

IMPROVEMENT PLANS

FOR

JDV VALLEY VIEW, LLC

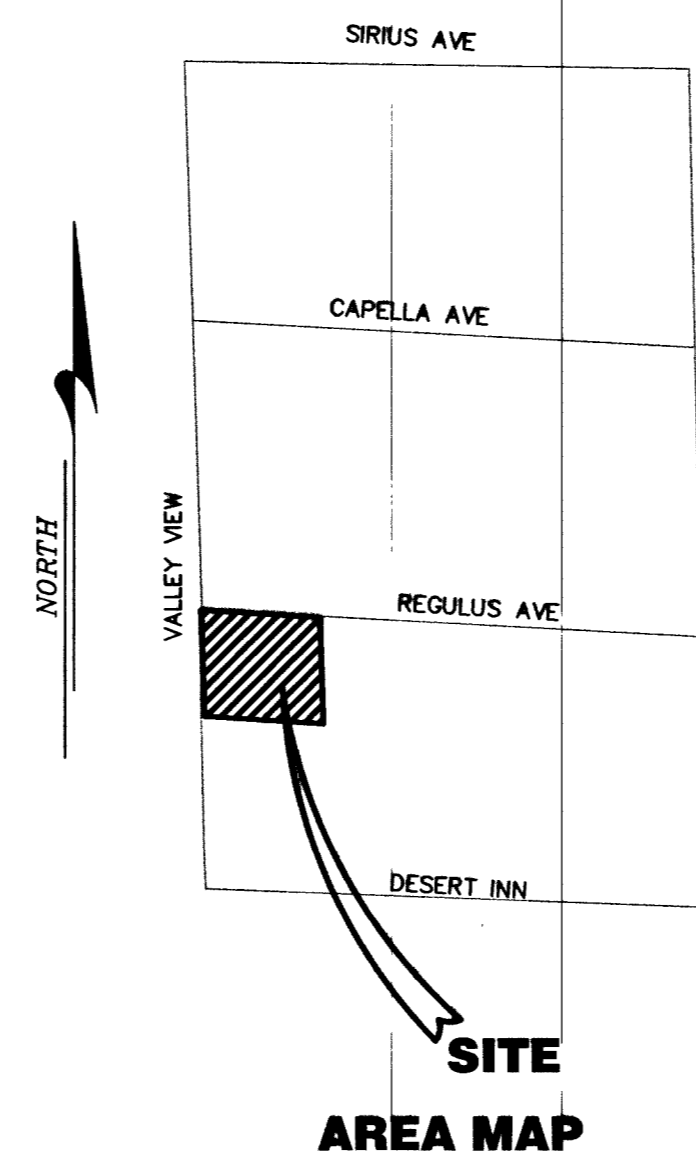
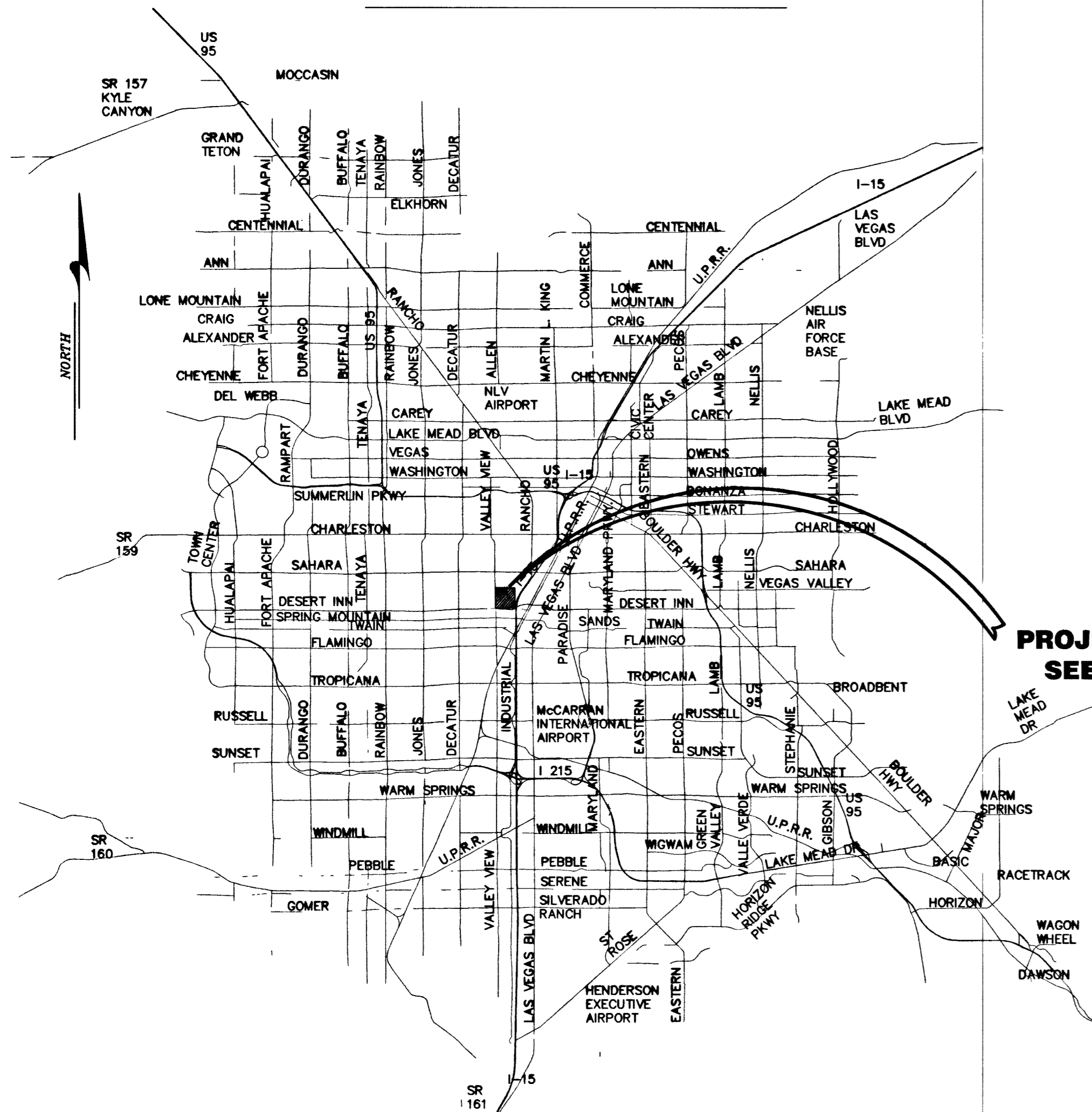
VALLEY VIEW BLVD./REGULUS AVE.

APN: 162-08-410-019,020

OWNER
 JDV VALLEY VIEW LLC
 5980 S. PROCYON AVE.
 LAS VEGAS, NEVADA 89118
 CONTACT: STAN JOHNSON

DEVELOPER
 JDV VALLEY VIEW LLC
 5980 S. PROCYON AVE.
 LAS VEGAS, NEVADA 89118
 CONTACT: STAN JOHNSON

VICINITY MAP
 CITY OF LAS VEGAS, NEVADA



PROJECT VICINITY
 SEE AREA MAP

LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK TEN (10) OF STARLIGHT PARK SUBDIVISION, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
 EXCEPTING FROM LOT TWELVE (12) THE WEST TEN (10.00) FEET AS CONVEYED TO CLARK COUNTY FOR ROAD PURPOSES BY DEED RECORDED MAY 21, 1964 IN BOOK 539 AS DOCUMENT NO. 434384, OFFICIAL RECORDS.
 FURTHER EXCEPTING FROM LOT TWELVE (12) THAT CERTAIN SPANDREL AREA IN THE NORTHWEST CORNER THEREOF AS DESCRIBED IN DEEDS TO THE CITY OF LAS VEGAS, RECORDED DECEMBER 13, 1973 IN BOOK 387 AS DOCUMENT NO. 346622 AND NO. 346623, OFFICIAL RECORDS.

BENCHMARK

CLV BM *0L11 85WS
 RIVET AND PLAT AT THE NORTH EAST CORNER OF DESERT INN RD. AND VALLEY VIEW BLVD.
 ELEV=2150.20 FEET (655.3828 METERS) (NAVD88)
 AS OF DECEMBER 02, 2002

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS N01°49'39"W BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., PER BOOK 3 PAGE 88 OF PLATS.

INDEX OF DRAWINGS

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	NOTES SHEET
3	C3	UTILITY PLAN
4	G1	GRADING PLAN
5	S1	REGULUS AVE STREET PLAN AND PROFILE
6	C6	DETAIL/SECTIONS SHEET
7	C7	HORIZONTAL CONTROL PLAN

APPROVALS

Charles Kajakowski Jr. 7/9/2003
 CHARLES KAJKOWSKI JR. PE# 4784 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.

M. Margo Wheeler 7/11/03
 M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER DATE
 THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

Paul Mantel 6/9/03
 SOUTHWEST GAS CORP. DATE

Pat J. Jansch 8-12-03
 LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1-3,5) DATE

John Smith 6-12-03
 CITY FIRE MARSHAL DATE

Gene Stokes 6-6-03
 SPRINT 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

Quanta Odier 6-6-03
 NEVADA POWER COMPANY DATE
 THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND STREET LIGHT INSTALLATIONS

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.

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

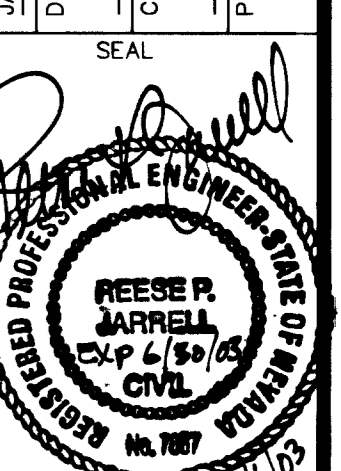
Deanne Miller 6/10/03
 SOUTHERN NEVADA WATER AUTHORITY (SHEETS 1,3) DATE

SNWA APPROVAL IS VALID FOR ONE (1) YEAR FROM THE SIGNATURE DATE. IF CONSTRUCTION WITHIN THE EASEMENT OR RESTRICTED PIPE SAFETY ZONE IS NOT COMPLETE, PLANS MUST BE RESUBMITTED TO SNWA FOR APPROVAL.

CLIENT
JDV VALLEY VIEW LLC
 5980 S. PROCYON AVE, SUITE A, LAS VEGAS, NEVADA 89118
 CONTACT: STAN JOHNSON

PROJECT
JDV VALLEY VIEW, LLC
VALLEY VIEW BLVD & REGULUS AVE
 CITY LAS VEGAS, NEVADA

SHEET
 1-15-03
 DRAWN BY: JA
 DESIGNED BY:
 CHECKED BY:
 SCALE
 HORIZ: N/A
 VERT: N/A
 PROJECT NO.
 124-02-517



SHEET
C1

SHEET 1 OF 7 SHEETS

70705746

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY!
Call before you Dig.
 1-800-227-2600
 (48 hrs. Advance Notice Required)

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY!
Call before you OVERHEAD
 1-702-227-2929
 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

54810 56185