

IMPROVEMENT PLANS

FOR

SOHO LOFTS

HOOVER AVE. / LAS VEGAS BLVD.

LAS VEGAS, NEVADA

APN: 139-34-401-003

INDEX OF DRAWINGS

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OWNER / DEVELOPER
 SOHO LOFTS, LLC
 1351 W. WARM SPRINGS ROAD
 HENDERSON, NEVADA - 89104
 PHONE: (702) 204-3757

APPROVALS

Charles Kajkowski 5-3-2004
 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 4-22-04
 M. MARGO WHEELER, AICP, CURRENT PLANNING MANAGER DATE
 THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

Thomas (Ardin) 4/27/04
 SOUTHWEST GAS CORP. DATE

Robert J. Morgan 8/28/04
 LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1,2,3) PROJ# 29203 DATE

April M. Hall 4/29/04
 CITY FIRE MARSHAL DATE

Justin M. Young 4/27/04
 COX COMMUNICATIONS/LAS VEGAS INC. DATE

Dean Whitman 4/27/2004
 SPRINT DATE

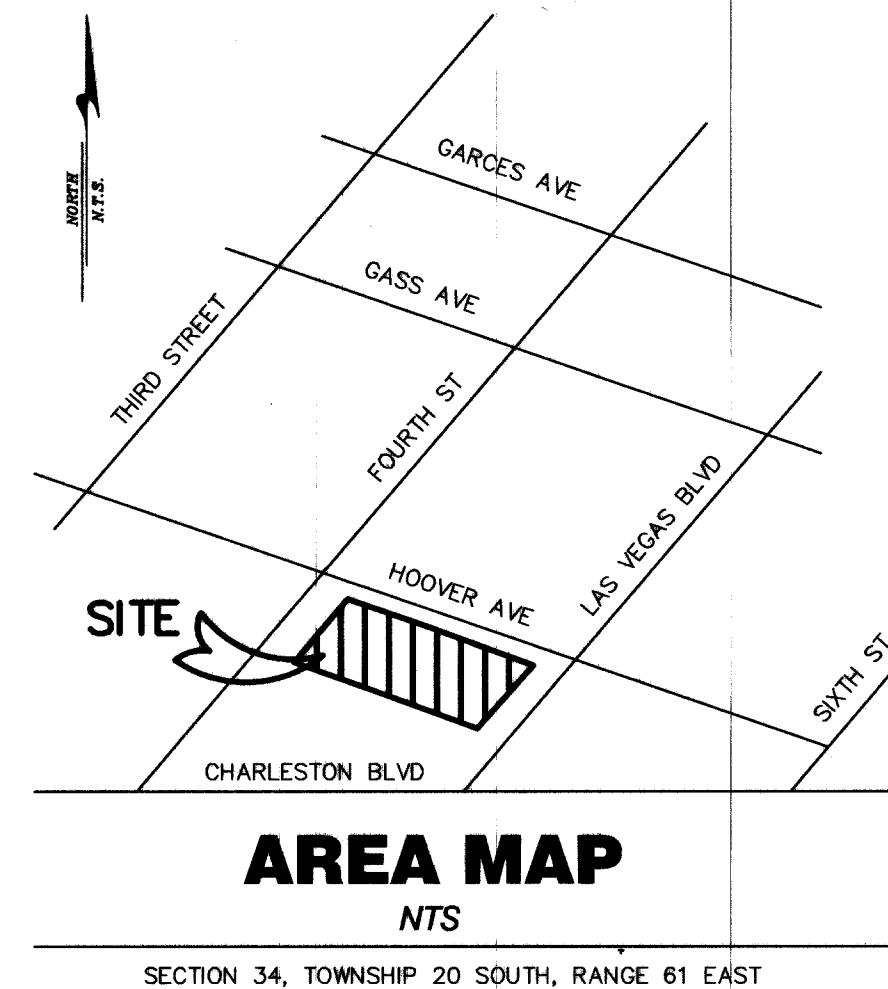
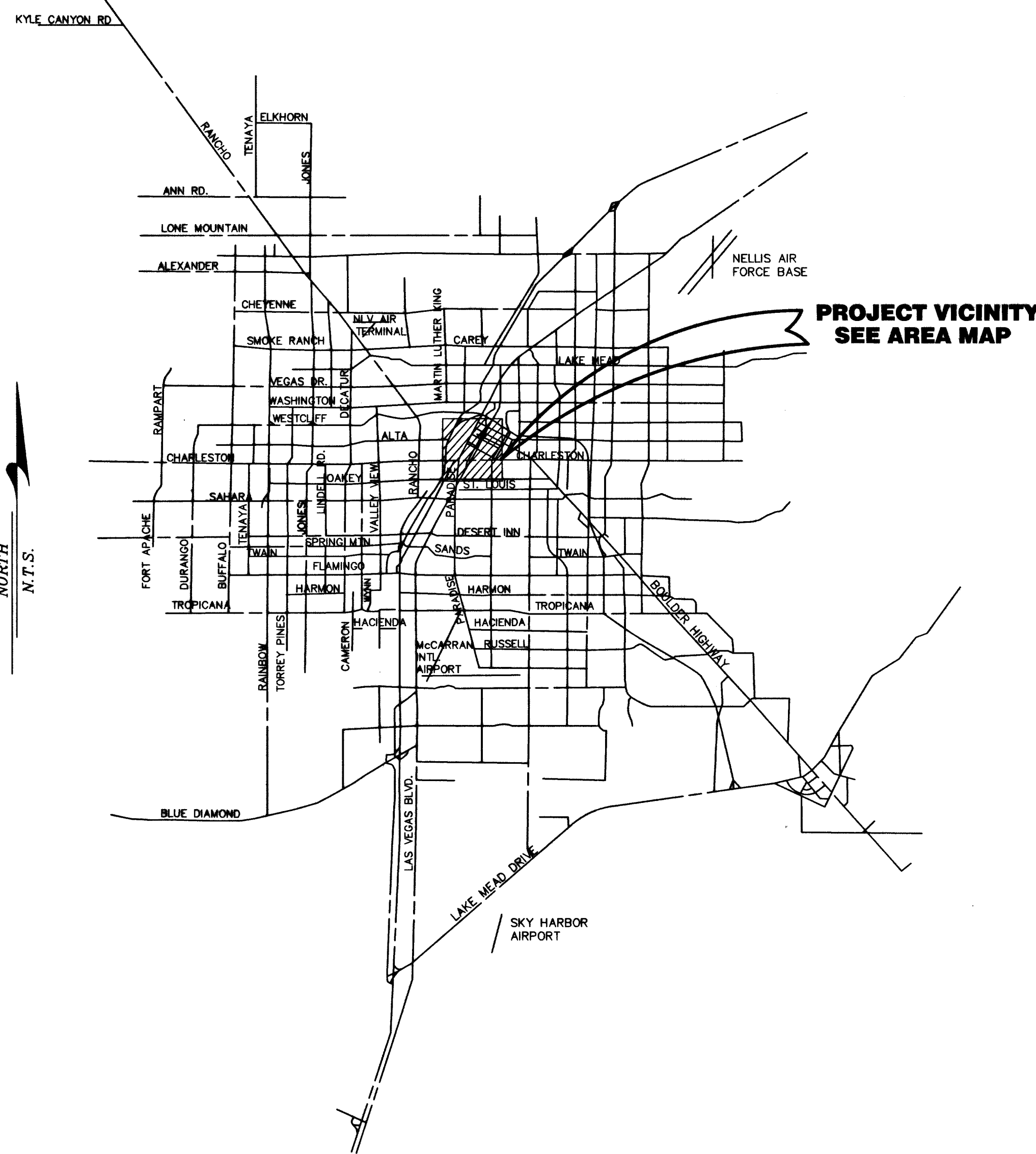
"THE AFFIXED SPRINT NEVADA APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"

Junita Oddie 4-27-04
 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



LEGAL DESCRIPTION

ALL THAT REVERTED AREA AS SHOWN IN BOOK 101, PAGE 80 OF PLATS BEING A PORTION OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., ON FILE AT CLARK COUNTY RECORDERS' OFFICE, CLARK COUNTY, NEVADA.

BASIS OF BEARING

S27°45'00"W BEING THE CENTERLINE OF FOURTH STREET AS SHOWN IN BOOK 1, PAGE 51 OF PLATS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA

BENCHMARK

CLV BM "CHASS 34" BEING A RIVET & PLATE, IN THE TOP OF CURB AT THE NORTHEAST CORNER OF CHARLESTON BLVD. AND 3RD STREET ELEV=2026.06 FEET (617.5447 METERS) (NAVD88) AS OF DECEMBER 02,2002

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

1-702-227-2629

NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

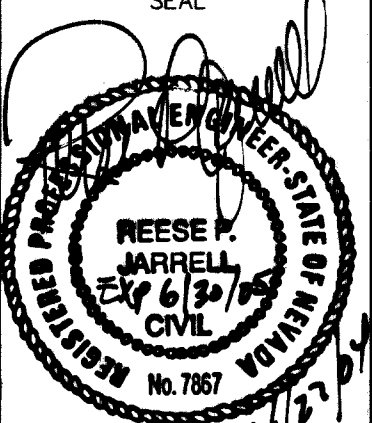
AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS IT'S COSTLY.

Call before you UNDERGROUND

CALL BEFORE YOU GO UNDERGROUND

1-702-455-7511
 CLARK COUNTY TRAFFIC OPERATIONS AND

1-702-229-0611
 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

CLIENT SOHO LOFTS, LLC. 1351 W. WARM SPRINGS ROAD HENDERSON, NV PHONE: (702) 204-3757 FAX: 438-1733	PREPARED BY JFR Associates Ltd. 4880 W. UNIVERSITY, SUITE B-2 LAS VEGAS, NEVADA 89103 PH (702) 876-2341 FAX (702) 876-8395	SHEET COVER SHEET	PROJECT SOHO LOFTS HOOVER AVE. / LAS VEGAS BLVD. CITY OF LAS VEGAS	SHEET NO. 12-06-03	SCALE HORIZ. N/A VERT. N/A
DRAWN BY: JCN DESIGNED BY: CHECKED BY: PROJECT NO.: 228-03-003		SEAL 		SHEET C1	
SHEET 1 OF 7 SHEETS 10744814					

684756.com 72035