

OFF-SITE IMPROVEMENT PLANS

FOR

CONQUISTADOR PLAZA COMMERCIAL SITE

CITY OF LAS VEGAS
STATE OF NEVADA
APN. 138-07-401-011

TERRA WEST REALTY AND DEVELOPMENT

2685 S. RAINBOW BLVD.
SUITE 212
LAS VEGAS, NV 89145
(702) 362-8774

APPROVALS

Charles Kajkowski 12-13-2000
DATE
CHARLES KAJKOWSKI, P.E. # 4784
CITY ENGINEER

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

[Signature] 8-31-06
DATE
CITY FIRE MARSHAL

[Signature] 9-13-00
DATE
LAS VEGAS VALLEY WATER DISTRICT (SWS, C1, C3 & C4)

[Signature] 8/29/06
DATE
NEVADA POWER COMPANY

[Signature] 9-15-00
DATE
SOUTHWEST GAS COMPANY

[Signature] 8/29/06
DATE
SPRINT RICHARD M HOOD

[Signature] 9-18-00
DATE
COX COMMUNICATIONS LAS VEGAS, INC.

BENCHMARK

BM 1000 17NNW6
ELEVATION = 2519.82 (NAVD 88)

RIVET AND SQUARE ALUMINUM PLATE IN TOP OF CURB, ON THE SOUTH SIDE OF CHEYENNE AVE. AND THE EXTENDED ALIGNMENT OF CAMPBELL ROAD.

QUANTITIES

8" PVC SANITARY SEWER	702 LF
4" DIA. SEWER MANHOLE	3 EA.
8" WATER PVC WATER	32 LF
WATER SERVICE TO LOTS	2 EA.
CURB AND GUTTER ("L" TYPE)	2220 LF
CROSS GUTTER (8" WIDE)	1760 SF
SIDEWALK 4"	9167 SF
HANDICAP RAMP	7 EA.
SIDEWALK UNDERDRAIN	2 EA.
TYPE I GRAVEL BASE	576 CY
TYPE II GRAVEL BASE	2800 CY
3" ASPHALTIC CONCRETE PAVING	3310 SY
5" ASPHALTIC CONCRETE PAVING	2877 SY
2" ASPHALTIC CONCRETE PAVING	663 SY
PULLBOX	4 EA.
STREETLIGHT (STANDARD BASE)	5 EA.
STREET/STOP SIGNS	6 EA.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD 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 LOCATION.

Avoid cutting underground utility lines. It's costly.
Call before you dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

Avoid overhead power line contact.
Call before you overhead
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

COVER SHEET	CONQUISTADOR PLAZA-OFFSITE COMMERCIAL SITE
DRAWN BY: PAR	DESIGNED BY: RT
CHECKED BY: RT	PROJECT NO.: 1077-001-992
SCALE:	SCALE: 1 OF 11 SHEETS
SHEET C1	DRAWING NO. 107-V 3369
TERRA WEST REALTY & DEVELOPMENT 2685 S. RAINBOW BOULEVARD - SUITE 212 LAS VEGAS, NV 89145 TEL: (702) 362-8774 FAX: (702) 362-8011	L. R. NELSON CONSULTING ENGINEERS, INC. 3035 EAST PATRICK LANE, SUITE 9 LAS VEGAS, NEVADA 89120 (702) 798-7978 (702) 481-2286 FAX

28408