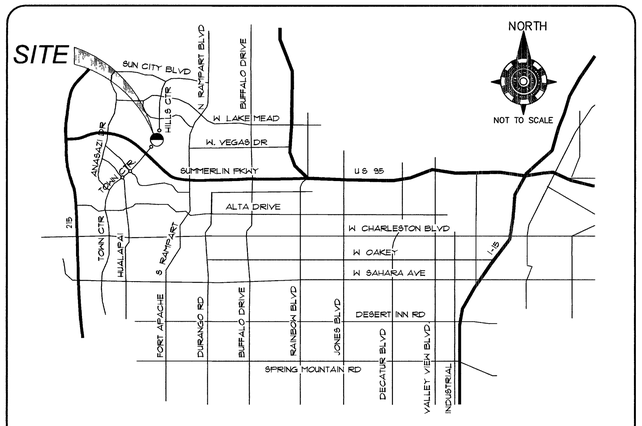
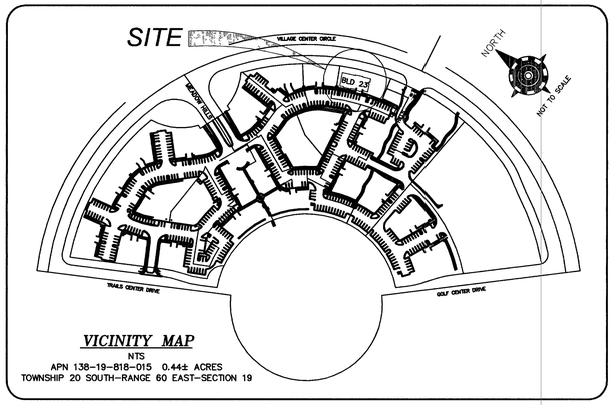
IMPROVEMENT PLANS
for
Dickerson Office Building
Lot 23 - Hills Center Business Park II
City of Las Vegas, State of Nevada



VICINITY MAP
NTS
APN 138-19-818-015 0.44± ACRES
TOWNSHIP 20 SOUTH-RANGE 60 EAST-SECTION 19



VICINITY MAP
NTS
APN 138-19-818-015 0.44± ACRES
TOWNSHIP 20 SOUTH-RANGE 60 EAST-SECTION 19

APPROVAL SIGNATURES

3/29/06
JORGE CERVANTES, P.E. # 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 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.

3,13,06
CITY OF LAS VEGAS FIRE DEPARTMENT DATE

FOR 3/15/06
M. MARGO WHEELER, AICP DATE
DIRECTOR OF PLANNING AND DEVELOPMENT

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

3-15-06
SUMMERLIN NON-RESIDENTIAL DESIGN REVIEW COMMITTEE DATE

THIS SIGNATURE IS LIMITED TO APPROVAL OF THESE DOCUMENTS FOR CONFORMANCE TO THE DESIGN INTENT OF THE APPLICABLE SUMMERLIN DESIGN CRITERIA. NEITHER SUMMERLIN NOR THE SUMMERLIN NON-RESIDENTIAL DESIGN REVIEW COMMITTEE ASSUMES RESPONSIBILITY FOR PLAN CONFORMANCE WITH APPLICABLE LAWS, ORDINANCES AND CODES.

LAS VEGAS VALLEY WATER DISTRICT DATE
PROJECT #112145 SHEETS C1 & C4

N.A.
SOUTHWEST GAS CORPORATION DATE

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

N.A.
SPRINT TELEPHONE COMPANY DATE

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.

N.A.
COX COMMUNICATIONS, LAS VEGAS INC. DATE

PROJECT NAME DICKERSON 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

LVVWD SHTS C1 AND C4 3/9/06
ESN 052 DATE
PROJECT # 112145 REVISED 06/01/04

DESCRIPTION	BY	DATE	AGENCY APRV	DATE

PROJ NO 05152
DESIGN RAS

PROFESSIONAL ENGINEER STATE OF NEVADA JASON C. LAMBERT No. 17476 Exp: 12/31/09 CIVIL
DATE 3/9/06

AZTEC
3320 N. Buffalo Drive
Suite 106 NV 89129-7410
Las Vegas, NV 89128
Fax: 702-396-3758
Web: aztec.us

DICKERSON OFFICE BUILDING
LOT 23 - HILLS CENTER BUSINESS PARK II
COVER SHEET

SHEET
C1
1 of 4 Sheets
107V3407-2-23

ASSESSOR'S PARCEL NUMBER
APN 138-19-818-015

LEGAL DESCRIPTION
TOWNSHIP 20 SOUTH, RANGE 60 EAST, SECTION 19

OWNER
DENISE GENTILE & ROBERT DICKERSON
9705 AMBER PEAK CT.
LAS VEGAS, NEVADA 89144
PHONE: (702) 388-8600

FEMA FLOOD ZONE
THIS SITE IS LOCATED IN ZONE X PER FEMA MAP NUMBER 32003C2135E, REVISED SEPTEMBER 27, 2002 (REVISED TO REFLECT LOMR DATED DECEMBER 31, 2003). ZONE X IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

89703

BASIS OF BEARING
SOUTH 31°21'20" EAST, BEING THE CENTER LINE OF TRAILS CENTER DRIVE PER FILE 115, PG 62 OF SURVEYS IN THE SE ¼ OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

PROJECT BENCHMARK
CITY OF LAS VEGAS BENCHMARK NO. 0LV00 19S4
SUMMERLIN DATUM = 2726.11 FEET (USED FOR WORK SHOWN HEREON)

ELEVATION: 2728.38 FEET NAVD88
831.612 METERS NAVD88

RIVET & PLATE IN TOP OF CURB AT TOWN CENTER & VILLAGE CENTER ON WEST EDGE OF ROUNDABOUT.

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.

THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION, DEPTH, AND ELEVATION OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES, LINES, AND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREIN. AZTEC ENGINEERING 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 AZTEC ENGINEERING.

CALL BEFORE YOU DIG: 1-800-227-2600
CALL BEFORE YOU CRANE: 1-702-227-2929

DRAINAGE COMPLIANCE
DRAINAGE COMPLIANCE REPORT WILL BE SIGNED BY ENGINEER ONLY AFTER CONTRACTOR HAS VERIFIED THAT THE SITE DRAINS ACCORDING TO PLAN. IF THE ENGINEER IS NOT SATISFIED WITH THE GRADING, THE CONTRACTOR WILL REGRADE TO THE ENGINEERS SATISFACTION.

HANDICAP ACCESS NOTE
MAXIMUM GRADE FOR ALL HANDICAP ACCESSIBLITY ROUTES SHALL NOT EXCEED 5% LONGITUDINAL AND 2% TRANSVERSE.

SHEET INDEX

C1 COVER SHEET
C2 GENERAL NOTES
C3 GRADING PLAN
C4 UTILITY PLAN

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

Avoid hitting overhead power lines. It's costly.
CALL BEFORE YOU CRANE
1-702-227-2929