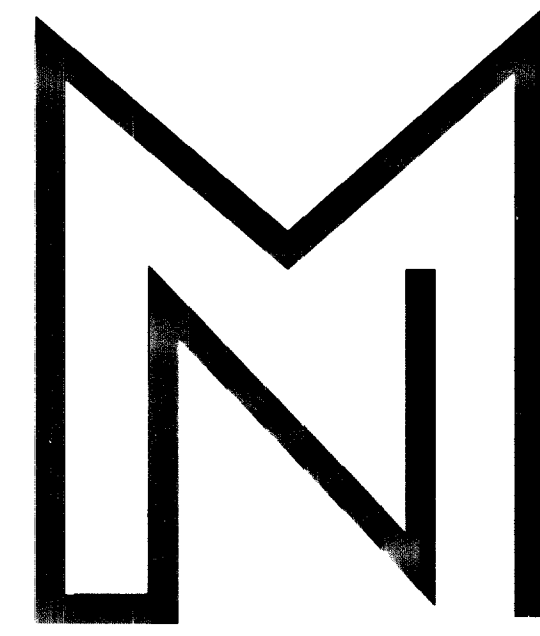


IMPROVEMENT PLANS

for

EASTERN AND BONANZA (S/W)



NEW MARKET

COMMERCIAL REAL ESTATE ADVISORS

NEWMARKET LAND COMPANY

CITY OF LAS VEGAS, NV

DEVELOPMENT TEAM

OWNER

NEWMARKET LAND COMPANY, LLC
2970 W. SAHARA AVE., STE 100
LAS VEGAS, NV 89102

LANDSCAPE ARCHITECT

CONTACT: JONATHAN SPEARS
SAGE DESIGN STUDIOS, INC.
1998 SHADY ELM STREET
LAS VEGAS, NV 89135
(702) 303-4714

ARCHITECTS

CONTACT: ANTHONY E. YOUNG, AIA
INDIGO ARCHITECTURE, INC.
5960 S. RAINBOW BLVD., SUITE 100
LAS VEGAS, NV 89118
(702) 456-2772

CIVIL ENGINEER

CONTACT: PAUL FRITZ
EN ENGINEERING, INC.
245 E. WARM SPRINGS RD. STE 100
LAS VEGAS, NV 89119
(702) 866-6604

GEOTECHNICAL ENGINEER

CONTACT: QAMRUZZAMAN BABUL, P.E.
AMERICAN SOILS ENGINEERING, LLC
6000 S. EASTERN AVENUE, SUITE 12E
LAS VEGAS, NV 89119
(702) 889-9617

UTILITY COMPANIES + GOVERNING AGENCIES

ELECTRIC - NEVADA POWER 2215 E. LONE MTN. LAS VEGAS, NV KATHY CUNNINGHAM 702-657-4313	DEVELOPMENT DEPT. - CITY OF LAS VEGAS 731 SOUTH 4TH STREET LAS VEGAS, NV 89101 BERT ANZAI (702) 229-2180
TELEPHONE - SPRINT 330 S. VALLEY VIEW BLVD. LAS VEGAS, NV 89152-0001 AVA CLARK (702) 244-7991	BUILDING DEPT. - CITY OF LAS VEGAS 731 SOUTH 4TH STREET LAS VEGAS, NV 89101 (702) 229-6913
GAS - SOUTHWEST GAS 4300 W. TROPICANA AVE. LAS VEGAS, NV 89103 ABE PALLER (702) 365-2056	FIRE PROTECTION - CITY OF LAS VEGAS 731 S. FOURTH ST. LAS VEGAS, NV 89101 (702) 229-6761
PUBLIC WORKS - CITY OF LAS VEGAS 731 SOUTH 4TH STREET LAS VEGAS, NV 89101 GREG MCDOERMOTT (702) 229-6541	WATER - LAS VEGAS VALLEY WATER DISTRICT 1001 S. VALLEY VIEW BLVD LAS VEGAS, NV 89153 GARY LANGE (702) 258-2164
SEWER - CITY OF LAS VEGAS 731 SOUTH 4TH STREET LAS VEGAS, NV 89101 (702) 229-2180	

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., COUNTY OR CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35; THENCE SOUTH 02°30'13" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 146.19 FEET TO A POINT; THENCE NORTH 89°31'00" WEST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35 A DISTANCE OF 50.07 FEET TO A POINT; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°31'00" WEST A DISTANCE OF 184.25 FEET TO A POINT; THENCE NORTH 02°30'13" WEST PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 35 A DISTANCE OF 116.15 TO A POINT ON THE SOUTH LINE OF EAST BONANZA ROAD; THENCE SOUTH 89°31'00" EAST A DISTANCE OF 127.30 FEET TO A POINT; THENCE FROM A TANGENT WHICH BEARS SOUTH 89°30'00" EAST AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 87°00'47" AN ARC LENGTH OF 91.12 FEET TO A POINT; THENCE SOUTH 02°30'13" EAST A DISTANCE OF 59.20 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1987 IN BOOK 871210 OF OFFICIAL RECORDS, AS DOCUMENT NO. 00099, CLARK COUNTY, NV.

BASE OF BEARING

NORTH 89°31'00" WEST BEING THE CENTER LINE OF BONANZA RD, SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B.A.M., AS SHOWN ON A MAP ON FILE IN THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, AS FILE 88, PAGE 73 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS, 1LV01 265SS
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF BONANZA AND EASTERN
ELEVATION:
FEET = 1836.00 (NAVD88)
METERS = 683.680 (NAVD 88)

AVOID HITTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
CALL BEFORE YOU
DIG.

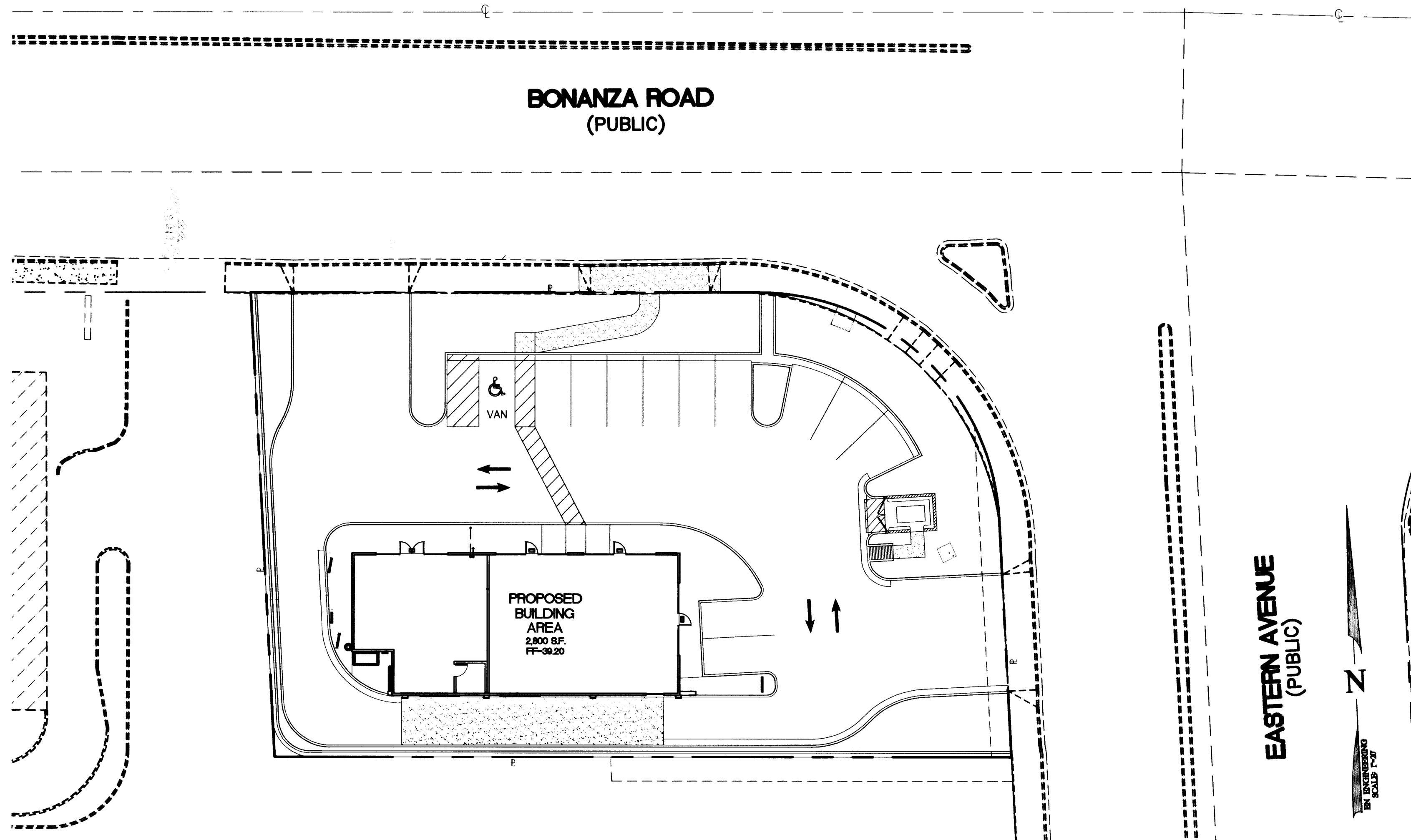
1-702-465-7291
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-0811
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

AVOID CUTTING OVERHEAD
UTILITY LINES. IT'S COSTLY.
CALL BEFORE YOU
OVERHEAD.

1-702-593-6111
NEVADA POWER ENVIRONMENT AND
SAFETY SERVICES DEPARTMENT

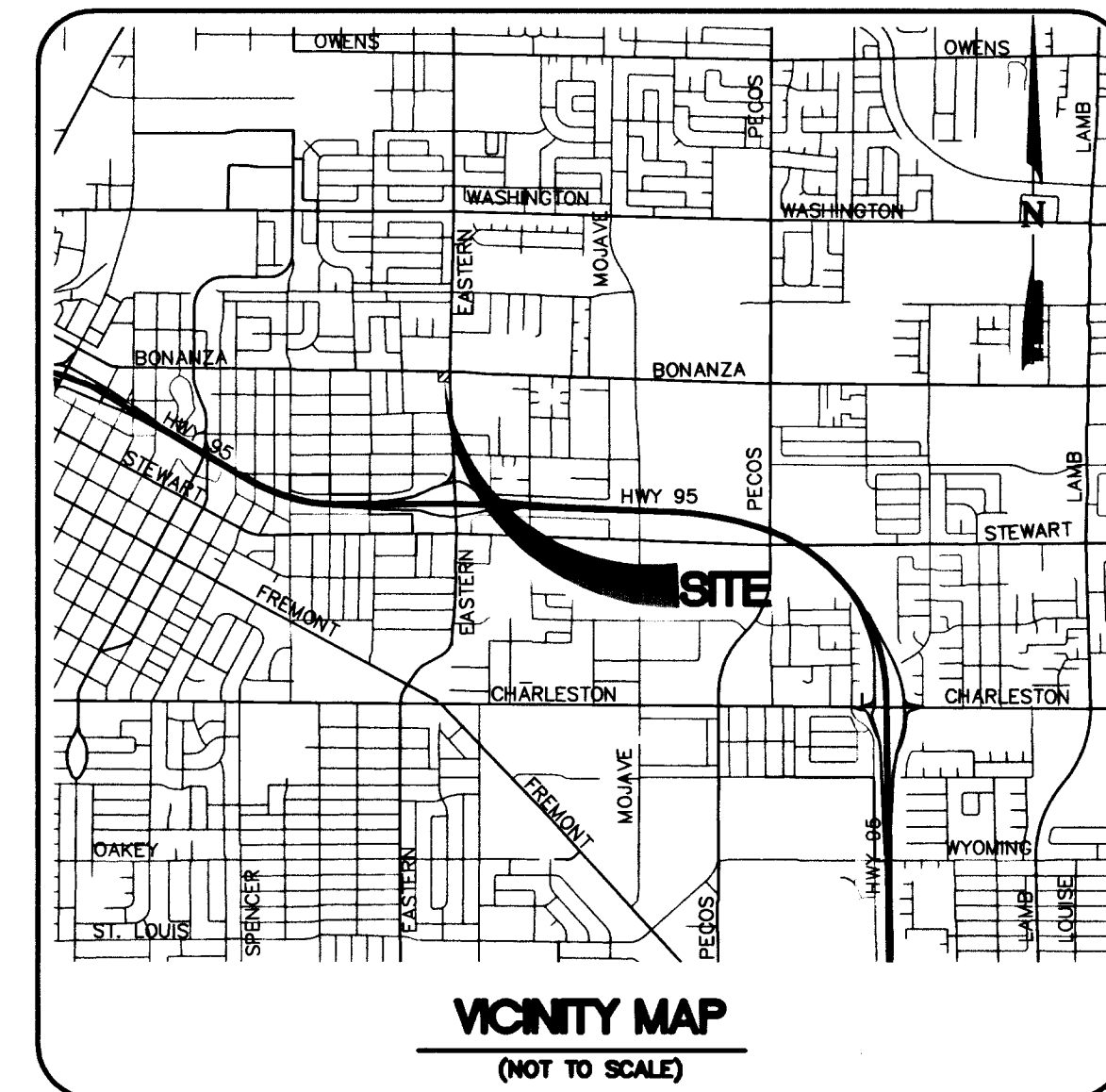
AVOID CUTTING UNDERGROUND
UTILITY LINES. IT'S COSTLY.
CALL BEFORE YOU
DIG.

1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)



EASTERN AVE AND BONANZA RD.

APN# 139-35-501-002



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

1	C-10	COVER SHEET
2	C-20	GENERAL NOTES
3	C-31	HORIZONTAL CONTROL PLAN
4	C-51	GRADING PLAN
5	C-81	STREET LIGHTING + UTILITY PLAN
6	CD-13	DETAILS

For Revision ²
only
\$ SHEET 4

PROJECT NAME: EASTERN & BONANZA

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.

DATE: 8-08-16
REVISED 08/01/16

APPROVALS

Jorge Cervantes, PE # 13977 P.T.O.E. DATE 8/13/16
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 STANDARDS SHOWN ON THE GENERAL NOTES SHEET. 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.

M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT DATE 8/22/16
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT

CITY FIRE MARSHAL DATE 8/22/16
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

Las Vegas Valley Water District DATE 8/22/16
(SHEETS C-1.0, C-2.0 & C-8.1) PROJ. #112515

Southwest Gas Corporation DATE 7/10/16

EMBARQ DATE 7-11-16

COX COMMUNICATIONS LAS VEGAS, INC. DATE 7-11-16

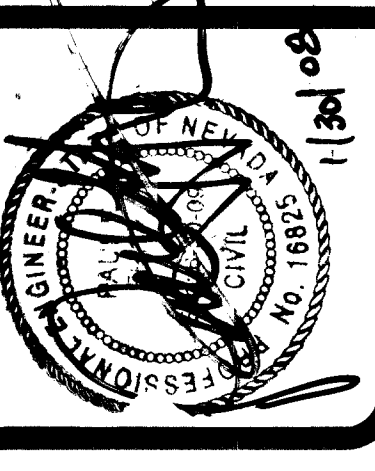
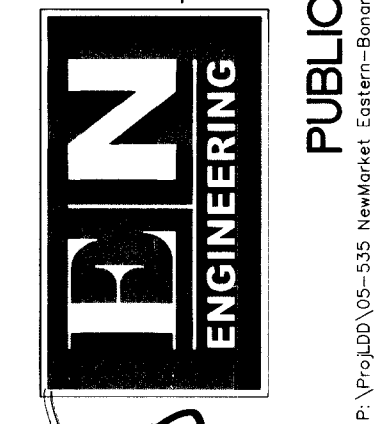
NEVADA POWER COMPANY DATE 7-11-16

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. SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

HANSEN # 1-9993 CLV DRAWING # 107V4724

REVISIONS	DATE	BY
REVISED GRADES	07-27-16	20
APPROVED HEREIN		
#20665 ON 03/04/16		

Planning/Civil Engineering/Surveying
1800 MAIN STREET, SUITE 800, RENO, NV 89501
TEL: (775) 784-0777 FAX: (775) 784-0778
340 E. WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89101
TEL: (702) 889-9600 FAX: (702) 889-9605



NEW MARKET
NEWMARKET LAND COMPANY

EASTERN + BONANZA
LAS VEGAS, NV

EASTERN + BONANZA (S/W)
NEWMARKET LAND COMPANY, LLC
LAS VEGAS, NV
IMPROVEMENT PLANS
COVER SHEET

DRAWN	NK2
USER	PAULF
CHECKED	JO
TIME PLOTTED	07:45:39
DATE PLOTTED	07-07-16
ORIGINAL	
ISSUE DATE	07-18-16
PERMIT SET	
ISSUE DATE	TBD
CONSTRUCTION SET	
ISSUE DATE	TBD
EN JOB NO.	05-535

C-10
1 OF 6 SHEETS