# IMPROVEMENT DRAWINGS
## FOR
# STEWART + NELLIS
## STEWART AVE + NELLIS BLVD
## CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
## APN 140-32-601-005

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | CENTERLINE | |
| | PROPERTY LINE | |
| | EDGE OF PAVEMENT | |
| (1234) | CONTOUR W/ ELEVATION | 1234 |
| | CURB & GUTTER | |
| (04.05) AC | GRADES | 12.64 TC |
| Ⓢ | SANITARY SEWER MANHOLE | Ⓢ |
| Ⓓ | SANITARY SEWER MANHOLE | Ⓓ |
| | STREET LIGHT | |
| W | WATER VALVE | W |
| | WALL, TYPE AS NOTED | |
| | GRADING NOTES | 1 |
| | SEWER NOTES | 1 |
| | WATER NOTES | 1 |
| ● | MONUMENTS FOUND AS NOTED | |

## ABBREVIATIONS

| | |
|---|---|
| A.C.P. | ASBESTOS CEMENT PIPE |
| A.C. | ASPHALTIC CONCRETE |
| B.C. | BEGIN CURVE |
| BO | BLOW OFF ASSEMBLY |
| B.V.C. | BEGIN VERTICAL CURVE |
| B.S. | BACK OF SIDEWALK |
| C.B. | CATCH BASIN |
| CL. | CENTERLINE |
| C.M.P. | CORRUGATED METAL PIPE |
| CONC. | CONCRETE |
| CONT. | CONTRACT |
| D.I. | DROP INLET |
| DET. | DETAIL |
| E | ELECTRICAL |
| ELEV. | ELEVATION |
| E.C. | END OF CURVE |
| E.V.C. | END OF VERTICAL CURVE |
| EXIST. | EXISTING |
| E.G. | EXISTING GRADE |
| F.F. | FINISHED FLOOR |
| F.G. | FINISHED GRADE |
| F.H. | FIRE HYDRANT |
| FL. | FLOW LINE |
| G. | GAS |
| G.B. | GRADE BREAK |
| HORIZ. | HORIZONTAL |
| INT. | INTERSECTION |
| I.E. | INVERT ELEVATION |
| LT. | LEFT |
| L | LENGTH |
| L.F. | LINEAL FEET |
| M.H. | MANHOLE |
| P | PAD ELEVATION |
| PI. | POINT OF INTERSECTION |
| P.R.C. | POINT OF REVERSE CURVATURE |
| P.O.T. | POINT OF TANGENT |
| P.V.C. | POLYVINYL CHLORIDE PIPE |
| PL. | PROPERTY LINE |
| (R) | RADIAL |
| R. | RADIUS |
| REF. | REFERENCE |
| R.C.P. | REINFORCED CONCRETE PIPE |
| R.G. | ROUGH PAD ELEVATION |
| RT. | RIGHT |
| R/W | RIGHT OF WAY |
| S.S. | SANITARY SEWER |
| S.W. | SIDEWALK |
| S | SLOPE |
| SHT. | SHEET |
| STA. | STATION |
| S.D. | STORM DRAIN |
| T | TANGENT |
| t | TELEPHONE |
| T.C. | TOP OF CURB |
| TYP. | TYPICAL |
| VERT. | VERTICAL |
| V.C. | VERTICAL CURVE |
| V.P.I. | VERTICAL POINT OF INTERSECTION |
| W | WATER |

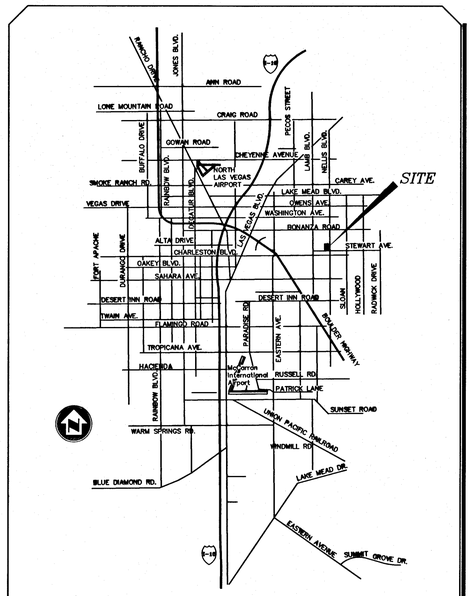
## UTILITY NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL 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 LOCATION.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig
811
UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DO OVERHEAD
CALL 1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
CALL BEFORE YOU DO UNDERGROUND
Call before you UnderGround
1-702-455-7511
CLARK COUNTY TRAFFIC OPERATIONS
AND
1-702-229-6611
LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM




## VICINITY MAP
N.T.S.

## LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS;

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M. DESCRIBED AS FOLLOWS;

PARCEL TWO (2) AS SHOWN BY MAP THEREOF IN FILE 38 OF PARCEL MAPS, PAGE 11, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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PROJECT NAME: Stewart and Nellis Commercial

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 Project # 114361 — DATE 10/18/07

Shts C1, C11, C12, C13, C14 + C15 — ESN.052

## APPROVALS:

JORGE CERVANTES; PE #13977, PTOE — DATE 10/25/07
CITY ENGINEER

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 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, AICP, PLANNING MANAGER — DATE 10-24-07
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

CITY FIRE MARSHAL — DATE 10/7/07

LAS VEGAS VALLEY WATER DISTRICT (C1, C2, C11, C12, C13, C14, C15) #114361 — DATE

SOUTHWEST GAS CORPORATION — DATE 9/27/07

NEVADA POWER COMPANY — DATE 9-27-07

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 COMPLETE. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA UTILITY COMMISSION'S RULES AND REGULATIONS.

COX COMMUNICATIONS, LAS VEGAS Inc — DATE 9/27/07

EMBARQ — DATE 9-27-07

THE AFFIXED EMBARQ 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 STATUES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

## OWNER/DEVELOPER

STEWART & NELLIS PARTNERS LLC
4500 DISTRICT BLVD
VERNON, CA 90058-2712
T 323-588-1400
F 323-588-3494

## BASIS OF BEARING

NORTH 89°21'36" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF ON FILE IN FILE 38, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

## PROJECT BENCHMARK

CLARK COUNTY BENCHMARK STATION 6C02 33W4 BEING A 2" BRASS CAP REFERENCE MONUMENT IN TOP OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF NELLIS BOULEVARD AND STEWART AVENUE, NEAR THE P.C. OF NELLIS BOULEVARD.

PUBLISHED ELEV: 533.6817m (NAVD 88)
PUBLISHED CONVERSION FACTOR: m * 3937/1200 = U.S. SURVEY FEET
CONVERTED ELEV: 1750.92 U.S. SURVEY FEET

## PROJECT INFORMATION:

APN: 140-32-601-005
SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.
GROSS ACREAGE: 7.81

PROFESSIONAL ENGINEER - STATE OF NEVADA
ROBERT GELU
EXP. 6-30-09
CIVIL
No. 17741
9-26-07

#24130

CLV dwg# 107X4960


SUMMIT ENGINEERING CORPORATION
313 PILOT ROAD, SUITE A, LAS VEGAS, NV. 89119
PHONE (702) 252-3228 FAX: (702) 252-3247


DESIGNED BY:
DRAWN BY: ACADR14
CHECKED BY:
DATE: Copyright SUMMIT ENG. 2007

CIVIL IMPROVEMENT PLANS FOR
STEWART AND NELLIS
COVER SHEET
CLARK COUNTY
LAS VEGAS NEVADA

| REV. | DATE | DESCRIPTION | BY | APP'D |
|---|---|---|---|---|
| | | | | |

SCALE — HORIZ: N/A — VERT: N/A
JOB NO: J73093
N:\DWG\J73093\Finals\093_01_COVER.DWG 8:24 AM • 29-AUG-2007

SHEET C1 OF 26