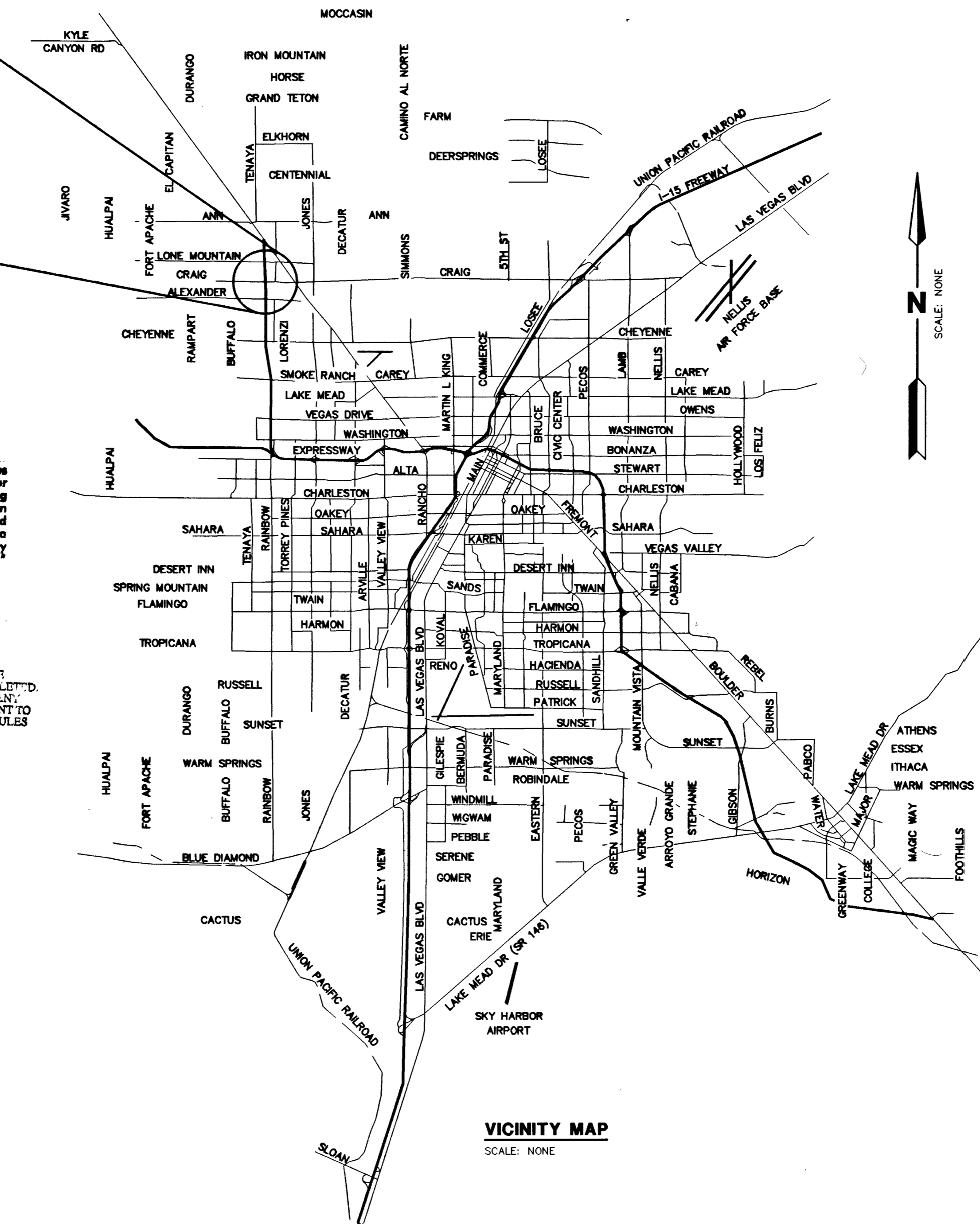
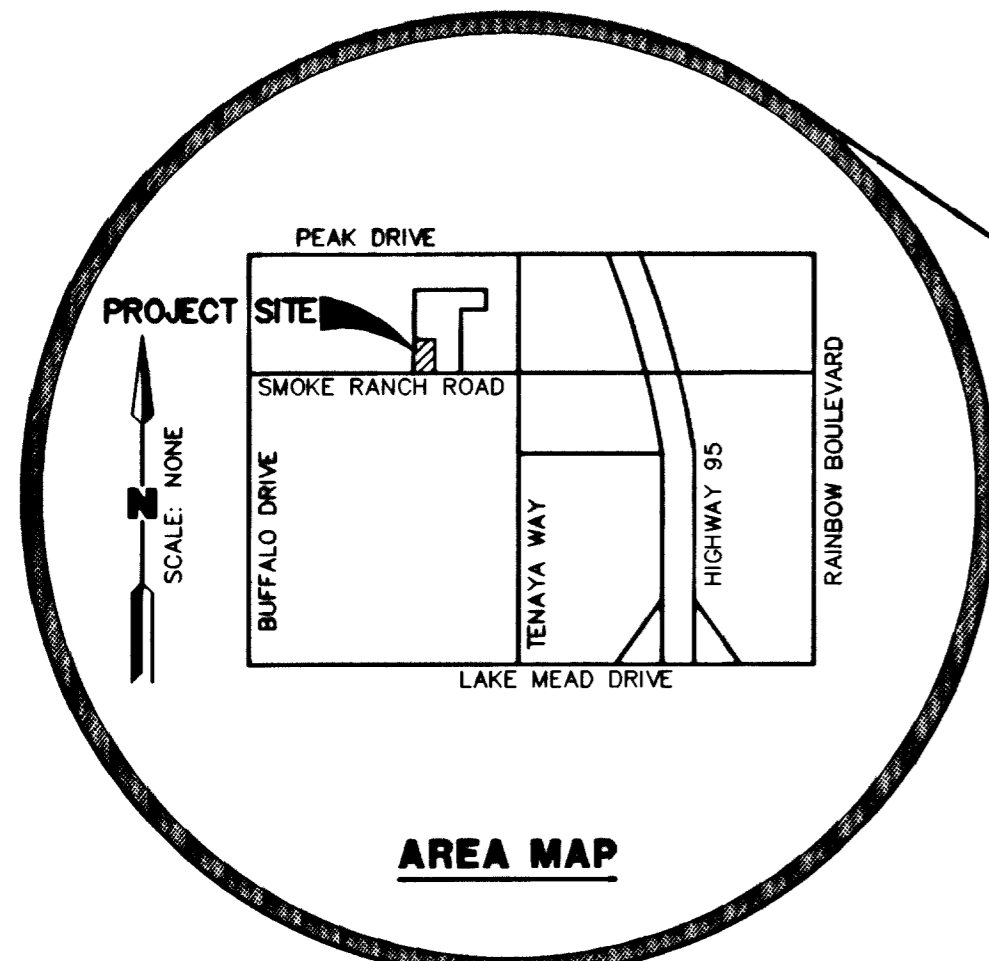


IMPROVEMENT PLANS FOR GATEWAY COMMERCIAL BUILDING BY GATEWAY OFFICE, LLC

**CITY OF LAS VEGAS
CLARK COUNTY
STATE OF NEVADA
A.P.N. 138-15-410-008 (7.86 ACRES GROSS)**



APPROVALS	
LAS VEGAS VALLEY WATER DISTRICT	DATE
<i>Las Houston Nasrin Houston</i>	11/25/02
SOUTHWEST GAS CORPORATION	DATE
<i>Debra L. Williams</i>	11/26/02
SPRINT	DATE
<i>Quanta Osorio</i>	11/25/02
NEVADA POWER COMPANY - LAS VEGAS DISTRICT	DATE
<i>Juanita Osorio</i>	11/25/02
CITY OF LAS VEGAS FIRE MARSHAL	DATE
<i>M. M. Wheeler</i>	11/01/02
M. M. WHEELER, AICP, CURRENT PLANNING MANAGER	DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT	
APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR 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". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.	
<i>Charles K. Kowski</i>	12-4-02
CHARLES K. KOWSKI, PE # 4784	DATE
CITY ENGINEER	

"The official 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."

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL FEEDS 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.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 E. M.D.B. & M., A PORTION OF LOT 1 IN BLOCK 3, A RESUBDIVISION OF THE LAS VEGAS TECHNOLOGY CENTER AS SHOWN BY MAP THEREOF ON FILE IN BOOK 47 OF PLATS, PAGE 35.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK NO. 0LV001554 RIVET & PLATE IN TOP OF CURB, NE RETURN OF SMOKE RANCH ROAD AND TENAYA WAY.
ELEVATION = 721.3739 METERS (2366.71 U.S. SURVEY FEET) NAVD88 DATUM
- METERS X (1.200) = U.S. SURVEY FEET
1. THE ELEVATIONS SHOWN HEREON ARE BASED ON FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE N 89°40'38" W, BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 20 S, RANGE 60 E, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN UPON THE PLAT OF THE LAS VEGAS TECHNOLOGY CENTER, BOOK 38, PAGE 91, CLARK COUNTY, NEVADA RECORDS.

INDEX OF SHEETS

- 1 SHEET C1 COVER SHEET
- 2 SHEET C2 GENERAL NOTES
- 3 SHEET H1 HORIZONTAL CONTROL & UTILITY PLAN
- 4 SHEET G1 GRADING PLAN
- 5 SHEET D1 DETAIL SHEET

Call before you Dig.

1-800-227-2600

UNDERGROUND SERVICE ALERT (USA)

Call before you OVERHEAD

1-702-593-6111

NEVADA POWER COMPANY AND SAFETY SERVICES DEPARTMENT

* SEE "TRAFFIC AND ELECTRICAL NOTES" SHEET C-1, ITEM 10 "CLARK COUNTY IS NOT A MEMBER OF CALL BEFORE YOU! DIG."

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER. CALL BEFORE YOU DIG: 1-800-227-2600.

<p>GATEWAY OFFICE, LLC 4659 DREAM CATCHER AVENUE LV, NV 89129 (702) 461-7557</p>	<p>WRIGHT CIVIL ENGINEERS, INC 7310 SMOKE RANCH ROAD, SUITE P LAS VEGAS, NEVADA 89128 TEL (702) 233-6400 FAX (702) 233-1164</p>	<p>REV. DATE BY</p>	<p>REVISION</p>
		<p>COVER SHEET</p>	
<p>GATEWAY COMMERCIAL BUILDING</p>		<p>SHEET TITLE</p>	
<p>DRAWN BY: CUB</p>	<p>DESIGNED BY: JSM</p>	<p>CHECKED BY: SEC</p>	<p>PROJECT NO: CN2215501</p>
<p>DATE: 04/02/02</p>	<p>DATE: 04/02/02</p>	<p>DATE: 04/02/02</p>	<p>SCALE: 1"=20'</p>
		<p>DATE: 11/02</p>	
<p>SHEET C1</p>		<p>1 OF 5 SHEETS</p>	
<p>DRAWING NO.</p>		<p>107-V3648</p>	