

IMPROVEMENT PLANS

FOR

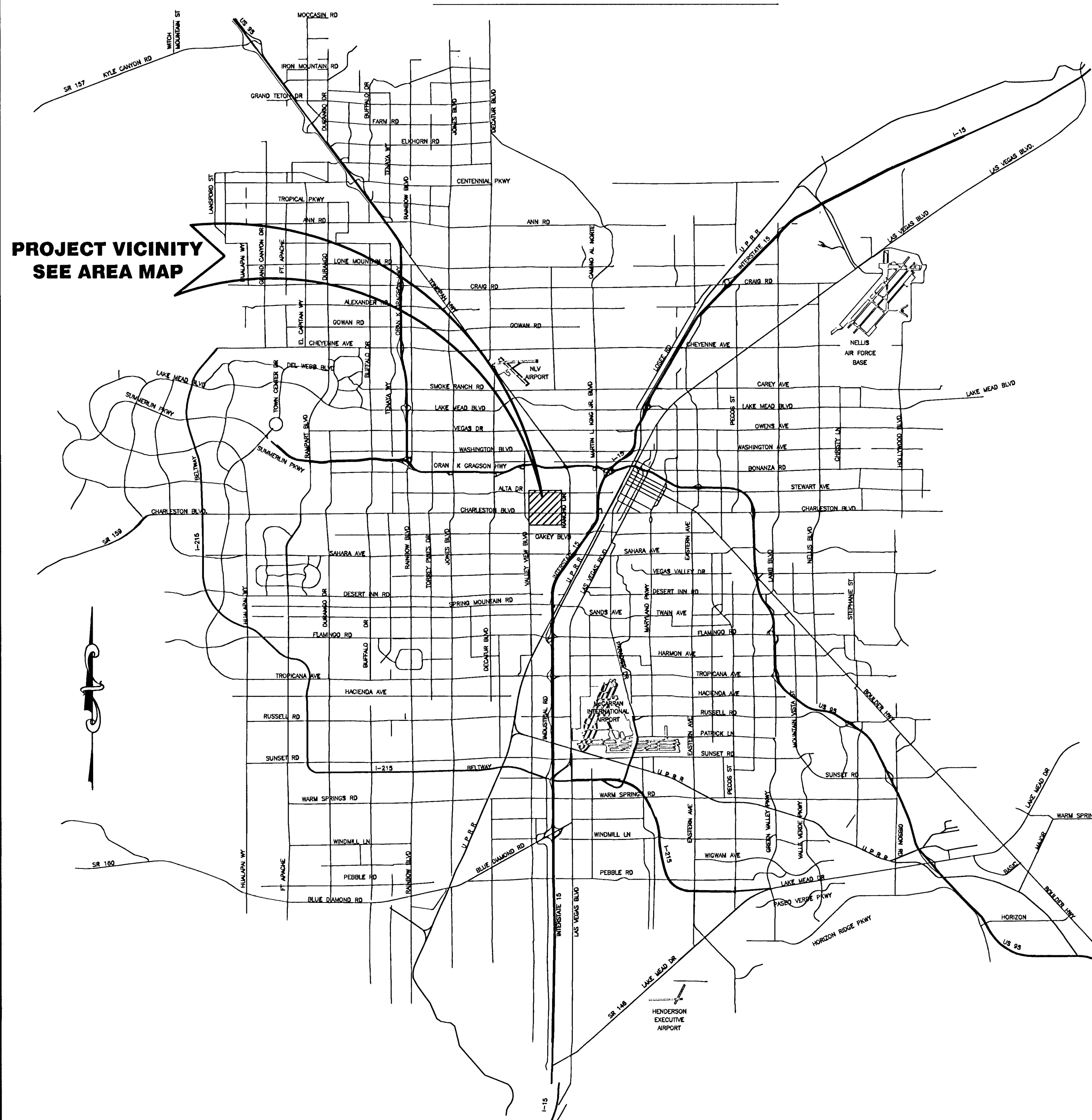
SAN CARLOS MEDICAL CENTER

2400 W CHARLESTON BLVD

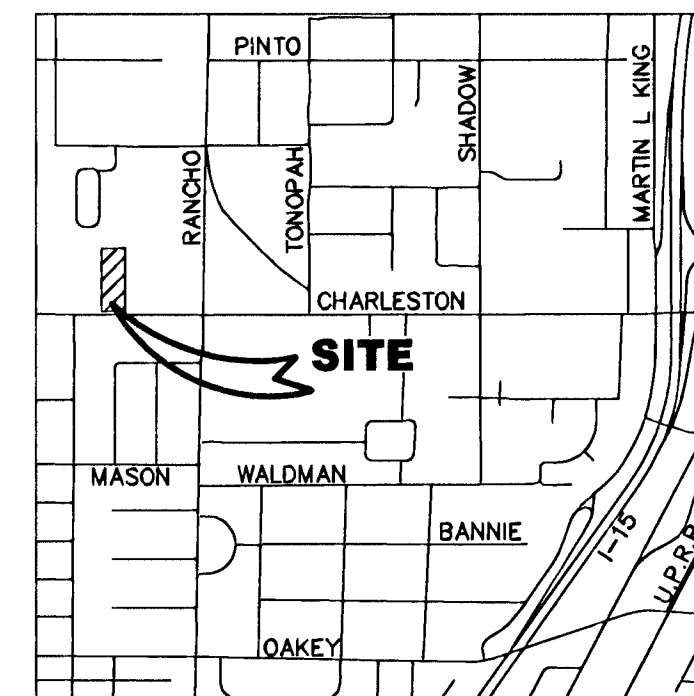
APN(S): 139-32-802-026

1.23 ACRES

VICINITY MAP LAS VEGAS METROPOLITAN AREA



OWNER/DEVELOPER
EMERALD R E, LLC
7370 BACHELORS BUTTON DRIVE
LAS VEGAS, NEVADA 89131
PH: (702) 524-9821
FAX: (702) 320-7932
CONTACT: IRMA CARDOVA



AREA MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL I:
THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED OCTOBER 21, 1913 IN BOOK 3 OF DEEDS, PAGE 213, IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED AUGUST 9 1988 IN BOOK 892 AS INSTRUMENT NO. 716059, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

FURTHER EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY BOUNDARY LINE OF PALOMINO GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 28 OF PLATS, PAGE 40, OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

FURTHER EXCEPTING THEREFROM THE NORTH 160 FEET OF THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF PALOMINO GARDENS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 28 OF PLATS, PAGE 40, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

PARCEL II:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, AS ESTABLISHED BY THAT CERTAIN AGREEMENT FOR MUTUAL EASEMENT, RECORDED MARCH 25, 1986 IN BOOK 860325 AS DOCUMENT NO. 00473 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

SOUTH 89°39'20" EAST, BEING THE CENTERLINE OF CHARLESTON BOULEVARD AS SHOWN UPON FILE 17 PAGE 56 OF PARCEL MAPS, OFFICIAL RECORDS, CLARK COUNTY, NEVADA

BENCHMARK

CITY OF LAS VEGAS BENCHMARK 7001 32S4
RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF CHARLESTON BLVD. AND SHELTON RD.

634.079 METERS
2080.31 FEET
(NAVD 88)

NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) PERMIT REQUIRED

AN APPROVED NOTOT OCCUPANCY PERMIT SHALL BE OBTAINED THROUGH THE DISTRICT PRIOR TO ANY CONSTRUCTION WITHIN THE NOTOT RIGHT-OF-WAY. PLANS SHOWING WORK IN NOTOT RIGHT-OF-WAY MUST SHOW NOTOT STATIONING. THE DEVELOPER ASSUMES ALL LIABILITY FOR WORK CONDUCTED UNDER THE AGENCY OBTAINED PERMIT THROUGH WARRANTY EXPIRATION.

INDEX OF DRAWINGS

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	NOTE SHEET
3	C3	DEMOLITION PLAN
4	G1	GRADING PLAN
5	C5	UTILITY PLAN
6	C6	CROSS SECTIONS
7	C7	HORIZONTAL CONTROL PLAN

APPROVALS

David Bowers 5/1/12
DAVID BOWERS, PE, PTOE #16738 DATE
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS OF WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Doug Rankin 4/26/12
DOUG RANKIN, AICP, PLANNING MANAGER DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

N/A
SOUTHWEST GAS CORP. DATE

Las Vegas Valley Water District 4/24/12
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER DATE
PROJECT NO. 117295
(SHEETS : C1, C2, & C5)

Scott Zermine 4/3/12
LAS VEGAS FIRE DEPARTMENT DATE

N/A
COX COMMUNICATIONS, LAS VEGAS INC. DATE

N/A
CENTURYLINK DATE

"THE AFFIXED CENTURYLINK 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"

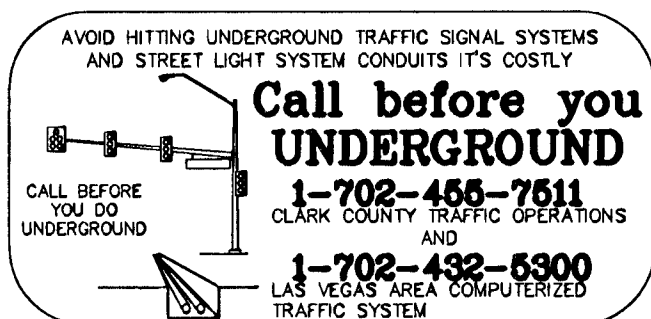
N/A
NV ENERGY DATE

NV ENERGY 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.

DISCLAIMER NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.

CALL BEFORE YOU DIG: 1 (800) 227-2600



AFFORDABLE CONCEPTS, INC.
2975 W LAKE MEAD BLVD NORTH LAS VEGAS, NEVADA 89032
PHONE (702) 399-3350 FAX (702) 399-1930

DR Associates Ltd.
CIVIL ENGINEERS & LAND SURVEYORS
4880 W. UNIVERSITY, SUITE B-2
LAS VEGAS, NEVADA 89103
PH (702) 876-2341
FAX (702) 876-8395

COVER SHEET

SAN CARLOS MEDICAL CENTER
2400 W CHARLESTON BLVD
CITY OF LAS VEGAS, NEVADA

SHEET

11-7-11

DESIGNED BY:

CHECKED BY:

PROJECT NO.

238-11-031

SCALE

HORIZ: N/A

VERT: N/A

SEAL

RESE: B

JARRELL

Exp: 08/30/2013

CIVIL

3/29/12

SHEET

C1

SHEET 1 OF 7 SHEETS

CLV DWG #

10745760