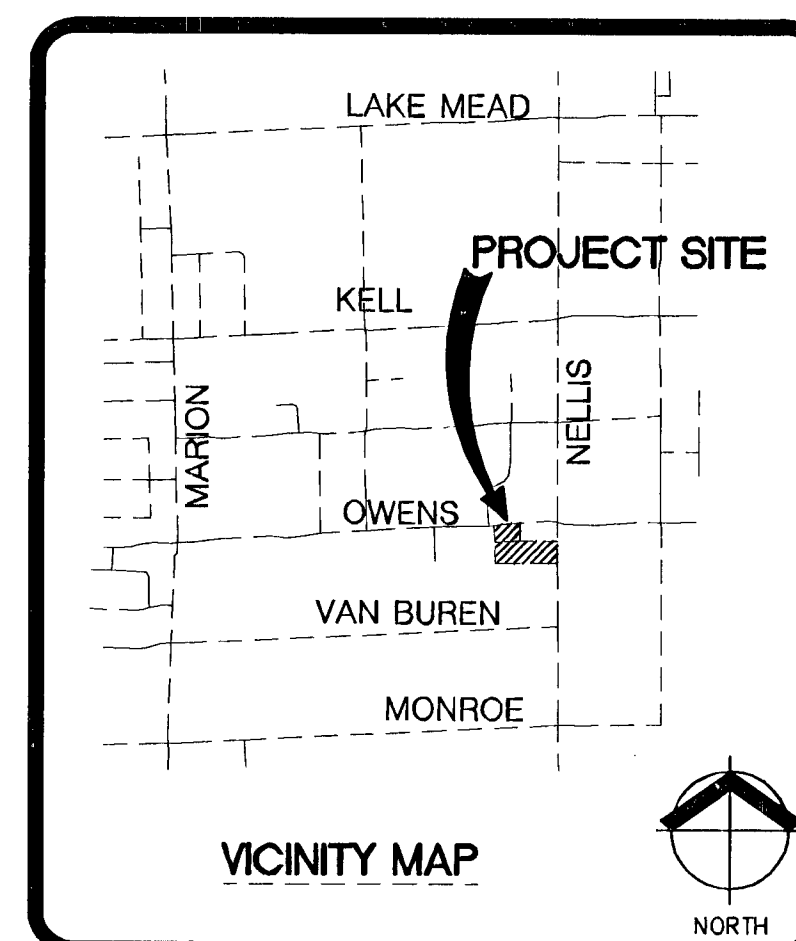


# CIVIL IMPROVEMENT PLANS FOR NELLIS/OWENS DAYCARE

CITY OF LAS VEGAS  
STATE OF NEVADA  
APN 140-29-510-109



**OWNER/DEVELOPER:**  
GRUBB AND ELLIS LLC  
3930 HOWARD HUGHES PKWY.  
LAS VEGAS, NV 89109  
(T) 702-733-7500  
(F) 702-862-8242  
CONTACT: NELSON TRESSLOR

**ENGINEER:**  
WRG DESIGN INC.  
3011 W. HORIZON RIDGE PKWY, SUITE 100  
HENDERSON, NV 89052  
(T) 702-990-9300  
(F) 702-990-9305  
CONTACT: DAVID LOGSDON

## FLOOD ZONE DESCRIPTION:

THIS SITE IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 32003C2179 E & 32003C2200 E. CLARK COUNTY, NEVADA DATED SEPTEMBER 27, 2002.

FLOOD DESIGNATION PROVIDED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

## UTILITY NOTE:

THE UNDERGROUND UTILITIES AS SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED FIELD SURVEY EVIDENCE AND EXISTING DRAWINGS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: PLANS PROVIDED BY THE CLIENT, UTILITY COMPANIES, AND MUNICIPAL AGENCIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## BASIS OF BEARING

NORTH 00°21'04" WEST, BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., AND THE CENTERLINE OF A PORTION OF "NELLIS BOULEVARD" AS SHOWN BY MAP THEREOF ON FILE IN FILE 38 OF PARCEL MAPS, PAGE 77, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

## BENCH MARK

CLARK COUNTY STATION "6C02215WS".  
BRASS CAP REFERENCE MONUMENT, IN TOP OF CURB AT THE NORTHEAST CORNER OF NELLIS BLVD. AND OWENS AVE.

ELEVATION:  
FEET = 1778.32' (NAVD88)  
METERS = 542.032 M (NAVD88)

| REVISION # | REVISION DESCRIPTION                                                                                                                                                                        | SHEET (S)          | APPROVED BY                  | DATE APPD |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------|-----------|
| 1          | REVISE EXISTING CURB CONFIGURATION; REVISE PARKING TO PROVIDE ADDITIONAL HANDICAP ACCESS ROUTE TO RETAIL BLDG; REVISE SOUTH RETAINING WALL; REVISE SEWER PER UNDERGROUND UTILITY CONTRACTOR | C3, C4, C5, C6, C7 | JF                           | 8/5/08    |
| 2          | REVISE FENCE AROUND PLAYGROUND FOR ACCESS TO FIRE LATERAL FOR RETAIL BLDG; ADDITION OF DETAIL FOR CONSTRUCTION OF V.G. IN ADA ACCESS ROUTE                                                  | C4, C5, C6, C7     | EP - CLV<br>Land Development | 9/10/08   |
|            |                                                                                                                                                                                             |                    |                              |           |
|            |                                                                                                                                                                                             |                    |                              |           |

PROJECT NAME: Nellis/Owens Daycare  
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 DATE ESN.052

| INDEX # | SHEET # | SHEET INDEX                                      |
|---------|---------|--------------------------------------------------|
| 1       | C1      | COVER SHEET                                      |
| 2       | C2      | GENERAL NOTES                                    |
| 3       | C3      | DEMOLITION PLAN                                  |
| 4       | C4      | GRADING PLAN                                     |
| 5       | C5      | DETAIL SHEET                                     |
| 6       | C6      | UTILITY PLAN                                     |
| 7       | C7      | HORIZONTAL CONTROL/TRAFFIC/FIRE/STREETLIGHT PLAN |

## APPROVALS

Jorge Cervantes 4-19-08  
JORGE CERVANTES, PE #13077, PTOE  
CITY ENGINEER - CITY OF LAS VEGAS  
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. 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.

Doug Rankin 4-2-08  
DOUG RANKIN, AICP, PLANNING MANAGER  
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT  
DATE

John Marshall 1/22/08  
CITY FIRE MARSHAL - CITY OF LAS VEGAS  
DATE

LAS VEGAS VALLEY WATER DISTRICT  
LVVWD PROJECT No.: 113773 (SHEETS: 1, 2, 6)  
DATE

Armando Romo Jr. 12/17/07  
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 COMMISSIONS RULES AND REGULATIONS.

Southwest Gas Corporation 12-20-07  
SOUTHWEST GAS CORPORATION  
DATE

S.S. Turner 12-13-07  
EMBARQ  
DATE

"THE AFFIXED EMBARQ APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS, RESOLUTION 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."

Avoid hitting overhead power lines. It's costly.  
**Call before you Overhead**  
1-702-593-6111

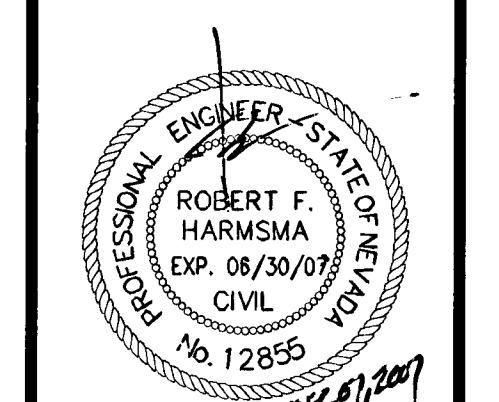
Avoid cutting underground utility lines. It's costly.  
**Call before you Dig**  
1-800-227-2600  
UNDERGROUND SERVICE (USA)

Avoid hitting underground utility lines. It's costly.  
**Call before you UnderGround**  
1-702-455-7511  
CLARK COUNTY DISTRICT 000005

H# 22952 CLV DWG# 107Y5031

COVER SHEET  
NELLIS/OWENS DAYCARE  
GRUBB AND ELLIS  
CITY OF LAS VEGAS

| BY | DATE | DESCRIPTION |
|----|------|-------------|
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |
|    |      |             |



DATE 11/07/06  
DRAWN I.JER  
DESIGNED I.DL2  
CHECKED I.RFH  
PROJECT # 13055114.00  
SHEET TITLE  
COVER SHEET  
SHEET NUMBER  
C1  
1 OF SHEETS 7