PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Numbe **VAR-32873** APN: 140-29-101-006

Name of Property Owner: ANTONIO SOSA

Name of Applicant: TIM C. AYALA

Name of Representative: SAME AS ABOVE

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Antonio Sosa

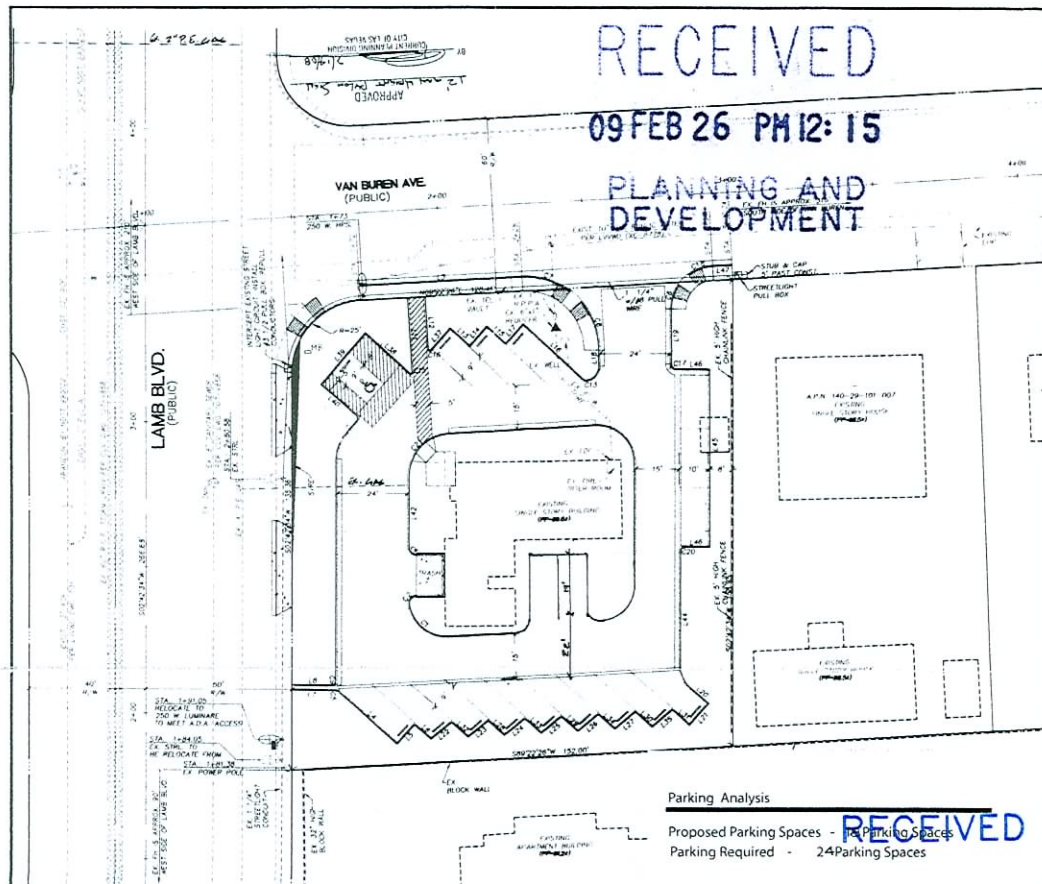
Print Name: ANTONIO SOSA

Subscribed and sworn before me

This 24 day of NOVEMBER, 2008

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
ZENIA CARRASCO
My Appointment Expires
August 18, 2009
No: 01-70864-1

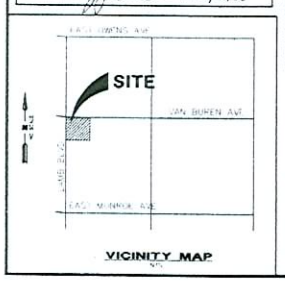


FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS 1,500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE

SQUARE FOOTAGE	1,929	SQUARE FEET
LARGEST AREA BETWEEN 4 HOUR AREA SEPARATION	N/A	SQUARE FEET
BUILDING HEIGHT	16'-0"	FEET
NUMBER OF STORIES	1	FLOOR
TYPE OF CONSTRUCTION	V-NN	
OCCUPANCY	M	
FULL AUTOMATIC FIRE SPRINKLER SYSTEM	YES	

REVIEWED BY: DATE 10/26/06



VICINITY MAP

TRACK OF CURB LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	55.75	N89°22'26"E	L24	9.11	S53°31'27"W
L2	43.64	S02°37'34"W	L25	9.11	S53°31'27"W
L3	56.08	N89°22'26"E	L26	9.11	S53°31'27"W
L4	25.71	N45°37'34"W	L27	9.11	S53°31'27"W
L5	9.00	N44°22'26"E	L28	7.58	N45°37'34"W
L6	7.58	N45°37'34"W	L29	7.58	N45°37'34"W
L7	13.50	N87°37'26"W	L30	7.58	N45°37'34"W
L8	16.58	N87°37'26"W	L31	7.79	N45°37'34"W
L9	6.63	N44°37'34"W	L32	7.58	N45°37'34"W
L10	0.11	S89°22'26"E	L33	7.58	N45°37'34"W
L11	24.86	S00°37'34"W	L34	7.58	N45°37'34"W
L12	17.65	S00°37'34"W	L35	9.11	S53°31'27"W
L13	9.00	N45°37'34"W	L36	76.20	S02°37'34"W
L14	9.00	N44°22'26"E	L37	9.91	N44°22'26"E
L15	9.00	N45°37'34"W	L38	20.13	S45°37'41"E
L16	27.66	S45°37'34"E	L39	23.00	N44°37'26"E
L17	9.00	N44°22'26"E	L40	16.00	N45°37'41"W
L18	5.32	N02°37'34"E	L41	53.87	S89°22'26"E
L19	18.50	N02°37'34"E	L42	24.33	S02°37'34"W
L20	9.74	N45°37'34"W	L43	6.24	N87°37'26"W
L21	10.00	S44°22'26"E	L44	38.72	N02°37'34"E
L22	9.11	S53°31'27"W	L45	61.00	N02°37'34"E
L23	9.11	S53°31'27"W	L46	11.55	S87°37'26"E
			L47	11.65	N89°22'26"E

TRACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	18.26	12.50	84°39'27"	11.29
C2	4.30	2.50	98°38'18"	2.91
C3	18.91	12.50	86°39'25"	11.79
C4	3.95	2.50	90°31'13"	2.52
C5	1.55	5.50	16°08'37"	0.78
C6	8.84	15.00	33°46'13"	4.55
C7	17.86	25.00	40°56'06"	9.33
C8	17.86	25.00	40°56'06"	9.33
C9	0.87	5.50	9°37'30"	0.44
C10	2.36	1.50	90°00'00"	1.50
C11	1.27	1.50	48°29'15"	0.67
C12	2.36	1.50	90°00'00"	1.50
C13	6.81	4.50	86°31'51"	4.25
C14	1.18	1.50	45°00'00"	0.62
C15	1.18	0.50	134°54'33"	1.20
C16	1.18	0.50	135°00'00"	1.21
C17	2.36	1.50	90°00'00"	1.50
C18	8.84	15.00	33°46'13"	4.55
C19	5.80	4.50	73°46'06"	3.40
C20	2.36	1.50	90°00'00"	1.50
C21	21.63	14.50	85°39'25"	13.44
C22	2.36	1.50	90°00'00"	1.50

SCALE 20 0 20 40 FEET

BENCHMARK
CLARK COUNTY NO. 52 ELEV.=546.214 METERS
ELEV.=1792.04 FEET
DIN AND PLATE IN TOP OF CURB, NE CORNER OF LAMB BLVD. AND OWENS AVE. "NOT STAMPED"

BASIS OF BEARING
THE WEST LINE OF SECTION 29 T.20 N. R.62 E. MDM, BEING N2°42'34"E PER RECORD OF SURVEY RECORDED FILE 116 PAGE 86 RECORDS OF CLARK COUNTY, NEVADA

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

LVWD PROJECT # _____

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.
2. ALL WORK SHALL CONFORM TO LVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2003 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEM (UDACS).
3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OF EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVWD.
5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVWD APPROVED SERVICE SADDLES.
6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.
8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF THE UDACS.
9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED, AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVWD DISTRIBUTION SYSTEM.
10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802, TWO WORKING DAYS PRIOR TO METER PICKUP.
11. ANY INTERRUPTION OF SERVICE MUST BE APPROVED BY THE LVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.
12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.
13. TELEPHONE "CALL WHEN YOU DIG" AT 1-800-227-2600.

APPROVED FOR CONSTRUCTION

LAS VEGAS VALLEY WATER DISTRICT PROJ # _____ DATE _____

CITY OF LAS VEGAS STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION.
2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.10.03 (E) OF THE SPECIFICATIONS.
3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
4. ALL EMPTY CONDUIT SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.
5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREETLIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.
6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.
7. SERVICE POINT SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.
8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.
9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.
10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

LEGEND

- 1 1/4" STREET LIGHT CONDUIT
- SUBDIVISION BOUNDARY
- EASEMENT LINE
- FUTURE LINE
- STREET CENTERLINE
- CONCRETE CURB & GUTTER
- EXISTING IMPROVEMENTS
- EXIST. GROUND CONTOUR LINES
- BLOCK WALL
- EXISTING BLOCK WALL
- CONSTRUCTION NOTE
- FIRE HYDRANT W/FT. G.V.
- WATER LINE
- SEWER LINE
- SEWER LATERAL
- G.V. GATE VALVE
- REDUCER
- SEWER MANHOLE
- 100W HPS LUMINAIRE W/11 GA. POLE
- 250W HPS LUMINAIRE W/FT. POLE
- #3 1/2 PULL BOX

ABBREVIATIONS

EX = EXISTING
FL = FLOW LINE
HP = HIGH POINT
R/W = RIGHT-OF-WAY
TC = TOP OF BACK OF CURB
FG = FINISHED GRADE
BCR = BEGIN CURB RETURN
NDOT = NEVADA DEPARTMENT OF TRANSPORTATION
USDCCA = UNIFORM STANDARD DRAWING CLARK COUNTY AREA
FF = FINISH FLOOR
GB = GRADE BREAK
EP = EDGE OF PAVEMENT
F.A.S.T. = FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
L.S.A. = LANDSCAPE AREA

LAS VEGAS FIRE & RESCUE GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT'S ORDINANCE # 5667, "HYDRANT SPECIFICATIONS", AND "HYDRANT INSTALLATION SPECIFICATION".
2. AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
   A. KENNEDY – GUARDIAN MODELS K81A AND K81D
   B. MUELLER – SUPER CENTURION 250 MODEL # A-423
   C. CLOW – MEDALLION MODEL # F-2544LVD
   D. U.S. FIRE – METROCLOW-03
   E. TROY VALVE – PATRIOT MODEL PTB100N NEVADA HYDRANT
3. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW.
4. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS AS REQUIRED BY ORDINANCE # 5667.
5. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES SHALL BE CONDUCTED BEFORE COVERING THE LINES. CALL THE CITY OF LAS VEGAS INSPECTION HOT-LINE AT 229-2071 TO REQUEST AN INSPECTION BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
6. PAINTING OF THE CURBS AND FIRE HYDRANTS AND ALL OTHER WORK NECESSARY AS REQUIRED BY ORDINANCE # 5667 FOR THE PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE, SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
7. A PERMIT IS REQUIRED FROM THE CITY OF LAS VEGAS FIRE DEPARTMENT FOR THE ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK.
8. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.
9. PRIOR TO THE FINAL OCCUPANCY, A FLOW TEST MUST BE WITNESSED BY THE CITY OF LAS VEGAS FIRE DEPARTMENT TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW.
10. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED, AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE.
11. FIRE HYDRANTS SPACING SHALL BE:
    RESIDENTIAL – 500 FEET UNSPRINKLERED, 600 FEET SPRINKLERED.
    COMMERCIAL – 300 FEET UNSPRINKLERED; 400 FEET SPRINKLERED.
12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS OR NEW STREETS ARE INSTALLED WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 FOOT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR OR MORE TRAFFIC LANES AND HAVE A TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FEET ON AN ALTERNATING BASIS.
13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.
14. NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FEET, AS MEASURED BY AN APPROVED ROUTE.
16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FEET, AS MEASURED BY AN APPROVED ROUTE.
17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FEET.
18. TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN.
19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS.
20. THE GRADIENT FOR THE FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12%. ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FEET PRIOR TO OR AFTER THE GRADE CHANGE, ADJACENT TO THE STRUCTURES. GRADIENT SHALL NOT EXCEED 6%.
21. THE TURNING RADIUS OF THE FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS.
22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FEET 6 INCHES.
23. FIRE DEPARTMENT ACCESS ROADS IN ALL RESIDENTIAL DEVELOPMENTS (EXCEPT FOR THE APARTMENT BUILDINGS) SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 36 FEET FLOW LINE TO THE FLOW LINE (THIS WIDTH MAY BE REDUCED TO 24 FEET, IF ALL BUILDINGS FRONTING THE STREET ARE SPRINKLERED) FOR MAIN RESIDENTIAL STREETS, WITH PARKING PERMITTED ON BOTH SIDES OF THE STREET. PRIVATE DRIVE AISLES, DRIVEWAYS, ETC. SHALL BE ALLOWED TO BE REDUCED TO A MINIMUM WIDTH OF 24 FEET WIDE FLOW LINE TO THE FLOW LINE WHEN SERVING NO MORE THAN 8 RESIDENCES, AND WHEN ON STREET PARKING IS DISALLOWED.
24. ALL FIRE APPARATUS ACCESS ROADS IN COMMERCIAL DEVELOPMENTS AND APARTMENT COMPLEXES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET (FLOW LINE TO THE FLOW LINE). PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE, 32 FEET (FLOW LINE TO THE FLOW LINE) IF PARALLEL PARKING IS ALLOWED ON ONE SIDE ONLY, AND 40 FEET (FLOW LINE TO THE FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. THESE WIDTHS MAY BE REDUCED BY 4 FEET IF ALL BUILDINGS ARE SPRINKLERED.
25. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FEET OF A SINGLE EXTERIOR DOOR PROVIDING ACCESS TO THE INTERIOR OF THE BUILDING.
26. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FEET IF THE BUILDING IS SPRINKLERED.
27. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDED FOR 100 OR MORE DWELLING UNITS. ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FEET, AND FOR ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.
28. ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND/OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROPRIATE TURN AROUND AREA HAVING A MINIMUM DIAMETER OF 41 FEET.
29. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURB ALONG OR ON THE PAVEMENT OR CEMENT IF A CURB IS NOT PROVIDED SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.
30. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

CITY FIRE MARSHAL _____ DATE _____
REVISED 03/19/04

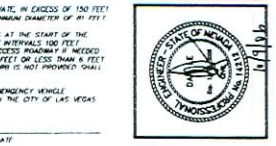
CITY OF LAS VEGAS SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS" AND THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.
3. CHECK "CT" OR "CI" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.
4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.
5. ALL MANHOLES PAVED IN STREETS, EIGHTY FOOT (80') RIGHT OF WAY AND LARGER SHALL HAVE CONCRETE COLLARS. STREETS LESS THAN EIGHTY FOOT (80') RIGHT OF WAY WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.
6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN-INCH (15") DIAMETER OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.
7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCH (18") UNDER A WATER MAIN.
8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.
9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS WHICH HAVE A VERTICAL DEFLECTION OF MORE THAN ONE TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO ACCEPTANCE BY THE CITY OF LAS VEGAS.
10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF 6"-800 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

REVISION	BY	DATE	APPROVAL REV

TITLE: HORIZONTAL/UTILITY PLAN

PROJECT: SOSA'S RETAIL (1499 N. LAMB BLVD.)



JOB NO. L-163-08

JUL 14 2008

W.O. #	
DATE	10-12-2006
SCALE	1"=20'

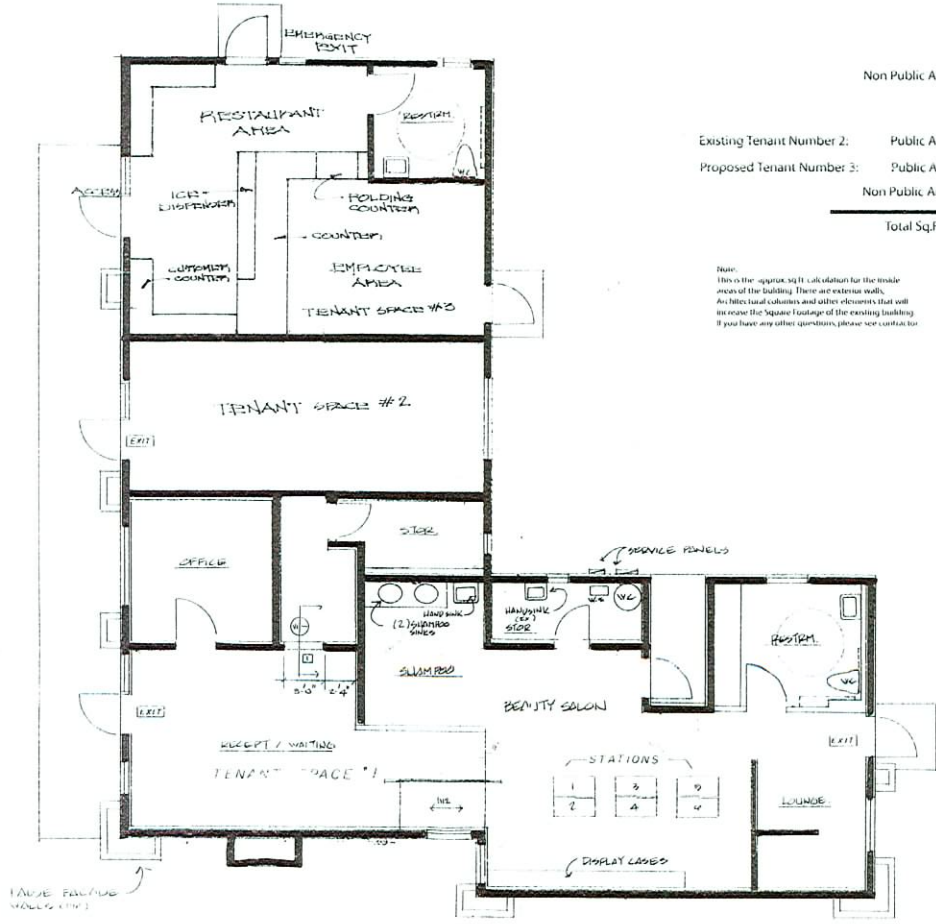
DAN LE
3681 SADDLE CREEK CT.
LAS VEGAS, NEVADA 89147
PHONE # (702) 232-0519

SHEET 2 OF 3 SHEETS

CLV DWG # 107V4734

VAR-32873
03/12/09 PC

REVISED



Existing Building Analysis

Existing Tenant Number 1:	Public Area:	364 Sq.Ft.	Lobby
		100 Sq.Ft.	Office
		45 Sq.Ft.	Shampoo Area
		320 Sq.Ft.	Beauty Salon
		160 Sq.Ft.	Customer Restroom
	Non Public Area:	112 Sq.Ft.	Lounge
		66 Sq.Ft.	Storage
		72 Sq.Ft.	Hallway
Existing Tenant Number 2:	Public Area:	250 Sq.Ft.	Office Area
Proposed Tenant Number 3:	Public Area:	166 Sq.Ft.	Restaurant donut shop
	Non Public Area:	334 Sq.Ft.	Restaurant Equipment
	Total Sq.Ft.:	1,989 Sq.Ft.	Inside area

Note:
This is the approx.sq.ft. calculation for the inside areas of the building. There are exterior walls, Architectural columns and other elements that will increase the Square Footage of the existing building. If you have any other questions, please see contractor

NEW CONSTRUCTION

1	FRAME & DOOR OPENINGS

SOURCE:

0	

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IMPROVEMENT
499 LAMB BLVD. STE. 1
NEW FLOOR PLAN

Date
Scale
Drawn
Job
Sheet 3
Of Sheets