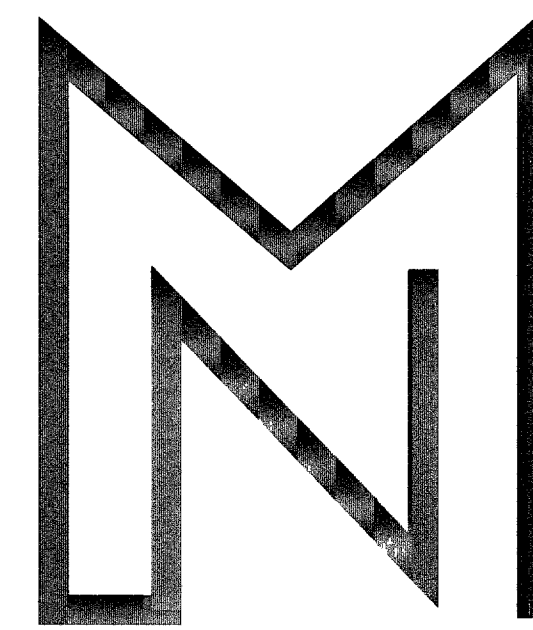


IMPROVEMENT PLANS

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: JOHNATHAN SPEARS
SAGE DESIGN STUDIOS, INC.
1908 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) 866-8604

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 GARY LANGR (702) 229-6541	WATER - LAS VEGAS VALLEY WATER DISTRICT 1001 S. VALLEY VIEW BLVD LAS VEGAS, NV 89153 GARY LANGR (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 OF 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.

BASIS 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.&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, 11V01 265ES
RIVET & PLATE IN TOP OF CURB @ NW CORNER OF BONANZA AND EASTERN
ELEVATION:
FEET = 1836.00 (NAVD88)
METERS = 683.680 (NAVD 88)

Call before you dig

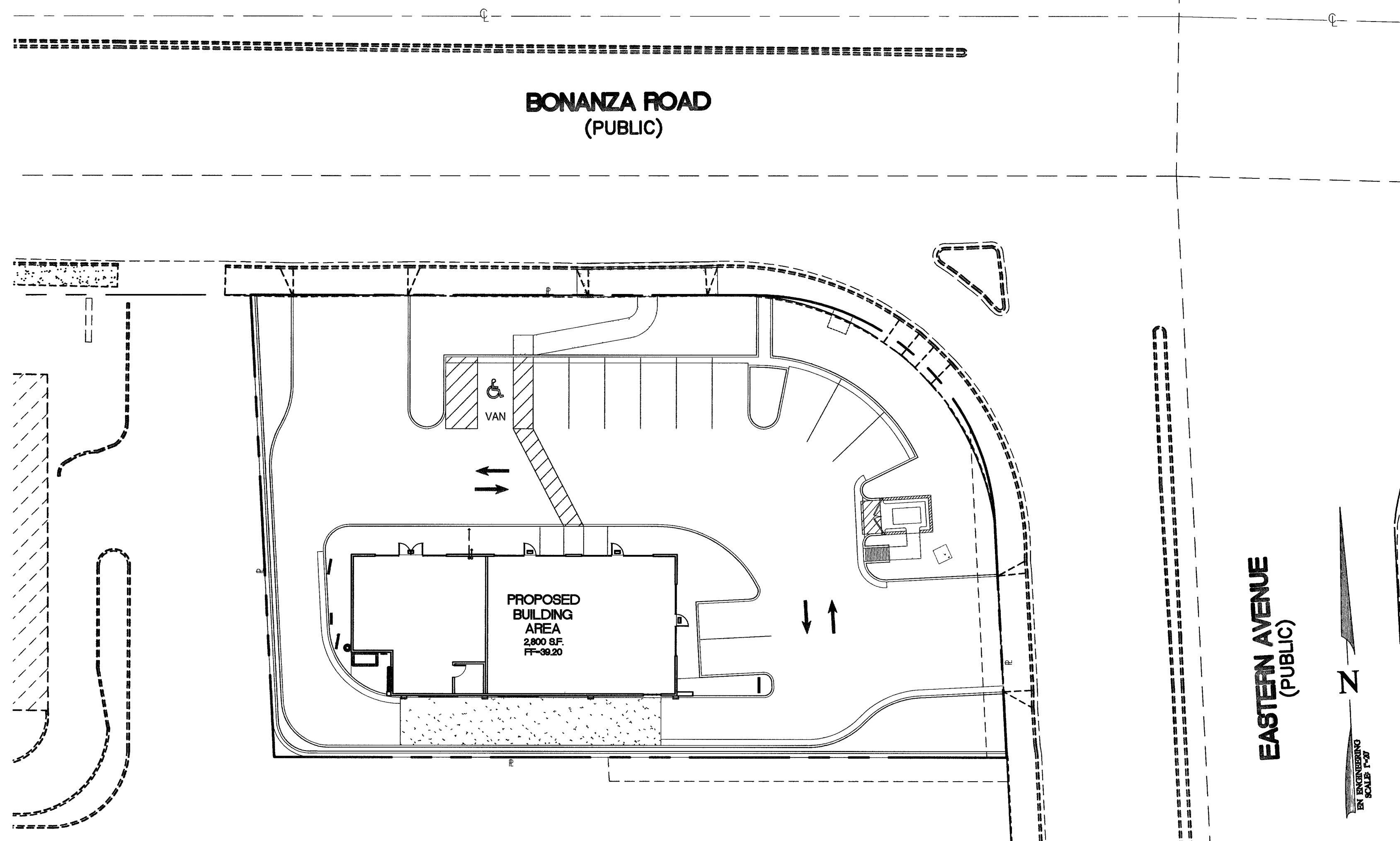
1-702-455-7881
CLARK COUNTY TRAFFIC OPERATIONS
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

Call before you dig

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

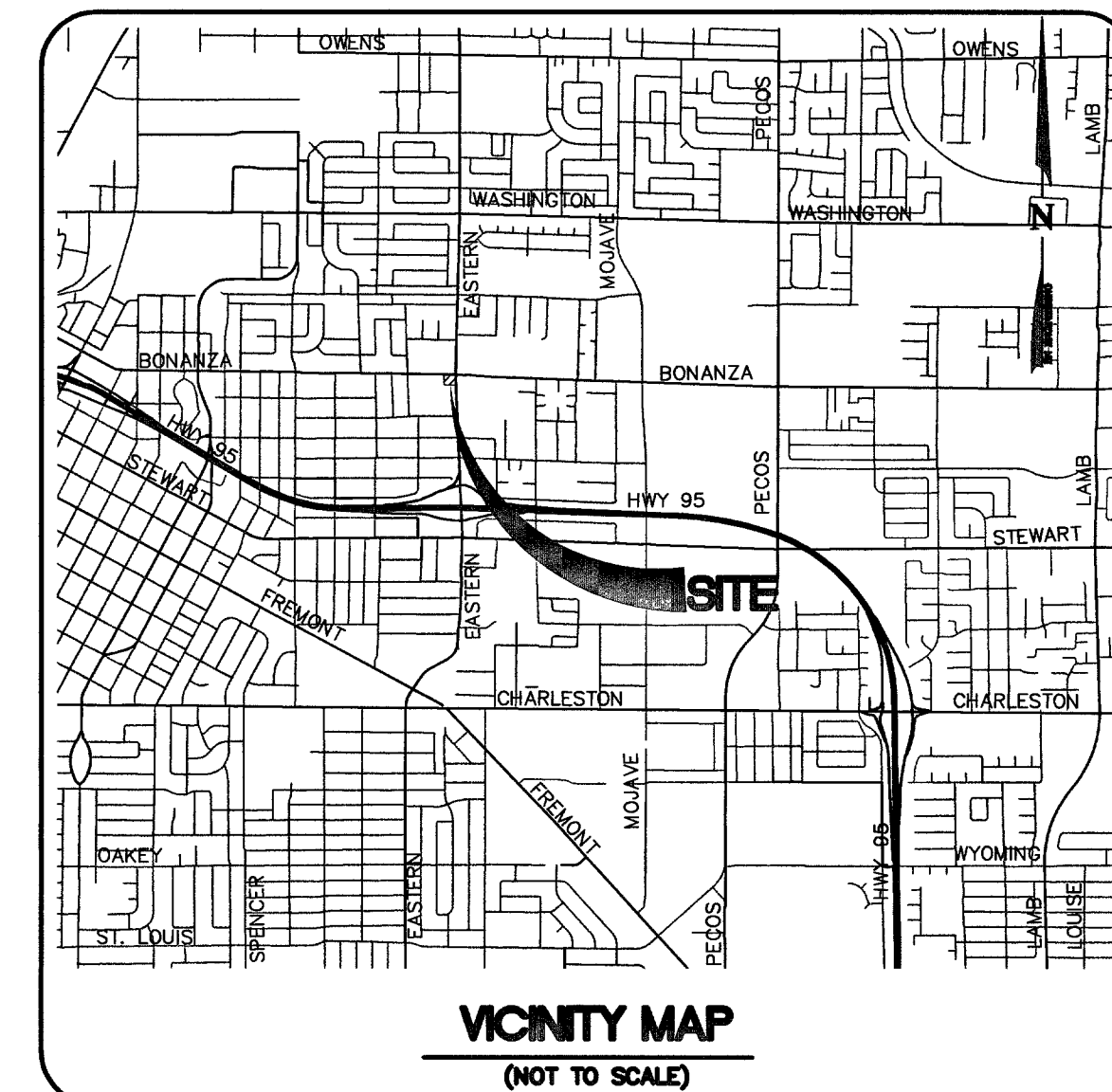
Call before you dig

1-800-227-2800
UNDERGROUND SERVICE ALERT (USA)



EASTERN AVE AND BONANZA RD.

APN# 139-35-501-002



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

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

Ken Hild 8-08-06
LVWD SHS: C-10, C-20, C-81 DATE
ESN 022 PROJECT # 112515 REVISED 06/01/04

APPROVALS

Jorge Cervantes 11/13/06
JORGE CERVANTES, PE # 13977 P.T.O.E. DATE
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 8/2/06
M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT DATE

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

John Miller 7/13/06
CITY FIRE MARSHAL DATE

APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVWD.

Robert J. Magan 10/21/06
LAS VEGAS VALLEY WATER DISTRICT DATE

(SHEETS C-1.0, C-2.0 & C-8.1) PROJ. #112515

David M. H. 7/10/06
SOUTHWEST GAS CORPORATION DATE

John H. 7-11-06
EMBARC DATE

John H. 7-11-06
COX COMMUNICATIONS LAS VEGAS, INC. DATE

Wendy Beteman 7/10/06
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 SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

REVISIONS	DATE	BY

Planning/ Civil Engineering/ Surveying

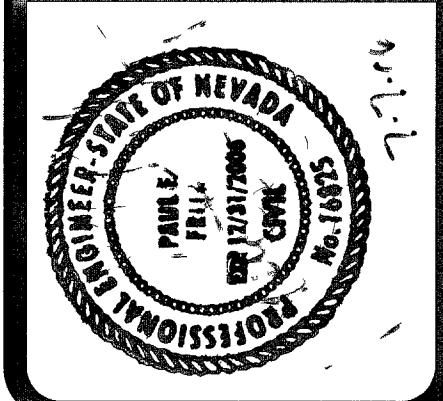
1620 MAIN STREET, SUITE 600, RIVIERA, CA 92394
TEL (949) 498-0777 FAX (949) 498-0778

346 E WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 89109
TEL (702) 886-8004 FAX (702) 886-8005

NEW MARKET ENGINEERING

PUBLIC WORKS PLAN CHECK

P:\PROD\05-535 NewMarket Eastern-Bonanza\Drawings\Design\City\05-535001 Cover Sheet.dwg



NEW MARKET ENGINEERING
NEWMARKET LAND COMPANY

EASTERN + BONANZA
LAS VEGAS, NV

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

IMPROVEMENT PLANS
COVER SHEET

DRAWN	NKZ
USER	PAULF
CHECKED	JO
TIME PLOTTED:	07:45:39
DATE PLOTTED:	07-07-06
ORIGINAL ISSUE DATE:	01-18-06
PERMIT SET ISSUE DATE:	TBD
CONSTRUCTION SET ISSUE DATE:	TBD
EN JOB No.	05-535
SHEET	C-10
1 OF 6 SHEETS	