

IMPROVEMENT PLANS

FOR

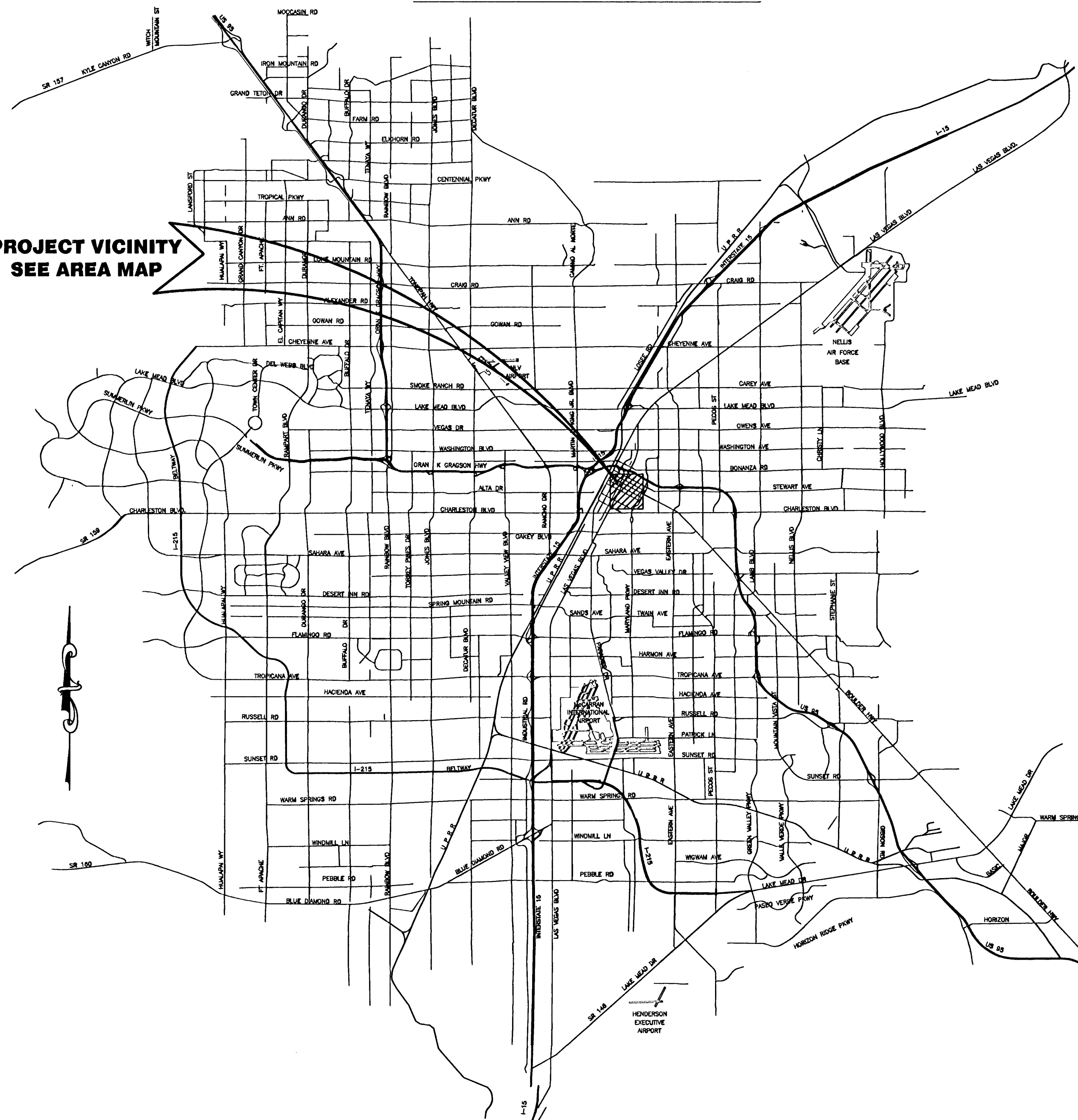
FREMONT & 7TH ST. CONTAINER PARK

SE CORNER FREMONT STREET AND 7TH STREET

APN 139-34-612-005

1.29 ACRES

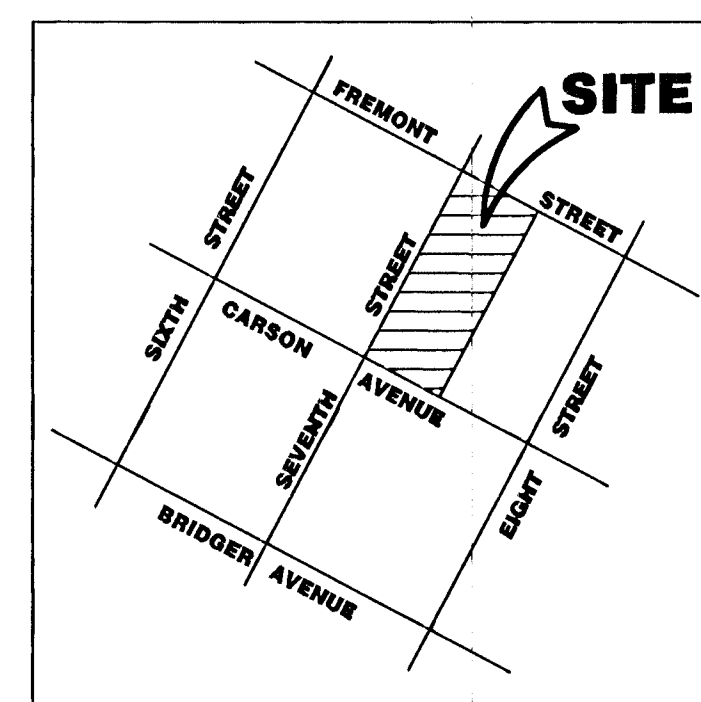
VICINITY MAP
LAS VEGAS METROPOLITAN AREA



PROJECT VICINITY
SEE AREA MAP

DEVELOPER
SHIPPING CONTAINERS, LLC
c/o BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
PH: (702) 798-3977 FAX: (702) 798-3908
CONTACT: TODD McBRAYER

OWNER
707 FREMONT, LLC
c/o BRESLIN BUILDERS
5525 POLARIS AVENUE, SUITE B
LAS VEGAS, NEVADA 89118
PH: (702) 798-3977 FAX: (702) 798-3908
CONTACT: TODD McBRAYER



AREA MAP
N.T.S.

BENCHMARK
CITY OF LAS VEGAS BENCHMARKS - 2008 ADJUSTMENT
ID 8LV01 34N8
RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST
CORNER OF LAS VEGAS BOULEVARD AND FREMONT STREET.
2007.31 FEET
611.829 METERS
(NAVD 88)

BASIS OF BEARING
SOUTH 62°04'40" EAST BEING THE CENTERLINE OF FREMONT
STREET BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF
FREMONT STREET AND SEVENTH STREET, AND FREMONT STREET
AND EIGHTH STREET AS SHOWN ON SURVEY FILE 87, AT PAGE
79 IN THE OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M. CLARK COUNTY, NEVADA.
APN 139-34-612-005

INDEX OF DRAWINGS

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5	G1	GRADING PLAN
6	C6	SECTIONS & DETAILS
7	C7	HORIZONTAL CONTROL & TRAFFIC PLAN
8	C8	SOUTHWEST GAS DESIGN
9	L1.00	LANDSCAPE PLAN - TREES
10	L1.01	LANDSCAPE PLAN - PLANTS

APPROVALS

David Bowers 2/7/13
DAVID BOWERS, PE, PTOE #16738
CITY ENGINEER
DATE

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS 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". 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.

Doug Rankin 2.5.13
DOUG RANKIN, AICP, PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.
DATE

Southwest Gas Corp. 1.31.13
SOUTHWEST GAS CORP.
DATE

Las Vegas Valley Water District
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 121276 DATE: 1-28-13
(SHEETS : C1, C2, C3, & C4)

Las Vegas Fire Department 1/28/13
LAS VEGAS FIRE DEPARTMENT
DATE

CoX Communications 1/30/13
COX COMMUNICATIONS, LAS VEGAS INC.
DATE

CenturyLink 1-29-13
CENTURYLINK
DATE

"THE AFFIXED CENTURYLINK 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"

NV Energy 1/29/13
NV ENERGY
DATE

NV ENERGY 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.

DISCLAIMER NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS 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 LOCATIONS.
CALL BEFORE YOU DIG: 1 (800) 227-2600

DATE: 2/7/13	REVISIONS:	NO. 1	DATE
1	REVISE PUBLIC QUANTITIES	C2	2/7/13
2	UTILITY REVISIONS TO ACCOMMODATE SITE PLAN CHANGES: ADD 2" UTILITY	C3 & C4	
3	CONDUITS TO MAIN	C5	
4	REVISIONS TO MAIN	C5	
5	REVISIONS TO MAIN	C5	
6	REVISIONS TO MAIN	C5	
7	REVISIONS TO MAIN	C5	
8	REVISIONS TO MAIN	C5	
9	REVISIONS TO MAIN	C5	
10	REVISIONS TO MAIN	C5	

DOWNTOWN PROJECT
801 LAS VEGAS BLVD., SUITE 150, LAS VEGAS, NV 89101
PHONE: (702) 835-7000 FAX: (702) 835-7001

PREPARED BY: *JFR Associates Ltd.*
JFR ASSOCIATES LTD., LAND SURVEYORS & ENGINEERS
4880 W. UNIVERSITY BLVD. B-2 LAS VEGAS, NEVADA 89103
PHONE: (702) 876-2341 FAX: (702) 876-8395

COVER SHEET
PROJECT: FREMONT & 7TH CONTAINER PARK
SE CORNER FREMONT ST. AND 7TH ST.
CITY OF LAS VEGAS, NEVADA

DRAWN BY: []
DESIGNED BY: []
CHECKED BY: []
PROJECT NO.: 234-12-020
SCALE: AS SHOWN
VERT. N/A

REGISTERED PROFESSIONAL ENGINEER
REESE JARRELL
Exp: 06/30/2013
CIVIL
No. 7871
1-23-13

SHEET 1 OF 10 SHEETS
CLV DWG # 10715919
CLV PROJECT # 47453

811
AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you DIG.
1-800-227-2600
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT.
Call before you OVERHEAD
1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEMS. CONSULT ITS COSTLY.
Call before you UNDERGROUND
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS AND
1-702-432-6300
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM