

**PROGRAMMATIC AGREEMENT
BETWEEN
THE NATIONAL PARK SERVICE,
LAS VEGAS FIELD OFFICE OF THE BUREAU OF LAND MANAGEMENT,
NEVADA STATE HISTORIC PRESERVATION OFFICER,
NEVADA DIVISION OF STATE PARKS,
AND THE CITY OF NORTH LAS VEGAS
REGARDING
THE DEVELOPMENT OF THE KIEL RANCH HISTORIC PARK
LOCATED WITHIN
THE CITY OF NORTH LAS VEGAS**

WHEREAS, the State and Local Assistance Programs Office of the National Park Service (NPS), the Las Vegas Field Office of the Bureau of Land Management (BLM) have provided federal funding and grant monies to the City of North Las Vegas (City) to develop the seven-acre Kiel Ranch Historic Park (hereinafter referred to as the “the park” or the “Undertaking” as defined in 36 C.F.R. § 800.16[y]) thereby making it a federal undertaking requiring compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, 16 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. § 800; and

WHEREAS, the Undertaking is funded by three sources: (1) by BLM under the Southern Nevada Public Land Management Act of 1998 as amended (Public Law 105-263); (2) by the NPS through the Nevada Division of State Parks under the Land and Water Conservation Fund; and, (3) by the Commission for Cultural Affairs which is supported by the Nevada Historic Preservation Office (SHPO); and

WHEREAS, the NPS and the BLM agreed that the NPS will assume the role as the lead federal agency for fulfilling their collective responsibilities under Section 106, as provided in 36 C.F.R. § 800.2(a)(2); and

WHEREAS, the City is the local sponsor for the Undertaking and under the provisions of Section 106, is responsible for obtaining all permits and rights-of-way grants; for the funding of project designs, plans, and project construction; and for implementation of treatment measures for Kiel Ranch as outlined in this Programmatic Agreement (Agreement); and

WHEREAS, the NPS, in consultation with the BLM and the SHPO, has defined the area of potential effects (APE) for the Undertaking as located completely within the boundary of Kiel Ranch, a historic property listed in the National Register of Historic Places (NRHP) (Appendix A); and

WHEREAS, the NPS, in consultation with the BLM, has determined that the Undertaking has the potential to cause effects to the Kiel Ranch historic property and the features that contribute to the eligibility of the ranch for listing in the NRHP and intends to use this Agreement to comply with Section 106 of the NHPA, and its implementing regulations; and

WHEREAS, the NPS, has consulted with the BLM and the SHPO about this Undertaking and because the effects of the Undertaking on the historic property cannot be fully determined prior to

the Undertaking's approval, chooses to conclude its assessment of the Undertaking's potential adverse effect on Kiel Ranch and resolve any such effect through the implementation of this Agreement in accordance with 36 C.F.R. § 800.14(b)(1)(ii); and

WHEREAS, in accordance with 36 C.F.R. § 800.3(f)(1) the NPS has consulted with the City regarding the effects of the Undertaking on Kiel Ranch and pursuant to 36 C.F.R. § 800.14(b)(2)(i) has invited them to enter into this Agreement as a signatory; and

WHEREAS, the Nevada Division of State Parks (State Parks) has been delegated by the Governor as the agency responsible for administering the Land and Water Conservation program in accord with section 6(f)(2) of the Land and Water Conservation Fund Act, and thereby serves as the NPS contractor for the purposes of complying with Section 106 per 36 C.F.R. § 800.2(a)(3) and has been invited to sign this Agreement as a signatory; and

WHEREAS, in accordance with 36 C.F.R. § 800.3(f)(2) the NPS has consulted with the Las Vegas Paiute Tribe of Nevada regarding the effects of the Undertaking on historic properties and pursuant to 36 C.F.R. § 800.14(b)(2)(i) has invited them to sign this Agreement as a Concurring party; and

WHEREAS, in accordance with 36 C.F.R. § 800.14(b)(3), the NPS has notified and invited the Advisory Council on Historic Preservation (ACHP) per 36 C.F.R. § 800.6(a)(1)(C) to participate in consultation to resolve potential adverse effects of the Undertaking and the ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii) (Appendix B); and

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(4) and 36 C.F.R. § 800.14(b)(2)(ii), the City has notified the public of the Undertaking and provided an opportunity for members of the public to express their views on the proposed project and the Section 106 process as outlined in this Agreement; and

NOW, THEREFORE, the NPS, the BLM and the SHPO agree that the Undertaking shall be administered in accordance with the following stipulations to satisfy the NPS's and the BLM's Section 106 responsibilities for all aspects of the Undertaking.

STIPULATIONS

The NPS shall ensure that the following measures are carried out:

Stipulation I: Identification of Undertaking and Area of Potential Effects (APE) Determination

A. Proposed Undertaking

The City is proposing to preserve and enhance the seven-acre Kiel Ranch historic site by implementing the proposed actions in four phases that are contingent on obtaining adequate funding. The Undertaking places highest priority on the preservation of the Adobe structure and active spring (Appendix C).

Programmatic Agreement between the National Park Service, the Las Vegas Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of North Las Vegas regarding the development of the Kiel Ranch Historic Park

1. **Phase 1** (Appendix D)– This phase will complete site security of the park and provide public access to the park. Security will include completion of the 8-ft perimeter wall along the western boundary and installation of cable rail fencing around the Adobe. Public access will be via a soft surface parking lot and Americans with Disabilities Act (ADA) compliant pathway to the Adobe with necessary supporting amenities such as restrooms, drinking fountain, picnic areas, landscaping, and interpretive signs. Specifically:

- Construct an 8-ft. x 448-ft. security fence along the western portions of the site. This will complete the site perimeter fence.
- Install 12,500 sq. ft. ‘soft surface’ parking lot and driveway with entry signage and gate to provide access from Carey Avenue (south of the park).
- Install 306-ft. cable rail fence in addition to 612-ft. of view fence around the adobe building to provide open views and additional security for the structure and visitors.
- Install two (2) interpretive signs around the perimeter of the adobe to reference the key periods at the site.
- Install 8-ft. x 895-ft. “soft surface” trail that will connect the parking area to the adobe.
- Install 250 sq. ft. picnic ramada (shade structure).
- Install prefabricated restroom located near the parking lot.
- Install: 8-ft. x 146-ft. concrete sidewalk; one (1) drinking fountain; two (2) picnic tables; four (4) trash receptacles; two (2) benches; two (2) bike racks; two (2) interpretive kiosks; 56 trees and 1,145 shrubs; and various plant materials.

2. **Phase 2** (planned) – Restore the spring to pre-existing/natural conditions and add a walking path around it; and

3. **Phase 3** (planned) – Provide public access to the spring; and

4. **Phase 4** (planned) – Create an overlook within the park with hiking paths leading to it.

B. Area of Potential Effects

NPS and BLM have defined the APE to include the areas where the Undertaking may directly or indirectly adversely affect the eligibility of Kiel Ranch. The APE is located entirely within the boundary of the NRHP-listed site and is owned and managed by the City of North Las Vegas.

The APE is shown on a map in Appendix A. The Undertaking location includes portions of T15S R61E, section 15 of the USGS *Las Vegas NW* 7.5-minute topographic map.

In consultation with SHPO, the NPS and/or BLM may modify the APE for a given portion of the Undertaking as either NPS or BLM determines is reasonable and appropriate under the terms of this Agreement. NPS and/or BLM will provide reasonable prior notification of such action to all signatories, concurring parties, other consulting parties, and Indian Tribes.

Stipulation II: Identification, Inventory, Sensitivity Document, and Effects Evaluation

A. Existing Knowledge and Documentation

Kiel Ranch (26Ck1527) has been inventoried at a Class III level several times most recently in 2009 by SWCA Environmental Consultants. In addition, a Historic American Buildings Survey (HABS) recordation of the historic features including the Livestock Shed, Remnant House, Wooden Duplex, Cinderblock House, Doll House, Foreman's House (now removed), Adobe Structure, Main House, Brown House, and the Park Mansion (or "White House" now destroyed by fire), was completed in 1988 by Phyllis Martin and is available online at: <http://memory.loc.gov/ammem/index.html>.

The NPS has make a good faith effort to consult with Tribes and affected tribal members to identify properties of traditional religious or cultural importance in the APE for the Undertaking. Based on information shared with the NPS, the NPS would determine the NRHP eligibility of any identified properties, and consult on these determinations with SHPO, BLM, the City, State Parks, and the Tribes.

B. Testing Plan (Plan) for Archaeologically Sensitive Areas

The City, through its contractor, has developed a testing plan that targets areas within the APE for the Undertaking that are identified as sensitive for buried archaeological resources.

The City shall submit this plan to SHPO, NPS, BLM, and State Parks upon execution of this Agreement. BLM, NPS, SHPO, and State Parks shall have thirty (30) calendar days from their receipt to provide their comments on the testing plan. The City shall edit the plan to address all comments prior to the finalization of the testing plan. The City shall provide the final testing plan to the BLM, NPS, SHPO, and State Parks prior to its implementation.

C. Implementation of Testing Plan

The City may implement the testing plan in phases consistent with construction phases for the Undertaking within the APE and consistent with Stipulation IV.

D. Effect Evaluation and Historic Property Treatment Plan

The NPS as lead Federal agency will make determinations of effect for each phase of the Undertaking that will be completed prior to the close of LWCF grant 32-00310. The NPS will apply the Criteria of Adverse Effect pursuant to 36 CFR § 800.5(a)(1) to identified elements of Kiel Ranch that may be affected by the Undertaking. For those elements that the NPS has determined will be adversely affected by the Undertaking, a Historic Property Treatment Plan (HPTP) will be developed in accordance with Appendix E.

1. Assessment of Effects

- a. NPS, in consultation with the City through its contractors, will consider all potential effects to historic properties (direct, visual, audible, atmospheric, and cumulative).
- b. In order for all parties to evaluate visual effects to historic properties, the City in consultation with the SHPO, NPS, BLM, and State Parks will produce a simulated graphical representation of the proposed improvements and installations within the existing landscape. This representation will consist of architectural renderings to scale superimposed on photos with an appropriate map key provided. The City shall forward this document to the SHPO, NPS, BLM, and State Parks for their review. The SHPO, NPS, BLM, and State Parks will have thirty (30) calendar days from their receipt to provide comments on the visual assessment. The City shall incorporate all signatory comments on the determination of the visual APE and possible effects of the Undertaking on the visual APE into the final document.
- c. The NPS shall consult with the Tribes, or identified affected tribal members, to evaluate effects to properties of traditional religious and cultural importance if such resources were identified in accord with Stipulation II.A above. Based on information shared with the NPS, the NPS would determine the appropriate treatment to avoid or to minimize to the extent practicable adverse effects, and consult on these determinations with the BLM, SHPO, the City, State Parks and the Tribes.

2. Historic Property Treatment Plan

NPS, in consultation with the SHPO and BLM, shall ensure that, to the extent reasonably practicable, the Undertaking will avoid adverse effects to historic properties through project design, redesign, relocation of facilities, or by other means. When avoidance is not feasible or reasonably practicable, NPS, in consultation with the SHPO and BLM and in coordination with City and State Parks, shall ensure that an appropriate historic properties treatment plan (HPTP) or supplemental treatment plan

(STP is developed to minimize, mitigate or otherwise resolve Undertaking-related effects to historic properties.

- a. The City, through its contractors, will be responsible for funding and preparing a HPTP adequate to address these effects.
- b. Any potential effects of the Undertaking on properties eligible under Criteria A through C (36 C.F.R. § 60.4), mitigation and treatment activities other than archaeological data recovery will be considered in the HPTP including, but not limited to, Historic American Building Survey/Historic American Engineering Record/Historic American Landscapes Survey (HABS/HAER/HALS) or other appropriate recordation or preparation of an oral history, historic markers, exhibits, interpretive brochures or publications, or similar historic or educational materials. Where appropriate, the HPTP shall include provisions describing the content and number of copies for a publication of treatment materials for the public.
- c. When data recovery is required in an HPTP, NPS in consultation with SHPO, shall develop, or ensure that the City develops, a treatment plan that is consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation, as revised and updated and *Section 106 Archaeology Guidance* (ACHP, 2009).
- d. NPS shall submit the HPTP concurrently to the SHPO, BLM, State Parks, appropriate Native American groups, and individuals for review and comment. All signatories and invited signatories will have thirty (30) calendar days from their receipt to provide their comments on the HPTP.
- e. NPS, in coordination with the City, shall ensure that all comments received during this time period are taken into account and incorporated into the final HPTP or STP, as appropriate. The City shall provide the final HPTP to the BLM, NPS, and SHPO prior to its implementation. Failure to comment within this time period shall not preclude the NPS from allowing the HPTP to be finalized and implemented. The NPS shall ensure that all reviewers are provided with copies of the final HPTP within five (5) working days after finalization.

3. Implementation of HPTP Data Recovery Plan

The City, through its contractors, shall implement the HPTP to resolve adverse effects to historic properties identified through the plan.

- a. The NPS, in consultation with the BLM, the SHPO, the City, and State Parks, shall ensure that the City, through its contractors, completes all of the fieldwork portions of any treatment plan prior to initiating any

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activities that may affect historic properties located within the area covered by the HPTP.

- b. NPS shall ensure that all records and materials resulting from identification and treatment efforts are curated in accordance with 36 C.F.R. Part 79, in a facility in Nevada. The City, through its contractors, shall ensure that all materials slated for curation will be maintained in accordance with 36 C.F.R. Part 79 until the relevant final treatment report is complete and collections are curated. For ease of future research, NPS will encourage all artifacts collected from this Undertaking to be curated at the same facility in Nevada.

Stipulation III: Public Involvement

The NPS will seek and consider the views of the public on the Undertaking through publicized meetings and the public review and comment period of the NEPA documentation, as appropriate. Any scheduled meetings will be advertised in the local newspaper and will reflect the nature and complexity of the Undertaking and its effect on historic properties. The NPS will ensure that any comments received during these meetings or the NEPA documentation comment period are considered and incorporated into the final deliverables, as appropriate. At the discretion of the NPS, proprietary or sensitive location or other information about historic properties discovered in connection with the Undertaking may be shared with appropriate consulting parties. The NPS shall ensure appropriate protection of sensitive information deemed confidential in accordance with section 304 of the NHPA (16 U.S.C. § 470w-3). NPS may withhold such information.

Stipulation IV: Notices to Proceed With Construction

Notices to Proceed (NTP) with the Undertaking may be issued by the appropriate authorizing agency for individual construction segments, defined by the City in its Construction Specifications, upon written verification from the NPS that any of the following conditions have been met:

- A. The NPS, SHPO, and BLM have determined that there are no elements to an historic property within the APE for a particular construction segment; or
- B. The NPS, SHPO, and BLM have determined, after implementation of the testing plan, that there will be no adverse effect to historic properties within the APE for a particular construction segment; or
- C. The NPS, after consultation with the SHPO, BLM, the City, and State Parks, has implemented an adequate HPTP for the construction segment; and
 1. The fieldwork phase of the data recovery or other resolution of effect option has been completed; and

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2. The NPS has accepted a summary of the fieldwork performed and a reporting schedule for that work; and
 3. The NPS has submitted the summary of the fieldwork to the SHPO. If the SHPO does not respond within two (2) working days from receipt of the summary of the fieldwork, NPS can assume concurrence and issue the NTP to the City.
- D. The City is proposing to phase the Undertaking. The City will ensure that its qualified archaeologist, with assistance by an architectural historian or historic architect, as appropriate, provide the NPS, the BLM, and the SHPO with a report detailing the nature and treatment of any elements to Kiel Ranch encountered during City activities on each segment of the Undertaking within fifteen (15) calendar days of the completion of work on that segment, unless otherwise negotiated.

Stipulation V: Monitoring

The NPS, BLM, SHPO, State Parks or the City may at any time monitor any actions carried out pursuant to this Agreement.

The City, subject to the NPS and BLM approval, and in accordance with the Secretary's Standards, will engage the services of a qualified archeologist to monitor project construction activities. If required under these stipulations, a monitor will be present during surface disturbing activities and will be empowered to stop undertaking-related activities as and where needed.

A. Construction/installation within previously disturbed areas

1. No specific identification or mitigation efforts are required where there is no new disturbance and construction/installation will be located entirely within previously disturbed areas or in areas the testing plan has identified as not likely to contain intact deposits. In the event that elements of Kiel Ranch are identified, Stipulation VI will be followed. Any artifacts recovered during these operations will be examined by a qualified archaeologist who will assist the NPS in determining appropriate treatment.
2. When construction activities will create new disturbance in areas identified in the testing plan as likely to contain intact deposits, the City must include provisions for the following:
 - a. A qualified archaeologist must be present during excavation to halt construction if buried archaeological resources are identified. The evaluation and recovery of such materials will follow the provision of Stipulation VI; and

- b. If necessary, the City will provide 24-hour on-site security for the discovery of archaeological materials prior to inspection by a qualified historic archaeologist.

B. Construction/installation in previously undisturbed areas and/or for which new excavation is needed

When working in previously undisturbed areas of the Undertaking and in areas identified in the testing plan as containing intact deposits, the City will engage the services of a qualified archaeologist to inventory, evaluate, and treat adverse effects on historic properties according to the standard procedures in this Agreement (Stipulations II.B., II.C.4. and II.C.5.).

Stipulation VI: Unanticipated Discoveries and Preparation of Historic Property Treatment Plans

The execution of Stipulation II is intended to avoid unanticipated effects of the Undertaking on contributing elements by identifying areas likely containing intact deposits and implementing a testing and data recovery plan for those areas. However, if unanticipated discoveries are made during construction, the City, in consultation with the NPS, will follow the guidelines in Appendix F. The NPS determination of NRHP eligibility for individual features will be forwarded to BLM and SHPO within two (2) working days. The BLM and the SHPO will have two (2) working days from their receipt to provide their comments on the eligibility determinations.

If the unanticipated discovery is determined to be a contributing element to Kiel Ranch, the City shall ensure that an HPTP is developed for the mitigation of effects on the property that will result from the Undertaking and any related uses and activities in accord with Stipulation II.D.2. HPTPs will conform to the guidelines in Appendix E and will be reviewed by the NPS, BLM and SHPO within two (2) working days from receipt. For any HPTP or Supplemental Treatment Plan (STP) not developed during construction the review timeframes in Stipulation VIII will be followed.

Stipulation VII: Qualifications

All work described in this Agreement, will be completed by, or will be under the direct supervision of, persons meeting the Professional Qualifications Standards of the Secretary of the Interior's Standards and Guidelines, as amended and annotated, for History, Archeology, Architectural History, Architecture, and Historic Architecture as appropriate and as defined in 36 CFR § 61.

Stipulation VIII: Time Frames

A. Inventory, Evaluation, Testing and Data Recovery

The NPS, BLM, and SHPO shall review and comment on the results of any supplemental cultural resources inventory, evaluation, testing, or data recovery plans submitted by the City within the time frames indicated in this Agreement.

B. Consultation

Unless previously noted with different timeframes, the NPS shall submit the results of all identification and evaluation efforts, including unanticipated discoveries, data recovery, testing plans, and treatment plans to the SHPO, BLM, State Parks, concurring parties, and identified interested persons, as appropriate, for a thirty (30) calendar day review and comment period.

If the SHPO, BLM, State Parks, concurring parties, or identified interested persons, do not respond to the NPS within thirty (30) calendar days of receipt of a submittal, the NPS shall presume concurrence with the NPS' findings and recommendations as detailed in the submittal.

C. Reports

The City, through its contractor, will submit a draft final report of all identification, evaluation, testing, data recovery, treatment, or other mitigating activities to the NPS, the BLM, and the SHPO within three (3) months after the completion of the fieldwork associated with the activity, unless otherwise negotiated. Comments on any draft reports by the BLM or the SHPO will be due to the NPS within thirty (30) calendar days from receipt. The NPS will incorporate comments into the final draft report(s), as appropriate, and submit to the BLM and SHPO within thirty (30) calendar days.

Stipulation IX: Annual Reporting

Each year following the execution of this Agreement, the City will provide all parties to this Agreement a summary report detailing work carried out pursuant to its terms, if any. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in the NPS' efforts to carry out the terms of this Agreement.

Stipulation X: Other Considerations

- A. As long as construction of the Undertaking commences, if any signatory or concurring party to this Agreement is unable to continue in their capacity as a signatory or concurring party, due to changes in land ownership, congressional authority or other circumstances, then this Agreement shall be amended and executed between the remaining signatories and concurring parties so that the responsibilities in the Agreement prescribed to that party are accounted for by another party.
- B. The City, in cooperation with the NPS, BLM and the SHPO, will ensure that all its personnel, and all the personnel of its contractors, are directed not to engage in the illegal collection of historic and prehistoric materials. Where applicable the City will cooperate with the BLM to ensure compliance with the Archaeological Resources Protection Act of 1979, as amended (16 U.S.C. 470).
- C. The City will bear the expense of identification, evaluation, and treatment of the historic properties and elements Kiel Ranch directly or indirectly affected by activities related to the Undertaking. Such costs may include, but not be limited to, pre-field planning, fieldwork, post-fieldwork analysis, research and report preparation, interim and summary report preparation, and costs associated with the curation of project documentation and artifact collections.

Stipulation XI: Non-Availability of Funds

This Agreement shall be subject to available funding, and nothing in this Agreement shall bind the NPS or the BLM to expenditures in excess of funds authorized and appropriated for the purposes outlined in this Agreement. If the City, the NPS, or the BLM determines that funding is inadequate to carry out the terms of this Agreement, the NPS will notify all parties and consult further to amend or terminate the Agreement per Stipulations XIII and XIV.

Stipulation XII: Dispute Resolution

Should any Signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the NPS will consult with such party to resolve the objection. If the NPS determines that such objection cannot be resolved within thirty (30) calendar days, the NPS will forward all documentation relevant to the dispute, including the NPS' proposed resolution, to the ACHP per 36 C.F.R. § 800.2(b)(2). Any comments provided by the ACHP within fifteen (15) working days of receiving adequate documentation will be taken into account by the NPS in reaching a final decision regarding the objection.

The responsibilities of the NPS to carry out all other actions subject to the terms of this Agreement that are not the subject of the objection remain unchanged.

Stipulation XIII: Amendments

This Agreement may be amended through consultation with, and written concurrence of all Signatories. The amendment will be effective on the date the amendment is signed by all of the Signatories.

Stipulation XIV: Termination

- A. This Agreement will terminate either when the NPS, the BLM and SHPO determine that the Undertaking has been completed or five (5) years from the date of its execution, whichever occurs first. Prior to the five year termination date, the NPS, the BLM, or both, may consult with the other parties to reconsider the terms of the Agreement and extend or amend it as appropriate.
- B. If any Signatory to this Agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to seek alternatives to termination. If within thirty (30) calendar days (or another time period agreed to by all Signatories) an Agreement on an alternative to termination cannot be reached, any Signatory may terminate the Agreement upon written notification to the other Signatories.
- C. Should this Agreement be terminated, the NPS will either execute a new agreement pursuant to 36 C.F.R. § 800.6, or request the comments of the ACHP under 36 C.F.R. § 800.7(a).

Stipulation XV: Effective Date

This Agreement becomes effective on the date of the last signatory signature below and will remain in effect until terminated, or the Undertaking is completed.

EXECUTION of this Agreement by the NPS, BLM and the SHPO, its transmittal to the ACHP, and subsequent implementation of its terms evidence that the NPS has afforded the ACHP an opportunity to comment on the Undertaking and its effects on historic properties, that the NPS, as the lead Federal agency, has taken into account the effects of the undertaking on historic properties, and that the NPS has satisfied its responsibilities under Section 106 of the National Historic Preservation Act and applicable implementing regulations for all aspects of the Undertaking.

SIGNATORIES:

STATE AND LOCAL ASSISTANCE PROGRAMS OFFICE OF THE NATIONAL PARK SERVICE

Michael J. Gunde *Partnerships* Date 11/26/12
Signature; Title

U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT

Karla Norris Date 10/31/12
Karla Norris; Assistant District Manager, SNPLMA Division

NEVADA STATE HISTORIC PRESERVATION OFFICER

Ronald M. James Date 11/8/12
Ronald M. James, State Historic Preservation Officer

CITY OF NORTH LAS VEGAS, a Nevada municipal corporation

Timothy R. Hacker Date 12/17/12
Timothy R. Hacker, City Manager

ATTEST:

Karen L. Storms Date 12/17/12
Karen L. Storms, CMC, City Clerk

APPROVED AS TO FORM:

Jeffrey F. Barr Date 12/17/12
Jeffrey F. Barr, City Attorney

NEVADA DIVISION OF STATE PARKS

[Signature] Date 11/13/12
Signature; Title

CONCURRING PARTY:

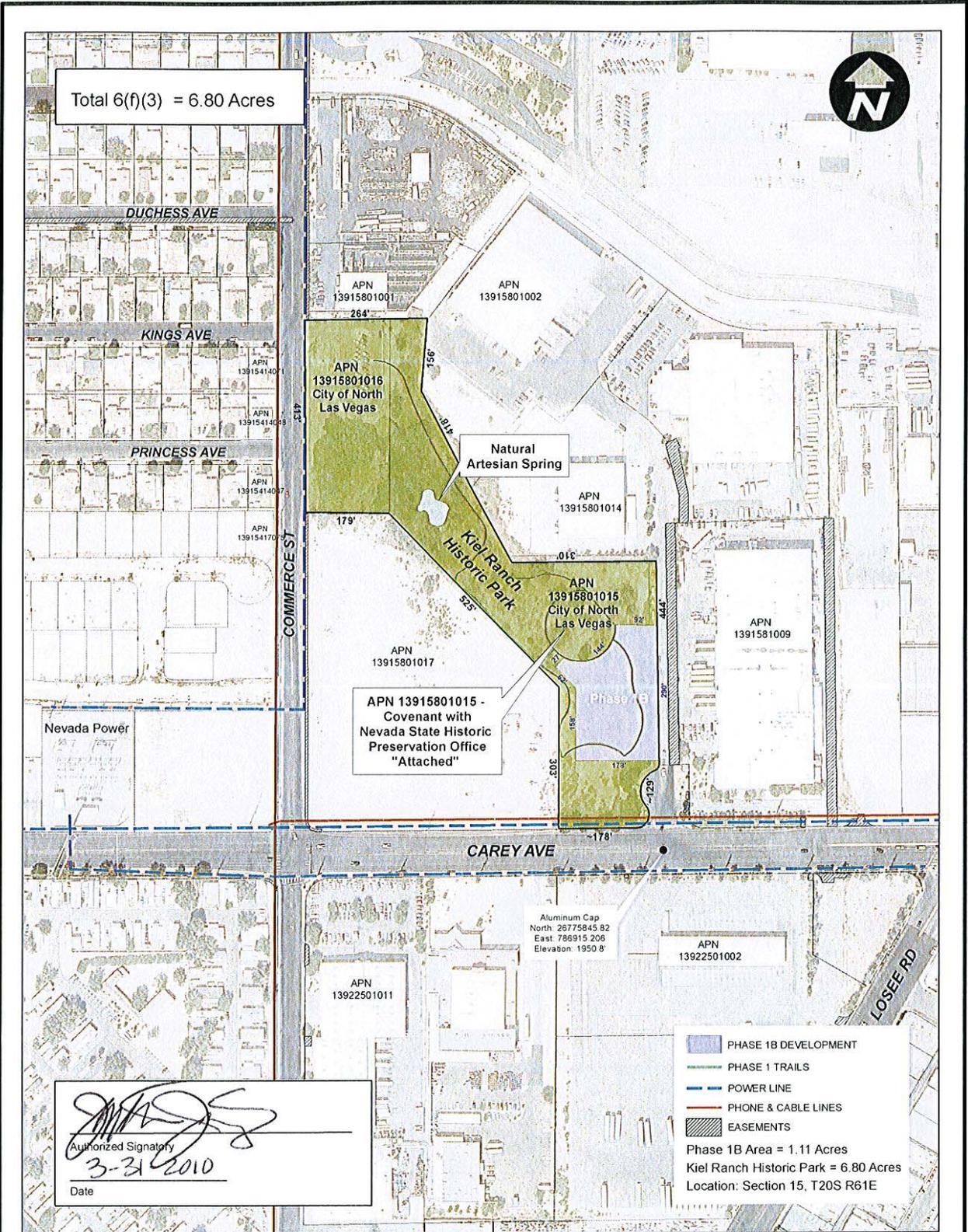
LAS VEGAS PAIUTE TRIBE OF NEVADA

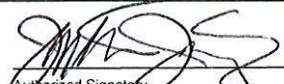
Benny Tso, Chair

Date

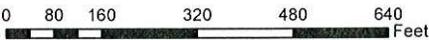
APPENDIX A

Area of Potential Effects




 Authorized Signatory
 3-31-2010
 Date

Section 6(f)(3) Boundary Map



**Kiel Ranch Historic Park
Development Phase 1B**

Department of Parks & Recreation
Engineering Planning Division
Engineering Services - Dept of Public Works

SCALE: 1" = 200'
DRAWING NAME: KielRanchDevPh1BBoundary
DRAWN BY: K. HEDGES
DATE: 03-30-10
SHEET NUMBER: 1 OF 1

This information is for display purposes only. No liability is assumed as to the accuracy of data

APPENDIX B

Correspondence from the Advisory Council on Historic Preservation

Programmatic Agreement between the National Park Service, the Las Vegas Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of North Las Vegas regarding the development of the Kiel Ranch Historic Park



Preserving America's Heritage

July 25, 2012

Mr. Michael J. Linde
Leader, Community Assistance Program
National Park Service
Pacific West Region, Fifth Floor
Seattle, WA 98104

**Ref: *Proposed Kiel Ranch Park Development Project
North Las Vegas, Nevada***

Dear Mr. Linde:

On July 5, 2012, the Advisory Council on Historic Preservation (ACHP) received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on the Kiel Ranch Park, which is listed on the National Register of Historic Places. Based upon the information you provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to these undertakings. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and you determine that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Memorandum of Agreements (MOAs), developed in consultation with the Nevada State Historic Preservation Office (SHPO) and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the MOAs and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with the opportunity to review these undertakings. If you have any questions, please contact Katry Harris at 202-606-8520, or via email at kharris@achp.gov.

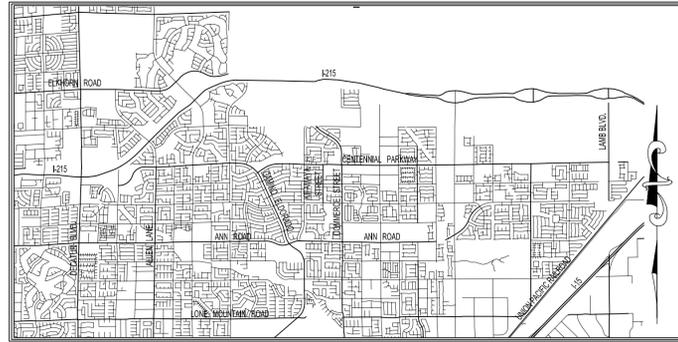
Sincerely,

Raymond V. Wallace
Historic Preservation Technician
Office of Federal Agency Programs

APPENDIX C
Drawings and Documents of Proposed Kiel Ranch Spring Restoration
and Adobe Structure Stabilization

30% GRADING PLAN FOR KEIL RANCH

APN #'S 139-15-801-015
ONE LOT = 5 ACRES



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- | | | |
|----|------|----------------|
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| 2. | C-2 | GENERAL NOTES |
| 3. | GP-1 | GRADING PLAN 1 |
| 4. | GP-2 | GRADING PLAN 2 |

APPROVALS

DR. QIONG, P.E. PTOE _____ DATE
DIRECTOR
PUBLIC WORKS DEPARTMENT

JENNIFER E. DOODY, P.E. _____ DATE
MANAGER, DEVELOPMENT AND FLOOD CONTROL
DIVISION

LORENA CANDELARIO _____ DATE
MANAGER REAL PROPERTY SERVICES DIVISION

CNLV TRAFFIC ENGINEER _____ DATE

UTILITIES DEPARTMENT - ENGINEERING SERVICES _____ DATE
DIVISION

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR CONSTRUCTION, A COMMITMENT TO SUPPLY WATER AND/OR SEWER SERVICE, OR AN APPROVAL OF ANY VIOLATION OF CNLV WATER AND/OR SEWER SERVICE RULES AND REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS.

CNLV FIRE DEPARTMENT _____ DATE

NV ENERGY COMPANY _____ DATE

NV ENERGY COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETE. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

EMBARO TELEPHONE COMPANY _____ DATE

THE AFFIXED EMBARO NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

SOUTHWEST GAS CORPORATION _____ DATE

COX COMMUNICATIONS _____ DATE

LEGAL DESCRIPTION

BENCHMARK

Elevation = 1936.32 FEET (NAVD 88 DATUM)

CITY OF NORTH LAS VEGAS BENCHMARK No. 7C0115SEE6
REVISED AUGUST 1, 2008
RIVET AND SQUARE ALUMINUM PLATE, STAMPED BM 7C0115SEE6, SET IN THE TOP OF CURB, LOCATED ON THE EAST SIDE OF LOSSEE RD, APPROX 1/4 MILE NORTH OF CAREY AVE. AT THE NORTH WALL LINE OF 2068 LOSSEE RD.
NAVD 88 ELEVATION = 590.193 METERS

BASIS OF BEARINGS

NORTH 89°55'20" WEST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T. 20 S., R. 61 E., M.D.B.&M. AS SHOWN ON PARCEL MAP FILE 58 PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

OWNER/DEVELOPER:

UTILITY DATA

POWER: NEVADA POWER CO
WATER: CNLV
SEWER: CNLV
GAS: SOUTHWEST GAS CO
TELEPHONE: SPRINT TELEPHONE CO
DISPOSAL: REPUBLIC SERVICES

NOTE:

SOILS REPORT PER OWENS GEOTECHNICAL
PROJECT No.
DATE

Avoid cutting underground utility lines. It's costly.

Call before you Dig

1-800-227-2600

Avoid overhead power line contact. It's costly.

Call before you OVERHEAD

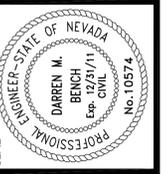
1-702-227-2929

NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S 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 PROPER LOCATIONS. CALL BEFORE YOU DIG. 1(800) 227-2600.

DESIGNED BY: DB/AM	BY DATE/APP DATE	REVISION	NEVADA Keil Ranch COVER SHEET
DRAWN BY: AM/AD			
CHECKED BY: DB/AM			
PROJECT DATE: AUG 2009			

DEVELOPER:
JENNIFER E. DOODY, P.E.
MANAGER, DEVELOPMENT AND FLOOD CONTROL
DIVISION



6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel: (702) 368-3008
Fax: (702) 368-0047



SHEET
C-1
1 OF 4

AGENCY DWG. NO.

CITY OF NORTH LAS VEGAS GENERAL PROJECT REQUIREMENTS AND GENERAL NOTES

I. PREAMBLE
 A. ALL MAPS, TECHNICAL STUDIES, REPORTS, DESIGNS, CONSTRUCTION DRAWINGS, SPECIFICATIONS AND SPECIAL TECHNICAL REQUIREMENTS ASSOCIATED WITH THE PROJECT AND IMPROVEMENTS PRESENTED HEREIN HAS BEEN ACCOMPLISHED UNDER THE SUPERVISION OF RESPONSIBLE PROFESSIONAL(S) HAVING THE APPROPRIATE REGISTRATION TO SERVE IN THIS CAPACITY BASED ON THE SCOPE OF THIS SPECIFIC PROJECT, AND IN ACCORDANCE WITH THE STATUTORY PROVISIONS OF THE NEVADA REVISED STATUTES (NRS) AND THE NEVADA ADMINISTRATIVE CODE (NAC) INCLUDING:

NRS 278, 338, NRS 623, NRS 625; NAC 338, NAC 623 AND NAC 625
 CERTIFICATION SIGNIFYING COMPLIANCE WITH STATUTORY AND RELATED ADMINISTRATIVE CODE REQUIREMENTS IS HEREBY PROVIDED BY THE RESPONSIBLE PROFESSIONAL(S) IN THE FORM OF A STAMP OR SEAL PLACED ON THE PROJECT DOCUMENTS.

B. THE PROJECT AND ALL IMPROVEMENTS RELATED THERETO AS ILLUSTRATED ON THE PROJECT DRAWINGS MUST CONFORM TO NORTH LAS VEGAS MUNICIPAL CODE INCLUDING THE TITLES AND CHAPTERS NOTED BELOW:

- TITLE 2, CHAPTER 2.36 ADMINISTRATIVE FEES
- TITLE 8, CHAPTER 8.16 FIRE CODE
- TITLE 10, CHAPTER 10.16 TRAFFIC CONTROL DEVICES
- TITLE 10, CHAPTER 10.52 TEMPORARY TRAFFIC CONTROL REGULATIONS
- TITLE 12, CHAPTER 12.08 PUBLIC WORKS PROJECT PERMIT AND PERFORMANCE REGULATIONS
- TITLE 13, PUBLIC SERVICES
- TITLE 15, UNIFORM REGULATIONS FOR THE CONTROL OF DRAINAGE
- TITLE 16, SUBDIVISIONS

IT IS EXPECTED THAT THESE TITLES AND CHAPTERS, AS A MINIMUM, WILL BE APPLIED ON A PROJECT SPECIFIC BASIS AND NOT CONSTRUED TO BE ALL INCLUSIVE OR EXCLUSIVE. THE PROJECT IS ALSO EXPECTED TO CONFORM WITH REVISIONS IN THE NORTH LAS VEGAS MUNICIPAL CODE AS IT MAY BE REVISED FROM TIME TO TIME.

C. PROJECT REVIEW BY REPRESENTATIVES OF THE CITY OF NORTH LAS VEGAS IS INTENDED TO COMPLEMENT AND ASSIST THE RESPONSIBLE PROFESSIONAL(S) IN ADVANCING A PROJECT THAT IS IN COMPLIANCE WITH CITY OF NORTH LAS VEGAS REQUIREMENTS, AND IS CONSISTENT WITH PUBLIC BENEFIT, HEALTH, SAFETY, AND WELFARE. REVIEW IS NOT AN ASSURANCE OF PROJECT FEASIBILITY, PROFESSIONAL AND TECHNICAL ACCURACY, OR CONFORMANCE WITH SPECIAL CONDITIONS IMPOSED BY PUBLIC AGENCIES, INCLUDING THE NORTH LAS VEGAS PLANNING COMMISSION.

D. APPROVAL OF THESE IMPROVEMENT PLANS AND SPECIFICATIONS IS MADE BASED ON THE REPRESENTATIONS MADE BY THE PROFESSIONAL(S) THAT THEY HAVE DISCHARGED THEIR RESPONSIBILITIES AND PREPARED COMPLETE DOCUMENTS WHICH COMPLY WITH CITY OF NORTH LAS VEGAS REQUIREMENTS FOR CONSTRUCTION OF THE IMPROVEMENTS DEPICTED HEREIN.

E. IF CONSTRUCTION HAS NOT COMMENCED WITHIN, OR IN THE EVENT OF AN INTERRUPTION IN CONSTRUCTION FOR A PERIOD OF, ONE (1) YEAR AFTER THE MOST RECENT APPROVAL DATE NOTED HEREON, THESE IMPROVEMENT PLANS MUST BE RESUBMITTED FOR EVALUATION BY THE CITY OF NORTH LAS VEGAS FOR POSSIBLE DESIGN UPDATE.

STANDARD SPECIFICATIONS AND STANDARD DRAWINGS FOR WATER LINE CONSTRUCTION

A. ALL WATER IMPROVEMENTS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL CONFORM TO THE STANDARDS DESCRIBED BELOW, AND IN ORDER OF THE PRECEDENCE SHOWN.

1. "CITY OF NORTH LAS VEGAS MUNICIPAL WATER SERVICE DISTRICT SERVICE RULES AND REGULATIONS," LATEST EDITION.
2. "UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS, CLARK COUNTY NEVADA," LATEST EDITION.
3. "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA," LATEST EDITION.

B. EXCEPTIONS TO THESE STANDARDS ARE NOTED BELOW:

1. NO WATER MAIN MAY BE SHUT DOWN TO MAKE CONNECTIONS WITHOUT PRIOR APPROVAL OF THE CITY OF NORTH LAS VEGAS REPRESENTATIVE.
2. MATERIALS USED FOR WATER DISTRIBUTION FACILITIES SHALL BE INCLUDED ON THE "CITY OF NORTH LAS VEGAS APPROVED MATERIALS LIST," LATEST REVISION, OR SPECIFICALLY IDENTIFIED AND APPROVED ON THESE PLANS.
3. ALL WATER METERS TWO (2) INCHES AND SMALLER SHALL BE OBTAINED FROM THE CITY OF NORTH LAS VEGAS. REQUESTS FOR WATER METERS MUST BE MADE TO THE NORTH LAS VEGAS UTILITIES DIVISION AT LEAST ONE (1) BUSINESS DAY PRIOR TO PURCH. (TELEPHONE NUMBER (702)333-1127).
4. THE CITY OF NORTH LAS VEGAS TRENCH BACKFILL POLICY, DATED AUGUST 15, 1996, SHALL BE IMPLEMENTED FOR THIS PROJECT.

C. MODIFICATIONS AND CLARIFICATIONS TO THESE STANDARDS ARE AS NOTED BELOW:

1. ALL SERVICE LATERALS TWO (2) INCHES AND SMALLER SHALL BE COPPER TUBING WITH APPROVED SERVICE SADDLES. CORPORATION STOPS AND ANGLE METER STOPS SHALL BE THE SAME SIZE AS THE SERVICE LATERAL. ANGLE METER STOPS AND METER SHALL BE CENTERED IN THE METER BOX.
2. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE CITY OF NORTH LAS VEGAS REPRESENTATIVE.
3. ALL METER BOXES SHALL BE EQUIPPED WITH TRAFFIC BEARING COVERS AND INSTALLED TO THE FINISH DESIGN GRADE AND ELEVATION. IF SUCH IS NOT SHOWN ON THE PLANS, THE ELEVATION WILL BE ESTABLISHED BY THE CITY OF NORTH LAS VEGAS REPRESENTATIVE.
4. ALL VALVES WILL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY GUTTERS, AND CURB GUTTERS.
5. NO UTILITY BOXES SHALL BE LOCATED IN DRIVEWAY APPROACHES, UNLESS APPROVED BY THE UTILITIES DIVISION.
6. ALL NEW FIRE HYDRANTS SHALL HAVE A 5/4-INCH VALVE OPENING.
7. WARNING TAPE SHALL BE REQUIRED ABOVE ALL WATER MAINS, SERVICES LATERALS THAT ARE SIX (6) INCHES AND LARGER, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN LINE.
8. ALL WATER MAINS SHALL BE FILLED, PRESSURE TESTED TO 200 PSI, DISINFECTED, FLUSHED, REFILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE CITY OF NORTH LAS VEGAS WATER DISTRIBUTION SYSTEM. WATER QUALITY SAMPLES WILL BE COLLECTED BY THE CITY. CONTACT CITY OF NORTH LAS VEGAS UTILITY DIVISION TWENTY-FOUR (24) HOURS IN ADVANCE TO SCHEDULE SAMPLING.
9. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED AND CERTIFIED BY THE CITY OF NORTH LAS VEGAS PRIOR TO PLACING THE WATER SYSTEM IN SERVICE. CONTACT CITY OF NORTH LAS VEGAS UTILITY DIVISION TWENTY-FOUR (24) HOURS IN ADVANCE TO SCHEDULE TESTING.
10. RECORD DRAWINGS SHALL BE PREPARED, SIGNED AND SUBMITTED TO THE CITY OF NORTH LAS VEGAS REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE OF ANY WATER DISTRIBUTION FACILITIES TO BE OWNED, OPERATED OR MAINTAINED BY THE CITY OF NORTH LAS VEGAS.

STANDARD SPECIFICATIONS AND STANDARD DRAWINGS FOR SEWER LINE CONSTRUCTION

A. ALL SEWER LINES (WASTEWATER COLLECTION SYSTEMS) SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL CONFORM TO THE STANDARDS DESCRIBED BELOW, AND IN ACCORDANCE WITH THE PRECEDENT SHOWN:

1. "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS, SOUTHERN NEVADA," LATEST EDITION.
2. "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA," LATEST EDITION.

B. EXCEPTIONS TO THESE STANDARDS ARE NOTED BELOW:

1. MATERIALS USED FOR WASTEWATER COLLECTION SYSTEMS SHALL BE INCLUDED ON THE CITY OF NORTH LAS VEGAS APPROVED MATERIALS LIST, LATEST EDITION, OR SPECIFICALLY IDENTIFIED AND APPROVED ON THESE PLANS.
 2. THE CITY OF NORTH LAS VEGAS TRENCH BACKFILL POLICY, DATED AUGUST 15, 1996 SHALL BE IMPLEMENTED FOR THIS PROJECT.
 3. THE CONTRACTOR SHALL INSCRIBE AN "S", 3-INCHES IN HEIGHT, INTO THE CURB AT THE POINT WHERE THE SEWER LATERAL ENTERS EACH SUBDIVISION LOT OR PRIVATE LAND PARCEL.
- C. MODIFICATIONS AND CLARIFICATIONS TO THESE STANDARDS ARE NOTED BELOW:
1. RECORD DRAWINGS SHALL BE PREPARED, SIGNED AND SUBMITTED TO THE CITY OF NORTH LAS VEGAS PRIOR TO ACCEPTANCE OF ANY WASTEWATER COLLECTION SYSTEMS TO BE OWNED, OPERATED OR MAINTAINED BY THE CITY OF NORTH LAS VEGAS.

STANDARD SPECIFICATIONS AND STANDARD DRAWINGS FOR GENERAL CONSTRUCTION

A. ALL IMPROVEMENTS SHOWN ON THESE CONSTRUCTION DRAWINGS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA," LATEST EDITION. APPROVED REVISIONS TO THESE STANDARDS ARE POSTED ON THE REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA WEBSITE.

B. EXCEPTIONS TO THESE STANDARDS ARE NOTED BELOW:

1. ALL PROVISIONS DIRECTLY RELATED TO THOSE PROCEDURES USED TO SOLICIT COMPETITIVE BIDS AND TO AWARD AND EXECUTE CONTRACTS FOR PUBLIC AGENCY PROJECTS.
2. THE CITY OF NORTH LAS VEGAS TRENCH BACKFILL POLICY DATED AUGUST 15, 1996, SHALL BE IMPLEMENTED FOR THIS PROJECT. COPIES OF THE TRENCH BACKFILL POLICY CAN BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION SERVICES DIVISION, 50 EAST BROOKS AVENUE, NORTH LAS VEGAS, NEVADA 89030, 633-1320.
3. THE CITY OF NORTH LAS VEGAS POLICY REGARDING GRADING AND CONSTRUCTION ON OR IN CLOSE PROXIMITY TO GEOLOGIC FAULTS AND GROUND FISSURES. COPIES OF THE POLICY CAN BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS, CONSTRUCTION SERVICES DIVISION, 50 EAST BROOKS AVENUE, NORTH LAS VEGAS, NEVADA 89030, 633-1320.
4. WHERE ALLOWED, CURB AND GUTTER HAVING A DESIGN GRADE OF 0.5 PERCENT OR LESS SHALL BE CONSTRUCTED BY FORMING FORM GRADERS AND ELEVATIONS SHALL BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE AND WATER FLOW TESTED AS SOON AFTER PLACEMENT AS CURING ALLOWS.
5. "NO PARKING" ZONES AT CURB RETURNS, FIRE HYDRANT ZONES AND SCHOOL ZONES SHALL BE PAINTED RED TO THE LIMITS NOTED ON THE PLANS, OR IF NOT SHOWN ON THE PLANS, TO THE LIMITS ESTABLISHED BY THE CITY OF NORTH LAS VEGAS ENGINEER.

C. MODIFICATIONS AND CLARIFICATIONS TO THESE STANDARDS ARE NOTED BELOW:

1. THE CONTRACTOR SHALL MAKE A PROJECT SITE VISIT WITH PLANS-IN-HAND PRIOR TO CONSTRUCTION TO CONFIRM PROJECT CONSTRUCTIBILITY, AND SHALL IMMEDIATELY NOTIFY THE PROFESSIONAL OF ANY CONSTRUCTIBILITY PROBLEMS.
2. INFORMATION NOTED ON THE PLANS CONCERNING THE EXISTENCE AND LOCATION OF EXISTING WET UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CITY OF NORTH LAS VEGAS, PROFESSIONAL, AND OWNER MAKE NO ASSURANCES CONCERNING THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE BEST AVAILABLE CONSTRUCTION TECHNIQUES TO DETERMINE THE ACTUAL LOCATION OF AND PROTECTION FOR ALL UNDERGROUND UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. AT A MINIMUM, THE CONTRACTOR SHALL:
 CALL BEFORE YOU DIG 1-800-227-2600
 CALL BEFORE YOU OVERHEAD 1-702-227-2929
3. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PROJECT PERMITS AND COMPLYING WITH ALL TERMS AND CONDITIONS IMPOSED BY THE PERMITTING AGENCIES, AGENCIES OTHER THAN THE NORTH LAS VEGAS PUBLIC WORKS DEPARTMENT THAT MAY HAVE JURISDICTION OR REGULATORY AUTHORITY CONCERNING THE PROJECT INCLUDE:
 CITY OF NORTH LAS VEGAS BUILDING DEPARTMENT
 CLARK COUNTY HEALTH DISTRICT - DIVISION OF AIR QUALITY MANAGEMENT
 NEVADA DEPARTMENT OF TRANSPORTATION
 NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION
 US ARMY CORPS OF ENGINEERS
 NEVADA DIVISION OF WATER RESOURCES
 THE GEOTECHNICAL ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL PROVIDE AT LEAST SEVENTY-TWO (72) HOURS NOTICE TO EACH OF THE FOLLOWING AGENCIES CONFIRMING THE SCHEDULED START OF CONSTRUCTION:
 CITY OF NORTH LAS VEGAS UTILITIES DIVISION (702)633-1290
 COX COMMUNICATION (702)385-3644
 NEVADA POWER COMPANY (800)227-2600
 EMBARGO TELEPHONE COMPANY (866)304-6820
 SOUTHWEST GAS CORPORATION (800)227-2600

5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PUBLIC AND PRIVATE FEATURES LOCATED IN CLOSE PROXIMITY TO OR ADJUTING IMPROVEMENTS SHOWN ON THESE PLANS. RESTORATION OF DAMAGED FEATURES SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE CITY OF NORTH LAS VEGAS REPRESENTATIVE.

7. THE LOCATION OF ALL SAWNOT LINES FOR THE PROJECT MAY BE DETERMINED BY THE CITY OF NORTH LAS VEGAS IF THE LOCATION IS NOT CLEARLY SHOWN ON THE PLANS OR IF EXISTING CONDITIONS REQUIRE ADJUSTMENT TO THE LOCATION SHOWN ON THE PLANS.

8. THE CONTRACTOR SHALL COOPERATE AND COORDINATE WITH THE CITY OF NORTH LAS VEGAS REPRESENTATIVE IN PROVIDING INGRESS AND EGRESS TO ADJUTING PROPERTIES, AND SHALL PROTECT SUCH PROPERTIES FROM PROJECT RELATED STORM WATER AND NUISANCE RUNOFF BY PROVIDING TEMPORARY POSITIVE DRAINAGE CONTROL.

9. PLANTMIX BITUMINOUS SHALL BE FINISHED TO A HEIGHT OF BETWEEN 3/8 INCHES AND 5/8 INCHES ABOVE THE LIP OF CURB GUTTERS AND VALLEY GUTTERS.

10. FOG SEAL SHALL BE APPLIED TO PLANTMIX BITUMINOUS SURFACES AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.

11. TYPE V CEMENT SHALL BE USED FOR ALL OFF-SITE IMPROVEMENTS AND THE MIX SHALL BE DESIGNED FOR SOLUBLE SULFATES IN THE SUBGRADE OF 1.5 PERCENT OR GREATER BASED ON SUBGRADE MATERIAL SAMPLING AND TESTING. ALL MIX DESIGNS SHALL BE PROJECT SPECIFIC AND APPROVED BY THE CITY OF NORTH LAS VEGAS REPRESENTATIVE PRIOR TO PLACEMENTS.

12. ALL MANHOLES, VALVE BOXES, JUNCTION STRUCTURES, VAULTS AND CLEANOUTS THAT ARE LOCATED WITHIN THE ROADWAY LIMITS SHALL BE CONSTRUCTED TO, AND PLATED AT SUBGRADE LEVEL UNTIL SUCH TIME AS THE AGGREGATE BASE AND PLANTMIX BITUMINOUS SURFACE HAS BEEN COMPLETED. THEREAFTER, THESE ITEMS SHALL BE ADJUSTED TO FINISH GRADE.

13. UTILITY BOXES AND VAULTS LOCATED IN THE SIDEWALK AREA ARE TO BE CONSTRUCTED TO THE FINISH DESIGN GRADE. THE ELEVATION SHALL BE CONSISTENT WITH THAT REQUIRED FOR THE STANDARD CONCRETE CITY OF NORTH LAS VEGAS SIDEWALK EVEN IF THE CONCRETE SIDEWALK CONSTRUCTION IS DEFERRED TO A FUTURE DATE.

14. THE CONTRACTOR SHALL PROVIDE REASONABLE ACCOMMODATIONS FOR CITY OF NORTH LAS VEGAS PERSONNEL TO OBTAIN GPS/GS DATA ON ALL UNDERGROUND UTILITIES AND INFRASTRUCTURE.

15. ALL OFF-SITE IMPROVEMENT SUBGRADE MUST BE CERTIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD.

GENERAL FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH NORTH LAS VEGAS' STANDARD SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE 2000 UNIFORM FIRE CODE, ARTICLE 87, DURING CONSTRUCTION.
3. A KNOX KEY BOX IS REQUIRED ON ALL BUILDINGS AND SHALL BE LOCATED 5 FEET UP FROM THE GROUND AND AT THE RISER ROOM OR AT A LOCATION AGREED UPON BY THE FIRE DEPARTMENT. FOR MORE INFORMATION AND AN APPLICATION, CALL 633-1107.
4. A MINIMUM OF ONE FIRE DEPARTMENT APPARATUS ACCESS ROAD IS REQUIRED TO ALL BUILDINGS. A SECOND MEANS OF FIRE DEPARTMENT APPARATUS ACCESS MAY BE REQUIRED BY THE NORTH LAS VEGAS FIRE DEPARTMENT WHEN IT IS DETERMINED THAT A SINGLE MEANS OF ACCESS IS INSUFFICIENT. A MINIMUM OF TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED FOR GROUPS OF 25 OR MORE RESIDENTIAL UNITS.
5. RED-PAINTED CURBS AND APPROPRIATE SIGNAGE ARE REQUIRED TO MAINTAIN THE MINIMUM REQUIRED WIDTH OF THE ACCESS LANE. FOR LANES LESS THAN 32 FEET WIDE, BOTH SIDES OF THE LANE SHALL BE MARKED. FOR LANES LESS THAN 40 FEET WIDE BUT AT LEAST 32 FEET WIDE, ONE SIDE OF THE LANE MUST BE MARKED, AND ONLY PARALLEL PARKING IS ALLOWED ON THE OTHER SIDE OF THE LANE. SIGNAGE SHALL BE POSTED AT THE TWO ENDS OF THE FIRE LANE, AND ADDITIONALLY AS REQUIRED TO PROVIDE MAXIMUM SEPARATION OF 100 FEET BETWEEN SIGNS. SIGNAGE SHALL STATE "NO PARKING FIRE LANE".
6. GATES RESTRICTING TRAFFIC ACROSS ACCESS LANES SHALL BE OPERABLE BY THE FIRE DEPARTMENT. GATES SHALL BE ELECTRICALLY POWERED, PROVIDED WITH AN AVI LOOP, AND HAVE A BACK-UP BATTERY SYSTEM IN CASE OF NORMAL POWER LOSS. THE AVI LOOP SHALL BE LOCATED TO FEET PERPENDICULARLY FROM THE FACE OF THE ACCESS GATE ALONG THE ROUTE OF ARRIVAL, 10 FEET FROM THE PUBLIC RIGHT-OF-WAY, AND THE LOOP SHALL BE MARKED BY WAY OF A GREEN REFLECTIVE MARKER ON THE ACCESS LANE. A FIRE DEPARTMENT PERMIT MUST BE OBTAINED PRIOR TO INSTALLING THE GATE(S).
7. DEAD-ENDS LONGER THAN 150 FEET SHALL BE PROVIDED WITH A CLEAR TURNAROUND WITH A DIAMETER OF 104 FEET.
8. FIRE HYDRANTS MUST BE SPACED AT A MAXIMUM SEPARATION OF 500 FEET IN RESIDENTIAL AREAS, 300 FEET IN COMMERCIAL/INDUSTRIAL AREAS, AND 1,000 FEET WHERE NOT REQUIRED FOR STRUCTURES TO PROVIDE FOR TRANSPORTATION HAZARDS. HYDRANT SPACING MAY BE INCREASED BY 100 FEET IF ALL STRUCTURES WITHIN THE DEVELOPMENT ARE PROVIDED WITH SPRINKLER PROTECTION. THERE IS NO ALLOWABLE INCREASE FOR HYDRANTS INSTALLED FOR TRANSPORTATION HAZARDS.
9. ON ANY RESIDENTIAL OR COMMERCIAL CONSTRUCTION PROJECT, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE ACTUAL CONSTRUCTION COMMENCES. FIRE HYDRANT SHALL BE PROVIDED WITHIN 300 FEET OF COMBUSTIBLE MATERIAL STORAGE AND FRAMING CONSTRUCTION. A HYDRANT FLOW TEST IS REQUIRED, WHICH SHALL INCLUDE STATIC PRESSURE AND WATER FLOW VOLUME SHOWING THE ABILITY TO MEET THE REQUIRED FLOW RATE AND MUST BE PRESENTED TO THE NORTH LAS VEGAS FIRE DEPARTMENT AND PUBLIC WORKS.
10. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN SIX (6) FEET OF A DRIVEWAY, POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION OR WITHIN FIFTEEN (15) FEET OF A CURB RETURN OR DRIVEWAY IN AN INDUSTRIAL OR COMMERCIAL AREA.
11. THE MAXIMUM ALLOWABLE REDUCTION IN REQUIRED FIRE FLOW FOR SPRINKLERED FACILITIES IS 50% HIGH-RISE BUILDINGS, BUILDINGS MORE THAN THREE STORIES IN HEIGHT, AND BUILDINGS STOCKING HIGH-PILED COMBUSTIBLES AND/OR COMBUSTIBLE LIQUIDS MAY HAVE THEIR REQUIRED FIRE FLOW REDUCED BY A MAXIMUM OF 25%. THE MINIMUM REQUIRED FIRE FLOW FOR ANY STRUCTURE IS 1,500 GALLONS PER MINUTE.
12. WHEN AUTOMATIC FIRE PROTECTION IS REQUIRED, THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED AT THE OCCUPANT WITHIN 100 FEET OF A CITY FIRE HYDRANT, PER ULCS 204, DRAWING NO. FS2 (11-17-97). THE FDC SHALL BE LABELED WITH THE ADDRESS OF THE BUILDING(S) SERVED BY THE ASSOCIATED UNDERGROUND FIRE SERVICE MAIN.

GENERAL STREETLIGHT NOTES

1. STREETLIGHTS SHALL BE HIGH PRESSURE SODIUM 240 VOLT WITH INTEGRAL TYPE REGULATOR BALLAST, CONTROLLED BY A 60 AMP, 240 VOLT CIRCUIT, TWO #4 COPPER WIRE TYPE THW, RED AND BLACK COLORS PLUS ONE GREEN #8 COPPER WIRE TYPE THW SHALL BE GROUNDING ON EACH STANDARD.
2. THE LOCATIONS OF CONDUIT ENDS OF ALL CONDUIT IN STRUCTURES OR TERMINATING AT CURBS SHALL BE MARKED BY A (X) AT LEAST 3 INCHES HIGH OUT INTO THE FACE OF CURBS, GUTTER, OR WALL DIRECTLY ABOVE THE CONDUIT. ALL CONDUITS AT LIMITS OF CONSTRUCTION SHALL BE STUBBED AND CAPPED 5 FEET PAST PROPERTY LINE AND / OR CONNECTED TO EXISTING STREET LIGHTING CONDUIT.
3. ALL CONDUITS SHALL BE 2 INCH PVC SCHEDULE 40 AND SHALL HAVE A MINIMUM OF 24 INCHES OF COVER IN ALL AREAS.
4. ALL CONDUITS FOR FUTURE USE SHALL BE BLOWN OUT WITH COMPRESSED AIR, CLEANED AND PROVIDED WITH A 200 POUND PULL LINE. ALL ENDS OF CONDUITS SHALL BE CAPPED. ALL PULL BOXES AND COVERS SHALL BE MADE OF REINFORCED POLYMER CONCRETE MATERIALS AND PULL BOX COVERS SHALL BE STAMPED WITH "STREET LIGHT". ALL PULL BOXES SHALL BE # 3/8, UNLESS OTHERWISE NOTED.
5. LAMP CHARACTERISTICS SHALL CONFORM IN GENERAL TO THE PROVISIONS OF THE CLARK COUNTY UNIFORM STANDARDS SPECIFICATIONS 623 L.02.03. WATTAGE SHALL BE AS SHOWN ON THE PLANS.
6. ALL SERVICE PANELS SHALL BE PER CLARK COUNTY UNIFORM STANDARD SPECIFICATION DRAWING NO. 330. THE PHOTO CELL SHALL BE A TYPE II, TORQ 2007 OR EQUAL, AND BE MOUNTED TO THE ON TOP OF THE NEAREST PERMANENT STREET LIGHT POLE. A SWITCH SHALL BE INCLUDED FOR MANUAL OPERATION (USS 623 L.02.06).
7. ALL CONSTRUCTION SHALL CONFORM TO UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CITY OF NORTH LAS VEGAS, AND UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY, NEVADA, UNLESS OTHERWISE NOTED.
8. CONSTRUCTION SERVICES (390-4407) SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION OF THE WIRING MAKEUP /SERVICE POINT. A COMPLETED SET OF MYLAR AS-BUILDS MUST BE SUBMITTED TO CONSTRUCTION SERVICES UPON COMPLETION OF WORK.
9. STREET LIGHTS SHALL BE PLACED IN ACCORDANCE WITH UNIFORM STANDARD DRAWING NUMBER 320 THRU 320A, UNLESS OTHERWISE NOTED. STANDARDS AND MAST ARMS SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A-102.
10. STREETLIGHT SERVICE POINT LOCATIONS SHALL BE PROVIDED ON THE OFF-SITE IMPROVEMENTS PLANS AND AS-BUILT PLANS.
11. INTERNAL RESIDENTIAL STREETS AND EXTERNAL ARTERIAL, COLLECTOR STREETS SHALL HAVE SEPARATE SERVICE POINTS (ROOC / PEDESTALS), ALL SERVICES SHALL BE LIMITED TO 80 PERCENT CAPACITY.
12. AN EMPTY 2 INCH SCHEDULE 40 PVC SHALL BE PLACE BETWEEN INTERNAL AND EXTERNAL STREET LIGHTING CIRCUIT.
13. NO STREET LIGHTING CIRCUITS SHALL CROSS ANY ARTERIAL OR COLLECTOR STREETS (EXCLUDING FEEDERS AND HOME RUNS).

GENERAL GRADING AND DRAINAGE NOTES

1. PURSUANT TO CITY OF NORTH LAS VEGAS ORDINANCE NUMBER 1172, THE CONTRACTOR IS REQUIRED TO SECURE A GRADING PERMIT PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL SECURE A PERMIT FOR ANY OFF-SITE CONSTRUCTION.
3. THE CONTRACTORS OPERATIONS SHALL NOT TRESPASS BEYOND THE PROJECT PROPERTY LINES UNLESS A PERMIT OR WRITTEN AUTHORIZATION HAS BEEN OBTAINED FROM THE PROPERTY OWNER(S). WRITTEN COPIES OF SUCH WRITTEN AUTHORIZATION SHALL BE FURNISHED TO THE CITY OF NORTH LAS VEGAS REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
4. THE CITY OF NORTH LAS VEGAS CONSTRUCTION SERVICES SHALL BE NOTIFIED ONE (1) WORKING DAY BEFORE ANY ON-SITE CONSTRUCTION WORK BEGINS.
5. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE SUBMITTAL OF A FORMAL REVISED PLAN FOR REVIEW AND APPROVAL.
 A. CERTIFICATION OF "BUILDING FLOOR ELEVATIONS" IN CRITICAL DRAINAGE AREAS.
 B. CERTIFICATES OF "BUILDING PAD ELEVATIONS" IN NONCRITICAL AREAS.
6. THE CONTRACTOR SHALL CERTIFY TO THE CITY OF NORTH LAS VEGAS CONSTRUCTION SERVICES DIVISION THAT ALL FILLS, FOUNDATIONS AND SUBGRADES MEET THE MINIMUM COMPACTION REQUIREMENTS. CERTIFICATION SHALL BE MADE PRIOR TO POURING CONCRETE.

B. GENERAL TRAFFIC NOTES

1. ALL BARRICADES, CONSTRUCTION SIGNING, TRAFFIC DELINEATION AND MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND/OR WORK ZONE TRAFFIC CONTROL HANDBOOK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SEE THAT ALL TRAFFIC CONTROL DEVICES ARE PROPERLY INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. CONTACT THE CITY'S MANAGER OF ROADWAY OPERATION FOR SPECIFIC TRAFFIC CONTROL REQUIREMENTS.
2. IF THE PROJECT IMPROVEMENTS NECESSITATE, TEMPORARY REMOVAL AND /OR RELOCATION OF TRAFFIC CONTROL SIGNS, MARKINGS OR ANY OTHER TRAFFIC CONTROL DEVICES, THEY SHALL BE MAINTAINED THROUGHOUT THE ENTIRE DURATION OF THE PROJECT AND SHALL BE RESTORED TO THE SATISFACTION OF THE MANAGER OF ROADWAY OPERATION.
3. PERMANENT PAVEMENT MARKING SHALL BE REQUIRED FOR ALL RIGHTS-OF-WAY 80 FEET WIDE OR WIDER WHICH INCLUDE HALF STREET IMPROVEMENTS UNLESS OTHERWISE NOTED. NEW PAVEMENT MARKINGS DESIGNS SHALL INCORPORATE INTO ANY EXISTING BORDERING MARKINGS. PAINTED MARKINGS SHALL NOT BE USED FOR TEMPORARY CONDITIONS. ALL TEMPORARY MARKINGS SHALL BE A REMOVABLE GRADE TAPE. ALL OTHER MARKINGS SHALL BE PER CLARK COUNTY UNIFORM STANDARD DRAWING 244 THRU 248 AND MEET THE SATISFACTION OF THE MANAGER OF ROADWAY OPERATION.
4. ALL PERMANENT TRAFFIC CONTROL DEVICES REQUIRED BY MANAGER OF ROADWAY OPERATION SHALL BE PROPERLY INSTALLED IN ACCORDANCE LATEST EDITION OF THE MUTCD AND/OR THE RTC STANDARDS PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE STREETS, REGARDLESS OF THE STATUS OF THEIR COMPLETION.
5. FIBER OPTIC CONDUIT SCHEDULE 40 PVC IS REQUIRED ON ALL RIGHTS-OF-WAY 80 FEET OR WIDER ON RIGHTS-OF-WAY 80 FEET WIDE, THE CONDUIT SIZE SHALL BE 3 INCHES ON RIGHTS-OF-WAY 100 FEET WIDE, THE CONDUIT SIZE SHALL BE 4 INCHES UNLESS OTHERWISE SPECIFIED. PULL BOXES AND COVERS SHALL BE MADE OF REINFORCED POLYMER CONCRETE MATERIALS AND PULL BOX COVERS SHALL BE STAMPED WITH F.A.S.T. FIBER. PULL BOXES SHALL BE OF TYPE P 30 WITH STRAIGHT BOTTOM ENTRY AND EXITS. SPACING OF PULL BOXES SHALL BE 450 FEET, MAXIMUM 500 FEET APART, IF CONSTRUCTION LIMITS ARE LESS THAN 450 FEET, ONE PULL BOX SHALL BE INSTALLED. ALL FIBER CONDUIT SERVICE AT LIMITS OF CONSTRUCTION SHALL BE STUBBED AND CAPPED 5 FEET PAST PROPERTY LINE AND /OR CONNECTED TO EXISTING FIBER CONDUIT. ALL CONDUIT SHALL BE CLEANED, BLOWN OUT, MANROLED (ED) AND SHALL HAVE A 200 LB. PULL LINE AND A NUMBER 8 AWG THW TRACE WIRE. PULL LINE AND WIRE SHALL BE SECURED AT BOTH ENDS AND CAPPED.
6. ALL INTERSECTIONS WITH 80 FEET / 80 FEET RIGHTS-OF-WAY AND GREATER SHALL HAVE CONDUITS FOR FUTURE TRAFFIC SIGNALS AND SHALL BE IN ACCORDANCE WITH UNIFORM STANDARD DRAWING NUMBER 404.1306. FUTURE FIBER CONDUIT SHALL BE INTEGRATED INTO THE SIGNAL CONDUIT NETWORK. LOCATION OF FUTURE SIGNAL POLE FOUNDATION SHALL BE OF TYPE 1 AND LOCATED CENTER OF RADIUS AS IN ACCORDANCE WITH UNIFORM STANDARD DRAWING NUMBER 404.1300 UNLESS OTHERWISE NOTED.
7. ALL DEVELOPMENT PLANS SHALL HAVE A MASTER STREET LIGHTING AND TRAFFIC CONTROL (SIGNING AND STRIPING) PLAN SHEET CONTAINED IN THE SET WHICH INCLUDES ALL UNITS AND/OR PHASES OF THE PROJECT.
8. ALL TEMPORARY REGULATORY SIGNAGE SHALL BE GROUND MOUNTED IN ACCORDANCE WITH UNIFORM STANDARD DRAWING NUMBER 249 AND MEET THE MOST RECENT MUTCD REQUIREMENTS.

DEVIATIONS FROM STANDARDS

NONE

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	OHP	OVERHEAD POWER
BC	BACK OF CURB	PC	POINT OF CURVATURE
BCR	BEGIN CURB RETURN	PCC	POINT OF COMPOUND CURVE
BNBY	BOUNDARY	PI	POINT OF INTERSECTION
BEG	BEGIN	POC	POINT ON CURVE
BM	BENCHMARK	PP	POWER POLE
BW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVE
CL	CENTER LINE	PROP	PROPOSED
CO	CLEAN OUT	PT	POINT OF TANGENCY
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCT	PVMT	PAVEMENT
D	DROP INLET	ROW	RIGHT-OF-WAY
E	ELECTRIC	SS	SANITARY SEWER
EG	EXISTING GROUND/GRADE	SSMH	SANITARY SEWER MANHOLE
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
ESMT	EASEMENT	STA	STATION
EX, EXIST	EXISTING	STLT	STREET LIGHT
FOC	FACE OF CURB	SW	SIDEWALK
FF	FINISH FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	T	TELEPHONE
FL	FLOW LINE	TMH	TOP OF MANHOLE
G	GAS	TOW	TOP OF WALL
GB	GRADE BREAK	TRANS	TRANSITION
HP	HIGH POINT	TRC	TOP OF ROLL CURB
INV	INVERT	TRW	TOP OF RETAINING WALL
LAT	LATERAL	VG	VALLEY GUTTER
LF	LINEAL FEET	W	WATER
MH	MANHOLE		

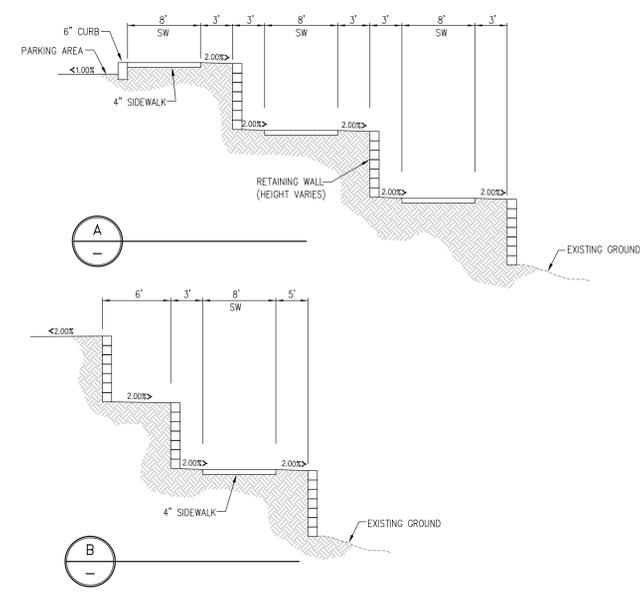
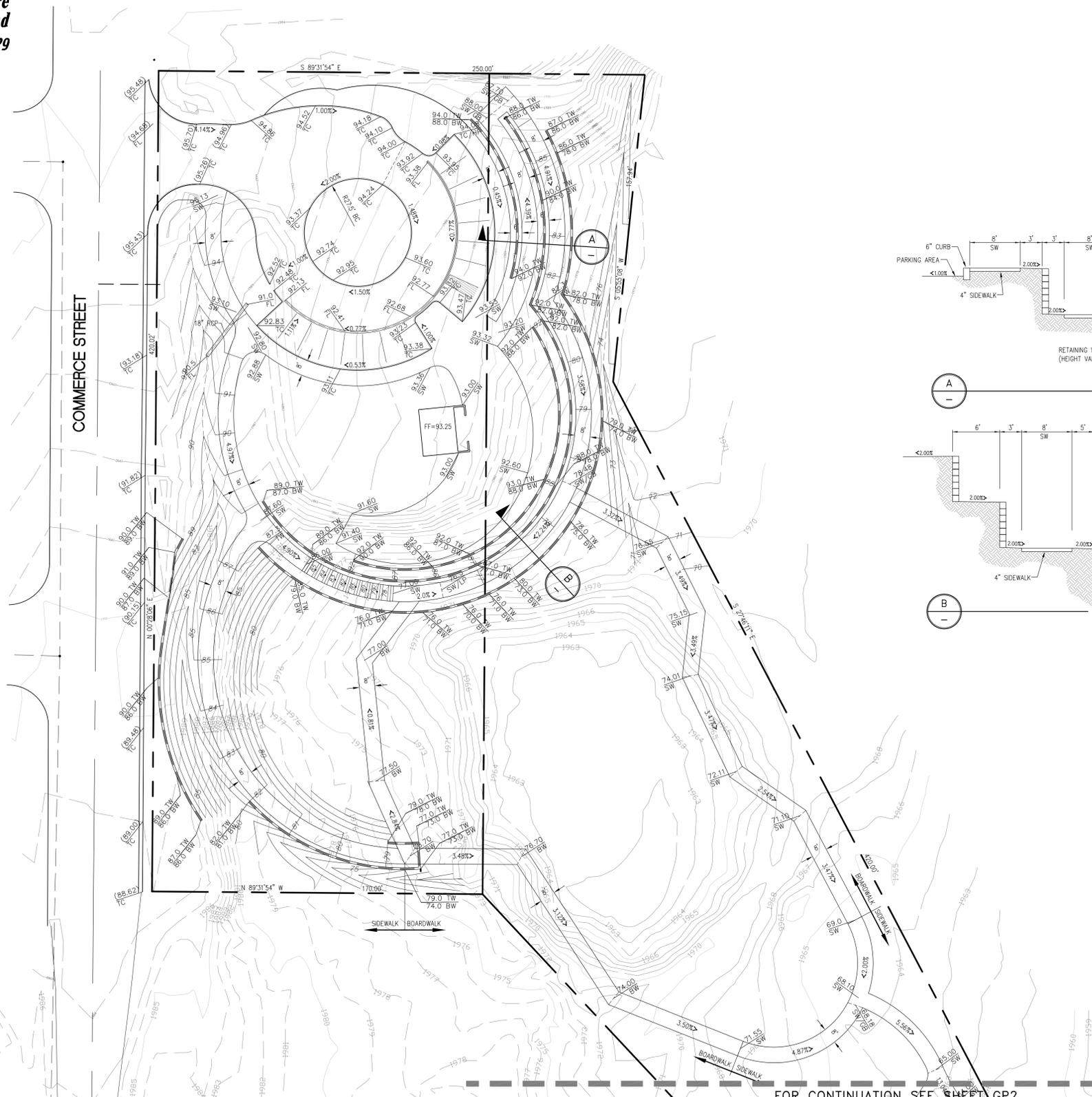
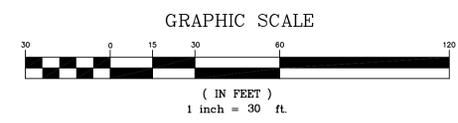
QUANTITY ESTIMATE		
DESCRIPTION	PUBLIC	PRIVATE
2-INCH ASPHALTIC CONCRETE PAVING		
3-INCH ASPHALTIC CONCRETE PAVING		
4-INCH ASPHALTIC CONCRETE PAVING		
6-INCH ASPHALTIC CONCRETE PAVING		
OPEN GRADE		
TYPE I GRAVEL		
TYPE II GRAVEL		
EXCAVATION		
CURB & GUTTER		
COMMERCIAL DRIVEWAY		
CONCRETE VALLEY GUTTER		
4-INCH CONCRETE SIDEWALK		
SIDEWALK UNDERDRAIN		
SIDEWALK RAMP		
LIGHT STANDARD (BREAKAWAY)		
6-INCH SEWER		
8-INCH SEWER		
10-INCH SEWER		
14-INCH SEWER MANHOLES		
SEWER CLEANOUT		
BACKWATER VALVES		
SEWER SERVICE		
FDC / POST INDICATOR VALVE		
1-INCH WATER MAIN		
8-INCH WATER MAIN		
10-INCH WATER MAIN		
12-INCH WATER MAIN		
FIRE HYDRANT		
WATER LATERAL		
1" 90° BEND		
1" 45° BEND		
6" TO 8" ENLARGER		
8" MECH. TAPPING TEE		
8"x 8" TEE		
8" GATE VALVE		
10" 11.25" BEND		
10"x 10" TEE		
10" GATE VALVE		
10" TO 8" REDUCER		
8" 5" BEND		
8" 90° BEND		
8" 45° BEND		
8" 22.5° BEND		
8" 11.25° BEND		
POWER SERVICE TO LOTS		
12" STORM SERVICE PIPE		
RIP RAP (60-6")		
STREET SIGNS		
WATER SERVICE W/METER 3/4" AND 1" RPPA		
TRAFFIC SIGNAL AND/OR BASE		
TRAFFIC SIGNAL UNDERGROUND		
TRAFFIC CONTROL DEVICES		
GAS SERVICE		
TELEPHONE SERVICE		

NOTE: THIS QUANTITY ESTIMATE IS FOR BONDING PURPOSES ONLY. CONTRACTOR TO DETERMINE INDEPENDENT ESTIMATIONS.

LEGEND

	PROPOSED
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LEGAL DESCRIPTION

APN NO. 139-15-801-015

BASIS OF BEARING

NORTH 89°55'20" WEST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T. 20 S., R. 61 E., M.D.B.&M. AS SHOWN ON PARCEL MAP FILE 58 PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK No. 7C01155EE6
REVISED AUGUST 1, 2008
RIVET AND SQUARE ALUMINUM PLATE, STAMPED BM 7C01155EE6, SET IN THE TOP OF CURB, LOCATED ON THE EAST SIDE OF LOSSEE RD. APPROX 1/4 MILE NORTH OF CAREY AVE. AT THE NORTH WALL LINE OF 2068 LOSSEE RD.
NAVD 88 ELEVATION = 590.193 METERS

GRADING NOTES

1. C.V.L. CONSULTANTS SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN THE PLANS OR CONDITIONS IN THE FIELD
2. ALL WORK TO BE PERFORMED OUTSIDE OF THE PROJECT BOUNDARY AND ON PRIVATE PROPERTY SHALL NOT BE PERFORMED UNTIL WRITTEN PERMISSION AND EASEMENT HAVE BEEN OBTAINED FROM THE OFF SITE OWNER AND GIVEN TO THE CITY OF NORTH LAS VEGAS
3. FOR AREAS THAT ARE FLATTER THAN 4:1 SLOPE, OR LESS THAN 1' ELEVATION DIFFERENCE, SCARPS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES
4. GRADING AND STRUCTURAL SECTIONS SHOWN ON THESE PLANS ARE GRAPHIC REPRESENTATIONS ONLY CONTRACTOR SHALL CONFORM TO STRUCTURAL PLANS (PREPARED BY OTHERS) AND THE OWENS GEOTECHNICAL SOILS REPORT, AND CNLV PAC# 76639
5. ALL SPOT GRADES SHOWN AS EXISTING, ARE PER IMPROVEMENT PLANS FOR "CORONADO CENTENNIAL COMMERCE" AND WERE PREPARED BY MALPASS DESIGN GROUP, LLC.

CONSTRUCTION NOTES

①

DESIGNED BY:	DB/AM
DRAWN BY:	AM/AD
CHECKED BY:	DB/AM
PROJECT DATE:	AUG 2009

NO.	REVISION	BY/DATE/APP/DATE
1		
2		
3		
4		
5		

NEVADA
City of North Las Vegas
Keil Ranch
GRADING PLAN I



6280 S. Valley View Blvd
Suite 200
Las Vegas, NV 89118
Tel: (702) 368-3008
Fax: (702) 368-0047

CVL CONSULTANTS, INC.
ENGINEERING · PLANNING · LAND SURVEYING

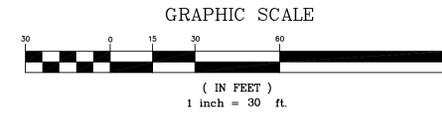
SHEET
GP1
3 OF 4
AGENCY DWG. NO.

APPROVAL _____

LENNY M. BADGER, P.E.
MANAGER OF DEVELOPMENT AND FLOOD CONTROL
DATE _____

H:\Projects\Keil Ranch\WP\0145501-GP.dwg alpha Mon, 31 Aug 2009 - 8:45am

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LEGAL DESCRIPTION

APN NO. 139-15-801-015

BASIS OF BEARING

NORTH 89°55'20" WEST - BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T. 20 S., R. 61 E., M.D.B.&M. AS SHOWN ON PARCEL MAP FILE 58 PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF NORTH LAS VEGAS BENCHMARK No. 7C0115SEE6
REVISED AUGUST 1, 2008
RIVET AND SQUARE ALUMINUM PLATE, STAMPED BM 7C0115SEE6, SET IN THE TOP OF CURB, LOCATED ON THE EAST SIDE OF LOSSEE RD. APPROX 1/4 MILE NORTH OF CAREY AVE. AT THE NORTH WALL LINE OF 2068 LOSSEE RD.
NAVD 88 ELEVATION = 590.193 METERS

GRADING NOTES

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3. FOR AREAS THAT ARE FLATTER THAN 4:1 SLOPE, OR LESS THAN 1' ELEVATION DIFFERENCE, SCARPS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES
4. GRADING AND STRUCTURAL SECTIONS SHOWN ON THESE PLANS ARE GRAPHIC REPRESENTATIONS ONLY CONTRACTOR SHALL CONFORM TO STRUCTURAL PLANS (PREPARED BY OTHERS) AND THE OWENS GEOTECHNICAL SOILS REPORT, AND CNLV PAC# 76639
5. ALL SPOT GRADES SHOWN AS EXISTING, ARE PER IMPROVEMENT PLANS FOR "CORONADO CENTENNIAL COMMERCE" AND WERE PREPARED BY MALPASS DESIGN GROUP, LLC.

CONSTRUCTION NOTES

①

APPROVAL

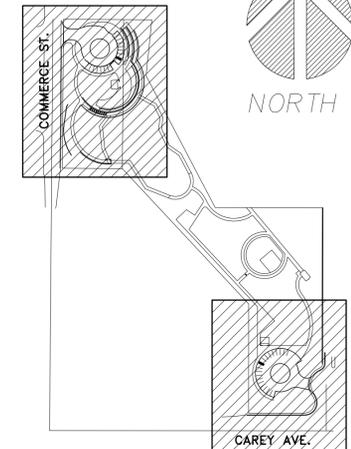
LENNY M. BADGER, P.E.
MANAGER OF DEVELOPMENT AND FLOOD CONTROL

DATE

DESIGNED BY: DB/AM	DRAWN BY: AM/AD	CHECKED BY: DB/AM	PROJECT DATE: AUG 2009
BY DATE/APP. DATE			
NO.	REVISION		
1			
2			
3			
4			
5			
NEVADA			
City of North Las Vegas <i>Keil Ranch</i>			
GRADING PLAN II			
SEAL			
6280 S. Valley View Blvd Suite 200 Las Vegas, NV 89118 Tel: (702) 368-3008 Fax: (702) 368-0047			
ENGINEERING · PLANNING · LAND SURVEYING			
SHEET			
GP2			
4 OF 4			
AGENCY DWG. NO.			

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KEYMAP
NTS

LEGEND

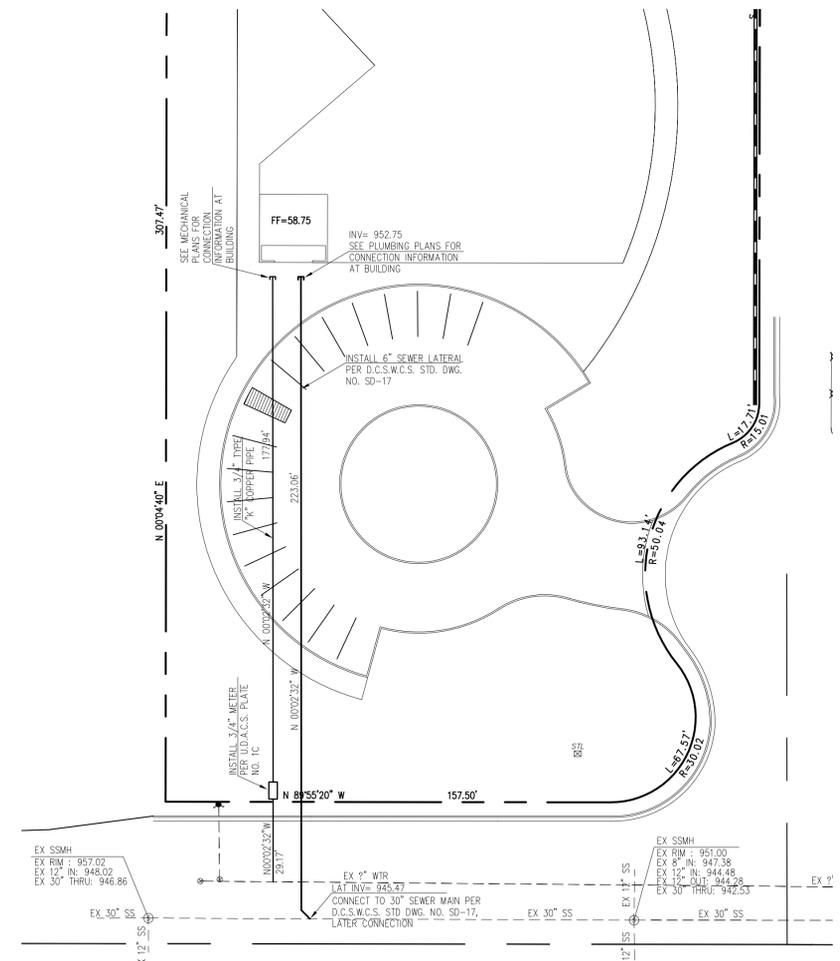
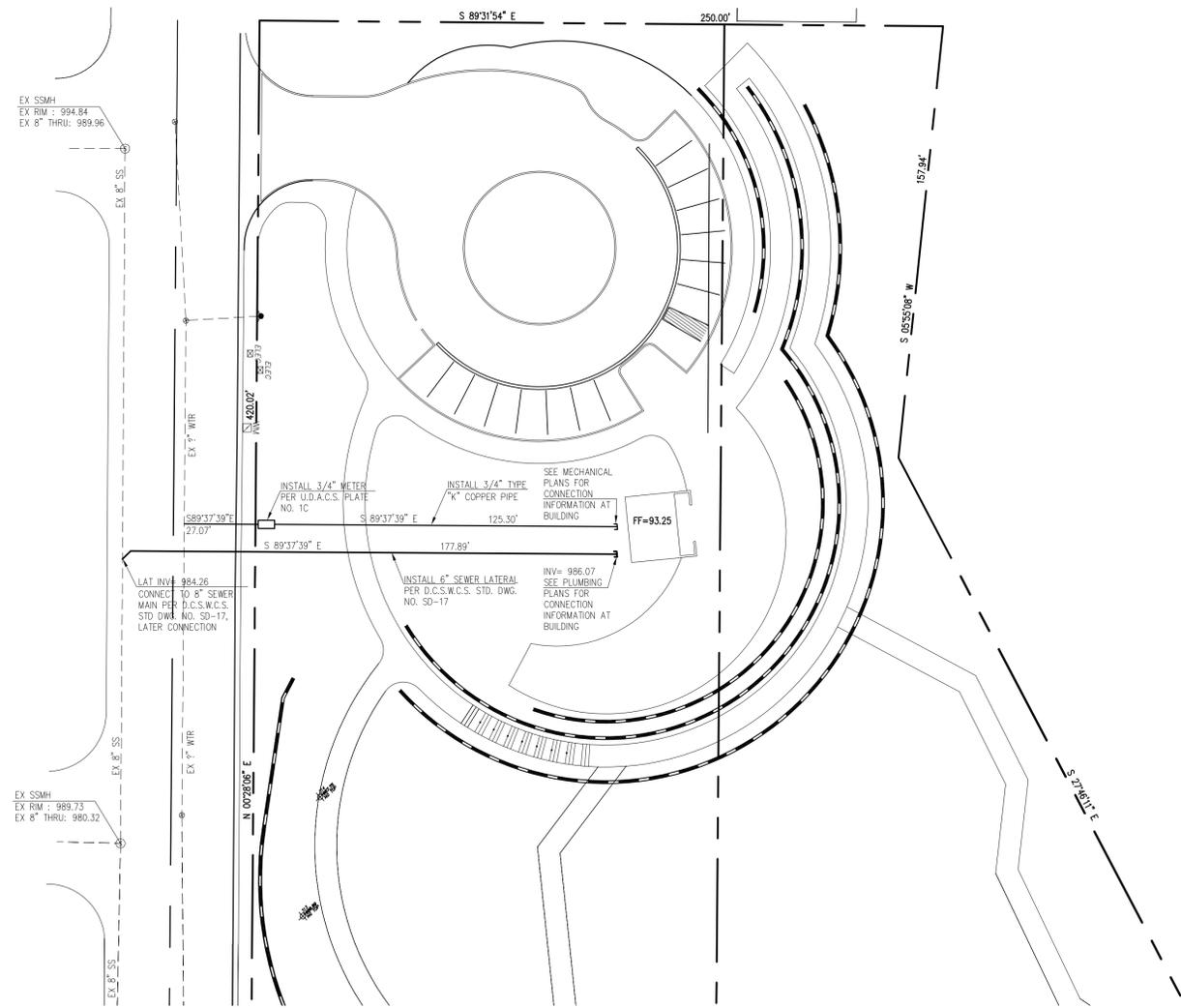
- STREET CENTERLINE
- RIGHT-OF-WAY
- PROPOSED BOUNDARY LINE
- FIRE HYDRANT ASSEMBLY
- 6" PVC SANITARY SEWER LATERAL
- FF=2827.0 FINISHED FLOOR ELEVATION
- CAP W/ 2" BLOWOFF ASSEMBLY & VALVE
- EX SS EXISTING SANITARY SEWER W/ MANHOLE
- EX WATER EXIST WATER W/IN LINE GATE VALVE

BASIS OF BEARING

NORTH 89°55'20" WEST — BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 15, T. 20 S., R. 61 E., M.D.B.&M. AS SHOWN ON PARCEL MAP FILE 58 PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

BENCHMARK

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 REVISED AUGUST 1, 2008
 RIVET AND SQUARE ALUMINUM PLATE, STAMPED BM 7C0115SEE6, SET IN THE TOP OF CURB, LOCATED ON THE EAST SIDE OF LOSSEE RD. APPROX 1/4 MILE NORTH OF CAREY AVE. AT THE NORTH WALL LINE OF 2068 LOSSEE RD.
 NAVD 88 ELEVATION = 590.193 METERS



APPROVAL

CITY OF NORTH LAS VEGAS FIRE DEPARTMENT _____ DATE _____

UTILITIES DEPARTMENT - ENGINEERING SERVICES DIVISION _____ DATE _____
 APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR CONSTRUCTION, A COMMITMENT TO SUPPLY WATER AND/OR SEWER SERVICE, OR AN APPROVAL OF ANY VIOLATION OF ONLY WATER AND/OR SEWER SERVICE RULES AND REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS.

DESIGNED BY:	DB/AM
DRAWN BY:	AM/JAD
CHECKED BY:	DB/AM
PROJECT DATE:	AUG. 2009

UTILITY PLAN I



6280 S. Valley View Blvd
 Suite 200
 Las Vegas, NV 89118
 Tel: (702) 368-3008
 Fax: (702) 368-0047



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Kiel Ranch Historic Park

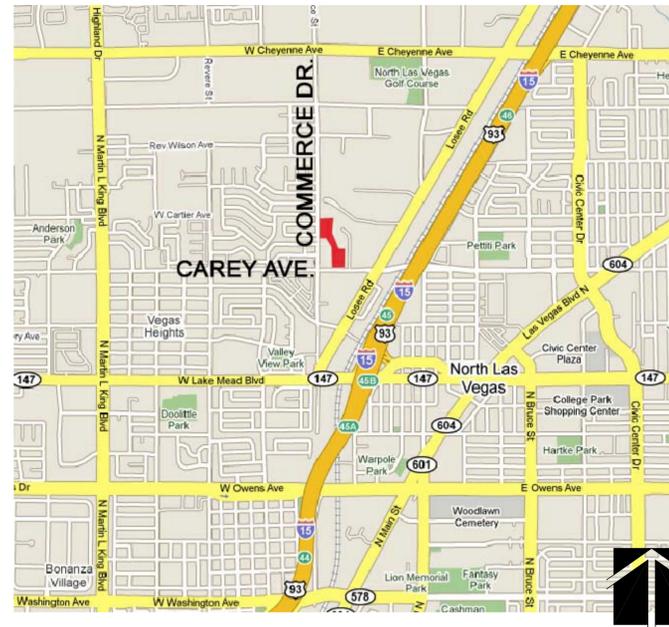
Preliminary Landscape Plan 30%

APN #'s 139-15-801-015
ONE LOT = 5 ACRES

GENERAL LANDSCAPE NOTES

1. Landscaped Areas. All exposed ground areas surrounding or within a principal or accessory use, including adjacent, unpaved street rights-of-way, which are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped.
2. Visibility of Landscaping. When possible, areas of any particular site allocated to landscaping shall be located on that site in such a way so as to provide substantial benefit to the general public as well as to the site itself.
3. Irrigation. Landscaping shall be irrigated with an automatic sprinkler system.
4. Traffic Sight Visibility. Landscaping shall be maintained so that it will not interfere with traffic sight distance, street signs or traffic signs/lights.
5. Failure to Maintain Landscaping. Failure to maintain landscaping shall be cause for revocation of a business license and/or revocation of special use approval.
6. Plant Materials for Screening. Materials required for the specific purpose of screening the property or portions of property from other areas may not be considered as part of the required landscape materials.
7. Landscaping in Public Rights-of-Way. Landscaping in public rights-of-way cannot be used to satisfy the minimum landscaping requirements set forth in this section. An encroachment permit and maintenance agreement issued by the director of public works shall be required.
8. If conifers are used to satisfy the requirement for trees of one and one-half inch caliper, they shall be a minimum of four feet tall.
9. No tree whose mature height exceeds fifteen (15) feet shall be planted under an electric utility line.

VICINITY PLAN



PREPARED FOR

CITY OF NORTH LAS VEGAS
NORTH LAS VEGAS, NV

SHEET INDEX

- L1 COVER SHEET
- L2 PHASING PLAN
- L3 LANDSCAPE PLAN (NORTH)
- L4 LANDSCAPE PLAN (CENTRAL)
- L5 LANDSCAPE PLAN (SOUTH)
- L6 PLANTING DETAILS (NOT INCLUDED)
- I1 IRRIGATION (NOT INCLUDED)

APPROVALS

NO.	REVISION	BY	DATE	APP.	DATE
6		Tim Starkey			
5		Karen Lyding			
4		Tim Starkey			
3					
2					
1					

NEVADA
KIEL RANCH
CITY OF NORTH LAS VEGAS

Landscape Plan

DRAFT
30%
REVIEW

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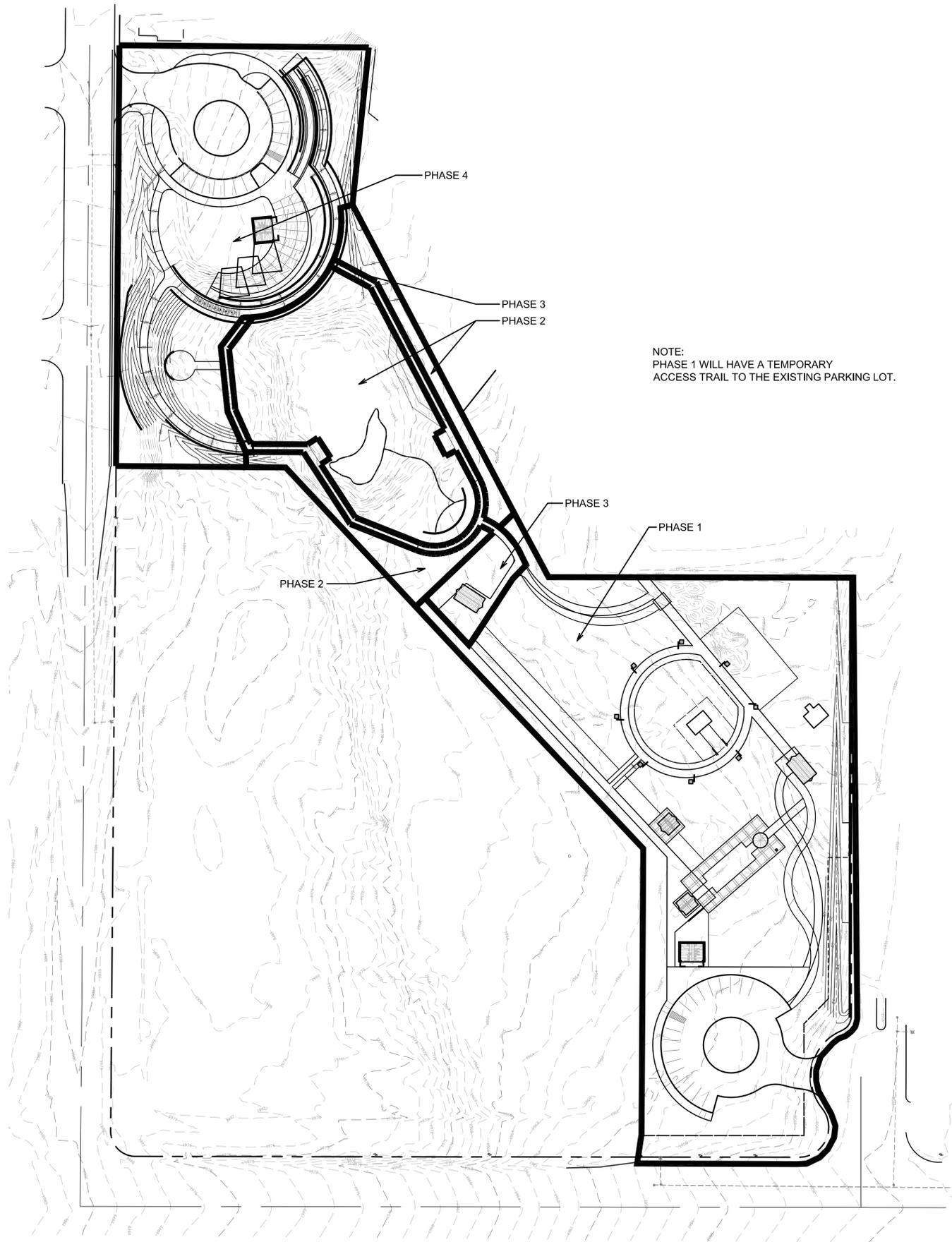
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1 OF 5

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6		Tim Starkey	
5		Karen Lyding	
4		Tim Starkey	
3			
2			
1			

NEVADA
CITY OF NORTH LAS VEGAS
KIEL RANCH
Phasing Plan

DEVELOPER:

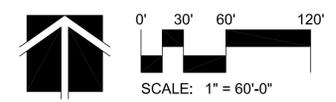
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SHEET
L-2
2 OF 5
AGENCY DWG. NO.

Timothy Starkey
9/3/2009 3:14:38 PM
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OPEN GRID ENTRANCE PAVING
 STABILIZED D.G. PARKING LOT
 CONCRETE SIDEWALK
 8' CONCRETE TRAIL

CREOSOTE RESIN SOAKED RAILROAD TIE STEPS
 RETAINING WALL
 STABILIZED D.G.

CONCRETE PAVING
 STABILIZED D.G. ACCESSIBLE RAMP
 BUS DROP OFF ZONE

CONCRETE PATH

CUSTOM PUBLIC RESTROOM

MAIN SITE OVERLOOK SHADED WITH TENSILE CANOPY STRUCTURES

RETAINING WALL (TYP.) REFER TO CIVIL ENGINEERING PLANS

8' METAL ELEVATED BOARDWALK

8' METAL ELEVATED BOARDWALK
 BOARDWALK OVERLOOK

PLANT LEGEND
 REFER TO COMPLETE LEGEND ON COVER SHEET, PLANT SYMBOLS MAY BE ROTATED PER PLAN ORIENTATION.

BOTANICAL NAME:	COMMON NAME:
TREES:	
Varies	Historic Ornamental or Fruiting Tree
Acacia greggii	Catclaw Acacia
Pinus halepensis	Aleppo Pine
Populus fremontii	Fremont Cottonwood
Populus italica	Lombardy Poplar
Prosopis glandulosa v. torreyana	Honey Mesquite
Prosopis pubescens	Screwbean Mesquite

SHRUBS, ACCENTS, & VINES:

Atriplex canescens	Fourwing Salt Bush
Baccharis sergiloides	Desert Baccharis
Ephedra nevadensis	Nevada Ephedra
Fallugia paradoxa	Apache Plume
Larrea tridentata	Creosote
Lycium andersonii	Boxthorn
Salix exigua	Narrow-leaved Willow
Salix goodingii	Gooding's Black Willow
Sphaeralcea ambigua	Globe Mallow
Tecoma "Orange Jubilee"	Orange Bells
Vitis arizonica	Arizona Grape
Ziziphus obtusifolia	Graythorn

ACCENTS & CACTI

Asclepias subulata	Desert Milkweed
Echinocereus triglochidiatus	Kingcup Cactus
Escobaria vivipara	Beehive Cactus
Muhlenbergia rigida "Nashville"	Nashville Deer Grass
Opuntia basilaris	Beavertail Prickly Pear
Yucca schidigera	Mojave Yucca

GROUNDCOVERS:

Ambrosia dumosa	White Bursage
Atriplex hymenelytra	Desert Holly
Baccharis x 'Starn' Thompson	Thompson Broom
Mimulus cardinalis	Scarlet Monkey Flower
Penstemon bicolor	Pinto Beardtongue
Penstemon eatonii	Firecracker Penstemon
Stanleya pinnata	Prince's Plume
TURF Cynodon dactylon 'Princess 77'	Hybrid Bermuda Grass

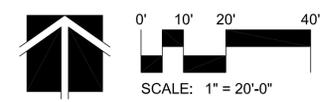
WETLAND PLANT MATERIAL BASED ON HYDROSTATIC STUDY

SEE LEGEND FOR TYPICAL SPECIES

PERIMETER SITE WALL

BOARDWALK OVERLOOK

MATCH LINE: SEE SHEET L-4



NO.	REVISION	BY	DATE	APP.
1		Tim Starkey		
2		Karen Lyding		
3		Tim Starkey		
4				
5				

NEVADA
 CITY OF NORTH LAS VEGAS
KIEL RANCH
 Landscape Plan

DEVELOPER:

DRAFT
30%
REVIEW

6280 S. Valley View Blvd
 Suite 200
 Las Vegas, NV 89118
 Tel: (702) 368-3008
 Fax: (702) 368-0047

CVL
 CONSULTANTS, INC.
 ENGINEERING · PLANNING · LAND SURVEYING

SHEET
L-3
 3 OF 5

AGENCY DWG. NO.

Timothy Starkey
 9/3/2009 3:22:34 PM
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Avoid cutting underground utility lines. It's costly.

Call before you Dig
1-800-227-2600

Call before you Overhead
1-702-227-2929

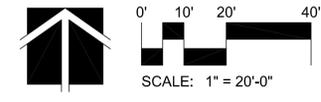
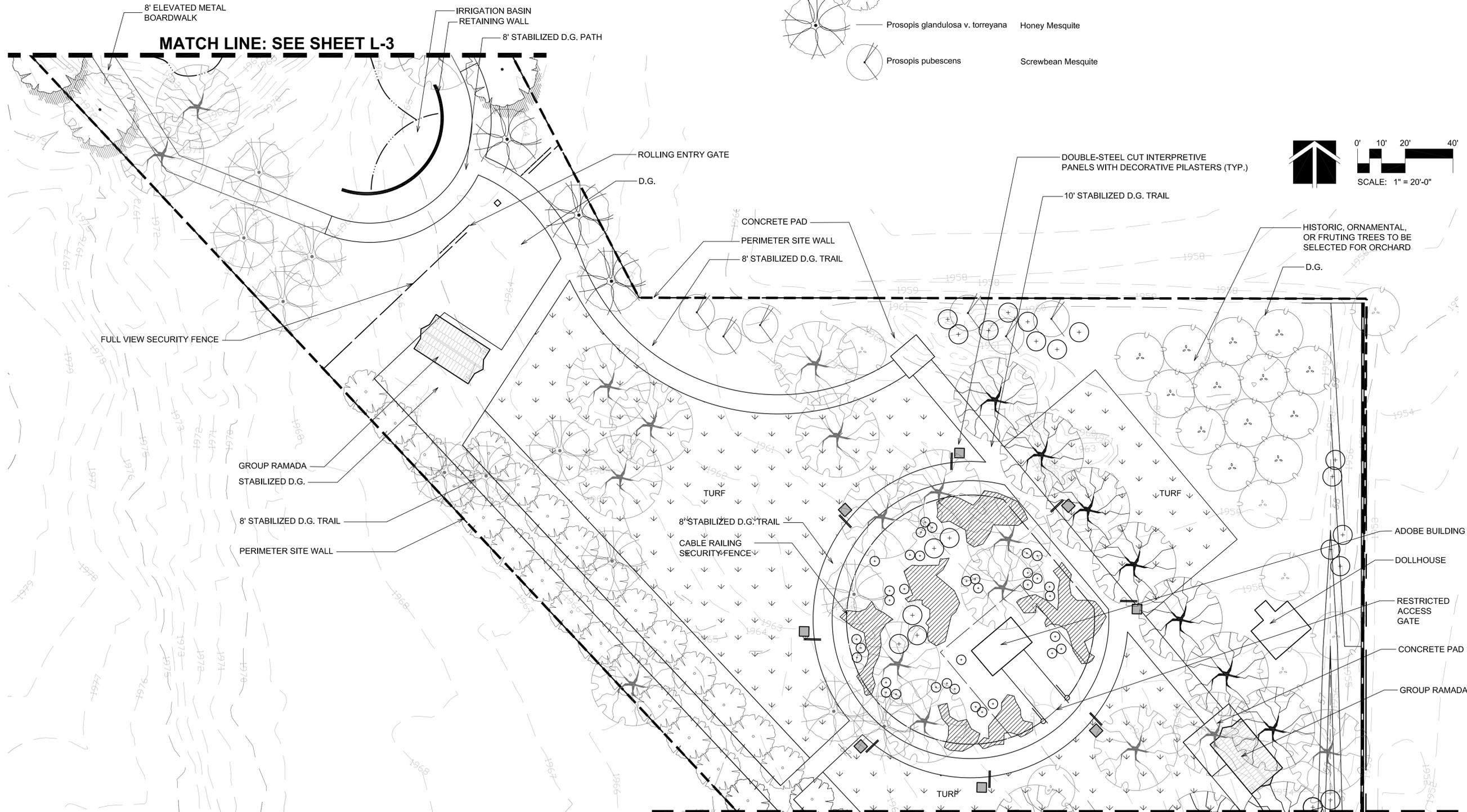
PLANT LEGEND

REFER TO COMPLETE LEGEND ON COVER SHEET, PLANT SYMBOLS MAY BE ROTATED PER PLAN ORIENTATION.

BOTANICAL NAME: **COMMON NAME:**

TREES:

Varies	Historic Ornamental or Fruiting Tree
Acacia greggii	Catclaw Acacia
Pinus halepensis	Aleppo Pine
Populus fremontii	Fremont Cottonwood
Populus italica	Lombardy Poplar
Prosopis glandulosa v. torreyana	Honey Mesquite
Prosopis pubescens	Screwbean Mesquite



NO.	REVISION	BY	DATE	APP.	DATE
1					
2					
3					
4					
5					
6					

NEVADA
CITY OF NORTH LAS VEGAS
KIEL RANCH
Landscape Plan

DRAFT
30%
REVIEW

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SHEET
L-4
4 OF 5
AGENCY DWG. NO.

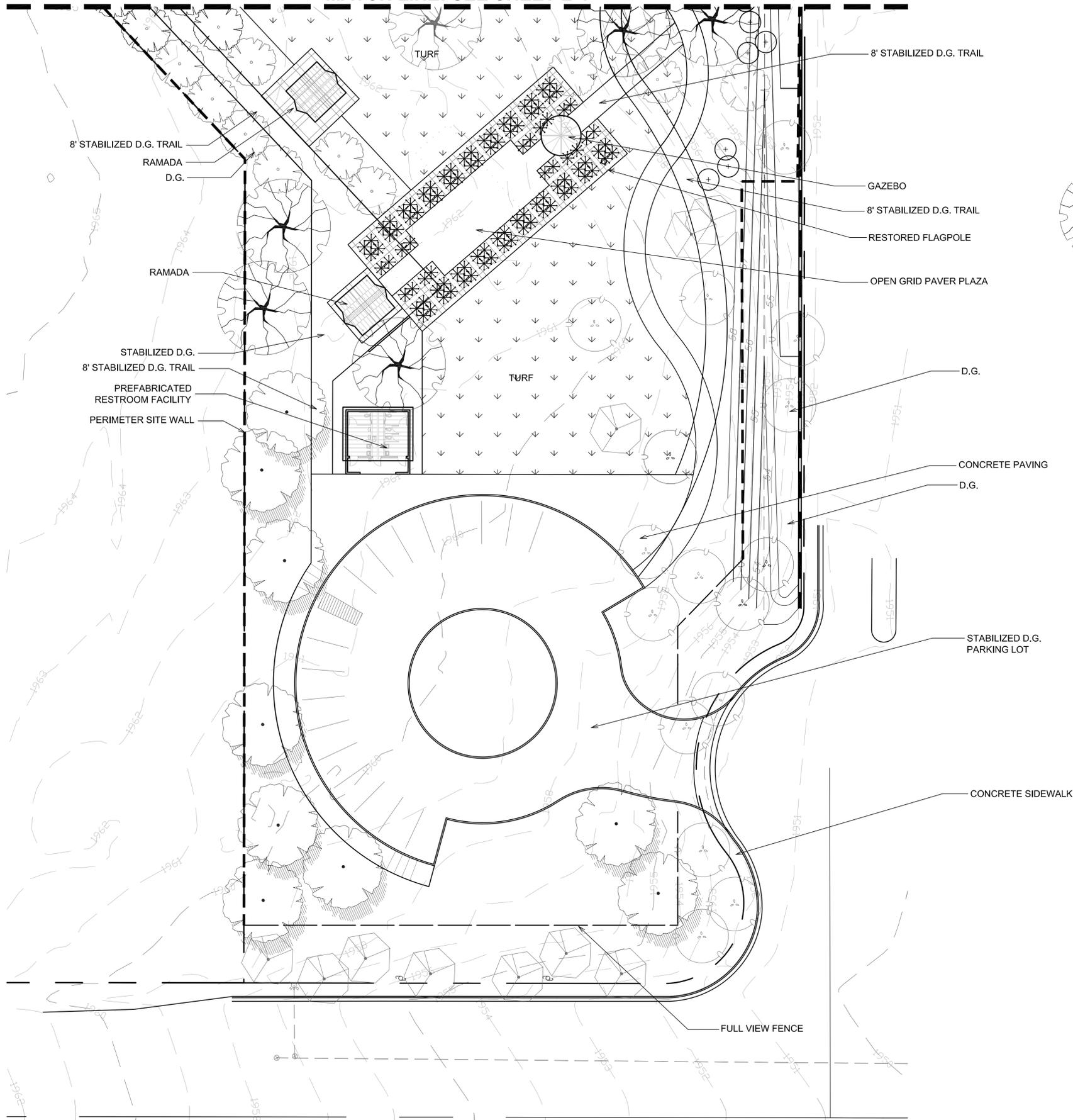
Timothy Starkey
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MATCH LINE: SEE SHEET L-4



PLANT LEGEND

REFER TO COMPLETE LEGEND ON COVER SHEET, PLANT SYMBOLS MAY BE ROTATED PER PLAN ORIENTATION.

BOTANICAL NAME: **COMMON NAME:**

TREES:

- Varies Historic Ornamental or Fruiting Tree
- Acacia greggii Catclaw Acacia
- Pinus halepensis Aleppo Pine
- Populus fremontii Fremont Cottonwood
- Populus italica Lombardy Poplar
- Prosopis glandulosa v. torreyana Honey Mesquite
- Prosopis pubescens Screwbean Mesquite

SHRUBS, ACCENTS, & VINES:

- Atriplex canescens Fourwing Salt Bush
- Baccharis sergloides Desert Baccharis
- Ephedra nevadensis Nevada Ephedra
- Fallugia paradoxa Apache Plume
- Larrea tridentata Creosote
- Lycium andersonii Boxthorn
- Salix exigua Narrow-leaved Willow
- Salix gooddingii Gooding's Black Willow
- Sphaeralcea ambigua Globe Mallow
- Tecoma "Orange Jubilee" Orange Bells
- Vitis arizonica Arizona Grape
- Ziziphus obtusifolia Graythorn

ACCENTS & CACTI

- Asclepias subulata Desert Milkweed
- Echinocereus triglochidiatus Kingcup Cactus
- Escobaria vivipara Beehive Cactus
- Muhlenbergia rigida "Nashville" Nashville Deer Grass
- Opuntia basilaris Beavertail Prickly Pear
- Yucca schidigera Mojave Yucca

GROUNDCOVERS:

- Ambrosia dumosa White Bursage
- Atriplex hymenelytra Desert Holly
- Baccharis x 'Starr' Thompson Thompson Broom
- Mimulus cardinalis Scarlet Monkey Flower
- Penstemon bicolor Pinto Beardtongue
- Penstemon eatonii Firecracker Penstemon
- Stanleya pinnata Prince's Plume
- TURF Cynodon dactylon 'Princess 77' Hybrid Bermuda Grass

DESIGNED BY:	Tim Starkey
DRAWN BY:	Karen Lyding
CHECKED BY:	Tim Starkey
PROJECT DATE:	September 3, 2009

NO.	REVISION
1	
2	
3	
4	
5	
6	

DEVELOPER:
KIEL RANCH
CITY OF NORTH LAS VEGAS

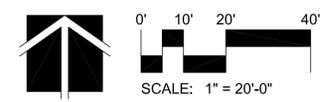
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SHEET
L-5
5 OF 5
AGENCY DWG. NO.

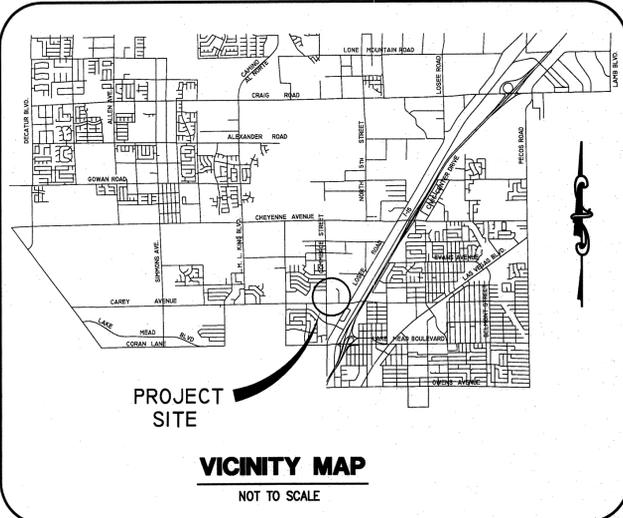
Timothy Starkey
9/3/2009 3:30:02 PM
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ALL DRAWINGS, SPECIFICATIONS AND SPECIAL TECHNICAL REQUIREMENTS ASSOCIATED WITH THE PROJECT AND IMPROVEMENTS PRESENTED HEREIN HAS BEEN ACCOMPLISHED UNDER THE SUPERVISION OF RESPONSIBLE PROFESSIONAL(S) HAVING THE APPROPRIATE REGISTRATION TO SERVE IN THIS CAPACITY BASED ON THE SCOPE OF THIS SPECIFIC PROJECT, AND IN ACCORDANCE WITH THE STATUTORY PROVISIONS OF THE NEVADA REVISED STATUTES (NRS) AND THE NEVADA ADMINISTRATIVE CODE (NAC) INCLUDING: NRS 278, 336, NRS 623; NAC 336, NAC 623 AND NAC 625 CERTIFICATION SIGNIFYING COMPLIANCE WITH STATUTORY AND RELATED ADMINISTRATIVE CODE REQUIREMENTS IS HEREBY PROVIDED BY THE RESPONSIBLE PROFESSIONAL(S) IN THE FORM OF A STAMP OR SEAL PLACED ON THE PROJECT DOCUMENTS.

SHEET INDEX

SHT. NO.	DRAWING TITLE
S-1	TITLE SHEET INDEX & VICINITY MAP
S-2	GENERAL NOTES
S-3	BASEMENT, FIRST FLOOR & ROOF PLANS
S-4	ELEVATIONS
S-5	SECTIONS
S-6	DETAILS
S-7	DETAILS



DEPARTMENT OF PUBLIC WORKS

KIEL RANCH ADOBE

RESTORATION-PHASE I

(STRUCTURAL PHASE)

BID NO. 1374

LABOR COMMISSION NO.: CL-2010-229

FUNDED BY:

**State of Nevada Historic Preservation Grant
&
Kiel Ranch Preservation Fund**



**CITY OF
NORTH LAS VEGAS**

Your Community of Choice

*** APPROVALS:**

	5/18/10
DR. QIONG LIU, P.E., PTOE DEPUTY DIRECTOR OF PUBLIC WORKS	DATE
	5/11/09
MIKE HENLEY DIRECTOR, PARKS AND RECREATION	DATE
	5/17/10
RANDALL DEVAUL, P.E. DEPUTY DIRECTOR OF ENGINEERING	DATE
	5/17/10
ROBERT HUGGINS, P.E. ENGINEERING CONSTRUCTION MANAGER	DATE
	5-13-10
CLIFFORD MOSS, P.E. PUBLIC WORKS PROJECT MANAGER	DATE



CONFORMED

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.



* APPROVAL OF THESE IMPROVEMENT PLANS AND SPECIFICATIONS IS MADE BASED ON THE REPRESENTATIONS MADE BY THE PROFESSIONAL(S) THAT THEY HAVE DISCHARGED THEIR RESPONSIBILITIES AND PREPARED COMPLETE DOCUMENTS WHICH COMPLY WITH CITY OF NORTH LAS VEGAS REQUIREMENTS FOR CONSTRUCTION OF THE IMPROVEMENTS DEPICTED HEREIN.

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

TITLE SHEET INDEX & VICINITY MAP

KIEL RANCH ADOBE RESTORATION - PHASE I

2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

NO.	DESCRIPTION	DATE
1	PLAN CHECK CORRECTION	05.07.09
2	PLAN CHECK CORRECTION	05.22.09

SCALE: AS NOTED
DESIGN: MGA
DRAWN: ERP
CHECKED:
APPROVED: 03.26.10
DATE:

SHEET NO.
S-1

SHEET 1 OF 7

CONFORMED

ABBREVIATIONS

&	AND	JT.	JOINT
L	ANGLE	LAM.	LAMINATE
o	AT	LAV.	LAVATORY
o	DIAMETER OR ROUND	LLH.	LONG LEG HORIZONTAL
(E)	EXISTING	LLV.	LONG LEG VERTICAL
(N)	NEW	LT.	LIGHT
¢	CENTERLINE	MAX.	MAXIMUM
#	POUND OR NUMBER	M.B.	MACHINE BOLT
¢	PLATE	MECH.	MECHANICAL
A.B.	ANCHOR BOLT	MEMB.	MEMBRANE
ACOUS.	ACOUSTICAL	MEZZ.	MEZZANINE
ADD.	ADDITIONAL	MFR.	MANUFACTURER
ADJ.	ADJUSTABLE	MIN.	MINIMUM
AGGR.	AGGREGATE	MISC.	MISCELLANEOUS
AL.	ALUMINUM	M.O.	MASONRY OPENING
ALT.	ALTERNATE	N.	NORTH
APPROX.	APPROXIMATE	N.G.	NON GRADE
ARCH.	ARCHITECTURE	N.I.C.	NOT IN CONTRACT
ASPH.	ASPHALT	NO.	NUMBER
BD.	BOARD	NOM.	NOMINAL
BLDG.	BUILDING	N.T.S.	NOT TO SCALE
BLKG.	BLOCKING	O.C.	ON CENTER
BM.	BEAM	O.D.	OUTSIDE DIAMETER (DIM.)
B.N.	BOUNDARY MAILING	OPNG.	OPENING
BOTT.	BOTTOM	OPP.	OPPOSITE
B.W.	BOTH WAYS	PAR.	PARALLEL
C.	CAMBER	P.C.	PIECE
C.C.	CEILING JOISTS	P.C.	PIPE COLUMN (STEEL)
CLG.	CEILING	PERP.	PERPENDICULAR
CLR.	CLEAR	PL.	PLATE
COL.	COLUMN	PLAS.	PLASTER
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONN.	CONNECTION	PR.	PURPOSE
CONSTR.	CONSTRUCTION	P.S.F.	POUNDS PER SQUARE FEET
CONT.	CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
CTR.	CENTER	P.T.	PRESSURE TREATED
d	DENNY (NAIL SIZE)	RAD.	RADIUS
DBL.	DOUBLE	R.D.	ROOF DRAIN
DEPT.	DEPARTMENT	REF.	REFERENCE
DET.	DETAIL	REINF.	REINFORCED/REINFORCING
DIAM.	DIAMETER	REQ.	REQUIRED
DIAG.	DIAGONAL	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DN.	DOWN	R.R.	ROOF RAFTER
DO.	DITTO	RWD.	REDWOOD
DR.	DOOR	S.	SOUTH
D.S.	DOWNSPOUT	S.C.	SOLID CORE
DWG.	DRAWING	SCH.	SCHEDULE
E.	EAST	SECT.	SECTION
EA.	EACH	SH.	SHEET
E.F.	EACH FACE	SHG.	SHEATHING
EL.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	SPEC.	SPECIFICATION
E.N.	EDGE NAILING	SQ.	SQUARE
EQ.	EQUAL	STAGG.	STAGGERED
E.W.	EACH WAY	STD.	STANDARD
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	STR.	STORAGE
F.B.	FLAT BAR	STR.	STRAIGHT
FDN.	FOUNDATION	STR.	STRUCTURAL
F.F.	FINISH FLOOR	SUSP.	SUSPENDED
FIN.	FINISH	SYM.	SYMMETRICAL
F.J.	FLOOR JOIST	T&G	TONGUE AND GROOVE
FLR.	FLOOR	THK.	THICK
FLSH.	FLASHING	T.O.S.	TOP OF STEEL
F.N.	FIELD NAILING	T.P.	TOP OF PAVEMENT
F.O.C.	FACE OF CONCRETE	T.S.	TUBE SHAPE (STEEL)
F.O.F.	FACE OF FINISH	T.W.	TOP OF WALL
F.O.S.	FACE OF STUD	TYP.	TYPICAL
F.P.	FULL PENETRATION	UNF.	UNFINISHED
FT.	FOOT OR FEET	UNO.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	URM.	UNREINFORCED MASONRY
FURR.	FURRING	VERT.	VERTICAL
FUT.	FUTURE	V.F.	VERIFY IN FIELD
GA.	GAUGE	W.	WEST
GALV.	GALVANIZED	W/	WITH
GRD.	GRADE	W.C.	WATER CLOSET
GYP.	GYP-SUM	W.	WOOD
H.C.	HOLLOW CORE	WF.	WIDE FLANGE
HWD.	HARDWOOD	WIN.	WINDOW
HORIZ.	HORIZONTAL	W/O	WITHOUT
HR.	HOUR	WP.	WATERPROOF
HT.	HEIGHT	W.S.	WOOD SCREW
I.D.	INSIDE DIAMETER	WSCOT.	WAINSCOT
IN.	INCH	WT.	WEIGHT
INSUL.	INSULATION	W.W.F.	WELDED WIRE FABRIC
INT.	INTERIOR		

SYMBOLS

	WOOD
	WOOD BLOCK
	STEEL TUBE SHAPE
	STEEL WIDE FLANGE COLUMN
	GRID BUBBLE
	DETAIL
	DETAIL ELEVATION

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PROJECT PERMITS, EXCEPT THOSE NOTED AS HAVING BEEN OBTAINED BY THE CITY, AND COMPLYING WITH ALL TERMS AND CONDITIONS IMPOSED BY THE PERMITTING AGENCIES.
- THE CONTRACTOR SHALL PROVIDE AT LEAST SEVENTY-TWO (72) HOURS NOTICE TO EACH OF THE FOLLOWING AGENCIES CONFIRMING THE SCHEDULED START OF CONSTRUCTION:
CITY OF NORTH LAS VEGAS UTILITIES DIVISION (702)633-1299
COX COMMUNICATION (702)385-3644
NEVADA POWER COMPANY (702)657-4300
EMBARQ (702)244-7991
SOUTHWEST GAS CORPORATION (702)365-2286
- INFORMATION NOTED ON THE DRAWINGS CONCERNING THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CITY OF NORTH LAS VEGAS (CITY), AND RESPONSIBLE PROFESSIONAL MAKE NO ASSURANCES CONCERNING THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE BEST AVAILABLE CONSTRUCTION TECHNIQUES TO DETERMINE THE ACTUAL LOCATION OF AND PROTECTION FOR ALL UNDERGROUND UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL:
CALL BEFORE YOU DIG 1-800-227-2800
CALL BEFORE YOU OVERHEAD 1-702-593-6111
- THE CONTRACTOR SHALL EXERCISE CAUTION AND USE BEST AVAILABLE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PERMANENT SURVEY MONUMENTS. ALL SURVEY MONUMENTS DISTURBED SHALL BE REPLACED AND/OR REHABILITATED IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL LAND SURVEYOR RETAINED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL EXERCISE CAUTION AND USE BEST AVAILABLE CONSTRUCTION TECHNIQUES TO PROTECT AND PRESERVE EXISTING PUBLIC AND PRIVATE FEATURES LOCATED IN CLOSE PROXIMITY TO OR ABUTTING IMPROVEMENTS SHOWN ON THESE DRAWINGS. RESTORATION OF DAMAGED FEATURES SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CONSTRUCTION MANAGER.
- THE CONTRACTOR SHALL COOPERATE AND COORDINATE WITH THE CONSTRUCTION MANAGER IN PROVIDING INGRESS AND EGRESS TO ABUTTING PROPERTIES, AND SHALL PROTECT SUCH PROPERTIES FROM PROJECT-RELATED STORM WATER AND NUISANCE RUNOFF BY PROVIDING TEMPORARY POSITIVE DRAINAGE CONTROL.
- TYPE V CEMENT SHALL BE USED FOR ALL CONCRETE OFF-SITE IMPROVEMENTS.
- PROJECT SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH DEPARTMENT OF JUSTICE, CODE OF FEDERAL REGULATIONS 28 CFR PART 36, REVISED AS OF JULY 1, 1994 FOR AMERICANS WITH DISABILITIES.

STATEMENT OF SPECIAL INSPECTIONS

- THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION.
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS.
- THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
- REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
- DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK.
- A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
- CONTINUOUS SPECIAL INSPECTION MEANS THAT THE SPECIAL INSPECTOR IS ON THE SITE AT ALL TIMES OBSERVING THE WORK REQUIRING SPECIAL INSPECTION.
- SOME INSPECTIONS MAY BE MADE ON A PERIODIC BASIS AND SATISFY THE REQUIREMENTS OF CONTINUOUS INSPECTION, PROVIDED THIS PERIODIC SCHEDULED INSPECTION IS PERFORMED AS APPROVED BY THE ENGINEER.

REQUIRED SPECIAL INSPECTION

A SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING:

MATERIAL	FREQUENCY OF SPECIAL INSPECTION		
	CONTINUOUS	PERIODIC	NOT REQUIRED
ADOBE WALL		X	
EPOXY ADHERED ANCHOR	X		
STEEL WELDING	X		
WOOD ROOF DIAPHRAGM		X	

STRUCTURAL GENERAL NOTES

- CODES: ALL MATERIALS & WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE AND ALL OTHER LOCAL, STATE AND FEDERAL REGULATIONS.
- STANDARDS: A.S.T.M. DESIGNATIONS AND ALL STANDARDS REFER TO THE LATEST EDITIONS.
- SITE LIMITATIONS: THE WORK, AS SHOWN ON THIS SET OF DRAWINGS, BUT NOT NECESSARILY LIMITED TO THE WORK AS DRAWN, INCLUDES EXAMINING THE SITE AND ALL CONDITIONS AND LIMITATIONS THEREABOUT. TAKE INTO ACCOUNT ALL SUCH CONDITIONS AND LIMITATIONS, WHETHER OR NOT THE SAME ARE SPECIFICALLY SHOWN OR MENTIONED AS TO BE PART OF THIS WORK, AND ATTAIN THE COMPLETED CONDITIONS AS INDICATED BY THE DRAWINGS.
- EXISTING CONDITIONS: ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE CONSTRUCTION MANAGER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER.
- DIMENSIONS: DIMENSIONS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. WORKING DIMENSIONS SHALL NOT BE SCALED FROM THE PLANS, SECTIONS, DETAILS, OR ANY OTHER PART OF THE DRAWINGS. DIMENSIONS SHOULD BE TAKEN AS NOTED ON THE PLANS.
- VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS & SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE CONSTRUCTION MANAGER IMMEDIATELY OF ANY DISCREPANCIES.
- SIMILAR WORK: ALL DETAILS AS SHOWN ON THE DRAWINGS SHALL APPLY TO ALL SIMILAR CONDITIONS WHETHER REFERENCED OR NOT. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.
- CONFLICTS: NOTES & DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES & TYPICAL DETAILS IN CASE OF CONFLICT. OMISSIONS OR CONFLICT BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER PRIOR TO PROCEEDING WITH ANY WORK INVOLVED.
- PROBLEMS: SHOULD, THROUGH THE PROGRESS OF WORK, A PROBLEM DEVELOP, EITHER DUE TO SITE CONDITIONS OR DRAWING ERROR, THE CONSTRUCTION MANAGER IS TO BE NOTIFIED IMMEDIATELY BEFORE ANY CONTINUANCE OF THE WORK SO THE PROBLEM MAY BE RESOLVED ACCORDING TO DESIGN.
- CHANGES TO DRAWINGS: OBTAIN WRITTEN APPROVAL.
- CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/CONSTRUCTION MANAGER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND BRACING. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- TEMPORARY SUPPORTS: CONTRACTOR SHALL PROVIDE AND INSTALL ADEQUATE TEMPORARY SUPPORTS AND ERECTION BRACING TO SAFELY EXECUTE ALL WORK AND SHALL BE FULLY RESPONSIBLE FOR THE SAME.
- EXCAVATIONS: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED.
- COORDINATION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES & SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- PERMITS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN NECESSARY PERMITS.
- SHOP DRAWINGS: AS A CONVENIENCE TO THE CONTRACTOR AND THE SUBCONTRACTORS, THE CONSTRUCTION MANAGER WILL REVIEW REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN CONCEPT. THE CONTRACTOR AND SUB-CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE CONSTRUCTION MANAGER. FAILURE TO DO SO SHALL CAUSE THE DRAWINGS TO BE RETURNED TO THE CONTRACTOR AND SUBCONTRACTORS UN-APPROVED, AND THE CONSTRUCTION MANAGER SHALL NOT BE HELD LIABLE NOR RESPONSIBLE FOR ANY DELAYS CAUSED BY THIS, THE CONTRACTOR AND SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS AND COMPLIANCE DOCUMENTS TO THE BUILDING DEPARTMENT OR OTHER CITY AGENCIES WHEN REQUIRED.
- CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.

BASIS OF DESIGN

2006 IBC
△ SHEARWALL BUILDING
SEISMIC:
 $S_w = 0.247g$
 $S_s = 0.512g$
 SITE CLASS = D
 SEISMIC DESIGN CATEGORY = D
WIND:
 $V = 90$ mph
 EXPOSURE CATEGORY = C
ADDITIONAL WIND DESIGN CRITERIA:
 ROOF = 18.6 psf UPLIFT
 WALL = 21.5 psf
 URM DESIGN IS BASED ON AN ALTERNATIVE METHOD OF THE 2006 INTERNATIONAL EXISTING BUILDING CODE APPENDIX CHAPTER A-1.
 FLOOR LIVE LOAD POST SIGN 30 psf MAX. FLOOR LOAD.

FRAMING LUMBER

- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH OF THE FOLLOWING MINIMUM GRADES:
A. 2X FRAMING AND PLATES: NO. 1
B. BEAMS, HEADERS, POSTS AND ALL OTHER 4X AND LARGER MEMBERS - U.N.O.: NO. 1
- STRUCTURAL PLYWOOD SHALL BE DOUGLAS FIR CONFORMING TO PRODUCT STANDARD PS-1-95 WITH EXTERIOR GLUE AND SHALL BE STAMPED BY AN APPROVED FABRICATOR. OSB SHALL NOT BE USED.
- INSTALLATION OF VERTICAL AND HORIZONTAL SHEATHING SHALL BE APPROVED BY THE INSPECTOR PRIOR TO COVERING.
- FRAMING HANGERS, CAPS, HOLDOWNS, BASES, ANCHORS, CONNECTORS AND OTHER ELEMENTS SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL.
- ALL MUD SILLS SHALL BE TREATED WOOD AND SHALL CONFORM TO I.B.C. REQUIREMENTS.
- CUT WASHERS SHALL BE PLACED UNDER HEADS AND NUTS OR ALL BOLTS AND UNDER HEADS OF LAG BOLTS.
- PROVIDE BLOCKING UNDER ALL WALLS PERPENDICULAR TO FRAMING.
- COMMON NAILS SHALL BE USED. BOX NAILS, IF INCREASED IN NUMBER BY 33% MAY ALSO BE USED.
- SAWN LUMBER SHALL HAVE A MAXIMUM 19% MOISTURE CONTENT.

STRUCTURAL & MISC. STEEL

- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
- CHANNELS, ANGLES AND MISC. STEEL SHALL CONFORM TO A.S.T.M. A-36, UNLESS NOTED OTHERWISE.
- ALL BOLTS SHALL CONFORM TO A.S.T.M. A-307 UNLESS NOTED OTHERWISE.
- ALL WELDING IS TO COMPLY WITH A.W.S. STANDARDS AND IS TO BE DONE BY WELDERS CERTIFIED FOR THE TYPE OF WELDING TO BE PERFORMED AS REQUIRED BY THE BUILDING DEPARTMENT.
- ALL WELDING IS TO BE DONE BY ELECTRIC ARC PROCESS WITH E70XX ELECTRODES. E70-T4 ELECTRODE IS NOT ALLOWED.
- ALL WELDING SHALL BE DONE IN A SHOP OF A LICENSED FABRICATOR OR WITH CONTINUOUS INSPECTION BY A REGISTERED BUILDING INSPECTOR.
- A CERTIFICATE OF FABRICATION FROM THE SHOP PERFORMING THE WELDING OR A REPORT FROM THE SPECIAL INSPECTOR MUST BE FURNISHED TO THE JOB INSPECTOR PRIOR TO FRAMING APPROVAL.
- ALL FABRICATION SHALL BE DONE IN THE SHOP OF A LICENSED FABRICATOR.
- MATERIAL SPECIFICATION OF CHIMNEY METAL STUD: COLD-FORMED STEEL SHALL CONFORM TO A.S.T.M. A1003 OR A653. YIELD STRESS SHALL BE A MINIMUM OF 33 ksi.

UNREINFORCED MASONRY EPOXY ANCHOR

- EPOXY ANCHOR BOLTS SHALL BE HILT HIT-HY 20 ADHESIVE ANCHOR SYSTEM (ESR NO. 2859).
- CONTINUOUS INSPECTION BY A REGISTERED SPECIAL INSPECTOR PER SECTION 1704 OF THE INTERNATIONAL BUILDING CODE IS REQUIRED FOR ALL EPOXY ANCHORS.
- 20% OF ALL EPOXY ANCHORS SHALL BE TORQUE TESTED BY A REGISTERED SPECIAL INSPECTOR AND 5% SHALL BE TESTED FOR TENSION.
- ALL ANCHOR BOLTS EMBEDDED IN EXISTING WALLS SHALL CONFORM TO THE FOLLOWING:
A. DRILLING SHALL BE DONE WITH ELECTRIC ROTARY DRILL.
B. DRILLED HOLES SHALL BE CLEANED AS RECOMMENDED BY ANCHOR BOLT MANUFACTURER.
C. TEST BOLTS BY TORQUE TESTING AS FOLLOWS: 3/4"Ø BOLTS - 60 FT-LBS.
- IMPACT TYPE TOOLS SHALL NOT BE USED ON ANY EXISTING MASONRY BUILDINGS. WORKMANSHIP SHALL MINIMIZE DAMAGE TO EXISTING CONSTRUCTION.

ADOBE MATERIAL

- THE ADOBE MASONRY IS UNSTABILIZED BLOCK. THE APPROXIMATE BLOCK SIZE (VERIFY IN FIELD) IS 11-1/4" (LENGTH) X 4" (HEIGHT) X 6" (WIDTH).
- ADOBE MASONRY PER IBC SEC. 2109.8.1 SHALL MEET THE FOLLOWING:
A. STRENGTH CRITERIA:
 $f_m = 300$ psi - TEST PER ASTM C-67
MODULUS OF RUPTURE > 50 psi AVERAGE OF 5 TESTS
B. MOISTURE CONTENT: 4% MAXIMUM
C. SHRINKAGE CRACKS: 1/8 INCH MAXIMUM AND LESS THAN 3 INCHES LONG.

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CALL BEFORE YOU DIG OVERHEAD

1-702-593-6111

Call before you Dig

Call 800-488-6868

1-800-227-2800

1-702-455-7644

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

GENERAL NOTES

KIEL RANCH ADOBE RESTORATION - PHASE I

2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

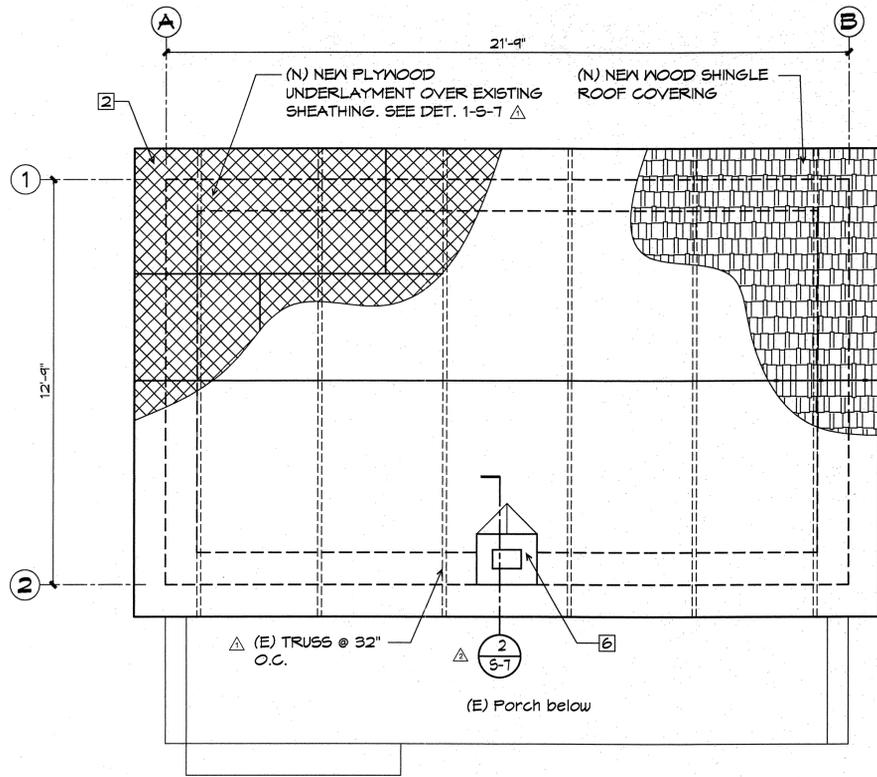
SHEET NO. S-2

SHEET 2 OF 7

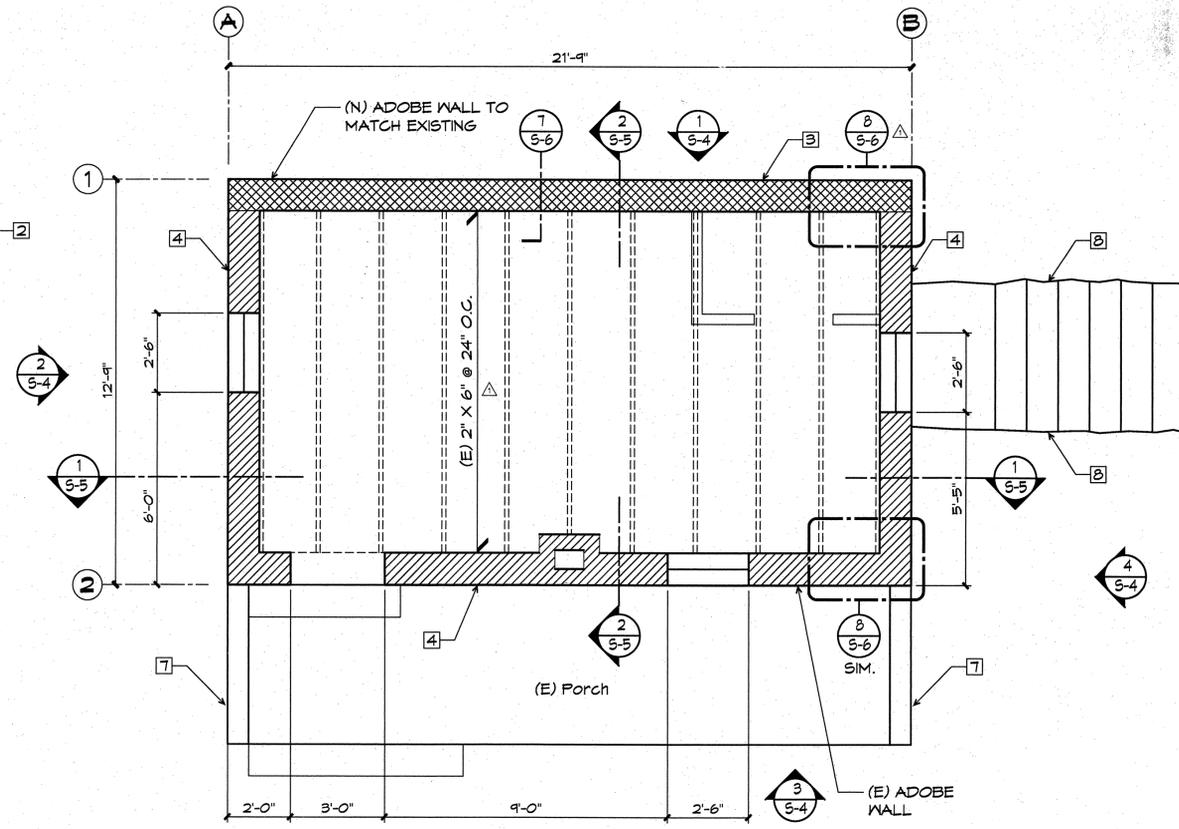
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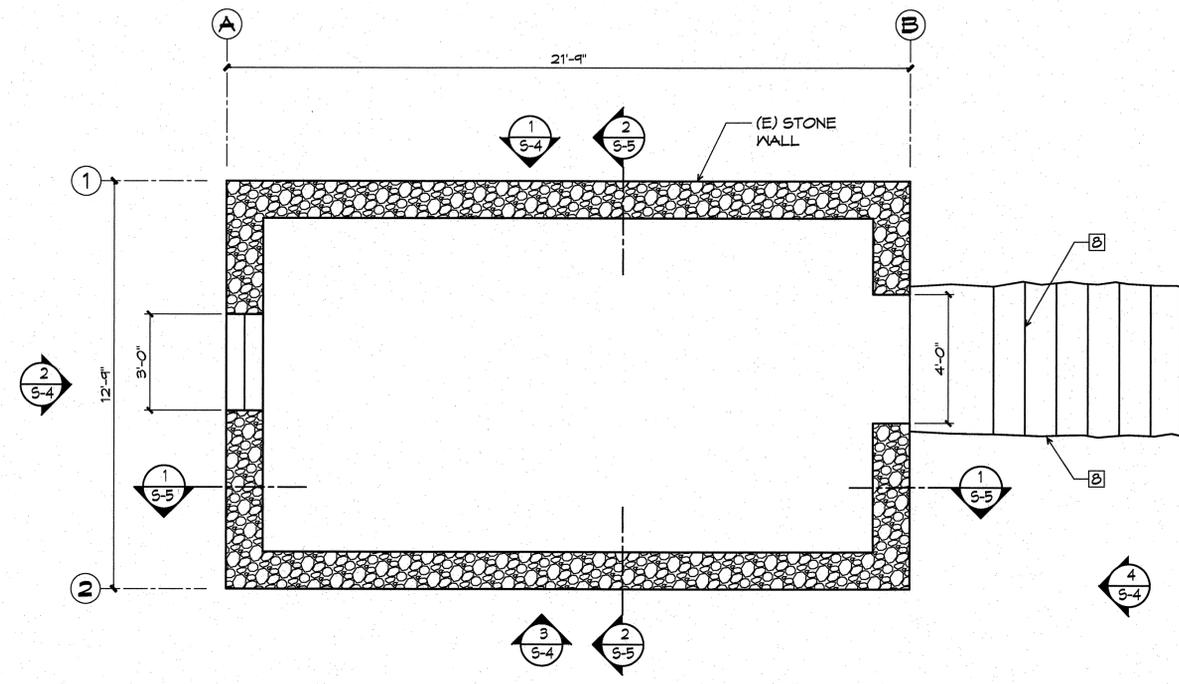
MAR 2 9 2010



3 ROOF FRAMING PLAN
SCALE: 5/8" = 1'-0"



2 FIRST FLOOR FRAMING PLAN
SCALE: 5/8" = 1'-0"



1 BASEMENT FLOOR PLAN
SCALE: 5/8" = 1'-0"

LEGEND:

- (E) ADOBE WALL
- (N) ADOBE WALL TO MATCH EXISTING
- (E) STONE WALL
- (N) NEW WOOD SHINGLE ROOF COVERING
- (N) NEW PLYWOOD UNDERLAYMENT OVER EXISTING SHEATHING.

KEYNOTES:

- 1 Protective Canopy Removal - Completely remove wood canopy, including roof covering, sheathing, trusses, bracing and posts, over existing adobe building. Protect existing historic structure from falling debris and damage.
- 2 Roof - Contractor to shore the (E) roof. Install new wood shingle roof covering on roof. Provide new plywood underlayment over existing sheathing. Install (N) 1/2" CDX plywood with B.N. 10d @ 4" o.c., E.N. 10d @ 6" o.c. & F.N. 10d @ 12" o.c. Δ
- 3 New Adobe Wall - Construct new adobe wall as shown. Carefully interconnect new adobe to existing. Wall shall be two wythes thick. Place adobe in a running bond pattern with bond courses at every 1 vertical course. Solid grout between wythes. Mortar shall match existing mortar in cement and sand proportions. Provide new treated wood plate and connections per details.
- 4 Adobe Wall Repairs -
A. Grout Existing Adobe Walls - Inject a grout mix in the collar joint of the existing adobe walls. Place grout in lifts not exceeding 32 inches. Permit to partially set and inject next lift.
B. Cracks in Adobe Walls - Patch all cracks by installing drypack along the crack line. Clean out cracks by light air pressure and brush.
C. Mix for drypack and grout shall be approved by the construction manager.
- 5 Horizontal Steel Dowels - Install 5/8 inch diameter stainless steel dowels horizontally as shown. Dowels shall extend into the adobe wall 4 feet except as directed by the construction manager. Provide stainless steel plate, washer, and nut. Countersink the plate as shown in the details. Avoid running bond.
- 6 Chimney - Carefully remove (E) adobe chimney above the roof. Keep blocks for owner's use. Construct new chimney above the roof using metal studs and stucco finish. Match size of existing.
- 7 CMU Units on Porch - Existing CMU on porch to remain in place.
- 8 Basement Stair & Stone Retaining Wall - Repair stair. Repair retaining wall by removing selected and collapsing stones and reinstall to form vertical surface of wall.
- 9 Basement Shoring - Existing basement shoring to remain in place.
- Δ Remove existing loose and hanging T&G ceiling pieces and keep for owner's use.

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

BASMENT, FIRST FLOOR & ROOF PLANS

KIEL RANCH ADOBE RESTORATION - PHASE I

2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

NO.	DESCRIPTION	DATE	BY
1	PLAN CHECK CORRECTION	05.07.09	
2	PLAN CHECK CORRECTION	06.22.09	

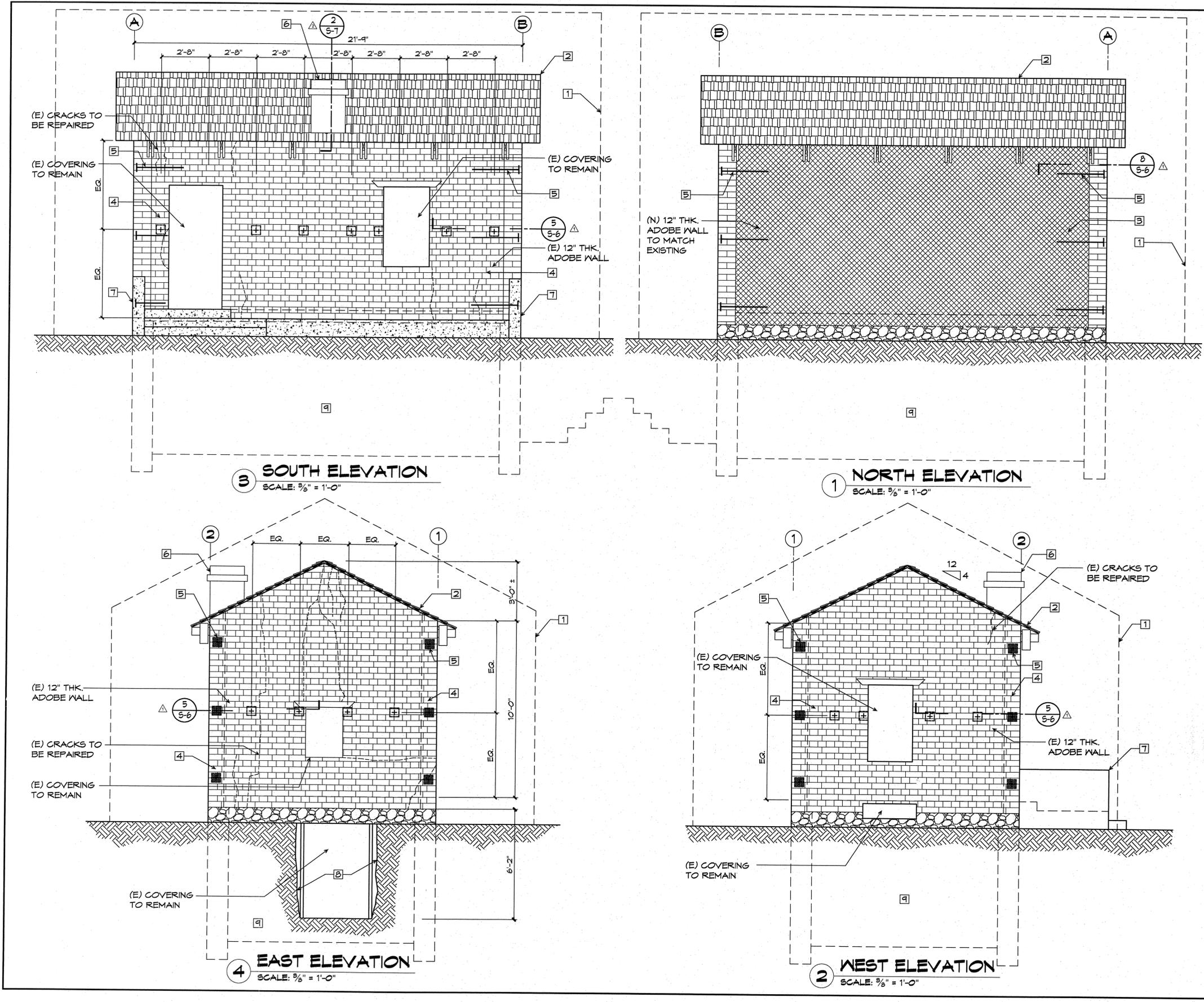
SCALE: AS NOTED
DESIGN: MGA
DRAWN: ERP
CHECKED:
APPROVED:
DATE: 03.26.10

MELVYN GREEN
PROFESSIONAL ENGINEER - STATE OF NEVADA
NO. 3385
CIVIL / STRUCTURAL
MAR 29 2010

SHEET NO. S-3

SHEET 3 OF 7

CONFORMED



LEGEND:

- (E) ADOBE WALL
- (N) ADOBE WALL TO MATCH EXISTING
- (E) STONE WALL
- (N) NEW WOOD SHINGLE ROOF COVERING
- (E) CONCRETE AT PORCH
- (E) CRACKS TO BE REPAIRED

- KEYNOTES:**
- 1 Protective Canopy Removal - Completely remove wood canopy, including roof covering, sheathing, trusses, bracing and posts, over existing adobe building. Protect existing historic structure from falling debris and damage.
 - 2 Roof - Contractor to shore the (E) roof. Install new wood shingle roof covering on roof. Provide new plywood underlayment over existing sheathing. Install (N) 1/2" CDX plywood with B.N. 10d @ 4" o.c., E.N. 10d @ 6" o.c. & F.N. 10d @ 12" o.c. Δ
 - 3 New Adobe Wall - Construct new adobe wall as shown. Carefully interconnect new adobe to existing. Wall shall be two wythes thick. Place adobe in a running bond pattern with bond courses at every 1 vertical course. Solid grout between wythes. Mortar shall match existing mortar in cement and sand proportions. Provide new treated wood plate and connections per details.
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 - Δ Remove existing loose and hanging T&G ceiling pieces and keep for owner's use.

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

ELEVATIONS

KIEL RANCH ADOBE RESTORATION - PHASE I

2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

NO.	DESCRIPTION	DATE	BY
1	PLAN CHECK CORRECTION	05/07/09	
2	PLAN CHECK CORRECTION	06/22/09	

SCALE: AS NOTED

DESIGN: MGA

DRAWN: ERP

CHECKED: [Signature]

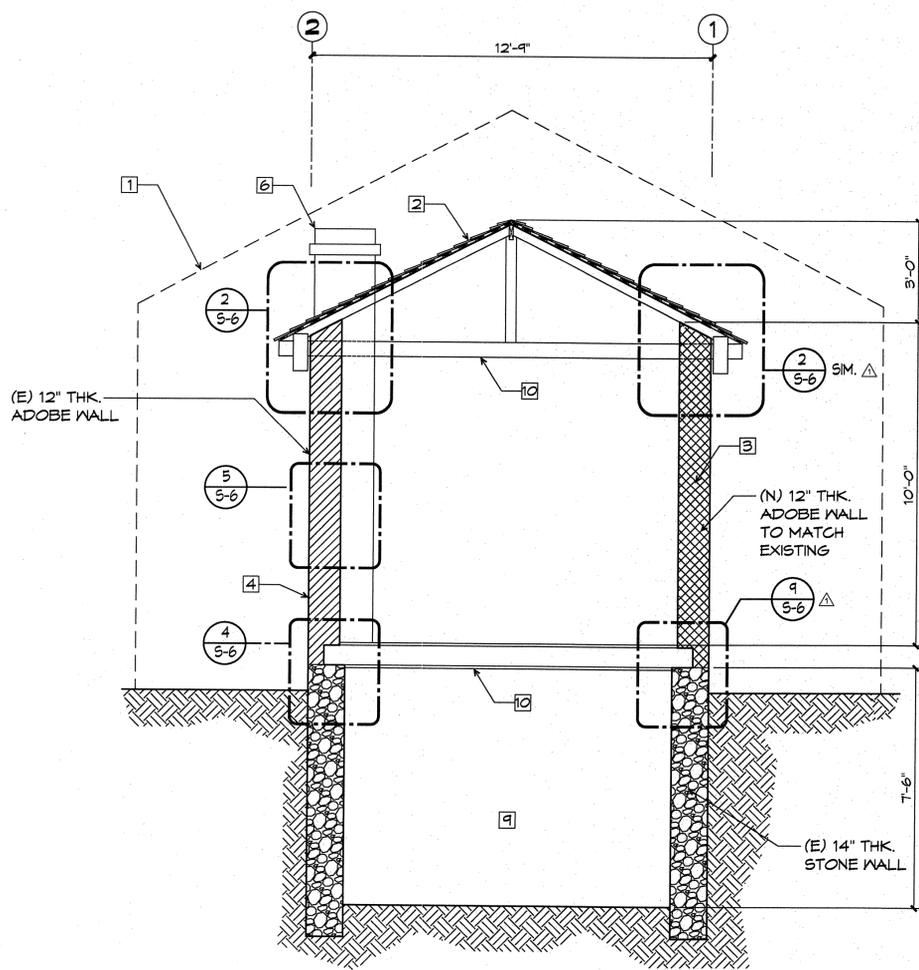
APPROVED: [Signature]

DATE: 03.26.10

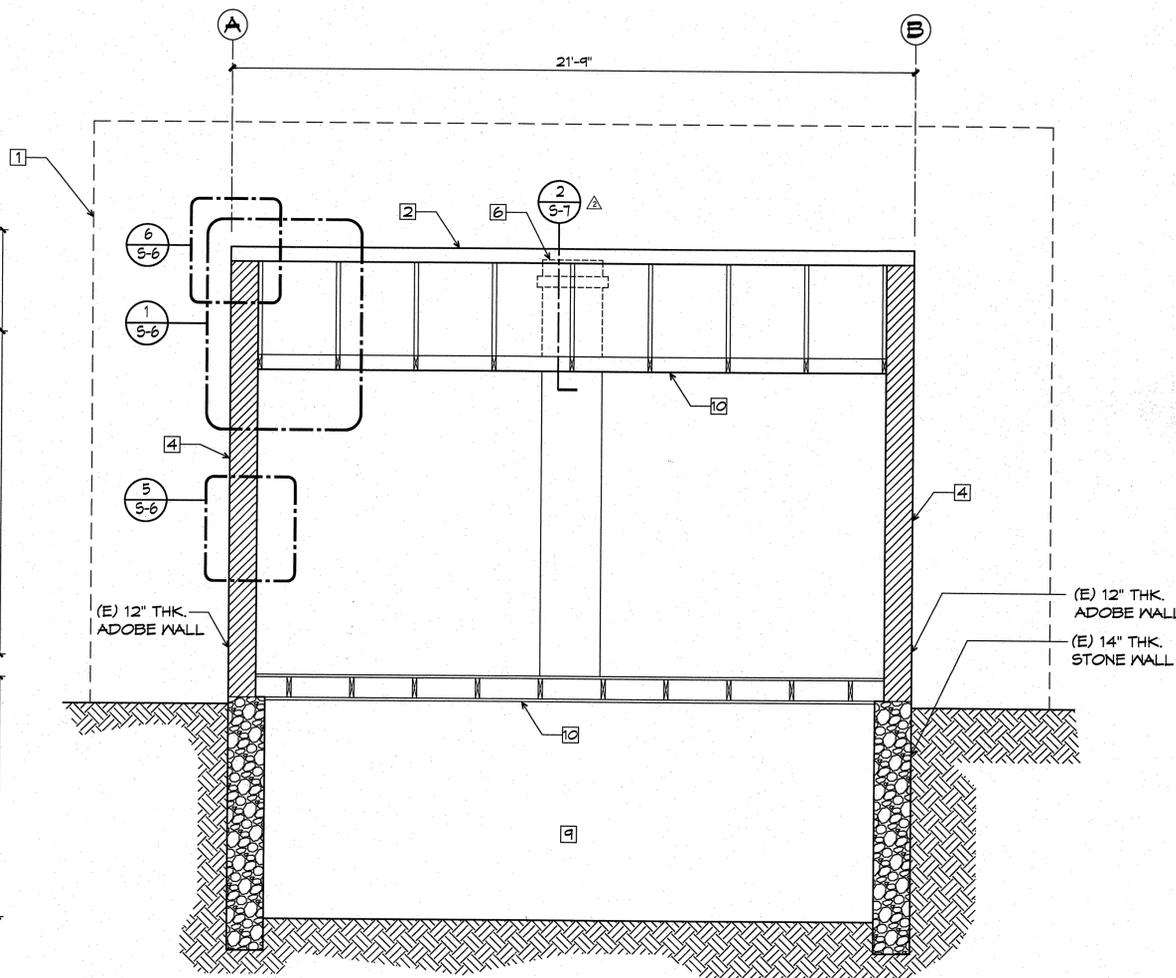
SHEET NO. **S-4**

SHEET 4 OF 7

CONFORMED



2 SECTION
SCALE: 3/8" = 1'-0"



1 SECTION
SCALE: 3/8" = 1'-0"

LEGEND:

-  (E) ADOBE WALL
-  (N) ADOBE WALL TO MATCH EXISTING
-  (E) STONE WALL
-  (N) NEW WOOD SHINGLE ROOF COVERING

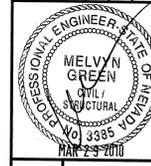
KEYNOTES:

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- 10 Remove existing loose and hanging T&G ceiling pieces and keep for owner's use. Δ

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1	PLAN CHECK CORRECTION	08.22.09	
2	PLAN CHECK CORRECTION	08.22.09	

SCALE: AS NOTED
DESIGN: MGA
DRAWN: ERP
CHECKED:
APPROVED: 03.26.10
DATE:



MELVYN GREEN
No. 3385
MECHANICAL ENGINEERING
STATE OF NEVADA

SECTIONS

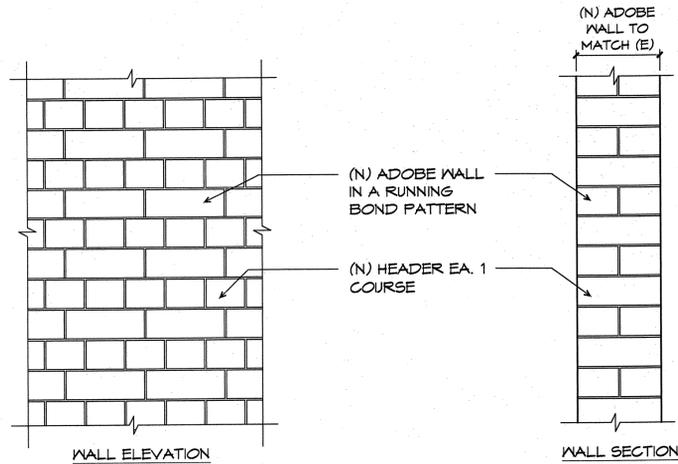
KIEL RANCH ADOBE RESTORATION - PHASE 1

2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

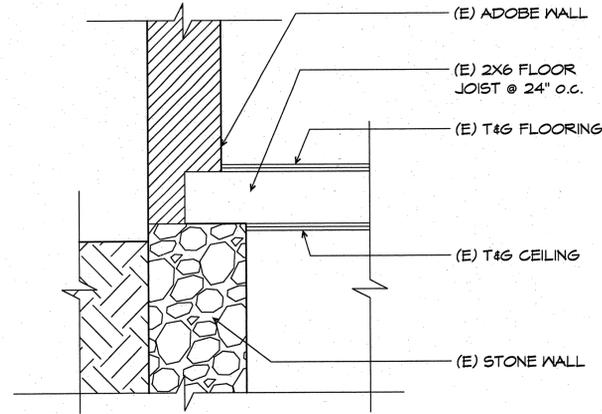
SHEET NO.
S-5

SHEET 5 OF 7

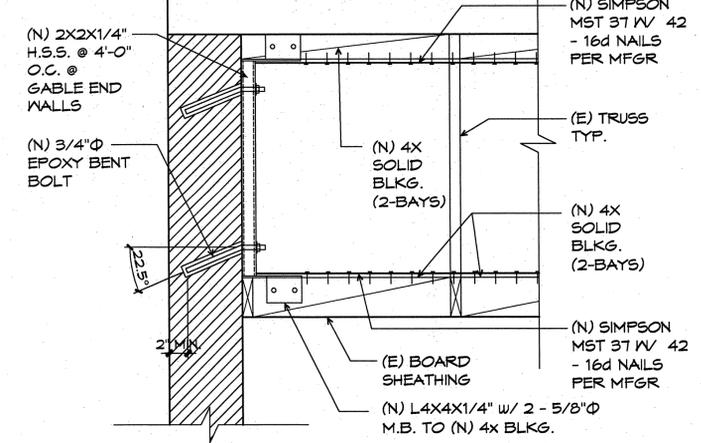
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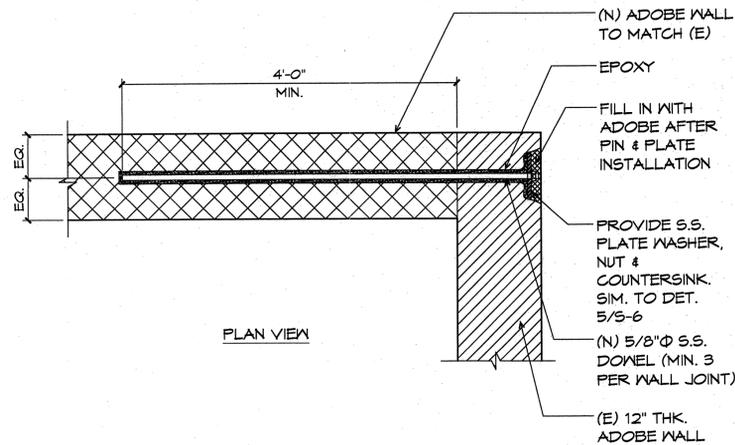
7 (N) ADOBE WALL
1" = 1'-0"



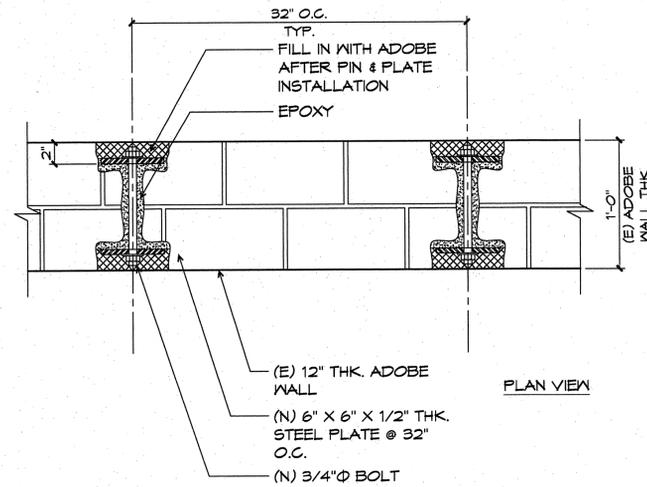
4 (E) ADOBE WALL, STONE WALL & FLOOR JOIST DETAIL
1" = 1'-0"



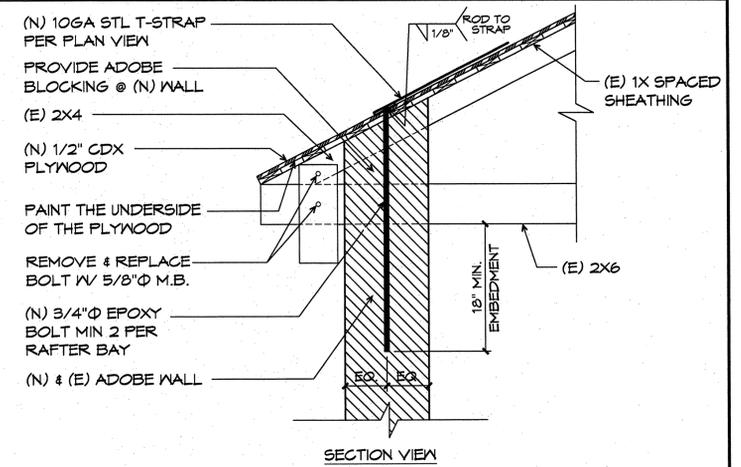
1 WALL CONNECTION DETAIL @ GABLE END
1" = 1'-0"



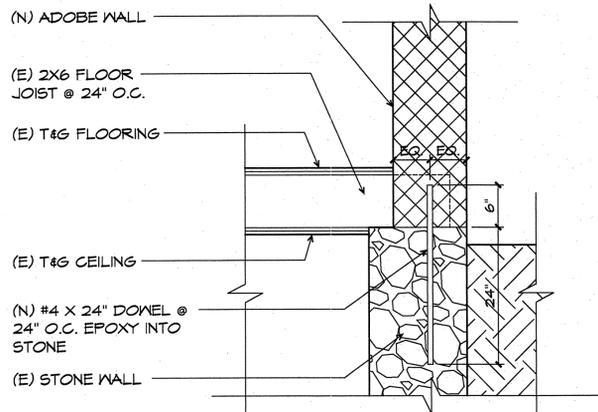
8 END WALL TIE DETAIL
1" = 1'-0"



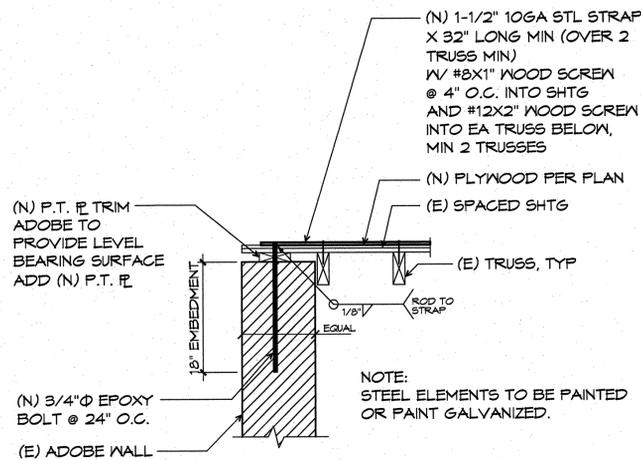
5 ADOBE WALL TIE DETAIL
1 1/2" = 1'-0"



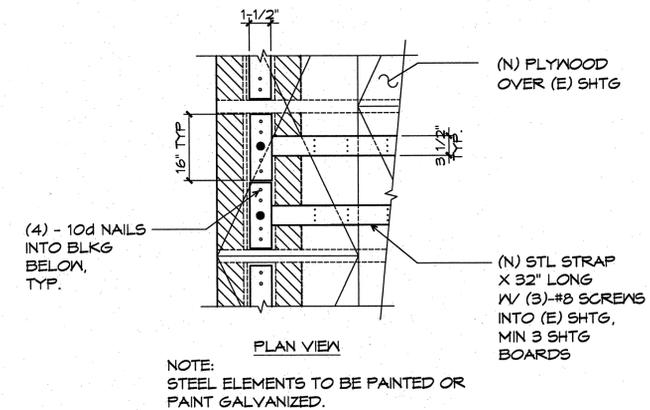
2 ADOBE WALL ANCHOR DETAIL RAFTER PERP. TO WALL
1" = 1'-0"



9 (N) WALL CONNECTION DETAIL
1" = 1'-0"



6 ADOBE WALL ANCHOR DETAIL @ GABLE END
1" = 1'-0"



3 ADOBE WALL ANCHOR DETAIL RAFTER PERP. TO WALL
1" = 1'-0"

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

REVISIONS		DATE	BY
NO.	DESCRIPTION	05/17/09	
1	PLAN CHECK CORRECTION	05/22/09	
2	PLAN CHECK CORRECTION	05/22/09	



DETAILS

KIEL RANCH ADOBE RESTORATION - PHASE I

2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

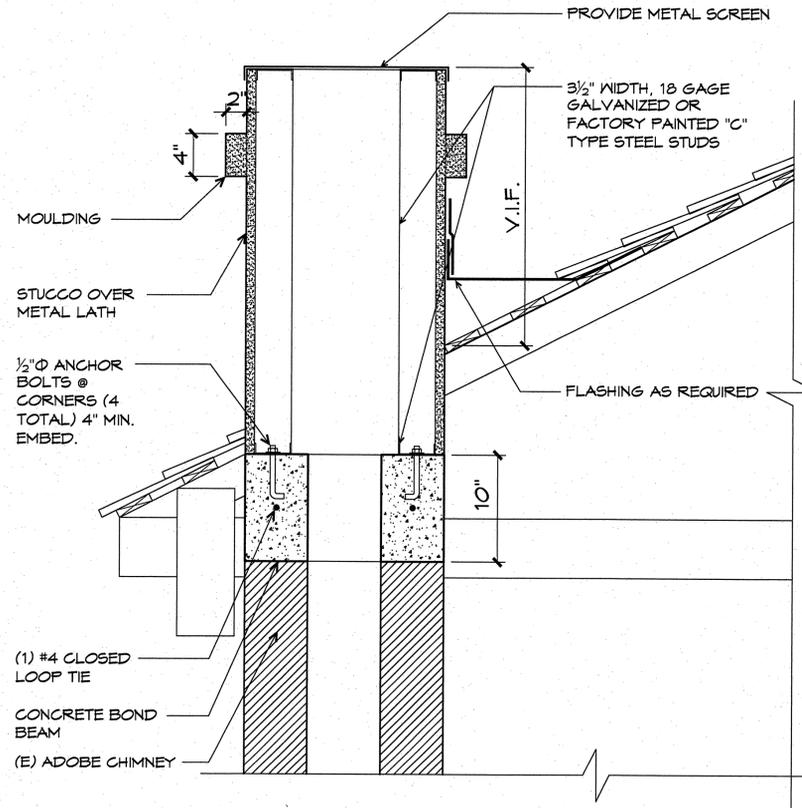
SHEET NO. S-6

SHEET 6 OF 7

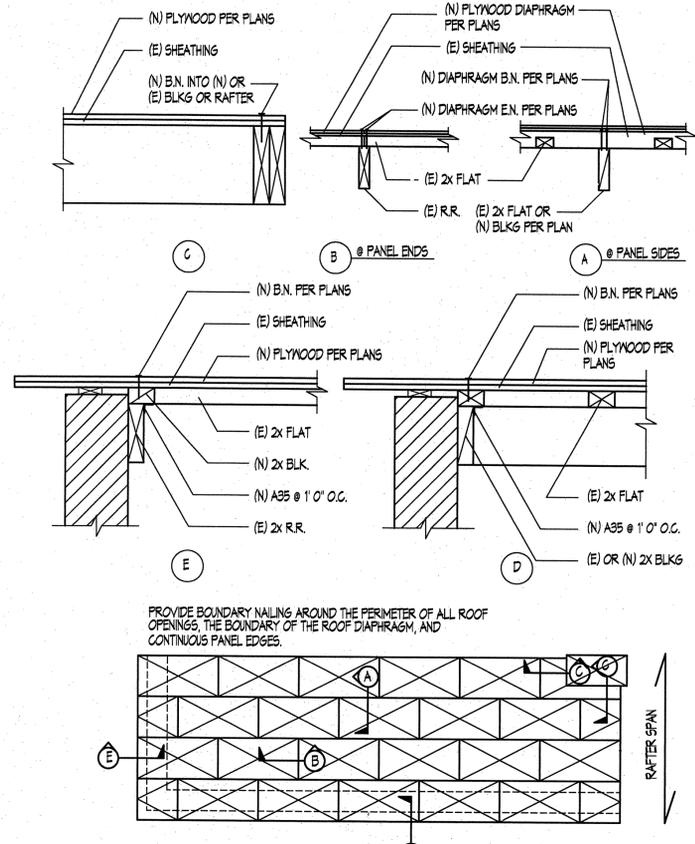
CONFORMED

INSTALLATION:

1. REMOVE ADOBE CHIMNEY JUST BELOW ROOF LINE.
2. CAST CONCRETE BOND BEAM PER DETAIL.
3. INSTALL STEEL STUDS PER DETAIL.
4. FINISH OVER STEEL STUDS WITH METAL LATH AND STUCCO.
5. TRIM CHIMNEY WITH MOULDING PER DETAIL.
6. COVER TOP WITH METAL SCREEN.



2 (N) METAL CHIMNEY DETAIL Δ
N.T.S.



1 (N) ROOF DIAPHRAGM Δ
N.T.S.

CITY OF NORTH LAS VEGAS - DEPARTMENT OF PUBLIC WORKS - ENGINEERING SERVICES DIVISION

NO.	DESCRIPTION	DATE	BY
1	PLAN CHECK CORRECTION	05.07.09	
2	PLAN CHECK CORRECTION	06.22.09	

SCALE: AS NOTED
DESIGN: MGA
DRAWN: ERP
CHECKED:
APPROVED:
DATE: 03.26.10

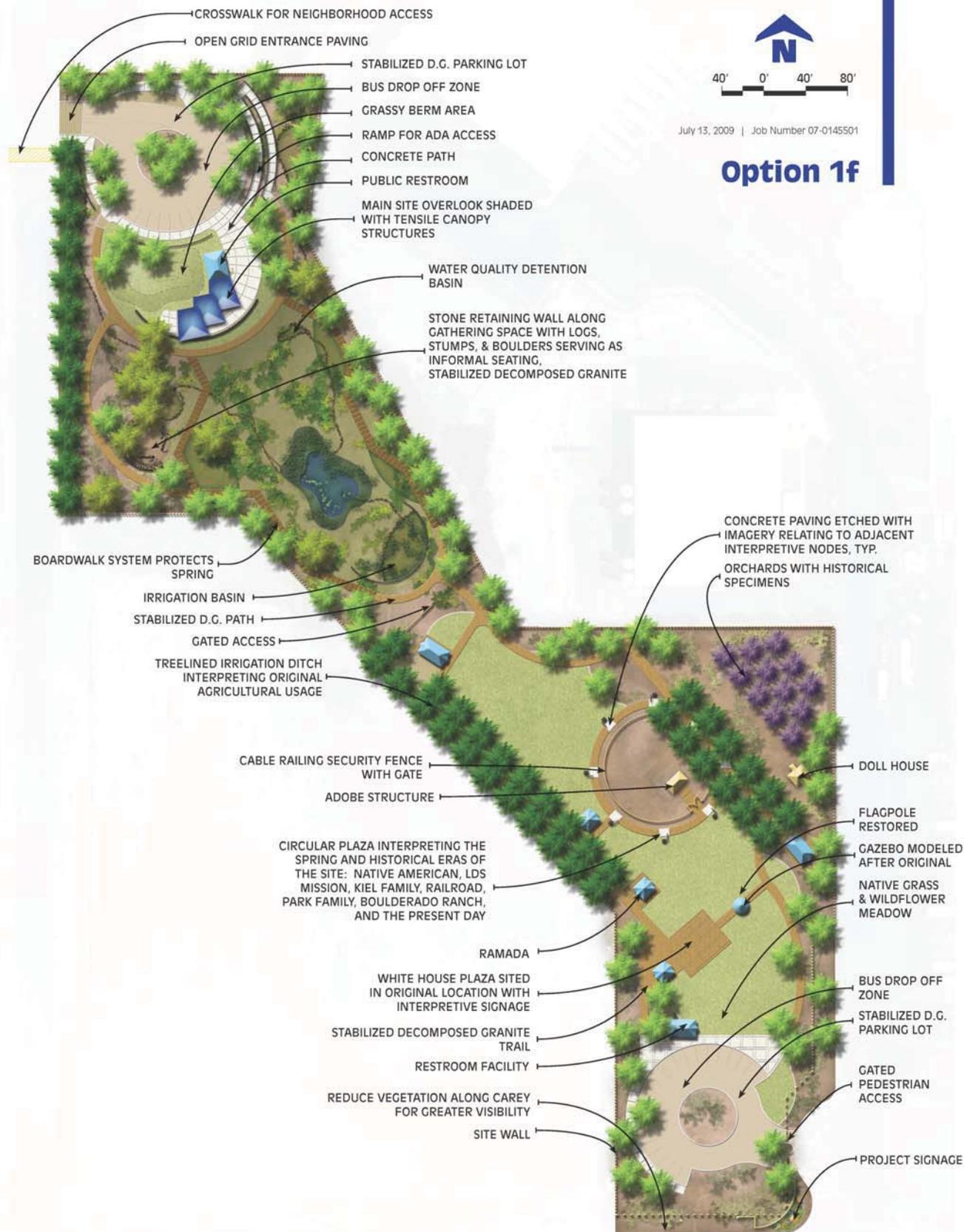
DETAILS

KIEL RANCH ADOBE RESTORATION - PHASE I
2465 KIEL WAY, CITY OF NORTH LAS VEGAS, NEVADA 89030

SHEET NO.
S-7
SHEET 7 OF 7

CONFORMED

APPENDIX D
Proposed Park Plan and Implementation Phases





APPENDIX E
Historic Property Treatment Plan Guidelines

Historic Property Treatment Plans (HPTP) shall address:

- The historic properties or portions of historic properties where effects will be assessed;
- Any data recovery or other options for resolution of adverse effect to historic properties or portions of historic properties that will be destroyed or altered without treatment;
- The qualifications of the researchers with principal responsibility for assessing effects and proposing and implementing the treatment;
- A research design that will contain the research questions and goals that are applicable to the project area as a whole and that will be addressed through data recovery, along with an explanation of their relevance and importance. These research questions and goals shall reflect the concepts of historic contexts as defined in National Register Bulletin 16. Historic contexts shall be prepared to provide the necessary background information to properly evaluate historical, engineering, and architectural properties;
- The field and analysis methods to be used, with an explanation of their relevance to the research questions;
- The methods to be used in data management and dissemination of data, including a schedule;
- The proposed disposition of recovered materials and records;
- Proposed methods for disseminating results of work to the interested public;
- Proposed methods by which appropriate Native American groups and individuals, local governments, and other interested persons will be kept informed about implementation of the HPTP and afforded an opportunity to comment;
- A proposed schedule for submission of progress reports to the NPS, SHPO, the BLM, State Parks, and the ACHP;
- Methods and procedures for the recovery, analysis, treatment, and disposition of human remains, associated grave goods, and objects of cultural patrimony that reflect any concerns and/or conditions identified as a result of consultations between the NPS and any affected Native American Group (see Stipulation II);
- The historic properties to be affected in the specified project segment and the nature of those effects;

- The research questions identified in the HPTP that will be appropriate for the specified project segment and that will be addressed through data recovery, along with any explanation of their relevance to the overall research goals as established in the HPTP;
- The specific field work and analytical strategies identified in the HPTP, as well as any other strategies that will be used in the specified project segment;
- A proposed schedule for submission of progress, summary, and other reports to the NPS and;
- Qualifications of consultants employed to undertake the implementation of the STP.

Avoidance of adverse effects on historic properties is the preferred treatment approach. The HPTP will discuss and justify the chosen approaches to the treatment of historic properties and those treatment options considered, but rejected. If preservation of part or all of any historic property is proposed, the treatment plan will include discussion of the following:

1. Description of the area or portions of the historic properties to be preserved in-place, and an explanation of why those areas or portions of sites were chosen;
2. Explanation of how the historic properties will be preserved in-place, including both legal and physical mechanism for such preservation;
3. A plan for monitoring and assessing the effectiveness of mechanisms to preserve the historic properties; and
4. A plan for minimizing or mitigating future adverse effects on the historic properties if preservation in-place mechanisms prove to be ineffective.

APPENDIX F
Unanticipated Discoveries Plan

UNANTICIPATED DISCOVERY PLAN

Before any undertaking-related activities begin within the area of potential effect (APE), the City will provide the NPS, the BLM and SHPO with a list of, and schedule for, employees or authorized representatives who are empowered to halt all activities in a discovery situation. These employees will be responsible for notifying the NPS and BLM of any discoveries.

At least one of the City of North Las Vegas' employees or authorized representatives in this list must be present during all undertaking-related activities.

The City also must identify a qualified archaeologist who will be responsible for documenting and evaluating unanticipated cultural resources and human remains found during the project according to the stipulations of this Agreement.

The NPS will provide the City with a designated contact who will be responsible for dealing with discoveries in a timely manner.

1. DISCOVERY SITUATIONS

A. On discovery of any artifact or other evidence, by anyone associated with the Undertaking, indicating the possibility of a buried or previously unidentified potential historic property, other than isolates:

1. The City will immediately stop all surface disturbing activities within 30 feet of the location of the discovery; and
2. The City will notify the designated NPS contact and the City's archaeologist to evaluate the discovery; and
3. The City will secure the site of the discovery as needed until notified to proceed by the NPS. The City will provide 24-hour security of the site if necessary consistent with Stipulation V.A.2.b.

B. After being notified by the City:

1. The NPS will immediately notify the BLM and SHPO, and will consider the BLM's and SHPO's initial comments on the discovery;
2. Within two (2) working days of the discovery, the NPS will notify the City, BLM, SHPO, and identified consulting parties of their decision to either allow undertaking-related activities to proceed or to require mitigation.

Programmatic Agreement between the National Park Service, the Las Vegas Field Office of the Bureau of Land Management, the Nevada State Historic Preservation Officer, and the City of North Las Vegas regarding the development of the Kiel Ranch Historic Park

- C. If, in consultation with SHPO and the BLM, the NPS determines that mitigation is appropriate, then the City through its contractors will develop a Historic Property Treatment Plan (HPTP) in accordance with Appendix E and will:
1. Solicit comments from the SHPO, BLM, State Parks, and identified consulting parties, as appropriate, to develop mitigating measures; and
 2. Allow SHPO, BLM, State Parks, and identified consulting parties, as appropriate, the opportunity to comment on the extent of mitigation efforts; and
 3. Consider any comments and identify the mitigation required within five (5) working days of notification to the City of the need for mitigation; and
 4. Notify the SHPO, BLM, the City, State Parks, and identified consulting parties of its decision and ensure that mitigating actions are implemented.
- D. The NPS will ensure that reports of mitigation efforts for discovery situations, prepared by the City's archaeologist, are completed in a timely manner.
1. All reports will conform to the standard procedures in this Agreement (Stipulations II.B., II.C.4., and II.C.5.).
 2. Drafts of such reports will be submitted to the BLM and SHPO for review and comment.
 3. Final reports will be submitted to the BLM and SHPO and potential consulting parties for informational purposes.
- E. Undertaking-related activities within 30 feet of the discovery will not resume until the NPS notifies the City that mitigation is not required or that mitigation is complete and activities can resume.

2. HUMAN REMAINS

Any human remains encountered during the Undertaking will be given sensitive and respectful treatment in accordance with all relevant state, and local laws. Within these constraints, the specific treatment of the remains will depend on the surface ownership where the human remains are discovered and if the remains are identified as Native American.

- A. If human remains, in any condition, are discovered under any circumstances:

1. The City will immediately stop all surface disturbing activities within 30 feet of the location of discovery and secure the site until it can be evaluated;
 2. The remains will be carefully covered and secured to protect them from any degradation, inappropriate observation, or inappropriate photography;
 3. If necessary, the City will provide 24-hour on-site security for the discovery;
 4. The City will conform to all appropriate Nevada statutes concerning possible unrecorded dead bodies, human remains, or crime scenes.
- B. The City will immediately notify local law enforcement authorities, the NPS, BLM and the SHPO.
1. Local authorities, assisted by BLM law enforcement personnel, if necessary, will determine whether the remains are of an unrecorded dead body as defined by Nevada statutes (NRS 440.020) and whether the remains are part of a crime scene.
 - a. If the remains are part of a crime scene, local law enforcement shall assume jurisdiction and responsibility for the remains and discovery site.
 - b. The City will immediately notify SHPO, the NPS and BLM that local law enforcement personnel consider the discovery to be a crime scene. This notification will be followed by a written notification, as needed.
 - c. Work will not resume until authorized by the local authorities, the NPS and BLM.
 2. The BLM will assume responsibility for coordination with local authorities, SHPO, and appropriate tribes for discoveries on BLM managed land.
- C. If the discovery is not a crime scene, the City's contract archaeologist will inspect the remains, determine ancestry and context and report the findings to SHPO, the NPS and BLM and assist the NPS and BLM with appropriate disposition.
- D. If the remains are not Native American, and found on City or private land, the City will assume responsibility for their appropriate and respectful disposition.
- E. If the remains are not Native American, and found on BLM managed lands, BLM assume responsibility for their appropriate and respectful disposition.
- F. If the remains are identified as Native American and are located on private or City land, the SHPO will notify the Nevada Indian Commission and the appropriate tribes and comply with the relevant portions of NRS 383.

1. The tribes may inspect the discovery, with permission of the landowner, and will have 48 hours to make a recommendation on the disposition of human remains and associated artifacts.
 2. The City will submit a treatment plan consistent with tribal recommendations to the SHPO. After the treatment plan is approved by SHPO, the tribes, and the landowner, the City will implement the treatment, which may include scientific studies or removal and reburial.
 3. After the treatment plan is completed and the report is approved:
 - a. All human remains and artifacts must be reinterred under the supervision of the tribes.
 - b. No Native American human remains or associated grave goods will be publicly exhibited or be displayed in any manner without the explicit written consent of the tribes.
 - c. No media will be directly or indirectly alerted to this discovery without the written consent of the tribes.
 4. Work may not resume until authorized by SHPO.
- G. If human remains are identified as Native American and are found on BLM managed land, BLM will comply with 43 CFR Part 10 and will assume responsibility for determinations of affiliation, treatment and repatriation in consultation with affiliated tribes.
1. Unless otherwise resolved, the City may resume all Undertaking related activities at the discovery site thirty (30) calendar days after the BLM has certified that it has received written notification of the discovery and such resumption is otherwise lawful.
 2. Therefore, all signatories and parties to agree to implement all reasonable measures to resolve any issues regarding affiliation and disposition of discovered remains within a thirty (30) calendar day period beginning with BLM certification of notification.
- H. The City will be responsible for all expenses associated with the discovery including tribal site visits, excavation, analysis, reporting, and reinterment. The City will also be responsible for any reasonable costs incurred by tribal members to receive the remains, to perform ceremonies, or to reinter the remains.