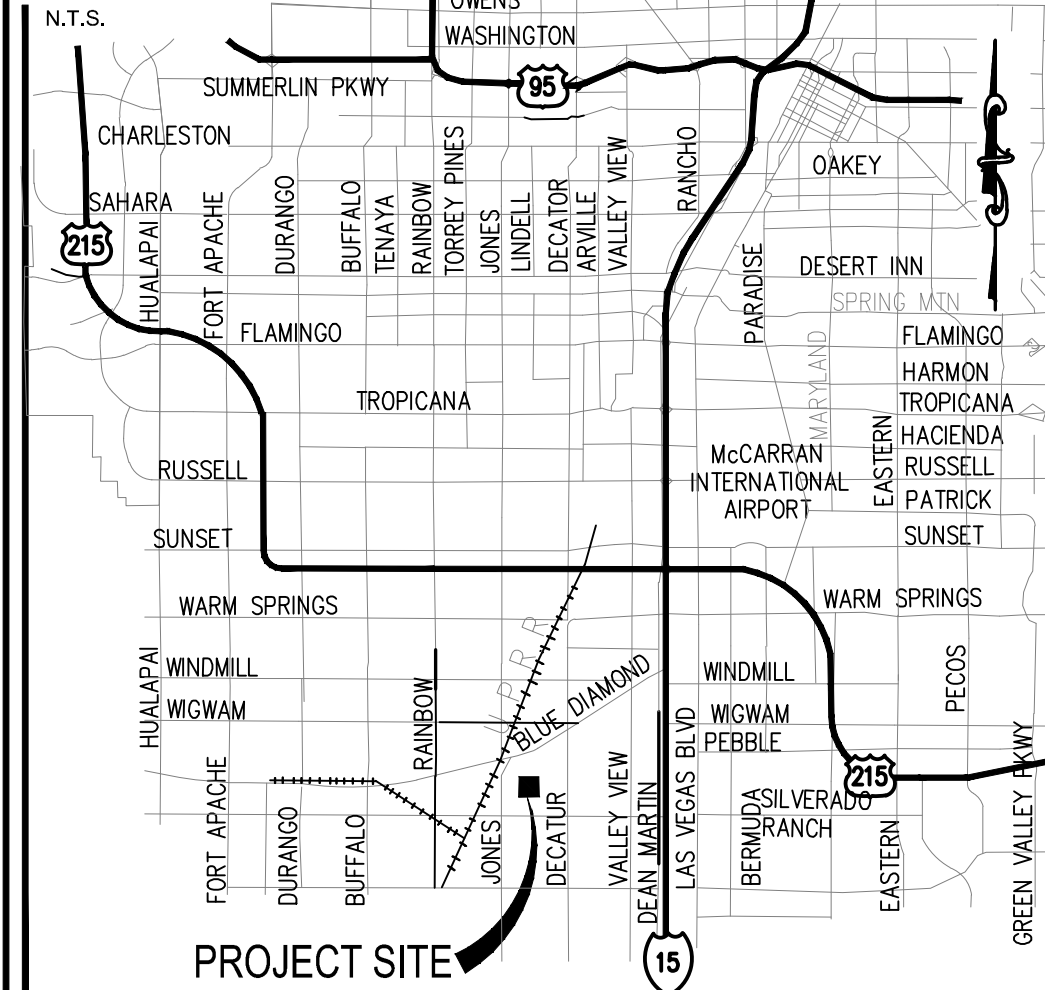
ABBREVIATIONS

AC ASPHALTIC CONCRETE	LWVD LAS VEGAS VALLEY WATER DISTRICT
AVE AVENUE	MAX MAXIMUM
BC BACK OF CURB	MH MANHOLE
BFE BASE FLOOD ELEVATION	MIN MINIMUM
BLM BUREAU OF LAND MANAGEMENT	NTS NOT TO SCALE
BM BENCHMARK	PE POLYETHYLENE
CATV CABLE TELEVISION	PL PROPERTY LINE
CC CLARK COUNTY	POC POINT OF CONNECTION
CCFD CLARK COUNTY FIRE DEPARTMENT	PP POWER POLE
COWRD CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ PROJECT
CL CENTERLINE	PVC POLYVINYL CHLORIDE
CLV CITY OF LAS VEGAS	R RADIUS
CMP CORRUGATED METAL PIPE	RCB REINFORCED CONCRETE BOX
CNLV CITY OF NORTH LAS VEGAS	RCP REINFORCED CONCRETE PIPE
COH CITY OF HENDERSON	ROW RIGHT-OF-WAY
DIP DUCTILE IRON PIPE	SD STORM DRAIN
DR DRIVE	SHT SHEET
EG EXISTING GRADE	STLT STREETLIGHT
ELEC ELECTRICAL	SNWA SOUTHERN NEVADA WATER AUTHORITY
EP EDGE OF PAVEMENT	SS SANITARY SEWER
EX EXISTING	ST STREET
FF FINISH FLOOR ELEVATION	SW SIDEWALK
FG FINISH GRADE	TELE TELEPHONE
FH FIRE HYDRANT	TYP TYPICAL
HPG HIGH PRESSURE GAS	USD UNIFORM STANDARD DRAWING
LN LANE	VCP VITRIFIED CLAY PIPE
LS LANDSCAPE	W WATER

TENTATIVE MAP NOTES

- ALL IMPROVEMENTS SHALL CONFORM TO THE CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS.
- UTILITIES:
GAS: SOUTHWEST GAS CORP.
WATER: LAS VEGAS VALLEY WATER DISTRICT
SEWER: CLARK COUNTY WATER RECLAMATION DISTRICT
SOLID WASTE DISPOSAL: REPUBLIC SERVICES
CABLE TELEVISION: COX CABLE
POWER: NV ENERGY
TELEPHONE: CENTURYLINK
- UTILITY EASEMENTS TO BE DEDICATED TO RESPECTIVE AGENCIES.
- THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY AND IS NOT PART OF ANY MASTER PLAN.
- PEAK SEWAGE CONTRIBUTION: .0020 GPD AVERAGE / .0069 GPD PEAK
- ACCORDING TO FIRM PANEL 32003CINDOC, DATED NOV. 16, 2011, THE SITE IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PROTECTIVE COVENANTS AND/OR DEED RESTRICTIONS ARE TO BE GENERATED INTO A SEPARATE DOCUMENT AND RECORDED, IF REQUIRED.
- THE SITE IS SITUATED IN STANDARD GEOTECHNICAL CONSIDERATION AREA (0%-4% NONE TO LOW).
- THERE ARE NO KNOWN EXISTING FAULTS OR FISSURES ON THE SITE.
- THERE IS NO KNOWN GROUND WATER AT A DEPTH LESS THAN 20-FEET. A SOILS REPORT IS BEING PREPARED TO VERIFY THE DEPTH OF GROUND WATER.
- PERIMETER TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

VICINITY MAP



OWNER / DEVELOPER

JONES FORD LINDELL LLC
11510 MYSTIC ROSE CT.
LAS VEGAS, NV 89138
PHONE (702) 767-3764

UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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 EXISTING LOCATIONS.

BASIS OF BEARING

NORTH 00°26'11" WEST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA AS SHOWN BY MAP THEREOF ON BOOK 131, PAGE 59 OF PLATS IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
CONTOUR (5' INTERVAL)		
CENTERLINE		
RIGHT-OF-WAY		
CURB AND GUTTER		
FENCE		
POWER POLE		
STORM DRAIN W/ MANHOLE		
SIDEWALK		
PROPERTY LINE		
EDGE OF PAVEMENT		
FIRE HYDRANT		
SEWER LINE W/ MANHOLE		
WATER LINE		
STREETLIGHT		

JONES FORD LINDELL LLC 11510 MYSTIC ROSE CT. LAS VEGAS, NV 89138 (702)767-3764 FAX:		TANEY ENGINEERING 6030 S. JONES BLVD LAS VEGAS, NV 89118 (702) 962-8844 FAX: (702) 962-5253	
 EST. 2000		RICHMAR & LINDELL PROPOSED RESIDENTIAL SUBDIVISION NON-CONFORMING ZONE BOUNDARY AMENDMENT	
SITE PLAN		ROBERT D. CUNNINGHAM Exp. 12-31-18 CIVIL No. 15726	
DATE: 5/16/2017		SCALE: 1"=30'	
JOB NO: JNS-15-003		DESIGNED BY: MPB CHECKED BY: BPM	
SHEET NAME:		SP1	
SHEET NUMBER: 1 OF 1			