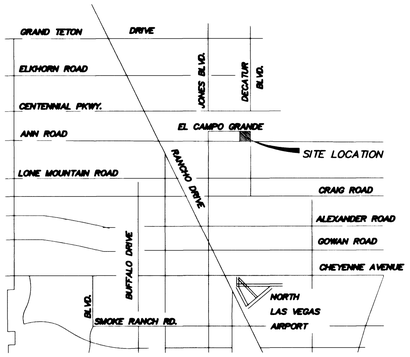
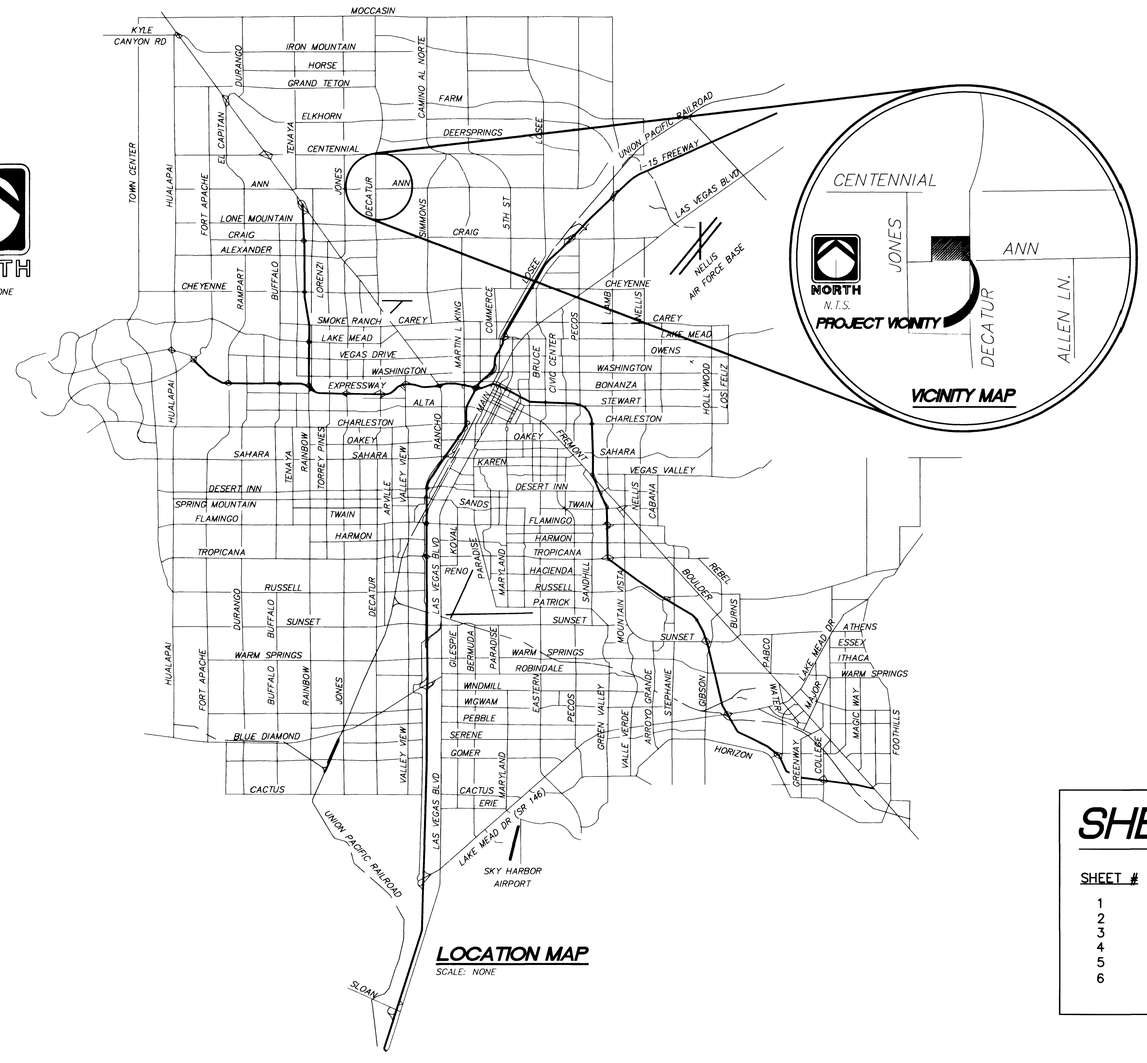
IMPROVEMENT PLANS
FOR
DRUGSTORE @ NWC ANN AND DECATUR
CITY OF LAS VEGAS
APN : 125-25-801-014



AREA MAP
NOT TO SCALE

NORTH
SCALE: NONE



LOCATION MAP
SCALE: NONE

DEVELOPED BY:
WORLD PREMIER INVESTMENTS
3 IMPERIAL PROMENADE, SUITE 550
SANTA ANA, CA. 92707
TELEPHONE: (714) 662-6900
CONTACT: MR. DAVE GARRISON

OWNER:
WPI-ANN DECATUR LLC c/o WPI INC.
3 IMPERIAL PROMENADE, SUITE 550
SANTA ANA, CA. 92707
TELEPHONE: (714) 662-6900
CONTACT: MR. DAVE GARRISON

LEGAL DESCRIPTION
A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MDM, CITY OF LAS VEGAS, COUNTY OF CLARK, STATE OF NEVADA.

(CONTAINING 1.7178 ACRES, MORE OR LESS)

BENCHMARK
CITY OF LAS VEGAS BENCHMARK: 1LV90 36NES

RIVET AND PLATE IN TOP OF CURB, SOUTHWEST CORNER OF ANN ROAD AND DECATUR BOULEVARD.

ELEVATION = 681.3028 METERS (NAVD 88)
= 2235.24 FEET (NAVD 88)

FEMA FLOOD ZONE
FEMA MAP DATED AUGUST 16, 1995 (PANEL NO. 32003C1765 D)

PROJECT SITE LIES WITHIN AN AREA WHICH IS NOT LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ALSO IDENTIFIED AS ZONE X.

BASIS OF BEARINGS
NORTH 85°39'38" EAST, BEING THE BEARING OF THE CENTERLINE OF ANN ROAD BETWEEN BRADLEY ROAD AND DECATUR BOULEVARD AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 57 OF SURVEYS, AT PAGE 05.

Avoid cutting underground utility lines. It's safety.
Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

Avoid overhead power line contact
Call before you OVERHEAD
1-702-593-6111
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

APPROVALS
CHARLES KAJKOWSKI, JR. PE #4784 — 11-14-2001 DATE
CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-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 THE STANDARDS. 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.

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 REMOVAL OR ALTERATION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Kathy Crumley OS Per James Brown — 10/18/01
NEVADA POWER COMPANY — DATE

10-18-01
SOUTHWEST GAS COMPANY Ron Castle — DATE

Patrick R. Rudolph — 10-18-01
SPRINT TELEPHONE COMPANY — DATE

Brenda C. Speedy — 10/18/01
COX COMMUNICATIONS – LAS VEGAS, INC. — DATE

11/7/01
CLV WATER DEPARTMENT — DATE

John Koswan — 11/6/2001
JOHN KOSWAN, CURRENT PLANNING MANAGER — DATE
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENTS

LVVWD NOTE: SEE SHEETS 2 AND 4 FOR LAS VEGAS VALLEY WATER DISTRICT APPROVALS

SHEET INDEX

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	NOTES AND QUANTITIES
3	C3	DETAILS
4	C4	MASTER UTILITY PLAN
5	G1	GRADING PLAN
6	HC1	HORIZONTAL CONTROL/TRAFFIC/FIRE LANE PLAN

PROFESSIONAL ENGINEER - STATE OF NEVADA — ROBERT J. HARRISON — CIVIL — No. 12855 — 10/31/01

REV.	DATE	DESCRIPTION	DATE	APPROVAL

The Keith Companies TKC
444 East Warm Springs Road, Suite 110, Las Vegas, Nevada 89119
Water Resources Land Planning Civil Engineering Land Surveying Mapping Environmental Services

WORLD PREMIER INVESTMENTS
DRUGSTORE @ NWC ANN AND DECATUR
COVER SHEET
OCTOBER 16, 2001

JOB # 51589.00
SHEET NO.:
C1
1 OF 6 SHEETS
CLV#: 07-V3507

36121

HP Designjet 1050C -Hewlett-Packard HP-GL 2 Devices, ADI 4.3 (v4.6) - 20000705