

IMPROVEMENT PLANS

FOR

REGAL PLAZA

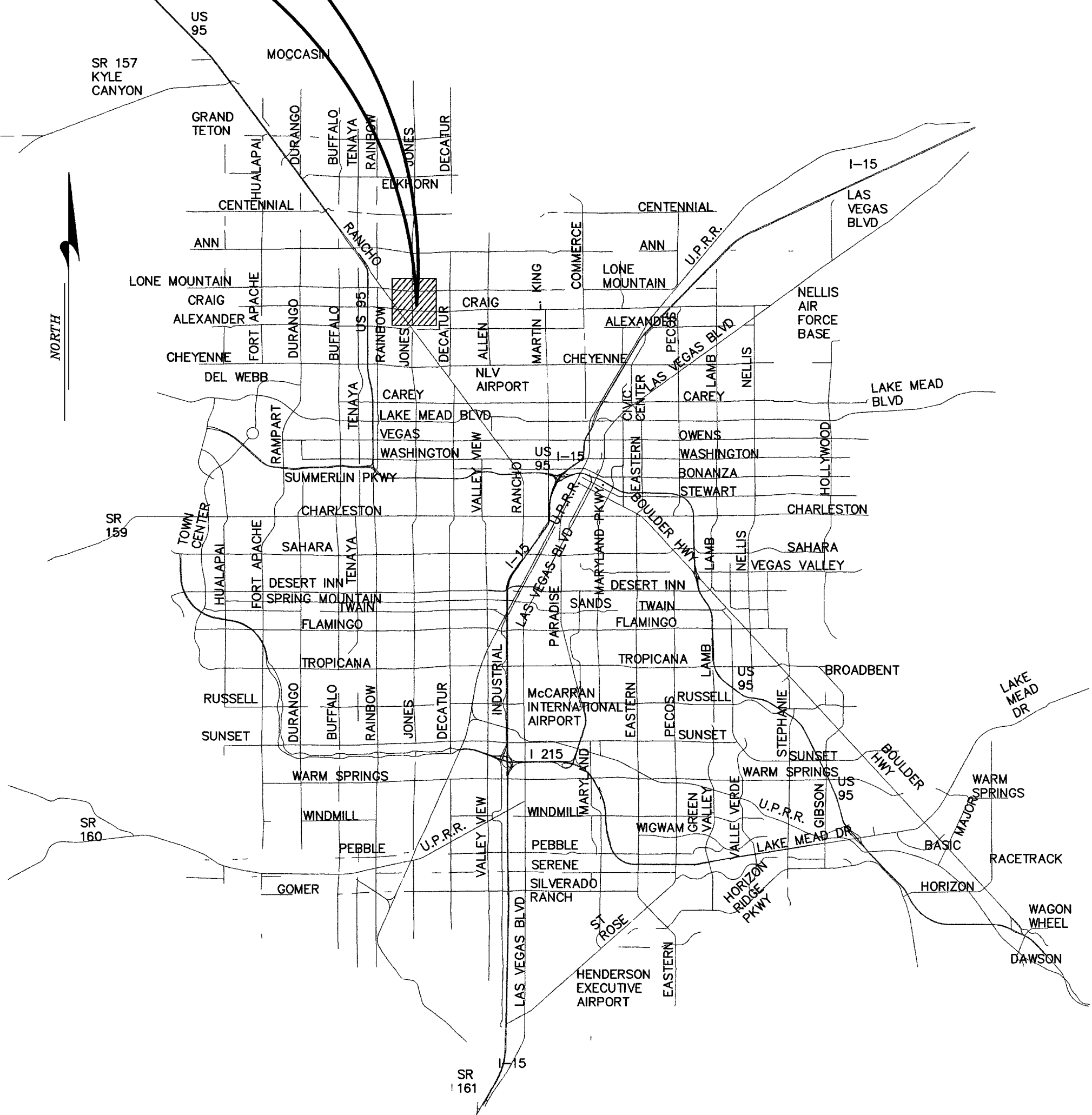
LOT 4

5871 W. CRAIG ROAD

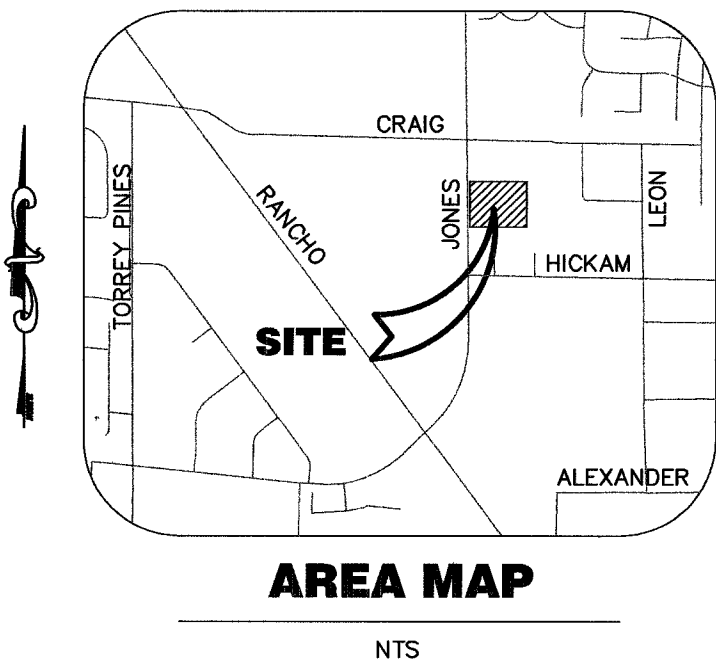
138-01-312-006

PROJECT VICINITY
SEE AREA MAP

VICINITY MAP
CITY OF LAS VEGAS, NEVADA



OWNER/DEVELOPER
REGAL PLAZA PAD A LLC
7421 OAK GROVE AVENUE
LAS VEGAS, NEVADA 89117-1455



LEGAL DESCRIPTION
LOT 4, PARCEL MAP, FILE 103, PAGE 59, OFFICIAL
RECORDS, CLARK COUNTY, NEVADA.

BASIS OF BEARING
N00°38'53\"W, - BEING THE CENTERLINE OF JONES
BLVD. AS SHOWN ON FILE 82, PAGE 44 OF PARCEL
MAPS, CLARK COUNTY NEVADA OFFICIAL
RECORDS.

BENCHMARK
1LV002NEB
ELEVATION 2267.40 FT; 691.1049(M) NAVD88
RIVET & PLATE IN TOP OF CURB, 1/4 MILE NORTH
OF CRAIG ROAD ON JONES BLVD., WEST CURB
LINE.
APN: 138-01-312-006

PROJECT NAME REGAL PLAZA LOT 4
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
Ray Lange 1/24/06
LVVWD ESN 052 (Sheets 1-3) DATE REVISED 06/01/04

INDEX OF DRAWINGS

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	NOTES SHEET
3	C3	UTILITY PLAN
4	G1	GRADING PLAN
5	C5	HORIZONTAL CONTROL PLAN

APPROVALS

Jorge Cerantes 2/2/06
Jorge Cerantes PE #3917 PTOE 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 1/31/06
M. MARGO WHEELER, AICP, DIRECTOR OF PLANNING AND DEVELOPMENT DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING
AND DEVELOPMENT DEPARTMENT.

Bryan F. Thacker 1-23-06
SOUTHWEST GAS CORP. DATE

Robert J. Morgan 7/28/06
LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1-3) (PROJECT #112152) DATE

Ag. M. M. M. 1/27/06
CITY FIRE MARSHAL DATE

David Gonzalez 1/24/06
COX COMMUNICATIONS, LAS VEGAS INC. LUIS GONZALEZ DATE

Stephen J. ... 1/24/06
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"

Nebraska Power Company 1/24/06
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

JAMES ALLAN & CO.

4820 CAMERON STREET, SUITE 1 LAS VEGAS, NEVADA 89103-7703
PHONE: (702) 368-4374 FAX: (702) 368-7874

JAR Associates Ltd.
4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2341
LAS VEGAS, NEVADA 89103 FAX (702) 876-8395

COVER SHEET

REGAL PLAZA - LOT 4
5871 W. CRAIG ROAD
CITY OF LAS VEGAS, NEVADA

SHEET

08-04-05

DRAWN BY:

DESIGNED BY:

CHECKED BY:

SCALE

PROJECT NO.

252-04-016

HORIZ: N/A

VERT: N/A

SHEET

C1

SHEET 1 OF 5 SHEETS

107V3091-4

AVOID CUTTING UNDERGROUND
UTILITY LINES IT'S COSTLY
Call before you Dig.
1-800-227-2800
(48 hrs Advance Notice Required)

AVOID OVERHEAD POWER LINE
CONTACT IT'S COSTLY
Call before you OVERHEAD
1-702-227-2800
NEVADA POWER ENVIRONMENT AND
SAFETY SERVICES DEPARTMENT

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS
AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY
Call before you UNDERGROUND
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6811
LAS VEGAS AREA COMPUTERIZED
TRAFFIC SYSTEM

87601 Jan 94450