

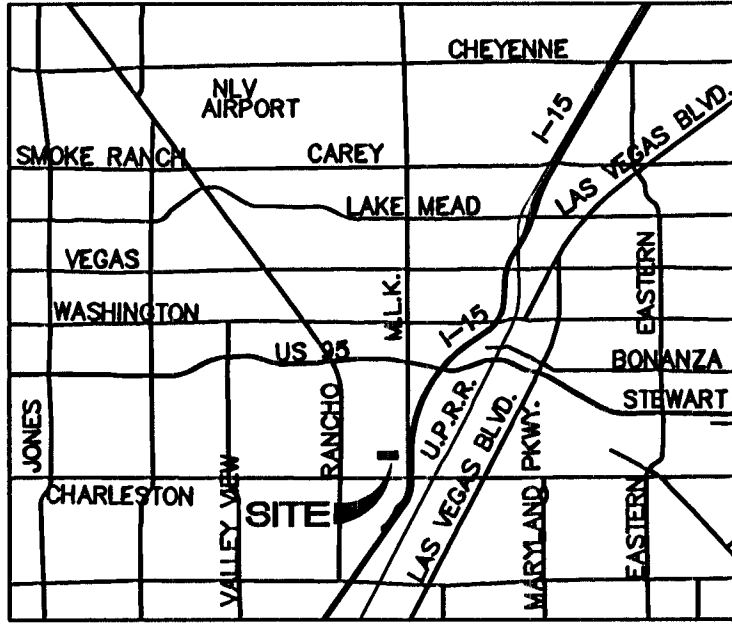
CIVIL IMPROVEMENT PLANS FOR
701 SHADOW LANE

A COMMERCIAL FACILITY
CITY OF LAS VEGAS
STATE OF NEVADA

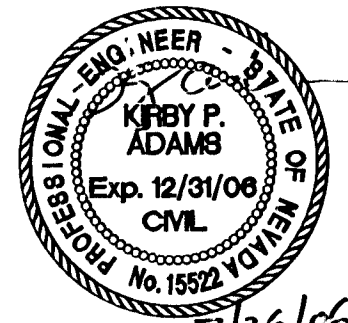
WESTERN U.S. CONTRACTORS, LLC.

701 BRIDGER, 5TH FLOOR
LAS VEGAS, NEVADA 89102
PHONE (702) 366-0444
FAX (702) 366-1656

APN: 139-33-402-001



VICINITY MAP
N.T.S.



WESTERN U.S.
CONTRACTOR LLC
701 BRIDGER AVE
5TH FLOOR
LAS VEGAS, NV. 89102
PHONE: (702) 366-0444
FAX: (702) 366-1656

Handwritten signature and date: 6-30-09

Handwritten note: 2-5-08 FOR REVISION 3 AND SHEET 6 ONLY

SHEET INDEX

- C1 COVER SHEET
- C2 NOTE SHEET
- C3 GRADING PLAN
- C4 UTILITY PLAN
- C5 DIMENSIONED PLAN

Handwritten note: C6 SEWER PLAN & PROFILE

APPROVALS:

Signature of Jorge Cervantes
JORGE CERVANTES (P.E.#13977, P.T.O.E.) **8-26-06**
CITY OF LAS VEGAS-CITY ENGINEER DATE

APPROVAL OF THESE PLANS 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 STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATIONS OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS, CLARK COUNTY AREA, NEVADA.

Signature of M. Margo Wheeler
M. MARGO WHEELER, AICP **8/18/06**
DIRECTOR OF PLANNING AND DEVELOPMENT DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

Signature of City of Las Vegas Fire Marshal
CITY OF LAS VEGAS FIRE MARSHAL **8/2/06**
DATE
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD.

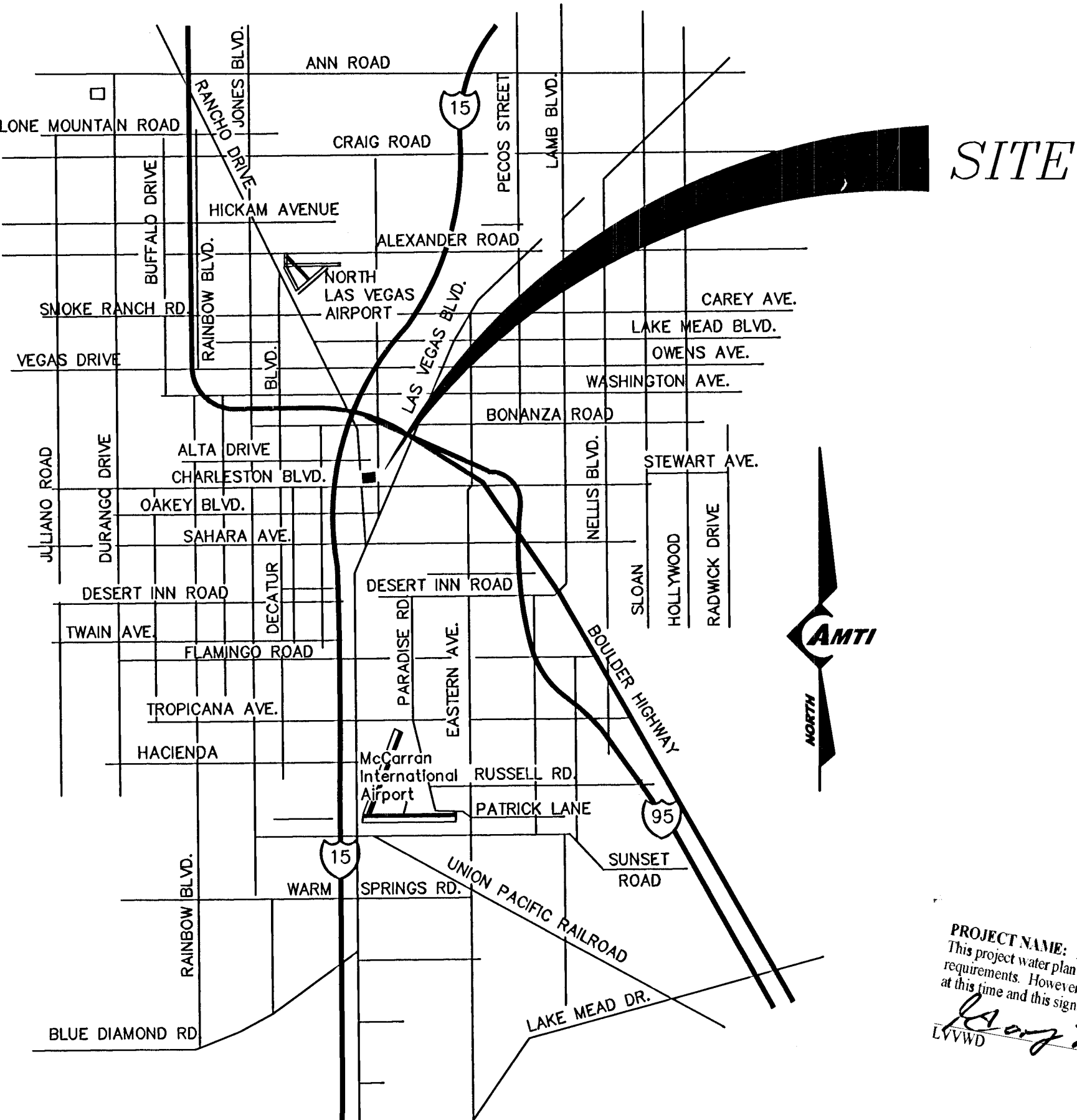
Signature of Las Vegas Valley Water District
LAS VEGAS VALLEY WATER DISTRICT **2-26-07**
DATE
(SHEETS C1, C2, & C4) PROJ # 112460

Signature of Nevada Power Company
NEVADA POWER COMPANY **8-1-06**
DATE
NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICES 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.

Signature of Embargo
EMBARCO **8-1-06**
DATE
"THE AFFIXED EMBARGO 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."

Signature of Southwest Gas Corporation
SOUTHWEST GAS CORPORATION **7-31-06**
DATE

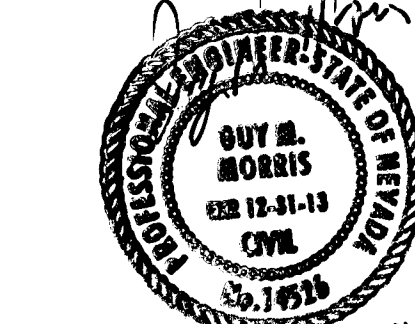
Signature of Cox Communications
COX COMMUNICATIONS, LAS VEGAS INC. **8-1-06**
DATE



VICINITY MAP
NOT TO SCALE

REV	REV. DESCRIPTION	SHEET(S)	APPD BY	DATE APPD
1	REVISED FIRE FLOW CALCS (ADD GARAGE)	4	see SM, 1	1-23-07
2	REDIGN SEWER, ADDED SHEET 6, REVISED SHEET 6'S	1,2,3,4,5, 6 & 8 & 9	see SM, 2	2-02-09
3	REMOVED SHADOW LANE 1/2 STREET AC	3 ONLY	RK	9-12-12

PROJECT NAME: SHADOW LANE 701 OFFICE BUILDING, PROJ# 112460
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this signature does not provide or imply a water commitment.
Signature of LVWD
DATE: 8/2/06
REV 06/01/04



REVISION 3 ONLY
FIRM NAME: LOCHSA ENGINEERING
PHONE: (702) 343-9312

BENCHMARK
CITY OF LAS VEGAS BENCHMARK No. 1LV01-33SW8 RIVET & PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF SHADOW LANE AND PALOMINO LANE. ELEVATION = 626.31 METERS, 2054.83 FEET (NAVD 88)

BASIS OF BEARINGS
NORTH 00°11'13" EAST, BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 01 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS IN FILE 110 OF SURVEYS, PAGE 03 IN THE OFFICE OF THE CLARK COUNTY, RECORDER.

GEOTECHNICAL
GEOTECHNICAL REPORT BY: AMTI
FILE No. 04247
DATED: NOV. 23, 2005

ZONING AND SETBACKS
ZONING: (CITY OF LAS VEGAS) ZONE PD (PLANNED DEVELOPMENT DISTRICT)

FLOOD ZONING
ZONE X, PER FIRM No. 32003C2170E, DATED SEPTEMBER 27, 2002. ZONE X IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AREA
APN 139-33-402-001 = 73,393.98 SQUARE FEET (1.68 ACRES.)

QUANTITY ESTIMATE (OFFSITE ONLY)

DESCRIPTION	QUANTITY
SIDEWALK UNDERDRAIN	1 EA.
SIDEWALK RAMP	2 EA.
WATER SERVICE W/ METER	1 EA.
CONCRETE CROSS CUTTER	870 S.F.
STOP SIGN	1 EA.
4" CONCRETE SIDEWALK	717 S.F.
3" AC PAVEMENT	625 SY.
SEWER MANHOLE <6"	1 EA.
LANDSCAPING W/ R.O.W.	1 EA.

QUANTITIES ARE ESTIMATE ONLY.

UTILITY 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 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 HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS (ITS COSTS).
Call before you dig
1-800-455-7211
CLARK COUNTY TRAFFIC SIGNALS & STREET LIGHTS
CALL 1-702-593-6111

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
Call before you dig
1-800-455-7211
CLARK COUNTY TRAFFIC SIGNALS & STREET LIGHTS
CALL 1-702-593-6111

COVER SHEET
701 SHADOW LANE
WESTERN US CONTRACTORS, LLC.
LAS VEGAS, NEVADA

AMTI • SUNBELT LLP
ENGINEERING • PLANNING • SURVEYING
720 SUSANNA WAY
HENDERSON, NV. 89015
PHONE (702) 242-9908
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HANSEN # 10069