

IMPROVEMENT PLANS for CENTENNIAL BUSINESS PARK GRAND MONTECITO PKWY & N. DURANGO DR.

**CITY OF LAS VEGAS
STATE OF NEVADA**

INDEX OF DRAWINGS	
SHEET NO	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	GRADING PLAN
4	HORIZONTAL CONTROL PLAN
5	UTILITY PLAN & STREET LIGHT PLAN
6	TRAFFIC STRIPING & SIGNAGE PLAN
7	CONSTRUCTION DETAILS
8	TYPICAL SECTIONS
9	DOE BROOK TRAIL - 25+50 TO 30+00 PLAN AND PROFILE

DEVELOPER/OWNER

ROYAL CONSTRUCTION COMPANY
4511 W. CHEYENNE, #105
LAS VEGAS, NEVADA 89032
PHONE: 702-873-7773
FAX: 702-395-7111

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 20, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA

APN NUMBER

APN: 125-20-711-003

BASIS OF BEARINGS

BASIS OF BEARING: SOUTH 00°15'48" WEST, BEING THE CENTERLINE OF DURANGO DRIVE.

NORTH 89°D56'24" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE AS FILE 107, PAGE 31 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK BLV90 20C4-RIVET AND PLATE IN CONCRETE CYLINDER AT SOUTHEAST CORNER OF DEER SPRINGS AND EL CAPITAN.
ELEVATION = 784.0642 METERS (2572.38 FEET) NAVD '88 DATUM.

NOTICE TO CONTRACTORS

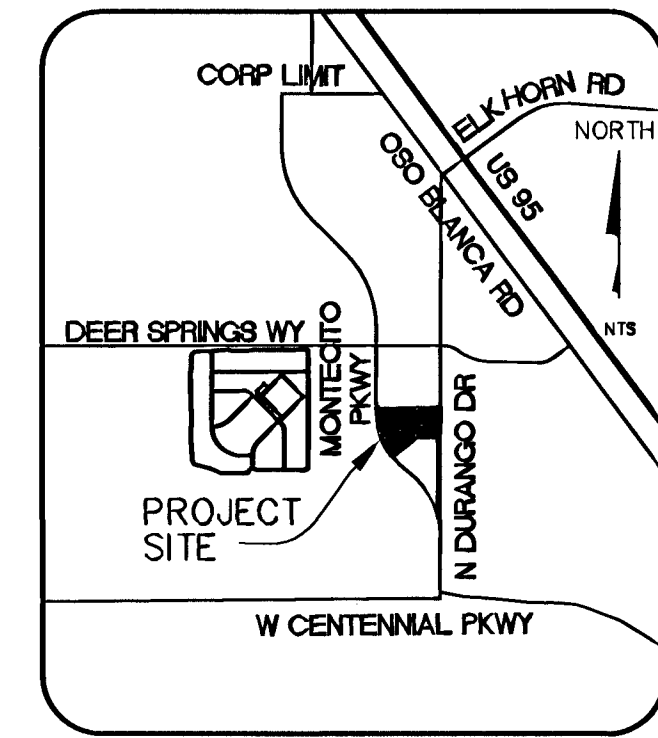
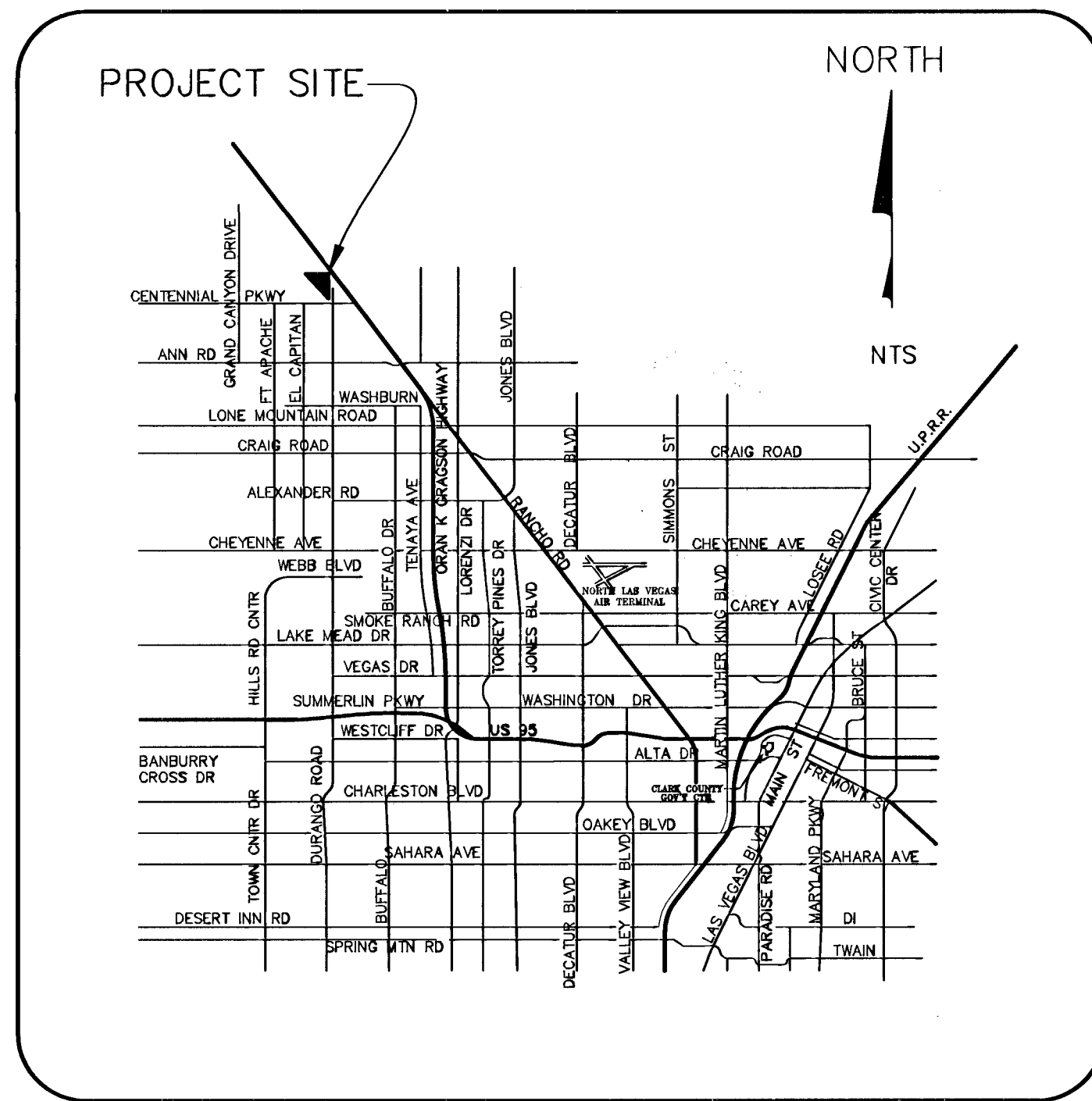
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. LOCATIONS OF UTILITIES, LINES, AND STRUCTURES HAVE BEEN DETERMINED BY SURFACE INDICATIONS AND THE BEST INFORMATION AVAILABLE FROM UTILITY COMPANIES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO COMMENCING CONSTRUCTION.

NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. BY ENGINEERING - NEVADA ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN, UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS, AND UTILITIES NOT OF RECORD.

THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. IF DISCREPANCIES IN UTILITY LOCATIONS ARE DISCOVERED DURING FIELD VERIFICATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY BY ENGINEERING - NEVADA.

CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU DO OVERHEAD: (702) 593-6111



PROJECT NAME: CENTENNIAL BUSINESS PARK, Project # 1109033
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is (SHEETS 1, 2, 3)
NOT APPROVED FOR CONSTRUCTION

at this time and this signature does not provide or imply a water commitment.

LWWVD *[Signature]* 10/8/04 DATE ESN.052

CALL BEFORE YOU DIG
Call before you dig
1-702-227-2600
1-800-227-2600

CALL BEFORE YOU DO OVERHEAD
Call before you do overhead
1-702-227-2929
1-800-227-2600

APPROVALS

[Signature] 10/13/2004 DATE
CHARLES KAJKOWSKI, JR., P.E. # 4784
CITY ENGINEER

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 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] 9/15/04 DATE
CITY OF LAS VEGAS FIRE MARSHAL

[Signature] 10-11-04 DATE
M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER

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

[Signature] 3/30/05 DATE
LAS VEGAS VALLEY WATER DISTRICT
(PROJECT # 1109033) SHEETS 1, 2, 3

[Signature] 10-7-04 DATE
SOUTHWEST GAS CORPORATION

[Signature] 9-21-04 DATE
NEVADA POWER COMPANY

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 COMMISSION'S RULES AND REGULATIONS.

[Signature] 9/16/04 DATE
SPRINT TELEPHONE COMPANY - Cori Johnson

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.

[Signature] 9/16/04 DATE
COX COMMUNICATIONS LAS VEGAS INC.

	PROJ NO: 605.001N DESIGN: DL DATE: 03/04 SCALE: AS SHOWN CADFILE:
STAMP DATE: 9/15/04 EXP. DATE: 2/15/06	
TRC Customer-Focused Solutions BV Engineering Nevada	8336 W. SUNSET ROAD SUITE 190 LAS VEGAS, NV 89113 TEL: 702-505-4222 FAX: 702-505-4222 WEB: trcsolutions.com
CENTENNIAL BUSINESS PARK COVER SHEET	
SHEET 1 OF 9 SHTS PROJECT ID 107V4114/	

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