SCALE: 1" = 40'

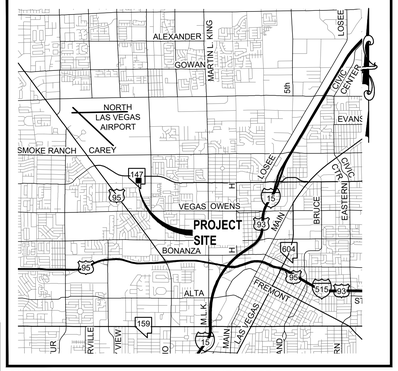
40' 20' 40' 80' 120'

UTILITIES

GAS:	SOUTHWEST GAS CORP.
WATER:	CITY OF NORTH LAS VEGAS
SOLID WASTE DISPOSAL:	REPUBLIC SERVICES
SEWER:	CITY OF NORTH LAS VEGAS
CABLE TELEVISION:	COX CABLE
POWER:	NV ENERGY
TELEPHONE:	CENTURYLINK

VICINITY MAP

NOT TO SCALE



Call before you dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

OWNER

CORAN, LLC
50 S. JONES, STE 202
LAS VEGA, NV 89107
(702) 747-9868

DEVELOPER

FORESIGHT COMPANIES (HASSAN CHAUDHRY)
60 S. JONES BLVD STE #202
LAS VEGAS, NV 89107
(702) 747-9868

ENGINEER

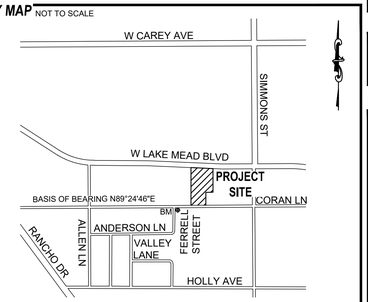
TANEY ENGINEERING
6030 SOUTH JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844 PHONE (702) 362-5233 FAX

PROJECT INFORMATION

ASSESSORS PARCEL NUMBERS:	139-20-202-019
PROPOSED USE OF PROPERTY:	MULTI-FAMILY RESIDENTIAL
EXISTING ZONING:	MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)
PROPOSED ZONING:	MULTI-FAMILY RESIDENTIAL DISTRICT (R-3)
TOTAL PROPOSED UNITS:	74 UNITS
NET/GROSS ACREAGE:	3.9 ACRES

KEY MAP

NOT TO SCALE



ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LVVWD	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
CCWRD	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	R/W	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

LEGEND

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

UTILITY DISCLAIMER

EXISTING UTIITY 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

N89°24'46"E
BEING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, ALSO BEING THE CENTERLINE OF CORAN LANE AS SHOWN IN THE FINAL MAP OF LAKE MEAD BUSINESS PARK, BOOK 91, PAGE 72 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK 5LV0120W6
RIVET AND 2" ROUND BRASS DISK, STAMPED CITY OF LAS VEGAS BM NO. 5LV0120W6, SET IN THE TOP OF CURB LOCATED APPROXIMATELY 1.5 FEET EAST OF THE SOUTHEAST EAST BCR AT THE INTERSECTION OF CORAN LN. AND FERRELL ST.
ELEVATION: 644.29 METERS / 2113.81 FEET (NAVD88_v2018)

LEGAL DESCRIPTION

LOT 1 OF THE PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M. LYING EASTERLY OF THE EAST LINE OF LAKE MEAD COMMERCIAL PARK AS SHOWN IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER PARCEL MAP FILE 126, PAGE 89 OF PLATS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF SAID LAND AS CONVEYED BY THE CITY OF NORTH LAS VEGAS, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA PURSUANT TO THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED MARCH 16, 1994 IN BOOK 940316 AS INSTRUMENT NO. 01505, OFFICIAL RECORDS. THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF SAID SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) AS SHOWN ON FILE 47, PAGE 1 OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; THENCE SOUTH 89°23'51" WEST ALONG THE NORTH LINE THEREOF, 165.92 FEET; THENCE SOUTH 0°02'57" EAST, 13.22 FEET; THENCE SOUTH 87°36'04" EAST 166.07 FEET; THENCE NORTH 0°03'39" WEST, 21.91 FEET TO THE POINT OF BEGINNING.

REVISIONS			
NO.	DESCRIPTION	BY	APPR

DATE

FORESIGHT COMPANIES

EST. 2000

TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

PURAVIDA SENIOR LIVING
MULTI FAMILY
VACATION SITE PLAN

REGISTERED PROFESSIONAL ENGINEER — ROBERT D. CUNNINGHAM — Exp. 12-31-24 CIVIL — No. 15726 — STATE OF NEVADA

DATE:	9/11/2023
SCALE:	1"=40'
JOB NO:	FRC-20-003
DESIGNED BY: EP	CHECKED BY: RC
SHEET NAME:	VSP
SHEET NUMBER:	1 OF 1

CNLV 64-2023

LAST PLOT: Elina Prajapati
FILE NAME: S:\ACTIVE\FORESIGHT COMPANIES\FRC-20-003 - LAKE MEAD WEST SENIOR\ENG\0 EXHIBITS_ SITE PLANNING\FRC003_VACATION SITE PLAN.DWG