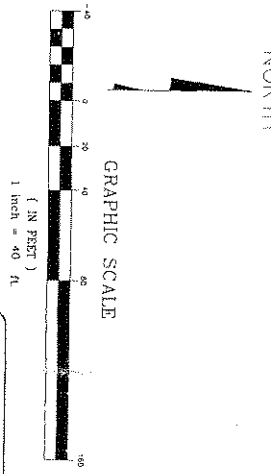
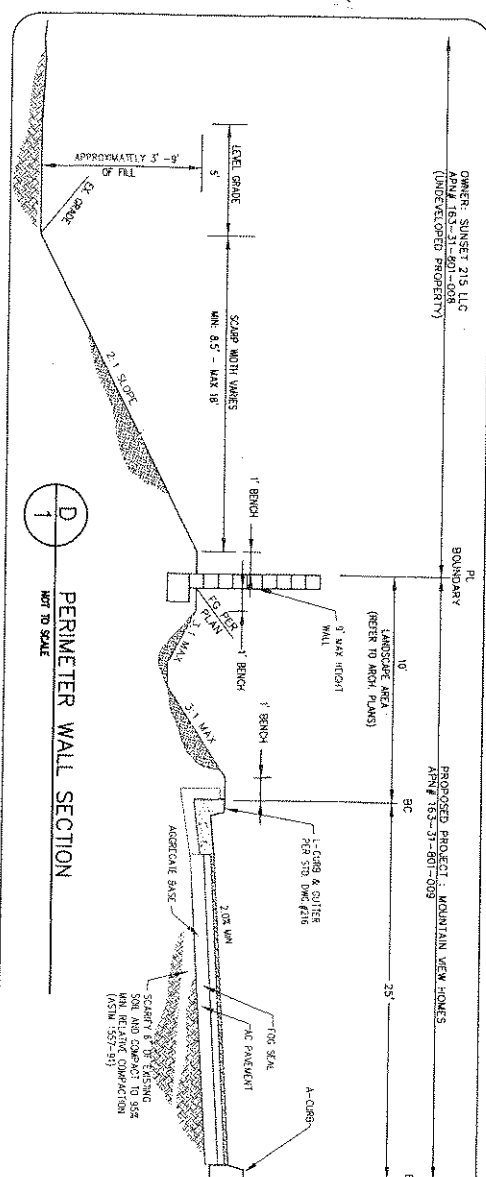
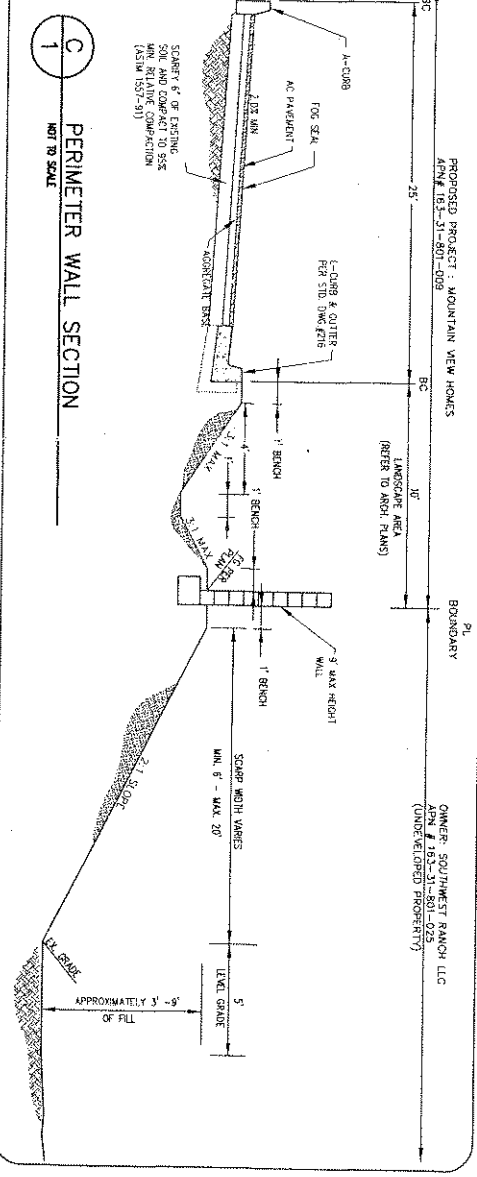
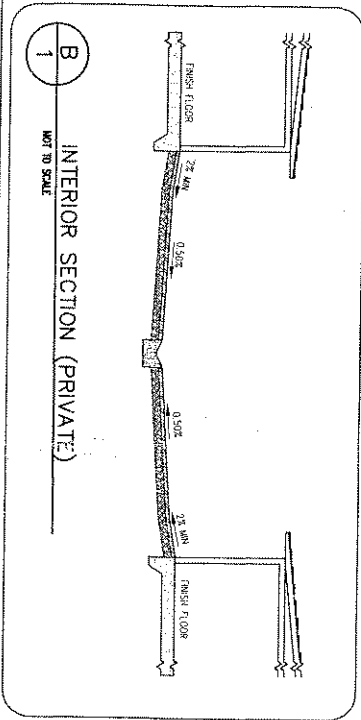
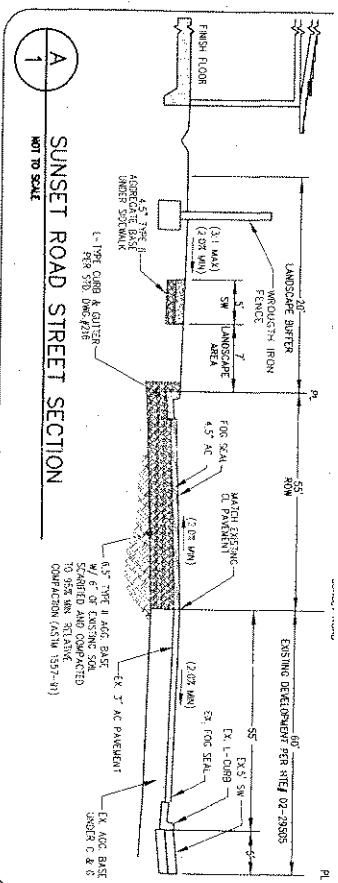
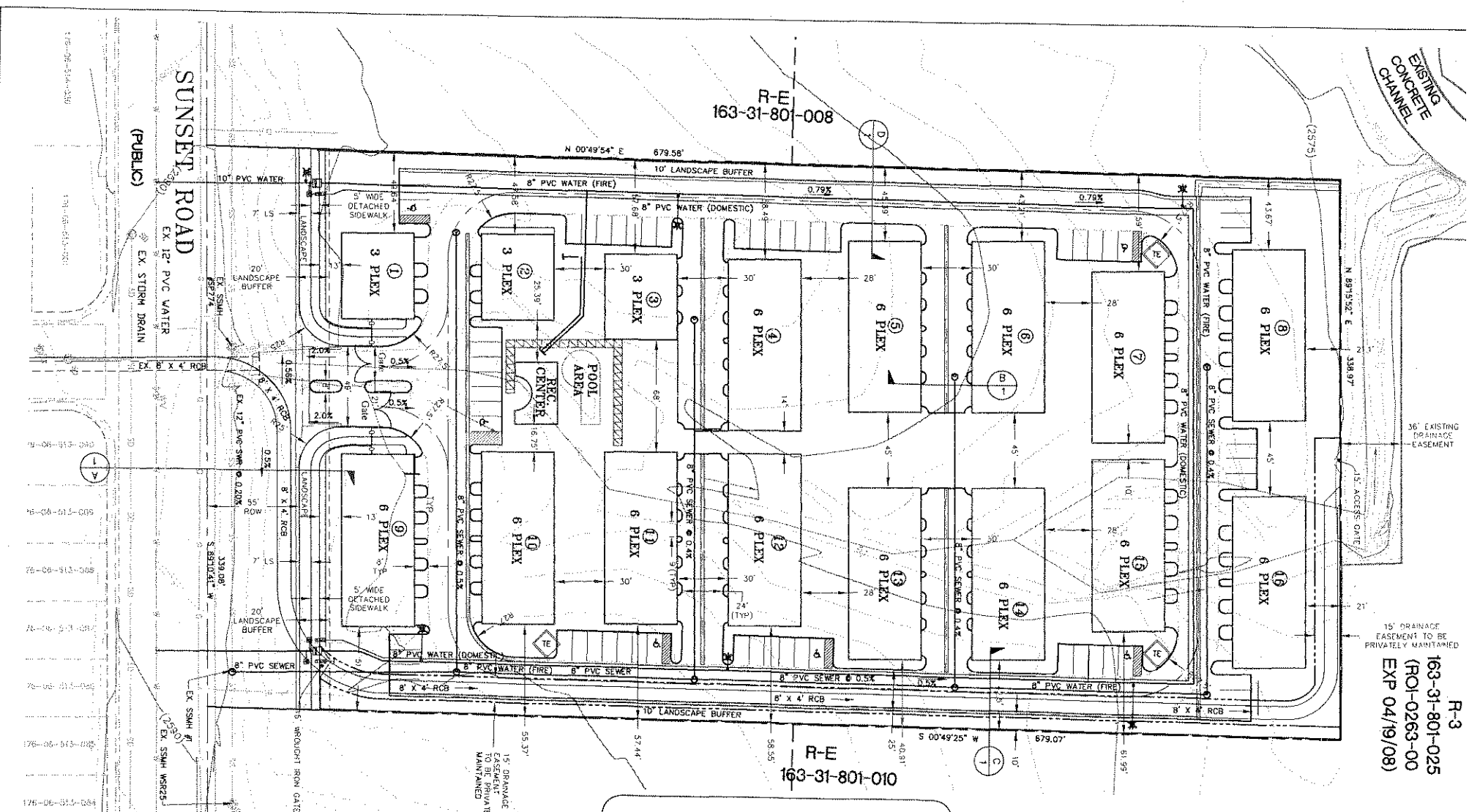


R-3
163-31-801-025
(ROI-0263-00
EXP 04/19/08)



LOT DATA

LOT INFORMATION	9-3 MFD-FAMILY
CURRENT ZONING	PROPOSED ZONING
APPROXIMATE OVERLAY DISTRICT	NOT APPLICABLE
GROSS ACREAGE	5.0 ACRES
NET ACREAGE	4.5 ACRES
TOTAL PROPOSED UNITS	67 UNITS
DENSITY REQUIREMENTS	17.4 UNITS/ACRE
MANUAL ALLOWABLE DENSITY (R-3)	18 UNITS/ACRE
REQUIRED OPEN SPACE	0.40 ACRES
PROPOSED OPEN SPACE	1.47 ACRES

FLOOD ZONES
A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAPS HAS IDENTIFIED FLOOD ZONES THAT A PORTION OF THE PROJECT SITE IS LOCATED WITHIN FLOOD ZONE X AN AREA OUTSIDE THE 500 YEAR FLOODPLAIN.

ABBREVIATIONS

CE	COMMON ELEMENT	PROP	PROPOSED
LCE	LIMITED COMMON ELEMENT	P/L	PROJECT LINE
HE	HANDICAPPED	FL	FLOW LINE
HC	HANDICAPPED CURB		
HT	HANDICAPPED TRAMP		
TE	TOP EXISTING		
EX	EXISTING		
NIS	NOT TO SCALE		
SS	SMARTWAY SEWER		

LEGEND

EXISTING CENTERLINE OF ROAD	NEW 8" WIRE	WATER WETTER (PROP)
BOUNDARY LINE (S/1/2)	NEW 4" WIRE	WATER WETTER (EX)
BOUNDARY LINE (ADJACENT)	ELIMINATED RCP	WATER VALVE (EX)
RIGHT-OF-WAY LINE (ROW)	EX 8" RCP	WATER VALVE (PROP)
LANDSCAPE BUFFER BOUNDARY	EX 12" WIRE	WATER VALVE (EX)
EXISTING 5' EX GRADE CONTROL	EX 15" WIRE	WATER VALVE (PROP)
GRADE & DIRECTION (PROP)	EX 18" WIRE	BLOWOFF VALVE (EX)
EXISTING 5' EX GRADE CONTROL	EX 21" WIRE	BLOWOFF VALVE (PROP)
GRADE & DIRECTION (EX)	EX 24" WIRE	SEWER MANHOLE (EX)
BUILDING NUMBER	EX 27" WIRE	SEWER MANHOLE (PROP)
EX VALVE	EX 30" WIRE	FIRE HYDRANT (PROP)
	EX 36" WIRE	TRASH ENCLOSURE
	EX 42" WIRE	
	EX 48" WIRE	
	EX 54" WIRE	
	EX 60" WIRE	
	EX 66" WIRE	
	EX 72" WIRE	
	EX 78" WIRE	
	EX 84" WIRE	
	EX 90" WIRE	
	EX 96" WIRE	
	EX 102" WIRE	
	EX 108" WIRE	
	EX 114" WIRE	
	EX 120" WIRE	

OWNER
MOUNTAIN VIEW HOMES V LLC
551 W. DIVERST PKY #202
CHICAGO, IL 60641-1692
PHONE: 312-584-4202
FAX: 312-584-4203

DEVELOPER
MOUNTAIN VIEW HOMES
P.O. BOX 1745
CLARK COUNTY WATER RECLAMATION DISTRICT (SEWER)
1001 S. VALEY VIEW AVE. #25-2011

ASSESSOR'S PARCEL NUMBER
163-31-801-009

UTILITY COMPANIES
NEVADA POWER COMPANY
330 S. VALEY VIEW AVE. #25-2011
SOUTHWEST GAS COMPANY
4500 W. TROPICANA AVE. 253-2111
SOUTHWEST GAS COMPANY
P.O. BOX 1745
CLARK COUNTY WATER RECLAMATION DISTRICT (SEWER)
1001 S. VALEY VIEW AVE. #25-2011

BASIS OF BEARINGS
SOUTH APPROX WEST BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (S/1/4) OF THE SOUTHWEST QUARTER (S/1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, 11E, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

DEVELOPMENT NOTES
THE SUBDIVISION INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESERVATION DOCUMENT.
THE SITE CONTAINS NO KNOWN FAULTS AND IS BEING PREPARED AND MAY BE DETERMINE OTHERWISE.

LEGAL DESCRIPTION
BEING THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (S/1/4) OF THE SOUTHWEST QUARTER (S/1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, 11E, AS SHOWN BY MAP THEREOF ON FILE IN THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.

SEWER CONTRIBUTION
87 UNITS X 250 GPD/UNIT = 21,750 GPD (AVERAGE)
87 UNITS X 250 GPD/UNIT X 3.2 PEAK FACTOR = 69,600 GPD (PEAK)

LANDSCAPE STATEMENT
A LANDSCAPE MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, LOCATED ADJACENT TO SUNSET ROAD AND THE SOUTH BOUNDARY, ADJACENT TO SECTION 31.

BENCHMARK
CLARK COUNTY VERTICAL CONTROL NO. 05 841, BEING A 2" BRASS CAP IN A CONCRETE MONUMENT GRAND CANYON DR. ELEVATION: 2594.21 FEET (MAY 1988)

DEVELOPMENT NOTES
THIS SITE HAS NO KNOWN GEOTECHNICAL RECORDS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

MOUNTAIN VIEW HOMES V LLC
MOUNTAIN VIEW HOMES
TENTATIVE MAP

TRC
Customer-Focused Solutions
BV Engineering Nevada

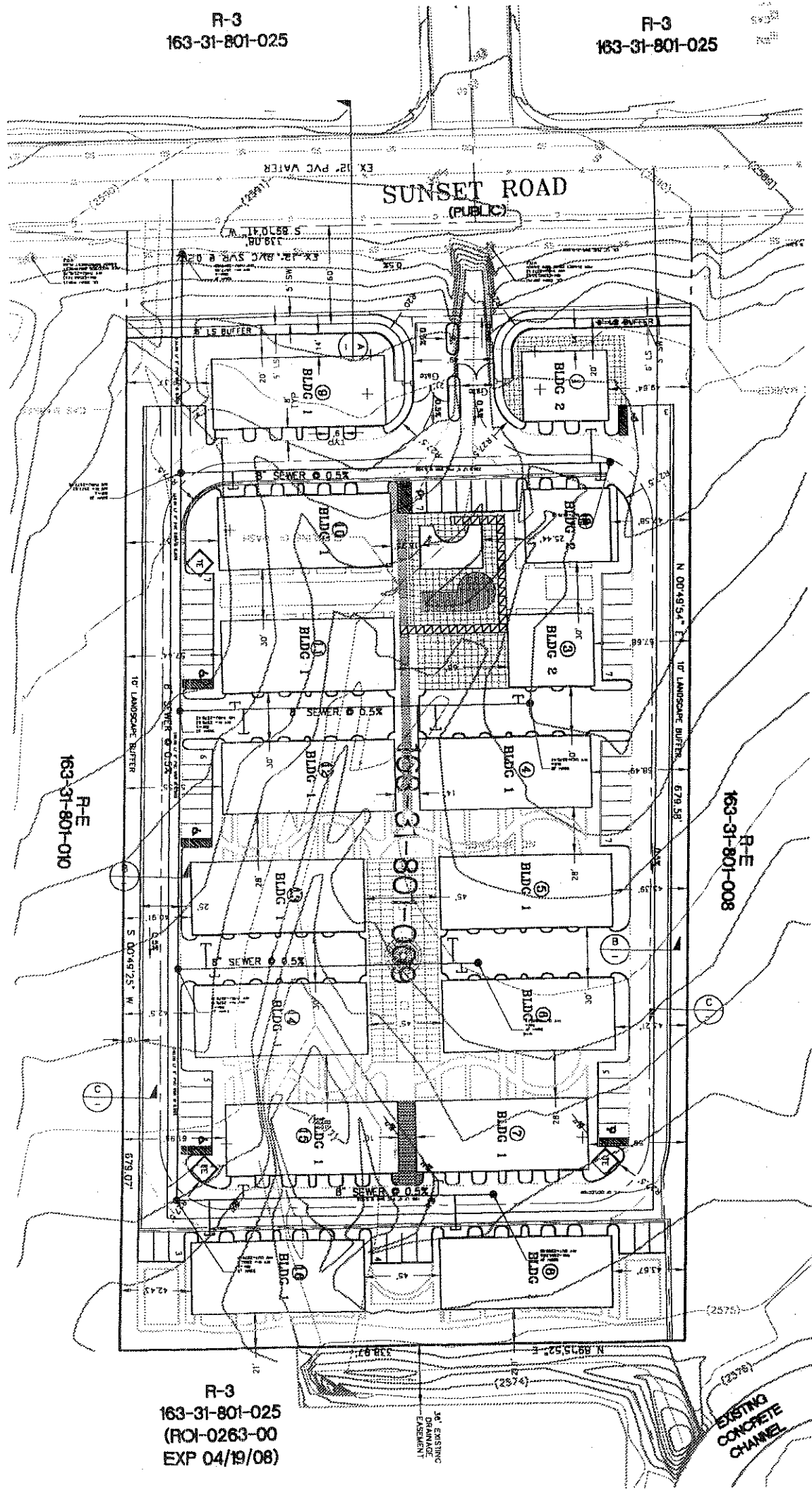
8395 W. SUNSET ROAD
SUITE 190
Las Vegas, NV 89111
Tel: 702-650-0572
Fax: 702-307-4222
Web: trcsolutions.com

PROFESSIONAL ENGINEER
STATE OF NEVADA
L. AIWOOD
NO. 8714
DATE 12/31/09

STAMP DATE:	DESIGN: DY
PROJECT NO: 611.002	SCALE: AS SHOWN
DATE: 02/15/09	
BY: DATE	AGRN. APP. DAY

R-3
163-31-801-025

R-3
163-31-801-025



R-3
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EXISTING
CONCRETE
CHANNEL