

THIRD STREET
(80' PUBLIC R/W)
(DEDICATED BOOK 1, PAGE 37, OF PLATS)

(BASIS OF BEARING) N 27°45'00" E

STA. 1+00.00
C/L INT.

BONNEVILLE AVENUE
(80' PUBLIC R/W)
(DEDICATED BOOK 1, PAGE 37, OF PLATS)

N 62°15'00" W

A.P. NO. 139-34-311-091
517 S THIRD L.L.C.
REC'D DOC. 20080429:02699
N.A.P.
(FF 2016.7)

NOTE
ALL STREETSCAPING SHALL CONFORM TO DOWNTOWN
CENTENNIAL PLAN STANDARDS (DTCPS) AND SITE
DEVELOPMENT PLAN REVIEW (SDR-40392) AND SITE PLAN
AND LANDSCAPING PLAN, DATE STAMPED 12-7-10.

APN 139-34-301-009
7,000 sq. ft.
0.16 acres

FF 2017.24

A.P.N. 139-34-311-093
KOPPE FAMILY TRUST
REC'D DOC. 19870812:00413
N.A.P.

EX. CMU WALL

STA: 2+90.00
PROPERTY LINE

BUILDING FACE ON PROPERTY LINE

ALLEY WAY
(20' PUBLIC R/W)
(DEDICATED BOOK 1, PAGE 37, OF PLATS)

STA: 2+40.00
PROPERTY LINE

BONNEVILLE AVENUE
(80' PUBLIC R/W)
(DEDICATED BOOK 1, PAGE 37, OF PLATS)

STA. 1+00.00
C/L INT.

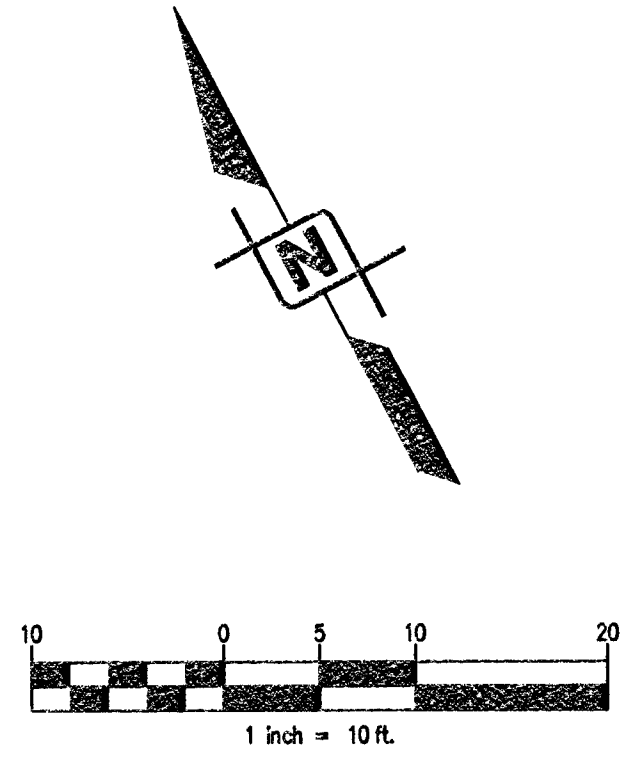
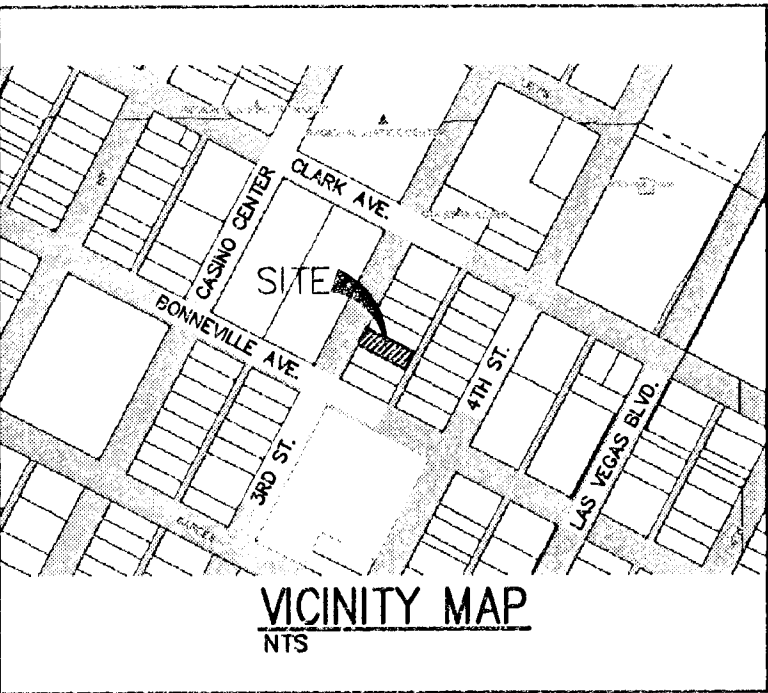
DISCLAIMER NOTE

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 HEREIN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
CALL BEFORE YOU DIG: 1-800-227-2800

Call before you Dig
Call
1-800-227-2800
OR
CLARK COUNTY 800-227-2800
1-702-455-7544

Call before you Overhead
Call
1-702-593-6111
NEVADA POWER DEPARTMENT AND
SAFETY SERVICES DEPARTMENT

Call before you UnderGround
Call
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
1-702-432-6300
LAS VEGAS AREA COMBINED TRAFFIC SYSTEM



LEGEND

- RIGHT-OF-WAY
- PROPERTY LINE
- STREET CENTER LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING EDGE OF A.C. PAVEMENT
- SIGHT TRIANGLE ZONE
NOTE: NOTHING OVER 24" IN HEIGHT ALLOWED IN SVZ EXCEPT TRAFFIC COURSE DEVICES
- RED PAINTED CURB - "NO PARKING"
- PROPOSED CMU WALL
- EXISTING CMU WALL
- EXISTING LOT NUMBER
- PROPOSED CONCRETE

BASIS OF BEARING

CENTERLINE OF THIRD STREET BETWEEN BONNEVILLE AVENUE AND CLARK AVENUE, SOUTH 27°45'00" WEST, AS PER SUBDIVISION MAP BOOK 1, PAGE 37, CLARK COUNTY NEVADA RECORDS.

LEGAL DESCRIPTION

A.P. No. 139-34-311-092
LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK TWENTY SIX (26) OF CLARK'S LAS VEGAS TOWNSITE, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA
CONTAINING 7,000 SQ. FT. OR 0.16 AC., MORE OR LESS.

BENCHMARK

MONUMENT ID - 1LV134W4
RIVET WITH PLATE IN CURB AT NORTHEAST CORNER OF MAIN STREET AND BONNEVILLE AVENUE
ELEVATION 2028.66 (NAVD 88)
METERS X (3937 / 1200) = U.S. SURVEY FEET
1. THE ELEVATIONS SHOWN HEREON ARE BASED ON FEET.

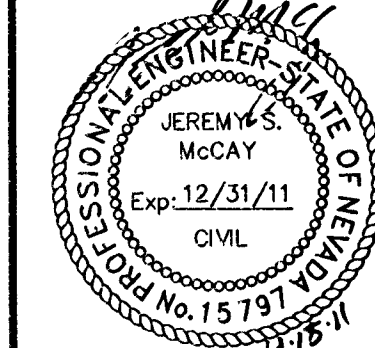
HANSEN #38655

WRIGHT
engineers
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WRIGHTENGINEERS.COM
LAS VEGAS :: IRVINE :: PHOENIX :: SALT LAKE

MURDOCK & ASSOCIATES, CHTD.
520 SOUTH 4TH STREET
LAS VEGAS, NV 89101
TEL (702) 384-5555 FAX (702) 384-4070

MURDOCK & ASSOCIATES, CHTD.
521 S. THIRD STREET OFFICE

DATE: 10-21-09
DRAWN BY: RDC
PROJECT MGR: RDC
PROJECT NO: 090681
SCALE: AS SHOWN



SHEET
C3
3 OF 9 SHEETS
DRAWING NO.

107V5639