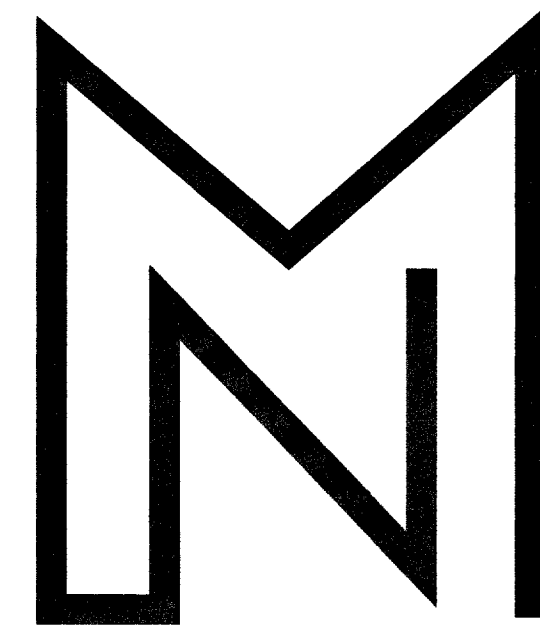


IMPROVEMENT PLANS

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.
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 SOLS 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
AVA CLARK
(702) 229-8913

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 LANGRISH
(702) 229-6541

WATER - LAS VEGAS VALLEY WATER DISTRICT
1001 S. VALLEY VIEW BLVD
LAS VEGAS, NV 89153
(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, TLV01 265ES
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

1-702-452-7201

CLARK COUNTY TRAFFIC OPERATIONS

1-702-229-6611

LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

AVOID CUTTING OVERHEAD UTILITY LINES. IT'S COSTLY.

CALL BEFORE YOU OVERHEAD

1-702-593-6111

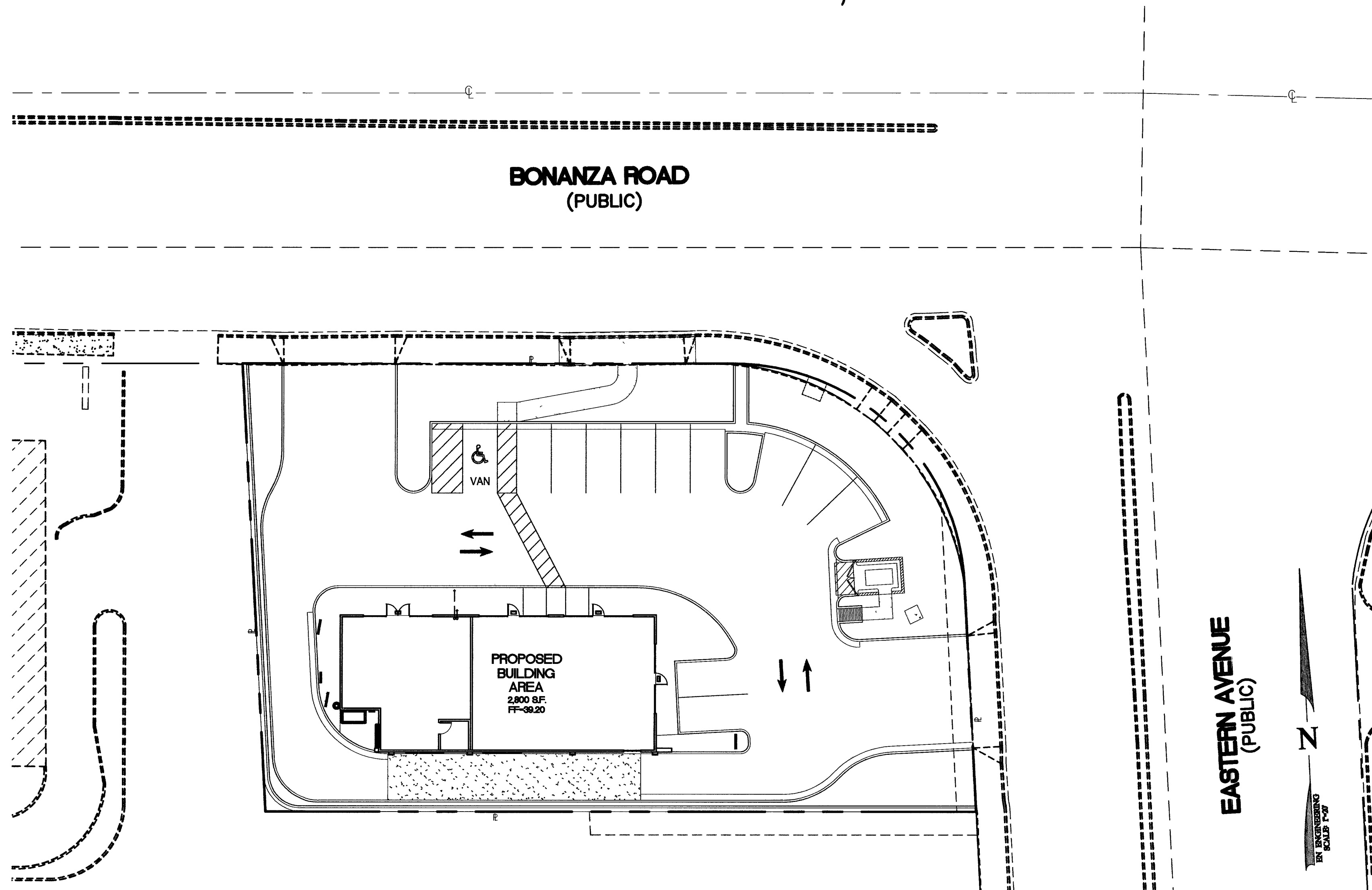
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.

CALL BEFORE YOU DIG

1-800-227-2800

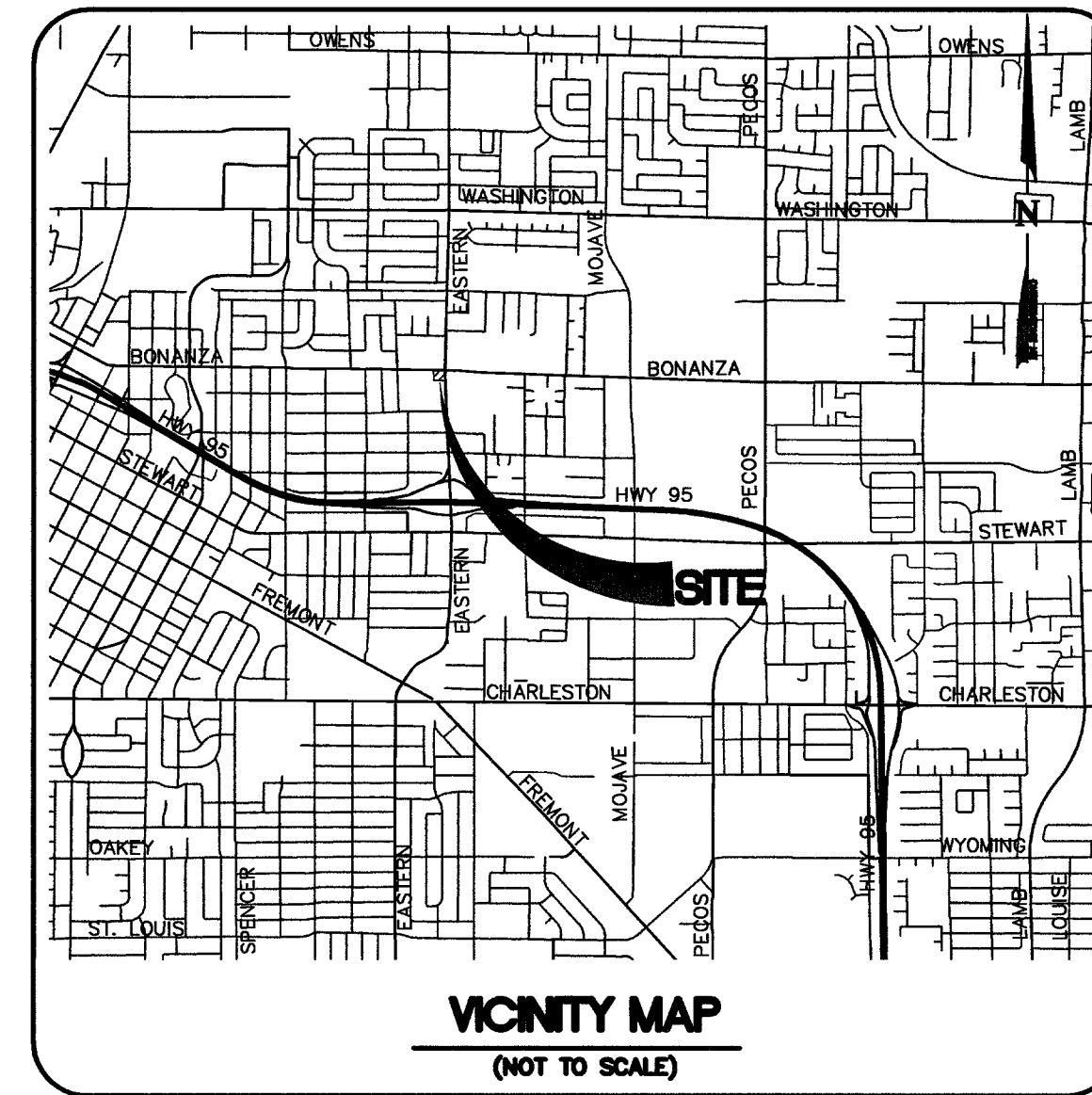
UNDERGROUND SERVICE ALERT (USA)



EASTERN AVE AND BONANZA RD.

APN# 139-35-501-002

*The Nevada Embargo approval does not assure 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.



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.

LIVVID SHS: C-10, C-20, C-81
ESN 052
PROJECT # 12515

8-08-06
DATE
REVISED 06/01/04

APPROVALS

Jorge Cervantes, PE # 13977 P.T.O.E.
CITY ENGINEER
DATE 11/13/06

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
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT
DATE 7/13/06

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

LAS VEGAS VALLEY WATER DISTRICT
(SHEETS C-1.0, C-2.0 & C-8.1) PROJ. #112515
DATE 7/10/06

SOUTHWEST GAS CORPORATION
DATE 7/10/06

EMBARQ
DATE 7-11-06

COX COMMUNICATIONS LAS VEGAS, INC.
DATE 7/10/06

NEVADA POWER COMPANY
DATE 7/10/06

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.

CLV DRAWING # 107V4724

REVISIONS	NO.	DATE	BY	DESCRIPTION

Planning/Civil Engineering/Surveying

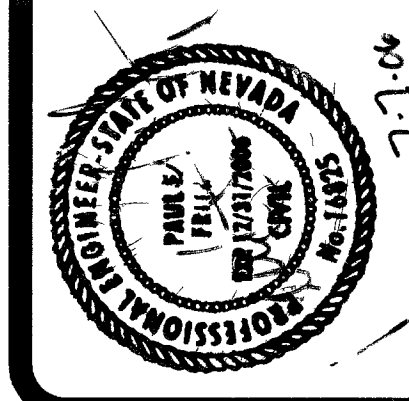
1000 MAIN STREET, SUITE 600, RENO, CA 95004
TEL (949) 498-0777 FAX (949) 498-0779

546 E WARM SPRINGS ROAD, SUITE 100, LAS VEGAS, NV 890
TEL (702) 888-9004 FAX (702) 888-9005

NEW MARKET ENGINEERING

PUBLIC WORKS PLAN CHECK

P:\Projects\107V4724\107V4724.dwg



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	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