

# IMPROVEMENT PLANS

FOR

## DR. CHAN MEDICAL OFFICE BUILDING

CITY OF LAS VEGAS  
STATE OF NEVADA  
APN:162-05-112-006

### OWNER/DEVELOPER

J & R CHAN LLC  
555 12TH ST # 1280  
OAKLAND, CA 94607-4085

### BENCH MARK

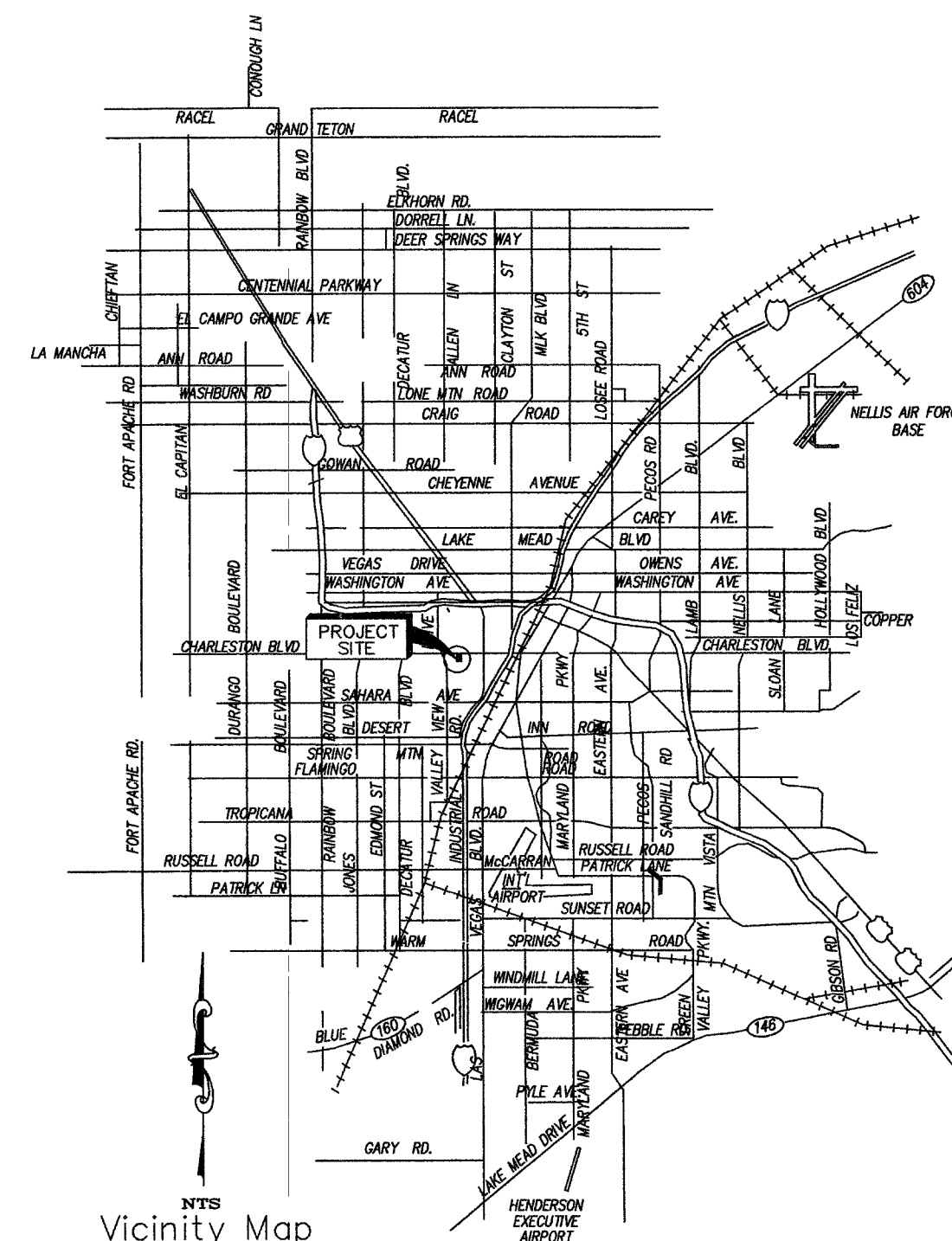
CITY OF LAS VEGAS BENCHMARK STATION NUMBER - CLV1232283015  
RIVET & PLATE IN TOP ON CURB ON THE NORTH SIDE OF CHARLESTON  
+/- EAST OF CAMPBELL  
ELEVATION = 639.7397 METERS (NAVD'88 PUBLISHED)  
ELEVATION = 20988.88 U.S. SURVEY FEET (NAVD'88 CALCULATED)

### BASIS OF BEARING

NORTH 89°47'11" WEST, BEING THE BEARING OF THE NORTH  
LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST  
QUARTER (NW 1/4) OF SECTION 05, TOWNSHIP 21 SOUTH, RANGE  
61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT  
CERTAIN MAP IN FILE 77, PAGE 29 OF SURVEYS, ON FILE IN THE  
OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

### LEGAL DESCRIPTION

APN: 162-056-112-006 SITUATED WITHIN THE NW 1/4 OF THE  
NE 1/4 OF THE NW 1/4 OF SECTION 5, T 21 S, R 61 E., WITHIN  
MCNIEL TRACT RESUBDIVISION, PLAT BOOK 2, PAGE 93, LOT 6  
BLOCK 1.



### DRAWING INDEX

- C1 .... COVER SHEET
- C2 .... NOTE SHEET
- C3 .... GRADING PLAN
- C4 .... UTILITY PLAN
- C5 .... HORIZONTAL CONTROL PLAN

### APPROVALS

#### APPROVALS

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE  
IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR  
DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CON-  
STRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STAN-  
DARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER  
"DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEV-  
IATIONS OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN  
FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS,  
CLARK COUNTY AREA NEVADA.

*Charles Kujowski Jr.* 10/25/2005  
C.L.V. CITY ENGINEER DATE  
CHARLES KUJOWSKI JR., P.E. # 4784

*M. Margo Wheeler* 9/28/05  
CITY FIRE MARSHAL DATE  
M. MARGO WHEELER, AICP  
DIRECTOR OF PLANNING AND DEVELOPMENT 01/30/05 DATE

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

APPROVED FOR CONSTRUCTION

*Las Vegas Valley Water District* 10-21-05  
Las Vegas Valley Water District ESN.018 Date

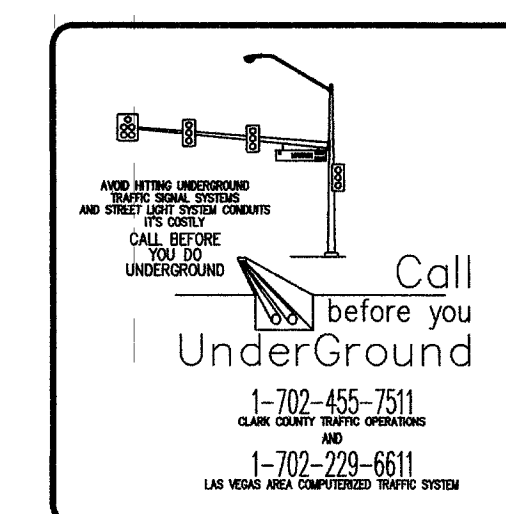
PROJECT # 111612 (SHEETS C1 & C4)

*Demetrius O. O...* 9/28/05  
SPRINT CENTRAL TELEPHONE COMPANY DATE

*Southwest Gas Corporation* 9/29/05  
SOUTHWEST GAS CORPORATION DATE

*Nevada Power Company* 06/24/05  
NEVADA POWER COMPANY DATE

THIS APPROVAL IS ONLY FOR THE  
PLACEMENT AND CLEARANCE OF STREET  
LIGHT AND SIGNAL LIGHT INSTALLATION.



Avoid cutting underground  
utility lines. It's costly.  
**Call  
before you  
Dig**  
1-800-455-7511  
1-800-227-2600  
UNDERGROUND SERVICE (USA)

Avoid overhead power  
line contact  
**Call  
before you  
OVERHEAD**  
1-800-227-2929  
NEVADA POWER ENVIRONMENT AND  
SAFETY SERVICES DEPARTMENT

CLV DWG. # 107V4485

PROJECT NAME: *Dr. Chan Medical Office Building*  
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.  
*M. Margo Wheeler* 9-28-05  
LVWWD Proj. # 111612 Submittal Date

R. LUCERO & ASSOCIATES, INC.  
CONSULTING ENGINEERING - PLANNING - DESIGN  
9946 LIBERTY VIEW ROAD  
LAS VEGAS, NV 89148  
PHONE: 702-362-7952  
FAX: 702-362-7952

DEVELOPER  
DELMAS/O'FELLS  
105 EAST KENO AVENUE, SUITE 11  
LAS VEGAS, NV 89119  
PHONE: (702) 933-6832  
FAX: (702) 933-6886

|           |    |          |         |
|-----------|----|----------|---------|
| DESIGNED: | RL | CHECKED: | RL      |
|           |    | HOR.     | NTS     |
|           |    | VER.     | NTS     |
| SCALE     |    | FILE NO. | 6/14/05 |

DR. CHAN  
MEDICAL OFFICE BUILDING  
COVER SHEET  
CLARK COUNTY NEVADA

| REV | DATE | DESCRIPTION | BY | APPD |
|-----|------|-------------|----|------|
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |
|     |      |             |    |      |

