

IMPROVEMENT PLANS

FOR

REGAL PLAZA

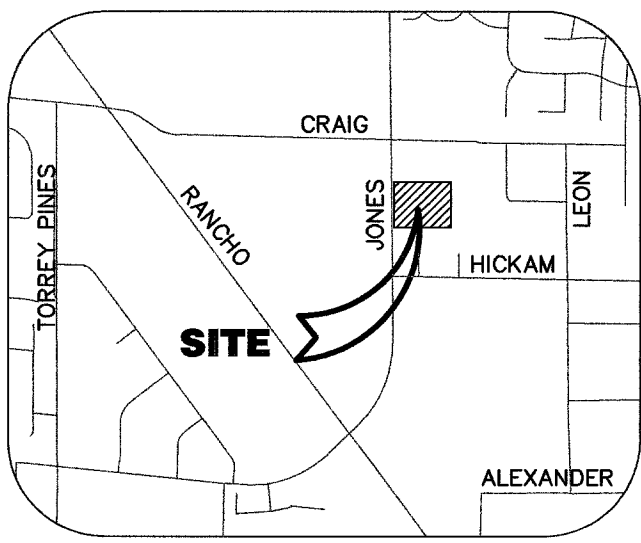
LOT 4

5871 W. CRAIG ROAD

138-01-312-006

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

1LV002NEE8
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

Barry Lange 1/24/06
LVAVD ESN 052 (Sheets 1-3) DATE REVISED 08/01/04

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

Joe Cerone 2/2/06
JOE CERONE, PE #13977, 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. Thatcher 1-23-06
SOUTHWEST GAS CORP. DATE

LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1-3) (PROJECT #112152) DATE

John Miller 1/27/06
CITY FIRE/MARSHAL DATE

Luigi Gonzalez 1/24/06
COX COMMUNICATIONS, LAS VEGAS INC. LUIGI GONZALEZ DATE

John J. O'Brien 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"

John Corrado 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

PROJECT VICINITY SEE AREA MAP

VICINITY MAP CITY OF LAS VEGAS, NEVADA



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

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
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

JAMES ALLAN & CO.

4920 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

08-04-05

DRAWN BY: AWC

DESIGNED BY:

CHECKED BY:

PROJECT NO

252-04-016



C1

SHEET 1 OF 5 SHEETS

107V3091-4