

IMPROVEMENT PLANS

FOR

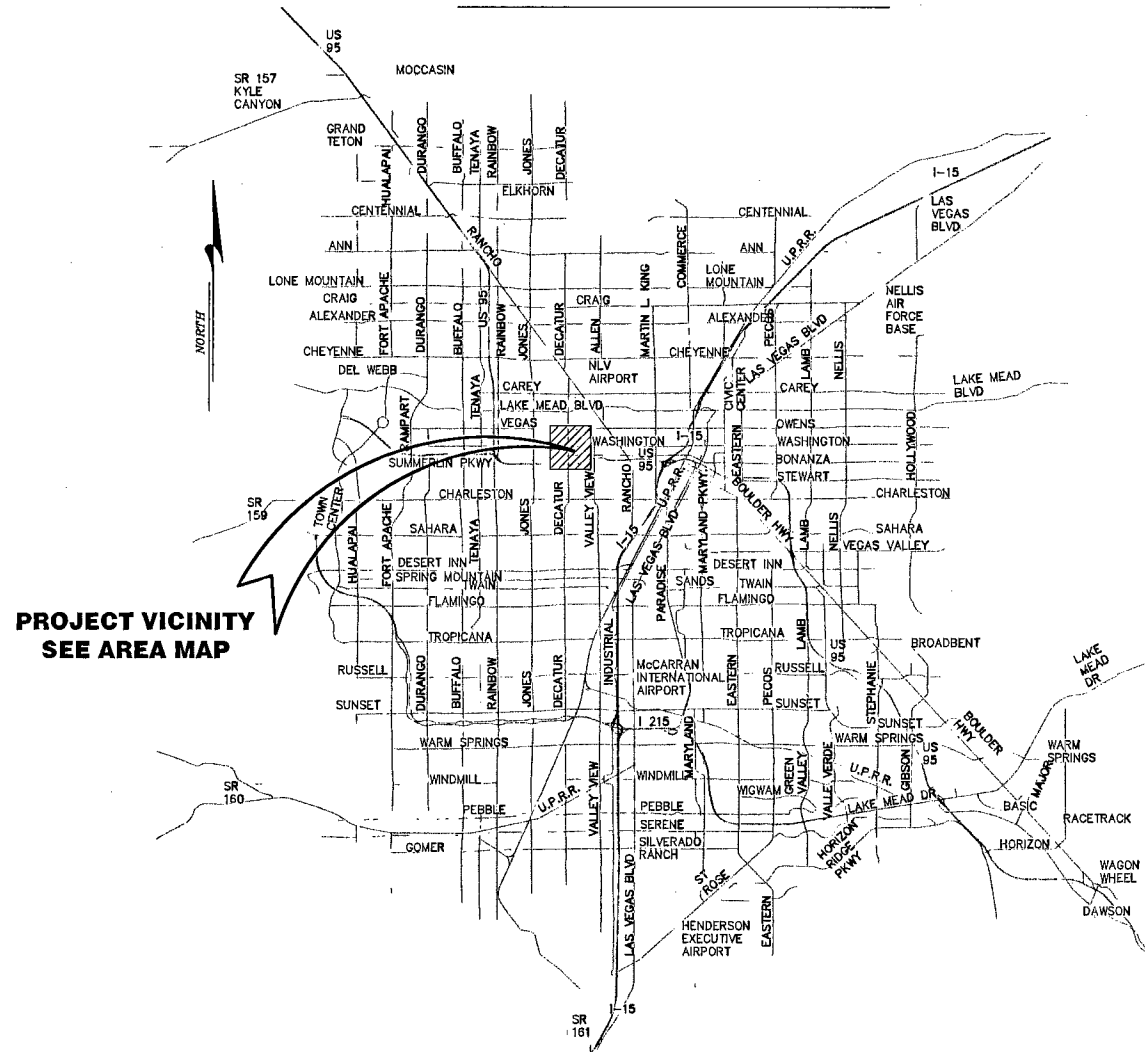
ARCO

WASHINGTON AVE/DECATUR BLVD

APN: 139-30-301-001

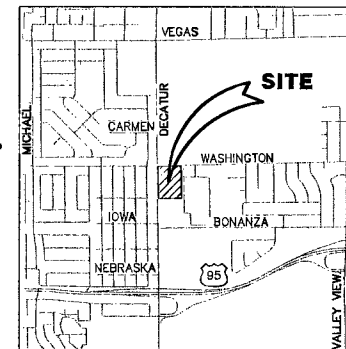
0.70 ACRES

VICINITY MAP LAS VEGAS METROPOLITAN AREA



OWNER
B P WEST COAST PRODUCTS LLC
4 CENTERPOINTE DRIVE
LA PALMA, CALIFORNIA 90623
CONTACT: JEFF M. CARY
PHONE: 714-670-5337
FAX: 714-670-5439

DEVELOPER
ED'S STATIONS INC
850 NORTH DECATUR BOULEVARD
LAS VEGAS, NEVADA 89107
CONTACT: AHMAD PEYGHAMBARIAN
PHONE: 702-807-4321
FAX: 702-870-7393



AREA MAP N.T.S.

BENCHMARK
CIT OF LAS VEGAS BENCHMARK LV01 30W4
RIVET & PLT IN TOP OF CURB @ SE CORNER OF
DECATUR & WASHINGTON.
671.3695 METERS
2202.65 FEET
(NAVD 88)

BASIS OF BEARINGS
NORTH 00°48'00" WEST, BEING THE CENTERLINE OF
DECATUR BOULEVARD AS SHOWN IN FILE 22, PAGE 45 OF
SURVEYS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS.

LEGAL DESCRIPTION
THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4)
OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 30,
TOWNSHIP 20 SOUTH, RANGE 01 EAST, M.D.M., DESCRIBED
AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID
SECTION 30; THENCE SOUTH 00°42'31" EAST, ALONG THE
WEST LINE OF SAID SECTION 30, A DISTANCE OF 215.00
FEET TO A POINT; THENCE NORTH 88°43'54" EAST, A
DISTANCE OF 50.00 FEET TO A POINT IN THE EAST
RIGHT-OF-WAY LINE OF DECATUR BLVD. (120.00 FEET
WIDE); THE TRUE POINT OF BEGINNING; THENCE
CONTINUING NORTH 88°43'54" EAST, A DISTANCE OF
175.00 FEET TO A POINT; THENCE NORTH 00°42'31"
WEST, A DISTANCE OF 175.00 FEET TO A POINT IN THE
SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVE. (50.00
FEET WIDE); THENCE SOUTH 88°43'54" WEST ALONG SAID
RIGHT-OF-WAY LINE OF WASHINGTON AVE, A DISTANCE
OF 150.24 FEET TO A POINT; THENCE FROM A TANGENT
WHOSE BEARING IS THE LAST DESCRIBED COURSE
TURNING TO THE LEFT ALONG A CURVE HAVING A RADIUS
OF 25.00 FEET AND SUBTENDING A CENTRAL ANGLE OF
89°28'29", AN ARC LENGTH OF 39.03 FEET TO A POINT
IN THE EAST RIGHT-OF-WAY LINE OF DECATUR BLVD.,
THENCE SOUTH 00°42'31" EAST ALONG SAID EAST
RIGHT-OF-WAY LINE OF DECATUR BLVD., A DISTANCE OF
150.24 FEET TO THE TRUE POINT OF BEGINNING.

APN 139-30-301-001

INDEX OF DRAWINGS

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
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6	C6	TRAFFIC & STREET LIGHTING PLAN
7	C7	DETAILS
8	C8	HORIZONTAL CONTROL & LANDSCAPE PLAN

APPROVALS

Cheri Edelman 9/16/08
CHERI EDELMAN, P.E. #11514
CITY ENGINEER, ACTING 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.

Doug Rankin 9.8.08
DOUG RANKIN, AICP, PLANNING MANAGER DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING
AND DEVELOPMENT DEPARTMENT.

Kenilga 8/4/08
SOUTHWEST GAS CORP. DATE

LAS VEGAS VALLEY WATER DISTRICT (SHEETS 1-3, 7) DATE
PROJECT NO. 114667

[Signature] 8.20.08
CITY FIRE MARSHAL DATE

[Signature] 8/4/08
COX COMMUNICATIONS, LAS VEGAS INC. DATE

Michael E. Embarq 8-4-08
EMBARQ DATE

"THE AFFIXED EMBARQ 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"

Armando Romo Jr. 08/14/08
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 COMMISSION'S RULES AND REGULATIONS.

DISCLAIMER NOTE:

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE
CONTRACTOR'S 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

DEVELOPER
SUZANA RUTAR ARCHITECT LTD
1950 E. WARM SPRINGS ROAD LAS VEGAS, NEVADA 89119
PHONE: (702) 253-8176 FAX: (702) 361-2582

COVER SHEET
ARCO
WASHINGTON AVE/DECATUR BLVD
CITY OF LAS VEGAS, NEVADA

SHEET

07-25-07

DRAWN BY:

AMC

DESIGNED BY:

AMC

CHECKED BY:

AMC

PROJECT NO.

243-07-028

SCALE

HORIZ: N/A

VERT: N/A

DATE

07/25/07

REUSE

JARRELL

Exp: 06/30/2009

CIVIL

1/20/08

107/5104

107/5104

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