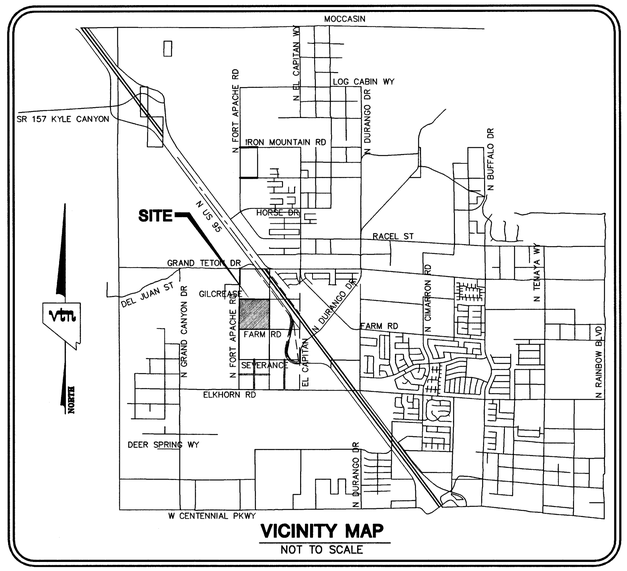
IMPROVEMENT PLANS

FOR

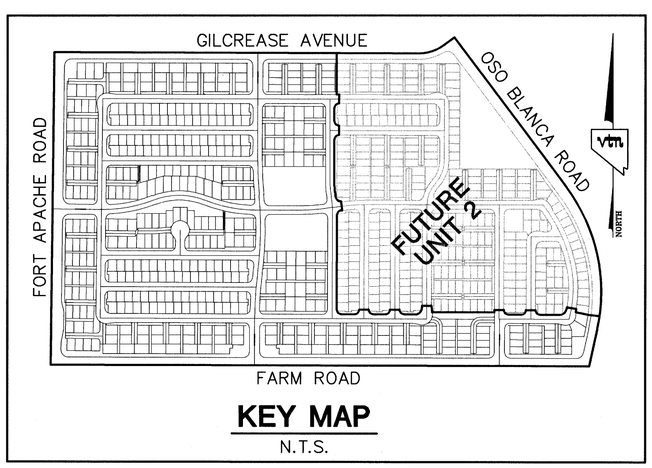
ASTORIA AT TOWN CENTER - NORTH UNIT 1

CITY OF LAS VEGAS
STATE OF NEVADA

APN 125-17-201-001
APN 125-17-201-002



VICINITY MAP
NOT TO SCALE



KEY MAP
N.T.S.

DEVELOPER
THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188
CONTACT: RICK BARRON

OWNER
ASTORIA NORTHWEST 40 LLC
c/o THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188

CONTRACTOR NOTE
CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION
PROPERTY DESCRIBED IN A PRELIMINARY TITLE REPORT PROVIDED BY NEVADA TITLE COMPANY, No. 01-12-1405-JAH, DATED AS OF DEC. 12, 2001

APN 125-17-201-001

GOVERNMENT LOT 5, LYING WITH THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

BENCHMARKS
PROJECT DATUM : NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CLARK COUNTY BENCHMARK : 0C9017N6
ELEVATION : 799.0857 METERS (2621.67 FEET)

RIVET AND SQUARE ALUMINUM PLATE IN TOP CENTER OF HEADWALL ON THE WEST SIDE OF U.S. 95 NEAR MILE MARKER 90.15.

BASIS OF BEARINGS
NORTH 00°37'42" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON A RECORD OF SURVEY ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, IN FILE 114 OF SURVEYS, AT PAGE 57.

NOTE:
PROJECTS THAT DISTURB MORE THAN ONE ACRE OF LAND MUST SUBMIT TO THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP): (1) A "NOTICE TO INTENT" TO DISCHARGE, (2) A REQUEST FOR INCLUSION IN THE STORM WATER PERMIT No. NV0021911, AND (3) A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION, PLEASE CALL CLIFF LAWSON WITH THE NDEP (775) 687-9429 A STORM WATER ATTENDANT AT (775) 687-9417.

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

72472

APPROVALS

8-16-2004
CITY ENGINEER CHARLIE KAJKOWSKI PE# 4784

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 OF 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.

8.10.04
Margo Wheeler, AICP, Current Planning Manager — **DATE**

PLANNING
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

8.2.04
CITY FIRE MARSHAL — **DATE**

LAS VEGAS VALLEY WATER DISTRICT — **DATE**
(SEE SHEETS UT1-UT23)

NEVADA POWER COMPANY — **DATE**
7-13-04
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 WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Ron Castle 7-15-04
SOUTHWEST GAS COMPANY — **DATE**

7/12/04
COX COMMUNICATION LAS VEGAS INC. — **DATE**

13 Jul 04
SPRINT Dean T. Uhlirmar — **DATE**

THE AFFIXED SPRINT 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.

REV	DATE	BY	REVISION

H:\8049\land DT\8049SHT1.dwg, by, 07/09/2004 09:35:43 AM, kchris, 1:1

THE ASTORIA CORPORATION
9555 DEL WEBB BOULEVARD
LAS VEGAS, NEVADA 89134
(702) 257-1188

CITY OF LAS VEGAS

COVER SHEET

ASTORIA AT TOWN CENTER - NORTH UNIT 1

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7550 FAX (702) 362-2597
nevada CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

DRAWN BY: tp — MAY 2004
DESIGNED BY: tp — MAY 2004
CHECKED BY: CMG — MAY 2004
PROJECT NO: 8049-1
SCALE: HORIZ. N/A VERT. N/A

PROFESSIONAL ENGINEER STATE OF NEVADA
CHRISTOPHER M. GRUBBS
No. 13956
CIVIL
EXPIRES 06-30-05
7/9/04

SHEET
C1
1 OF 112 SHEETS
DRAWING NO.
1074883