IMPROVEMENT PLAN

FOR

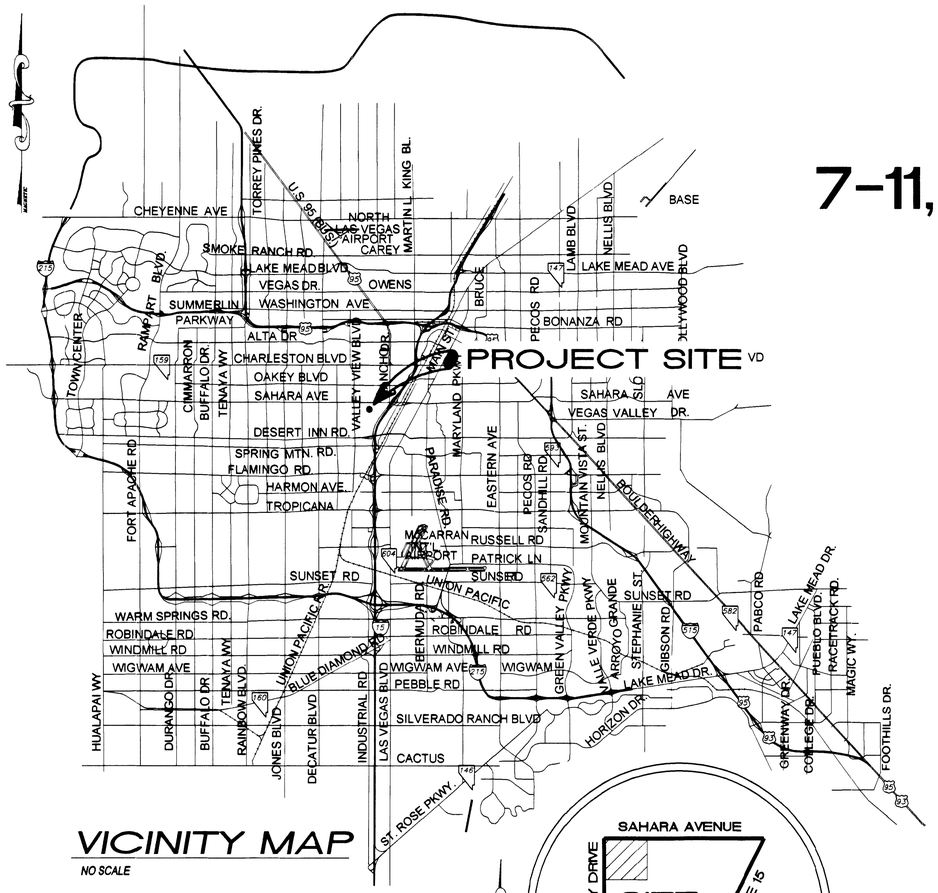
7-11, INC. SAHARA AVENUE AT TEDDY DRIVE

LOCATED AT

2502 TEDDY DRIVE

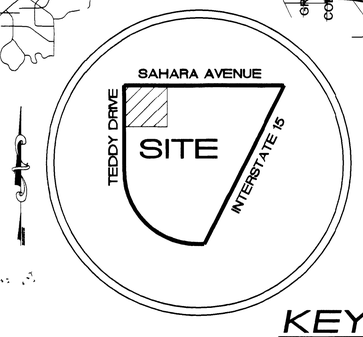
ACCESSOR'S PARCEL NUMBER

162-08-502-013



VICINITY MAP

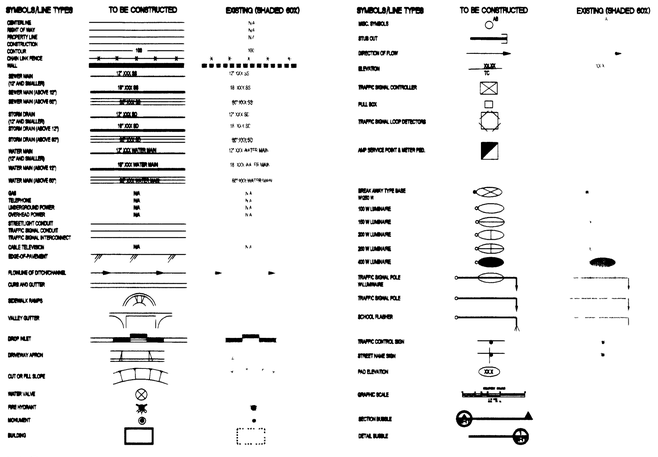
NO SCALE



KEY MAP

NO SCALE

LEGEND



SHEET INDEX

SHT. NO.	DESCRIPTION
C1	COVER SHEET
C2	NOTE SHEET
C3	CONTROL, UTILITYAND STREET LIGHT PLAN
C4	GRADING, DEMO AND LANDSCAPE PLAN
C5	SECTIONS AND DETAILS

OWNER:
UNGAR INVESTMENTS L P
P O BOX 80246
LAS VEGAS NEVADA 89180-0246
P: 702-218-1618

DEVELOPER:
UNGAR INVESTMENTS L P
P O BOX 80246
LAS VEGAS NEVADA 89180-0246
P: 702-218-1618

APPROVALS

5/19/08
CITY OF LAS VEGAS FIRE DEPARTMENT DATE
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE L.V.V.W.D.

5.22.08
DOUG RANKIN, AICP, PLANNING MANAGER DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

5/27/08
CHERI EDELMAN, P.E. #11514 DATE
CLV City Engineer, acting
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THE APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDSAND/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.

N/A
LAS VEGAS VALLEY WATER DISTRICT DATE
(NO FACILITIES)

5/20/08
SOUTHWEST GAS CORPORATION Romine Tawlks DATE

5/19/08
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Armando Romo JR. 05/20/08
NEVADA POWER COMPANY DATE
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 ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISIONS RULES AND REGULATIONS.

Rick Nestlebush RICK NESTLEBUSH 5/19/08
EMBARO NEVADA DATE
THE AFFIXED EMBARQ NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES. NEVADA REVISED STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS

111382

REV	DATE	BY	REVISION

OWNER/DEVELOPER:
UNGAR INVESTMENTS L P
P O BOX 80246 LAS VEGAS NEVADA 89180-0246 P: 702-218-1618

ENGINEERING FIRM
LAS VEGAS CIVIL ENGINEERING
2251 NORTH RAMPART BLVD. #439 LAS VEGAS NEVADA 89128
P: 702-255-6774 F: 702-255-6771

SHEET TITLE: COVER SHEET
PROJECT NAME: 7-11, INC. SAHARA AVE. • TEDDY DR.
PROJECT ADDRESS: 2502 TEDDY DRIVE
MUNICIPALITY: CITY OF LAS VEGAS, NEVADA

DRAWN BY: STAFF
DESIGNED BY: STAFF
CHECKED BY: STAFF
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
LVCE PROJ NO

REGISTERED PROFESSIONAL ENGINEER - STATE OF NEVADA
No. 15535
JOSEPH A. BLANCO
Exp. 12/31/08
CIVIL
5-19-08

SHEET C1
1 OF 5
HJ# 27548
CLV PROJ NO 107V5055