

IMPROVEMENT PLANS

FOR

FAMILY DOLLAR STORE

AT LAKE MEAD/BOOKBINDER

BY

GREEN, HERRINGTON & HOWELL, LLC

CLARK COUNTY
STATE OF NEVADA
APN 138-23-201-003

APPROVALS

M. Margo Wheeler
M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER
11/17/03
DATE

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

Nan D'Allo
LVWD SIGNATURE (SHEET 1, 2, 5)
5/18/04
DATE

Bryan F. Thatcher
SOUTHWEST GAS
Bryan F. Thatcher
11-6-03
DATE

S. C. Turner
SPRINT TELEPHONE - NEVADA
S.C. TURNER
11-03-03
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.

Marin L. Tapia
COX COMMUNICATIONS
LV, INC.
Marin L. Tapia
11/06/03
DATE

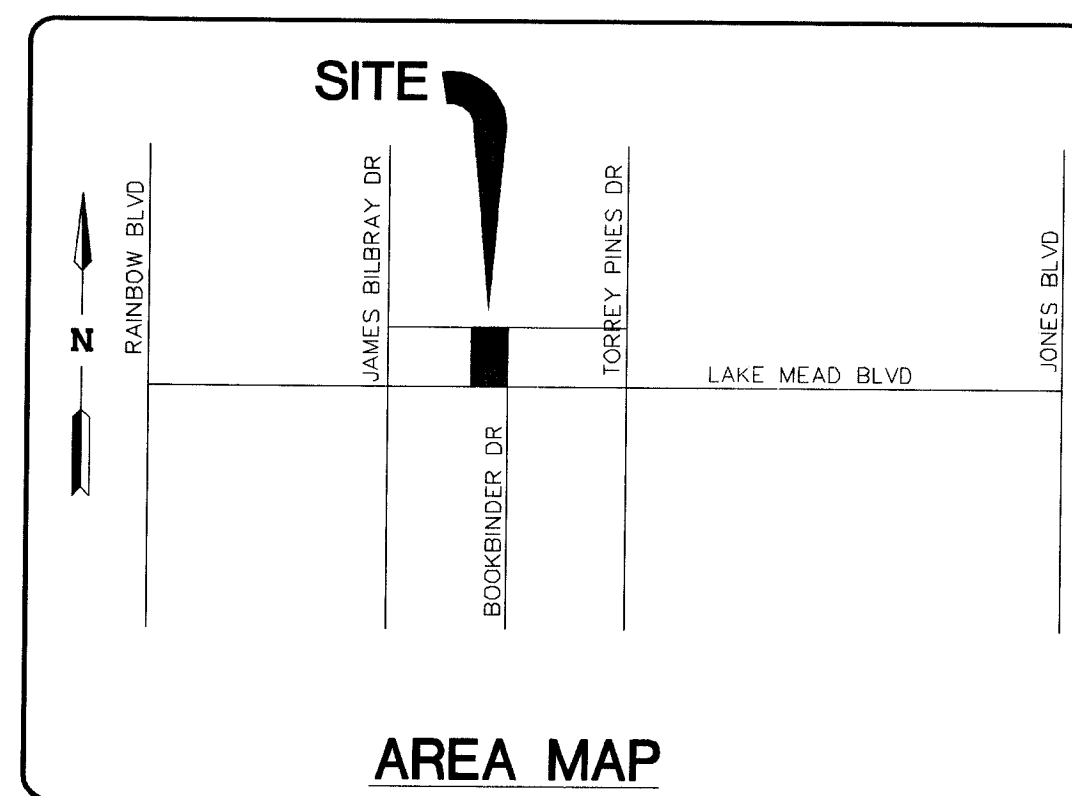
Janita Oddie
NEVADA POWER COMPANY
JANITA ODDIE
11-3-03
DATE

NEVADA POWER COMPANY ACKNOWLEDGE 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.

Charles Kajokowski, Jr.
CITY OF LAS VEGAS FIRE DEPARTMENT
11/19/03
DATE

Charles Kajokowski, Jr.
CHARLES KAJOKOWSKI, JR. PE #4784
CITY ENGINEER
11/20/2003
DATE

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THESE APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM THE ADOPTED STANDARDS AND/OR SPECIFICATION EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATION FROM THE STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN THE DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATION, CLARK COUNTY AREA, NEVADA.



SHEET INDEX

- 1 SHEET C1 -- COVER SHEET AND VICINITY MAP
- 2 SHEET GN -- GENERAL / UTILITY NOTES
- 3 SHEET G1 -- GRADING PLAN 1
- 4 SHEET D1 -- DETAIL PLAN 1
- 5 SHEET U1 -- UTILITY AND TRAFFIC PLAN 1
- 6 SHEET H1 -- HORIZONTAL CONTROL PLAN 1

BENCHMARK

THE BENCHMARK USED FOR THE TOPOGRAPHY ON THIS PROJECT WAS A RIVET AND ALUMINUM PLATE IN TOP OF CURB, SOUTHWEST CORNER OF TORREY PINES DR. AND LAKE MEAD BLVD. NEAR THE PC OF TORREY PINES DR. ELEVATION = 702.485 METERS (2304.74 FEET) #7C00 2304

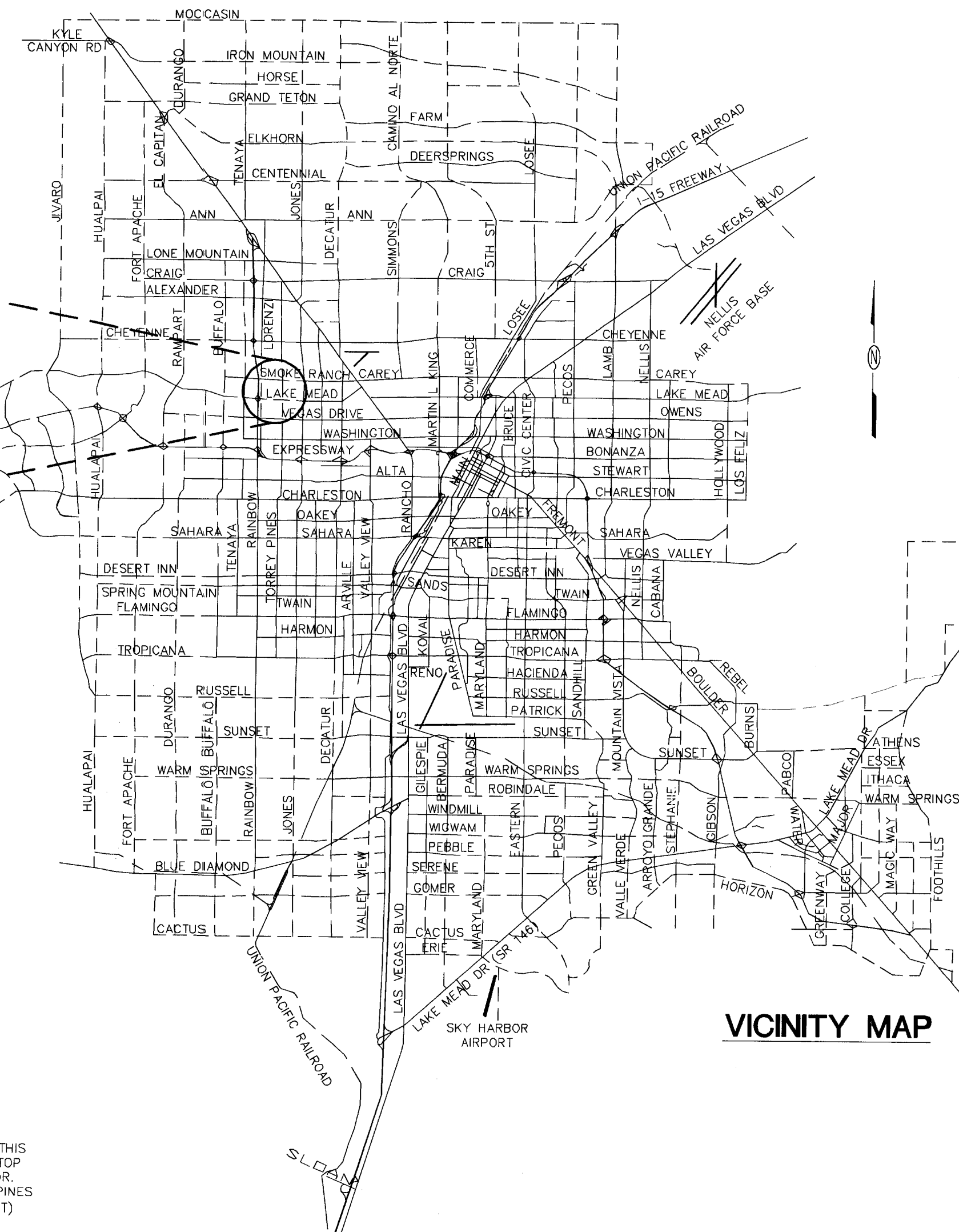
BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS N 89°13'45" W BETWEEN THE W 1/16 C-C SECTION 23 AND THE C 1/4 CORNER SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE AS BOOK 1310, FILE 36, PAGE 71.

LEGAL DESCRIPTION

BEING THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE SOUTH 50.00 FEET AS CONVEYED TO THE CITY OF LAS VEGAS BY THAT CERTAIN DEED RECORDED AUGUST 16, 1989 IN BOOK 890816 AS DOCUMENT NO. 00030 OF OFFICIAL RECORDS.



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.

NOTICE!

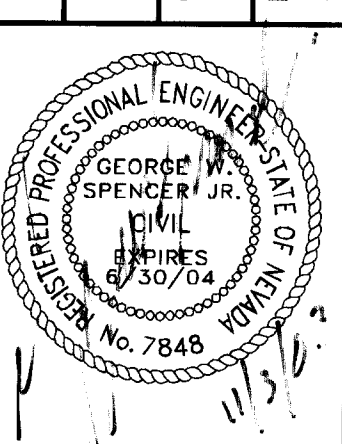
EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU DIG
1-800-227-2600
UNDERGROUND SERVICE (USA)

GREEN, HERRINGTON, & HOWELL, LLC
1600 ARKANSAS BLVD., STE #100
TEXARKANA, AR 71854
(870) 772-5457

COVER SHEET AND VICINITY MAP

DRAWN BY: M.P.
DESIGNED BY: M.P.
CHECKED BY: M.P.
PROJECT NO: 3257-01
SCALE: NO SCALE



SHEET C1
1 OF 6 SHEETS
DRAWING NO. 107A 3868

ALPHA & ENGINEERING COMPANY
50 So. Jones #202, Las Vegas, NV, 89107
Telephone: (702) 877-1300