

DS #: 455.1

APN: 138-15-810-050

PROJECT: Dr. Handleman office Building

SUBMITTAL: Supplement

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 12, 2012
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Dr. Handleman Office Building		COPIES TO: JHR Associates
Cross Streets:	Tenaya Way & Box Canyon Drive	N W Capital Group LLC
File Number:	F:\Depot\DSMemos\DS4551B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-15-810-050	
Zoning Action:	SDR-44817	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/20/2012	4/3/2012	Not Approved	\$400.00	277878: \$400
Supplement	4/11/2012	4/12/2012	See Comments Below	N/C	N/C
			TOTAL FEES (LDDRS):	\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

ays

T/R/S: T20S/R60E/15
AREA L15

**UPDATE to the
TECHNICAL DRAINAGE STUDY
for
Box Canyon Professional Park, Phase II - Update
(CLV DS 3806)**

Dr. Handleman Office Building

APN 138-15-810-050

Prepared For:

Affordable Concepts, Inc.
2975 W Lake Mead Ave
North Las Vegas NV 89032
Phone: 702-399-3330
Fax: 702-399-1930

March 2012

Project No. 238-11-031

JHR Associates, Ltd.

Civil Engineers & Land Surveyors

4880 West University Ave., Suite B2
Las Vegas, Nevada 89103

Ph: (702) 876-2341
Fax: (702) 876-8395

Rec'd: 3/20/12

DS 4551

L-15

\$400-

SDR-44817

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Dr. Handleman Office Building Date: March 19, 2012

Location of Development: a) Descriptive (Cross Streets) North/South: Tenaya Wy
East/West: Box Canyon Dr

b) Section: 15 Township: 20S Range: 60E

c) APN : 138-15-810-050

Name of Owner: N W Capital Group LLC

Telephone No.: 702-538-7773 Fax No.: 702-256-9035 E-Mail Address: docmh@cox.net

Address: 3150 N Tenaya Way, Suite 430 Las Vegas NV 89128

Contact Person-Name: Reese P. Jarrell, PE Telephone No.: 702-876-2341

* E-Mail Address: rjarrell@jhrassociates.com Fax No.: 702-876-8395

Firm: JHR Associates, Ltd.

Address: 4880 W University Ave Ste B2 Las Vegas NV 89103

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit		

1. Total Owned Land Area: At Site: 0.77 Being Developed/Disturbed: 0.15

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

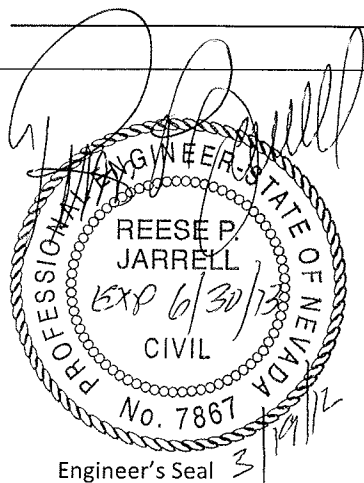
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: see report

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS Box Canyon Professional Park, Phase II - Update (CLV DS 3806)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: existing commercial driveway into Box Canyon Dr

8. Briefly describe your proposed schedule for the subject project: ASAP



Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

March 19, 2012

City of Las Vegas
Flood Control Division
333 North Rancho Drive
Las Vegas, Nevada 89107
Phone: (702) 633-1200

Attn: Mr. Albert Sung, P.E.

**Re: Dr. Handleman Office Building
APN 138-15-810-050**

Dear Mr. Sung,

Please consider this report an update to the approved Phase II update to the Technical Drainage Study (TDS) for Box Canyon Professional Park (CLV DS 3806), prepared by Wright Engineers.

BACKGROUND

The original Box Canyon Professional Park, Phase II - Update (CLV DS 3806) was prepared by Wright Engineers and approved on January 15, 2008. A copy of the approval memorandum for the study update is attached. The TDS included the project site, identified as Lot 1 as shown on that Record of Survey recorded in File 149, Page 39 of Surveys, and further identified as APN 138-15-810-050. The existing building pad constructed with the improvements for the Box Canyon Professional Park – Phase II, identified on the attached Grading Plan (107V3635-2) as Building 6, is the building pad being utilized for the proposed construction. The approved FF elevation for the subject building pad is 2343.35 feet.

SUBJECT PROPERTY

The project area is located on the ^{west} side of Box Canyon Drive in the Las Vegas Technology Center. It is identified as APN 138-15-810-050 and is highlighted on the attached annotated APN map. Existing improvements include developed commercial buildings to the south, west, and north, and fully-improved Box Canyon Drive to the east. Proposed improvements include a 4,050 sf medical office, sidewalk, and ramp for handicap access. Please refer to the attached Grading Plan included for details of the proposed improvements. The FF

JHR Associates, Ltd.

elevation for the proposed building is 2343.40 feet; 0.05 feet higher than the FF elevation approved per the original drainage study.

The project area lies within a FEMA Zone X, which are defined as areas determined to be outside 0.2% the annual chance floodplain. This flood designation is based on FIRM Map No. 32003C2155F, with an effective date of November 16, 2011. Refer to attached Figure 1 (FEMA Map).

HYDROLOGY

JHR Associates has reviewed the approved TDS for Box Canyon Professional Park and concurs with the conclusions of the report. The construction of the proposed building on the existing site will not impact drainage patterns for either on-site or off-site flows. The construction of the building on the southerly half of the site will not increase on-site flow by a measurable amount over the runoff from a compacted building pad. Based on the minimal area of disturbance no hydrologic calculations for the proposed improvements are necessary.

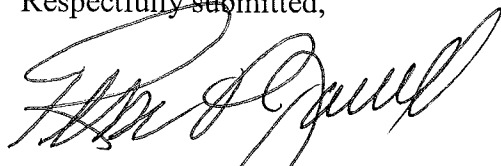
HYDRAULICS

As described above, the disturbance to the site is minimal and there are no measurable increases in flows across the site due to the construction. As designed, there are no areas of concentrated flow adjacent to the building so no hydraulic cross sections are provided with this update. The valley gutters to the east and south of the building are approximately 50-feet from the building and were modeled in the approved drainage study update. All areas around the building sheet flow away from the building at slopes that meet minimum drainage criteria.

CONCLUSIONS

The site as designed is in compliance with the Design Manual and Title 20 (Flood Control) of the Las Vegas Municipal Code.

Respectfully submitted,



Reese P. Jarrell, P.E.
Principal



James Reynolds
Hydrologist

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 15, 2008
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Technical Drainage Study for: Box Canyon Professional Park, Phase II - Update		COPIES TO: Wright Engineers
Cross Streets:	Box Canyon & Cathedral Rock	Box Canyon Professional Park Phase II, LLC
File Number:	F:\Depot\DSMEMOS\DS3806C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-15-810-051	
Zoning Actions:	SDR-24261 & VAC-24264	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Trn. No.
1 st Submittal	5/11/2005	5/25/2005	Not Approved	\$400.00	21649: \$400
2 nd Submittal	6/10/2005 & 7/20/2005	7/21/2005	Approved	\$400.00	23664: \$400
3 rd Submittal	11/28/2007 & 1/4/2008	1/15/2008	See Comments Below	\$100.00	82960: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update to reduce an existing public drainage easement from 15' to 10'-wide adjacent to Building 7

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the City of Las Vegas Flood Control Section. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the City of Las Vegas reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

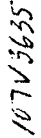
NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS

B&H/ays

T/R/S: T20S/R60E/15

AREA L-15



LETTER OF TRANSMITTAL

JHR Associates Ltd.

4880 W. University, Suite B-2
Las Vegas, Nevada 89103
(702)876-2341 Fax (702)876-8395

Date: 03-20-12	Job No.: 238-11-031
Attention: Albert Sung, P.E.	
Re: Update to TDS (DS 3806)	
Dr. Handleman Office Building	

To: City of Las Vegas
Flood Control Division

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via:

COPIES	DATE	NO.	DESCRIPTION
2 orig	03-19-12		Updates to Technical Drainage Study
1	03-14-12	1487	check in the amount of \$400 for submittal fee

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval
 ☐ For Your Use
 ☐ As Requested
 ☐ For Comment
☒ Review
 ☐ Other _____

REMARKS:

SIGNED: James Reynolds
James Reynolds

RECEIVED BY: ATS 3/20/12

LETTER OF TRANSMITTAL

JHR Associates Ltd.

4880 W. University, Suite B-2
Las Vegas, Nevada 89103
(702)876-2341 Fax (702)876-8395

Date: 03-20-12	Job No.: 238-11-031
Attention: Albert Sung, P.E.	
Re: Update to TDS (DS 3806)	
Dr. Handleman Office Building	

To: City of Las Vegas
Flood Control Division

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via:

COPIES	DATE	NO.	DESCRIPTION
2 orig	03-19-12		Updates to Technical Drainage Study
1	03-14-12	1487	check in the amount of \$400 for submittal fee

THESE ARE TRANSMITTED AS CHECKED BELOW:

- ☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Comment
☒ Review ☐ Other _____

REMARKS:

SIGNED: James Reynolds RECEIVED BY: _____



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 29, 2012

Dr. Mark Handelman
NW Capital Group, LLC
3150 North Tenaya Way, Suite #430
Las Vegas, Nevada 89128

**RE: SDR-44817 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MARCH 2012**

Dear Dr. Handleman:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-6211) FOR A 4,240 SQUARE FOOT MEDICAL OFFICE BUILDING on 0.77 acres at 2585 Box Canyon Drive (APN 138-15-810-050), C-PB (Planned Business Park) Zone, Ward 4 (Anthony), has been considered administratively by the Planning and Development Department staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6211), except as modified herein shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, and building elevations, date stamped 03/12/12, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702 229 6301

FAX 702 474 0352

TTY 702 386 9108

www.lasvegasnevada.gov

FM-0073-07-11



Albert Sung

From: Reese P. Jarrell [rjarrell@jhrassociates.com]
Sent: Monday, April 02, 2012 2:44 PM
To: Albert Sung
Subject: Box Canyon Professional park Phase II Update
Attachments: Approval Letter SDR-44817.pdf

Please find attached the conditions of approval for SDR-44817 for the above referenced project.

Let me know if you need anything else to finish your review of the previously submitted update.

Sincerely,

Reese P Jarrell, P.E.
JHR Associates Ltd.
PH: 702-876-2341
FAX: 702-876-8395
www.jhrassociates.com

LETTER OF TRANSMITTAL

JHR Associates Ltd.

4880 W. University, Suite B-2
Las Vegas, Nevada 89103
(702)876-2341 Fax (702)876-8395

Date: 04-12-12	Job No.: 238-11-031
Attention: Albert Sung, P.E.	
Re: DS Update 4551	
Box Canyon Professional Park Phase II	

To: City of Las Vegas
Flood Control Division

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover via:

COPIES	DATE	NO.	DESCRIPTION
2	4-11-12	G1	Revised Grading Plan

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Comment
☐ Review ☐ Other _____

REMARKS: Albert,

Please let me know if you need anything further.

Sincerely,

SIGNED: _____
Reese P Jarrell

RECEIVED BY: _____

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

Parcel Boundary

Sub Boundary

PM/LD Boundary

Road Easement

Match / Leader Line

Historic Lot Line

Historic Sub Boundary

Historic PM/LD Boundary

Section Line

Condominium Unit

Air Space PCL

Right of Way PCL

Sub-Surface PCL

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

1.00 ACREAGE

202 PARCEL SUB/SEQ NUMBER

PB 24-45 PLAT RECORDING NUMBER

5 BLOCK NUMBER

5 LOT NUMBER

GL5 GOV. LOT NUMBER

BOOK

T20S R60E

SEG

15

MAP

S 2 SE 4

138-15-8

126

125

124

123

137

138

139

140

164

163

162

161

6

5

4

3

2

1

18

17

16

15

14

13

19

20

21

22

23

24

30

29

28

27

26

25

31

32

33

34

35

36

8

4

8

4

5

1

5

1

6

2

6

2

7

3

7

3

8

4

8

4

5

1

5

1

CLARK COUNTY

ASSESSOR

NEVADA

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0

100

200

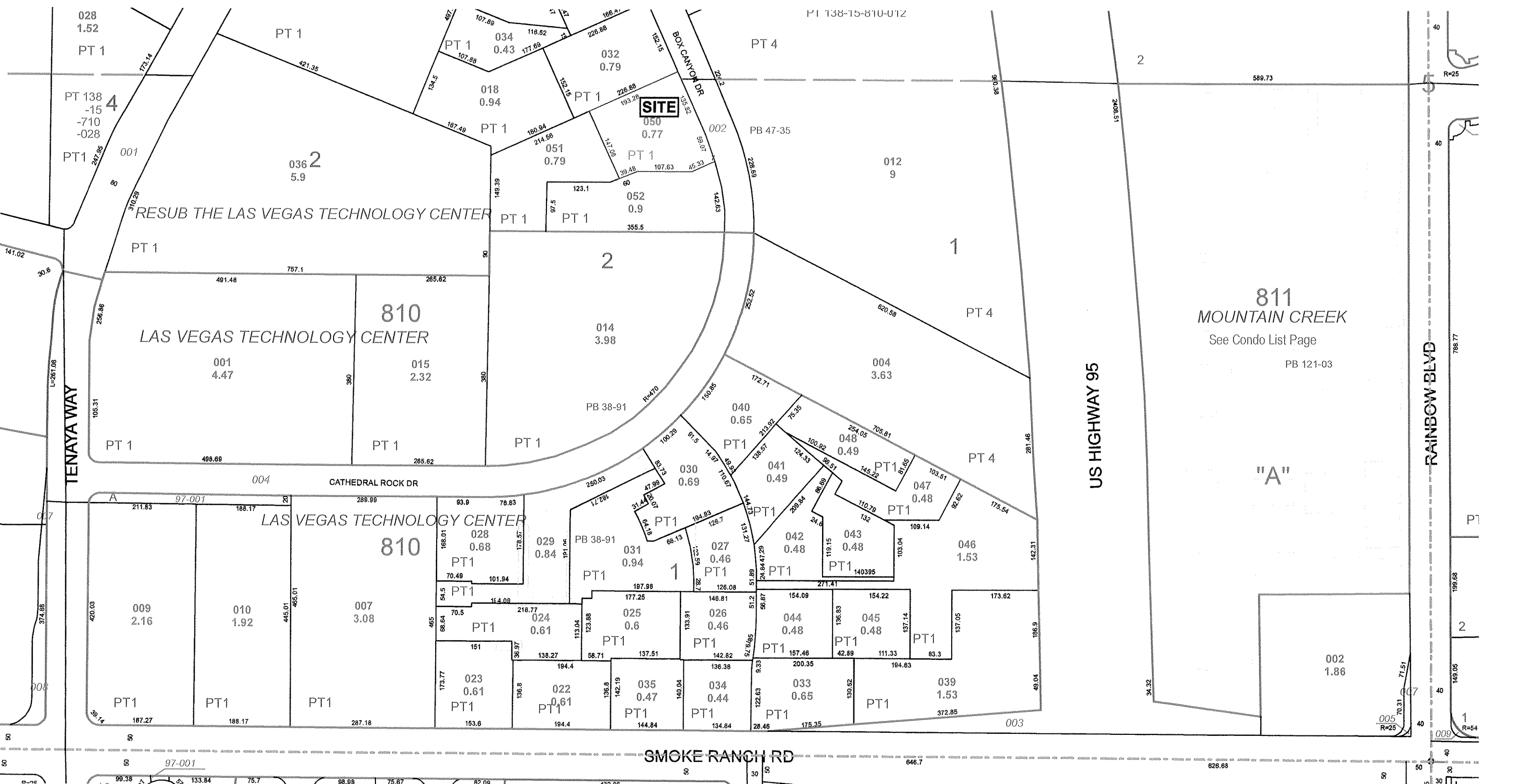
400

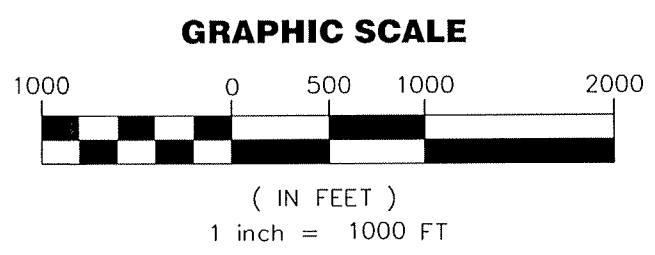
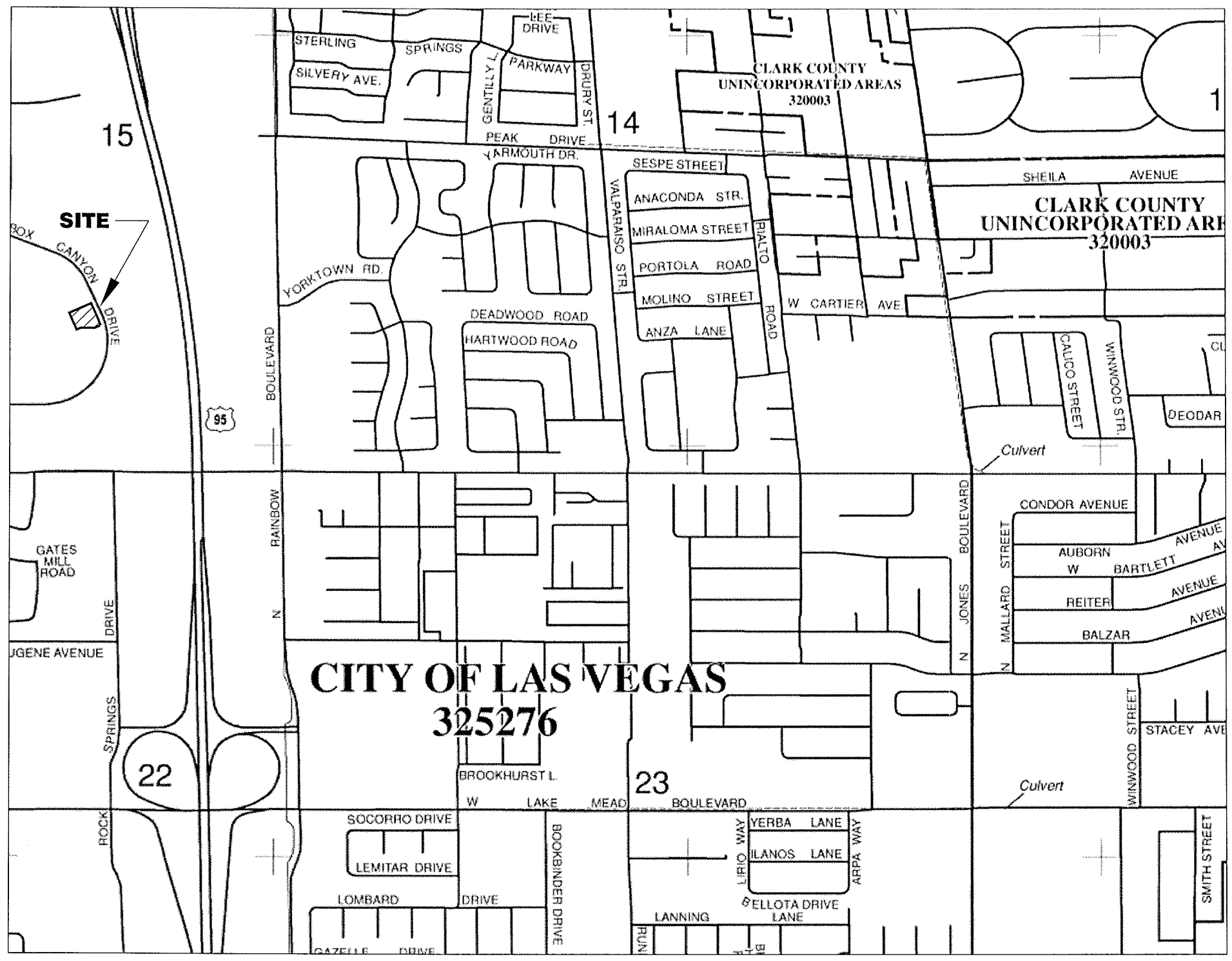
600

800

Scale: 1" = 200'

Rev: 02/09/2011





NORTH
1"=1000'

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2155F

FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA
AND INCORPORATED AREAS

PANEL 2155 OF 4090
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CLARK COUNTY	320003	2155	F
LAS VEGAS, CITY OF	325276	2155	F
NORTH LAS VEGAS, CITY OF	320007	2155	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
32003C2155F

MAP REVISED
NOVEMBER 16, 2011

Federal Emergency Management Agency

THE PROJECT SITE LIES WITHIN A FEMA DESIGNATED ZONE X, WHICH ARE DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

JHR Associates, Ltd.

4880 WEST UNIVERSITY AVENUE, SUITE B2
LAS VEGAS, NEVADA 89103
PH: (702) 876-2341 FAX: (702) 876-8395

DATE: 03/12	BY: JGR
PROJECT #: 238-11-031	SCALE: 1"=100'

DESCRIPTION:

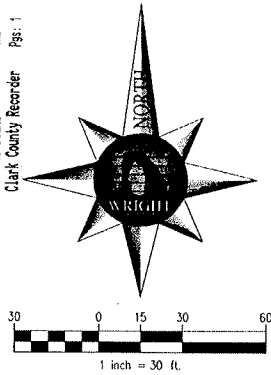
FEMA MAP
DR. HANDLEMAN OFFICE BUILDING
2585 BOX CANYON DR

FIGURE:

1

1 OF 1

20050616-0001590
Map Type: Final Record
SV 149 0039
Fees: \$21.00
N/C Fee: \$0.00
06/15/2005
10:02:27
Requestor: Wright Civil Engineers, Inc.
Francis Deane
Clark County Recorder
Pg. 1



RECORD OF SURVEY

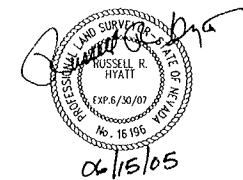
OF
THE LAS VEGAS TECHNOLOGY CENTER
BEING A PORTION OF LOT 1, BLOCK 2 OF THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35
SITUATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, NEVADA

SURVEYOR'S CERTIFICATE:

I, RUSSELL R. HYATT, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, ACTING AS AN AGENT FOR WRIGHT ENGINEERS, CERTIFY THAT:

- 1: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF BOX CANYON PROFESSIONAL PARK PHASE II.
- 2: THE LANDS SURVEYED LIE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON AUGUST 8, 2004.
- 3: THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE LOCAL GOVERNMENT GAVE ITS FINAL APPROVAL.
- 4: THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

RUSSELL R. HYATT, PLS
NEVADA CERTIFICATE NO. 16196



LEGEND

— PROPERTY LINE
--- LOT LINE
--- CENTERLINE
--- RIGHT-OF-WAY
--- ADJACENT PROPERTY LINE
--- TIE/RADIAL LINE
--- EASEMENT

- FOUND MONUMENT AS NOTED
- △ CALCULATED POINT
- SET BRASSTAG & NAIL STAMPED "WCE PLS 16196" AFTER THE COMPLETION OF CONSTRUCTION
- S.F. SQUARE FEET
- B.O.B. BASIS OF BEARINGS
- (PROD) PRODUCED LINE

REFERENCES

- | | | |
|------------|-----------|----------|
| 1: PLATS | BOOK: 47 | PAGE: 35 |
| 2: SURVEYS | FILE: 129 | PAGE: 12 |
| 3: SURVEYS | FILE: 140 | PAGE: 43 |

RECORDER'S NOTE:

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP INDEX, NRS 278.5695

RECORD OF SURVEY

OF
THE LAS VEGAS TECHNOLOGY CENTER
BEING A PORTION OF LOT 1, BLOCK 2

OF THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35
SITUATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, NEVADA

DRAWN BY:
JRP ON 06/14/05
CHECKED BY:
SRH/ADP ON 06/15/05
JOB NUMBER: CN25116
SCALE: 1" = 30'
PAGE 1 OF 1

WRIGHT ENGINEERS
7425 PEAK DRIVE
LAS VEGAS, NEVADA 89128
TEL (702) 933-7000 FAX (702) 933-7001
STRUCTURAL CIVIL LAND SURVEYING M.E.P.
DRAWING PAIR:
M:\mopping\cn25116\dwg\25116vrst.dwg



No. **1590**
FILED AT THE REQUEST OF:
WRIGHT CIVIL ENGINEERS, INC.
DATE: **6-16-05** AT **10:02**
FILE: **149** PAGE: **0039**
OF: SURVEYS
OFFICIAL RECORDS BOOK No.
20050616
CLARK COUNTY, NEVADA RECORDS
FRANCES DEANE, RECORDER
FEE: **21.00** DEPUTY **CAE**

LEGAL DESCRIPTION

LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 5 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED AS FILE 129, PAGE 12 SAME BEING ON THE WESTERLY RIGHT OF WAY OF BOX CANYON DRIVE; THENCE SOUTH 24°14'26" EAST ALONG SAID WESTERLY RIGHT OF WAY, 135.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHEASTERLY 59.07 FEET ALONG SAID CURVE AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 71°2'03"; THENCE SOUTH 72°57'28" WEST RADIIALLY DEPARTING SAID WESTERLY RIGHT OF WAY, 7.00 FEET; THENCE SOUTH 65°45'34" WEST, 45.33 FEET; THENCE NORTH 89°39'15" WEST, 107.63 FEET; THENCE SOUTH 68°40'59" WEST 39.48 FEET; THENCE 24°14'26" WEST, 147.06 FEET TO THE SOUTHERLY PROPERTY LINE OF SAID LOT 5; THENCE NORTH 65°45'34" EAST ALONG SAID SOUTHERLY PROPERTY LINE, 193.28 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER SHOWN AS LOT ONE (1) OF THAT RECORD OF SURVEY AS SHOWN BY MAP THEREOF ON FILE IN FILE 149 OF SURVEYS, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 138-15-810-050

BASIS OF BEARINGS

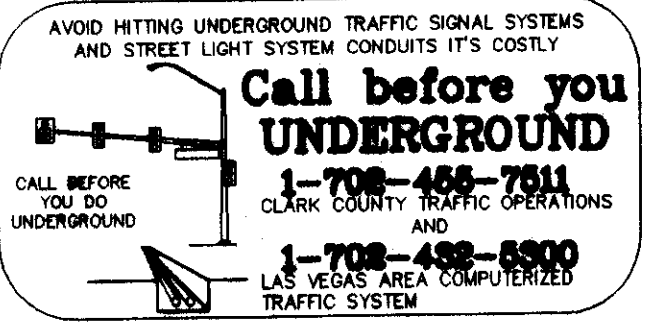
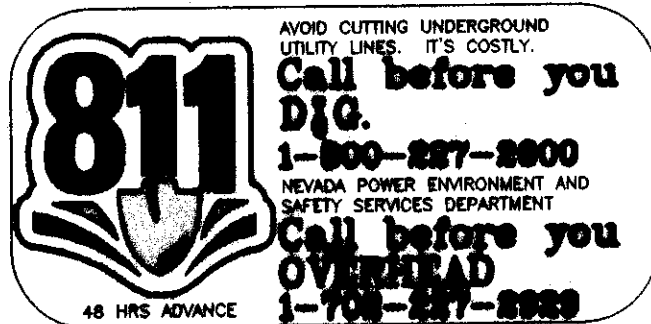
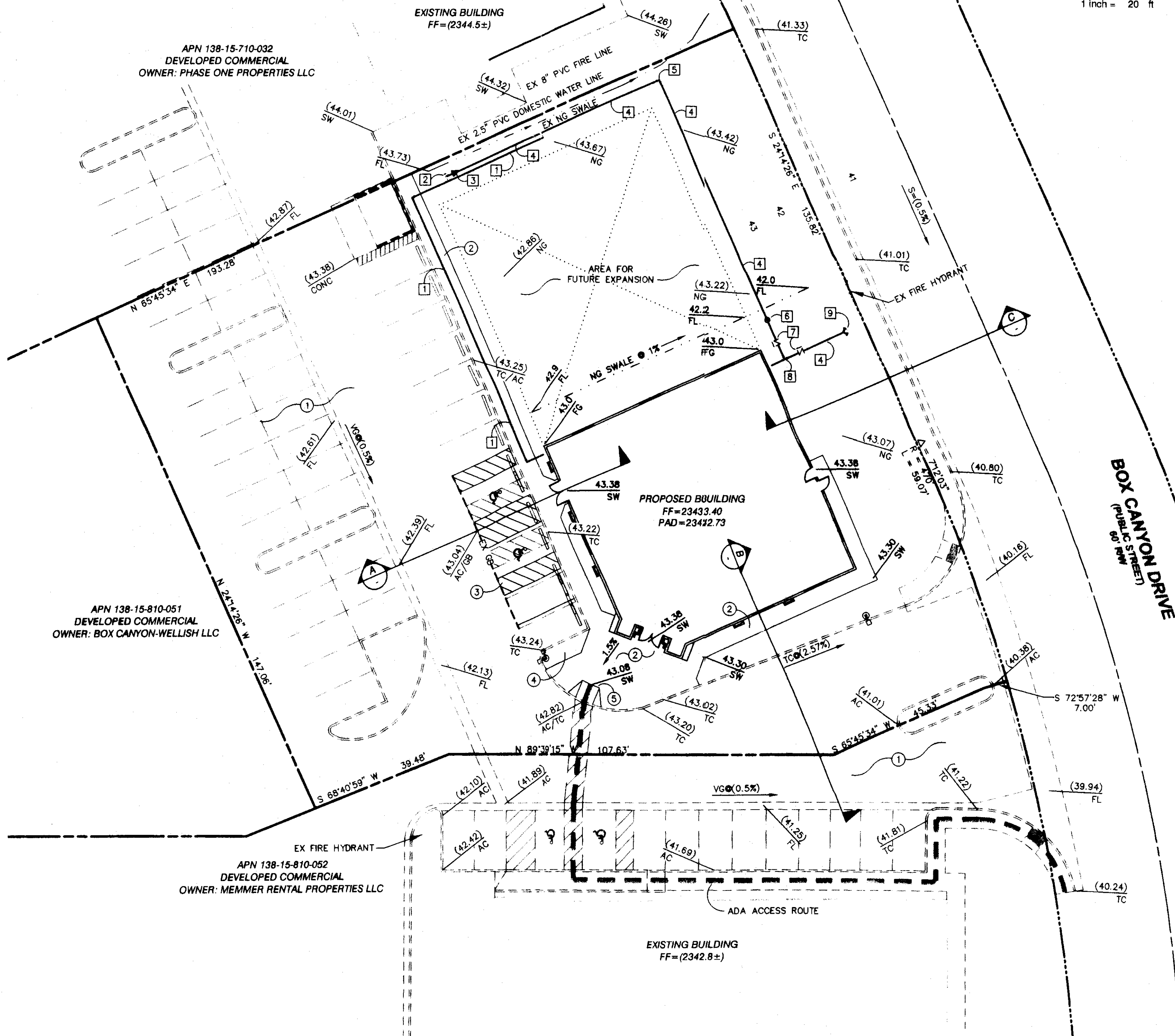
NORTH 28°52'06" EAST; BEING THE CENTERLINE OF TENAYA WAY AS SHOWN ON THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35 OF PLATS, CLARK COUNTY RECORDERS OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OLVOO 1534

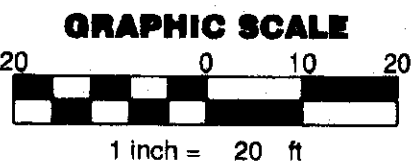
BEING A RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF SMOKE RANCH AND TENAYA.

ELEV (NAVD 88) = 721.3739 METERS = 2368.71 FEET.

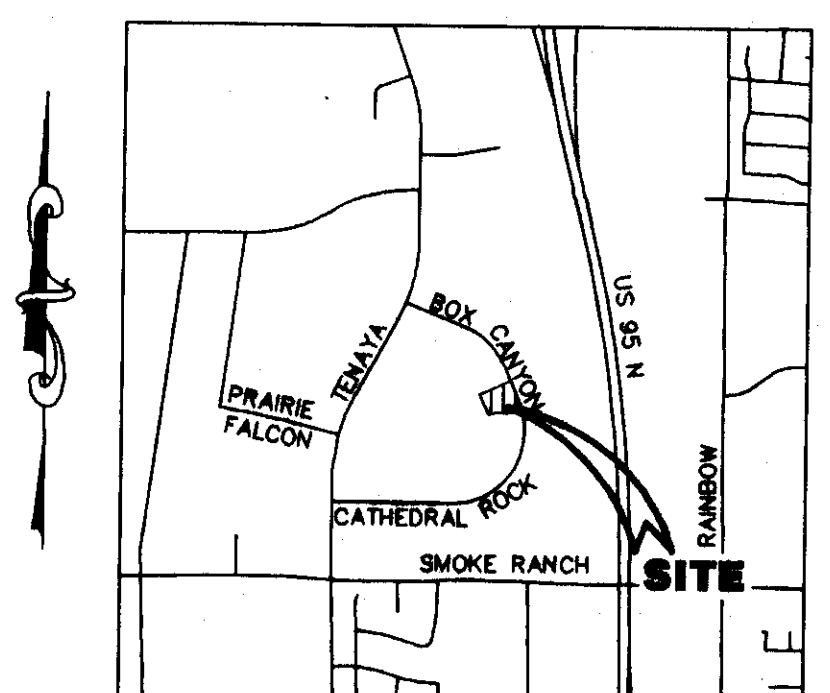


EARTHWORK QUANTITIES

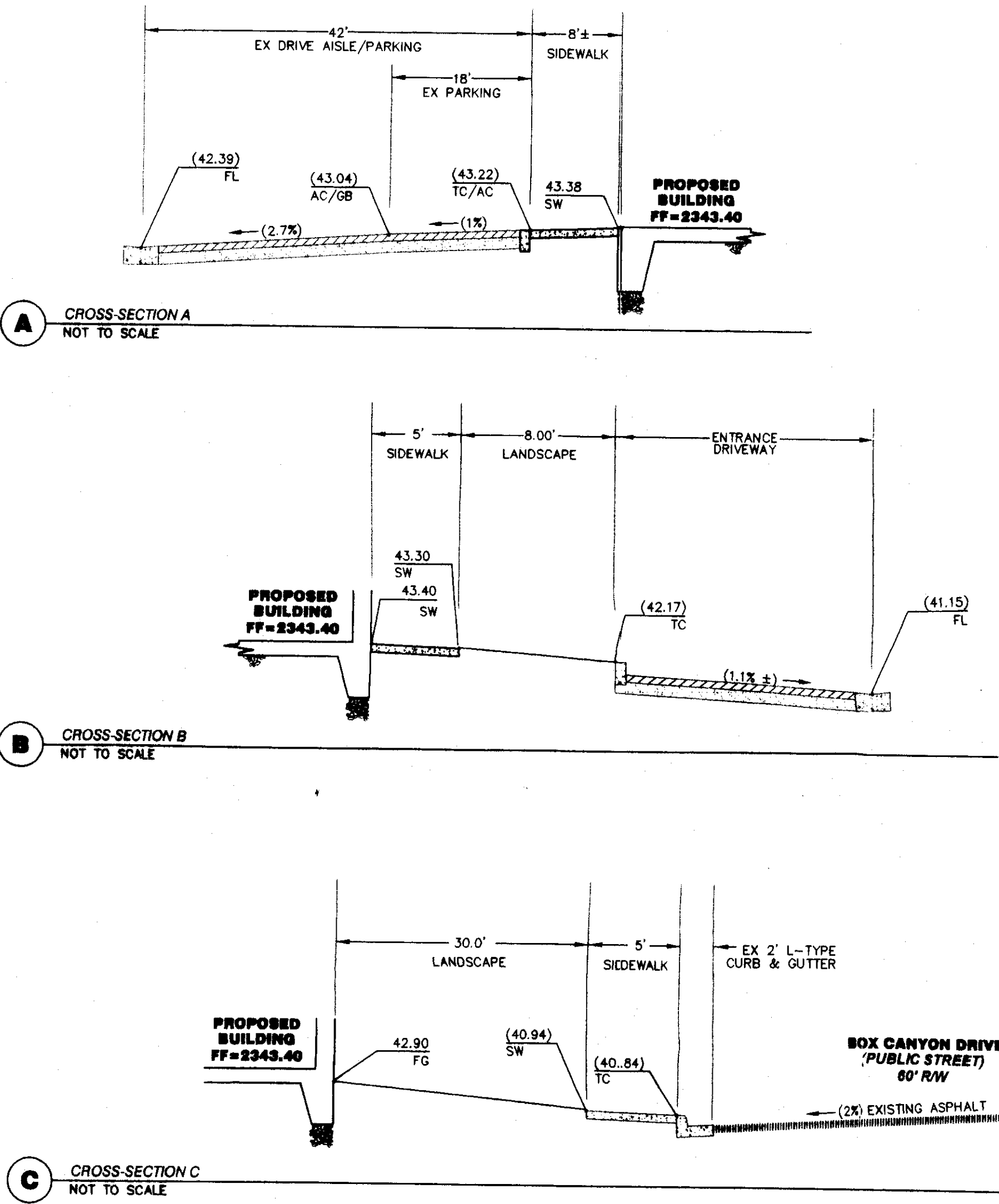
FILL: 50CY
CUT: 0CY



FEMA FLOOD ZONE NOTE
** THIS SITE PREDOMINATELY LIES WITHIN A FEMA ZONE "X" **
PER FIRM PANEL 3200302155F DATED SEPTEMBER 27, 2002.
REVISED NOVEMBER 16, 2011.
FEMA ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN.



AREA MAP
N.T.S.



LEGEND

—	PROPERTY LINE
—	RIGHT OF WAY
—	CENTERLINE
—	AC OUTLINE
—	PROPOSED CURB
—	EXISTING EDGE OF PAVEMENT
—	PROPOSED EDGE OF PAVEMENT
—	EXISTING BLOCK WALL
—	PROPOSED BLOCK WALL
—	CONTOUR LINE
—	EXISTING OVER HEAD POWER
—	ASPHALTIC CONCRETE
—	BACK OF CURB
—	BACK OF CURB RADIUS
—	BACK OF WALK
—	CURB & GUTTER
—	CENTERLINE
—	CONCRETE
—	ELECTRICAL
—	END OF CURB RADIUS
—	EDGE OF PAVEMENT
—	EXISTING
—	FINISH GRADE
—	FLOW LINE
—	GRADE BREAK
—	HIGH POINT
—	INVERT
—	LINEAR FEET
—	LOW POINT
—	NATURAL GROUND
—	PROPERTY LINE
—	POLYVINYL CHLORIDE
—	POLYETHYLENE
—	SEWER MANHOLE
—	SANITARY SEWER CLEANOUT
—	STATION
—	SIDEWALK
—	TOP OF CURB
—	TRASH ENCLOSURE
—	TOP OF FOOTING
—	TOP OF SLOPE
—	TOE OF SLOPE
—	TELEPHONE VAULT
—	TOP OF RETAINING WALL
—	TOP OF WALL
—	EXISTING GRADE
—	PROPOSED GRADE
—	EXISTING 250W STREET LIGHT

CONSTRUCTION NOTES

- ALL IMPROVEMENTS OUTSIDE OF BUILDING PAD AREA ARE EXISTING, PER CLV PLAN NO. 107V3635-2
- CONSTRUCT SIDEWALK PER USDOCA STD DWG 234
- RE-STRIPE HANDICAPPED PARKING PER ARCHITECTURAL DWG
- SAW CUT AND REMOVE CONCRETE THIS AREA FOR LANDSCAPE INSTALLATION
- CONSTRUCT HANDICAPPED RAMP AT EXISTING CURB CUT PER ANSI 119.1 STANDARDS AND GRADES INDICATED

GEOTECHNICAL NOTES

- ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH JA CESARE AND ASSOCIATES, INC. GEOTECHNICAL REPORT, NO. 12.1014A, DATED FEBRUARY 3, 2012.
- PAD ELEVATION IS BASED ON FOUR INCHES (4") TYPE II WITH A 10 MIL THICKNESS VISQUEEN PLACED BELOW THE TYPE II, ALL UNDER A 4-INCH CONCRETE SLAB.

WATER NOTES/QUANTITIES (PROJECT TOTAL)

1. REMOVE CAP AND CONNECT 2.5" SCH 40 PVC DOMESTIC WATER LINE	126 LF
2. REMOVE CAP AND INSTALL 8" X 8" 90° ELBOW	1 EA
3. INSTALL 8" X 6" REDUCER	1 EA
4. INSTALL 6" CLASS 200 PVC FIRE LINE	157 LF
5. INSTALL 6" X 6" 90° ELBOW	1 EA
6. INSTALL 6" POST INDICATING VALVE (PIV)	1 EA
7. INSTALL 6" CHECK VALVE	2 EA
8. INSTALL 6" TEE	1 EA
9. 4" FIRE DEPARTMENT CONNECTION (FDC)	1 EA

SUBMITTAL

PRINTED

APR 04 2012

JHR ASSOC.

CITY OF LAS VEGAS FIRE DEPARTMENT FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS:	1500 GALLONS PER MINUTE
SQUARE FOOTAGE:	4,240 SQUARE FEET
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS:	4,240 SQUARE FEET
BUILDING HEIGHT:	26.5 FEET
NUMBER OF STORIES:	5
TYPE OF CONSTRUCTION:	TYPE III
OCCUPANCY:	OFFICE
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	NO

REVIEWED BY:

DATE:

This grading plan is part of drainage study #4551 which was reviewed on 1/12/12 and approved on 1/12/12. Page 1 of 1 SHEETS

AFFORDABLE CONCEPTS, INC
2975 W LANE MEAD BLVD NORTH LAS VEGAS, NEVADA 89032
PHONE: (702) 398-3330 FAX: (702) 398-1930

PLOT AND GRADING

DR. HANDLEMAN OFFICE BUILDING
8888 BOX CANYON DRIVE
CITY OF LAS VEGAS, NEVADA

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

DR. HANDLEMAN OFFICE BUILDING

LEGAL DESCRIPTION

LOCATED WITHIN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 5 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED AS FILE 129, PAGE 12 SAME BEING ON THE WESTERLY RIGHT OF WAY OF BOX CANYON DRIVE: THENCE SOUTH 24°14'26" EAST ALONG SAID WESTERLY RIGHT OF WAY, 135.82 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHEASTERLY 59.07 FEET ALONG SAID CURVE, AND RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 71°2'03"; THENCE SOUTH 72°57'28" WEST RADIALLY DEPARTING SAID WESTERLY RIGHT OF WAY, 7.00 FEET; THENCE SOUTH 65°45'34" WEST, 45.33 FEET; THENCE NORTH 89°39'15" WEST, 107.63 FEET; THENCE SOUTH 68°40'59" WEST, 39.48 FEET; THENCE 24°14'26" WEST, 147.06 FEET TO THE SOUTHERLY PROPERTY LINE OF SAID LOT 5; THENCE NORTH 65°45'34" EAST ALONG SAID SOUTHERLY PROPERTY LINE, 193.28 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING FURTHER SHOWN AS LOT ONE (1) OF THAT RECORD OF SURVEY AS SHOWN BY MAP THEREOF ON FILE IN FILE 149 OF SURVEYS, PAGE 39, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 138-15-810-050

BASIS OF BEARINGS

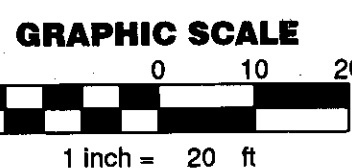
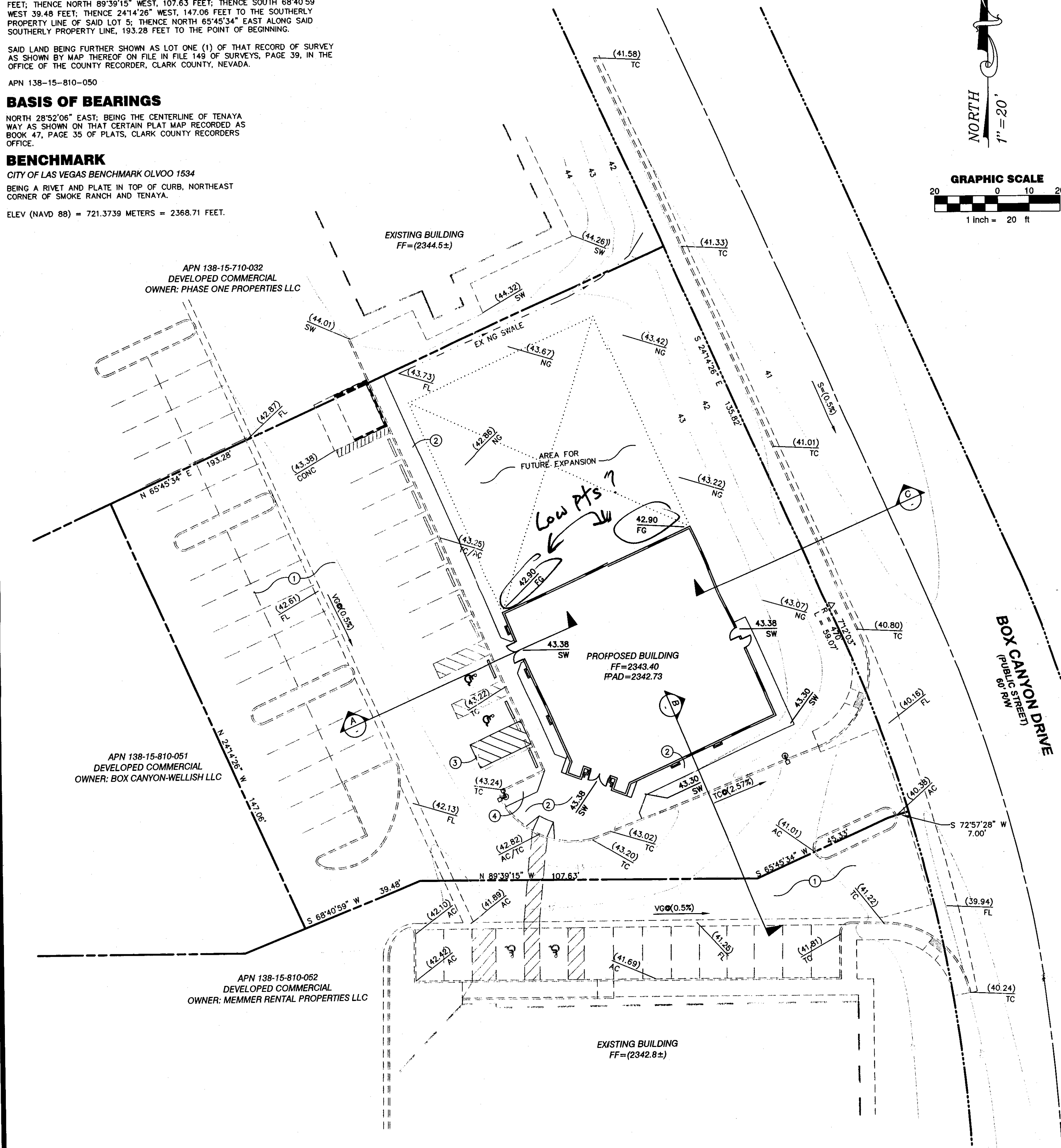
NORTH 28°52'06" EAST, BEING THE CENTERLINE OF TENAYA WAY AS SHOWN ON THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35 OF PLATS, CLARK COUNTY RECORDERS OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OLVOO 1534

BEING A RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF SMOKE RANCH AND TENAYA.

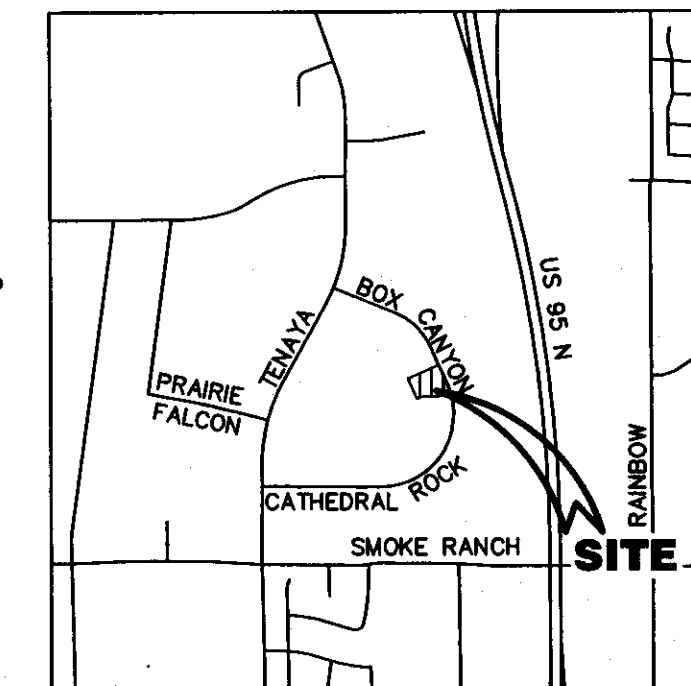
ELEV (NAVD 88) = 721.3739 METERS = 2368.71 FEET.



FEMA FLOOD ZONE NOTE

** THIS SITE PREDOMINATELY LIES WITHIN A FEMA ZONE "X" **
PER FIRM PANEL32003C2155F DATED SEPTEMBER 27, 2002.
REVISED NOVEMBER 16, 2011.

FEMA ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN.



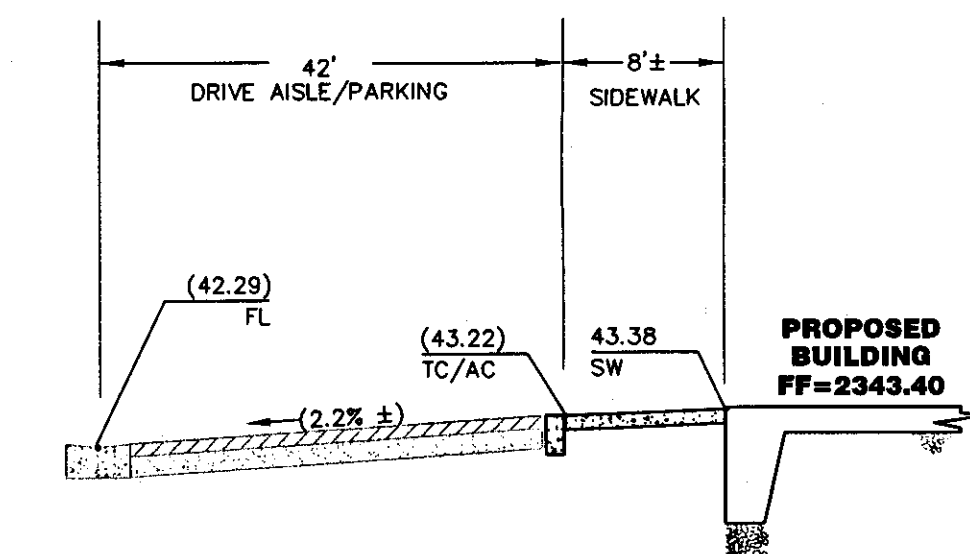
AREA MAP

N.T.S.

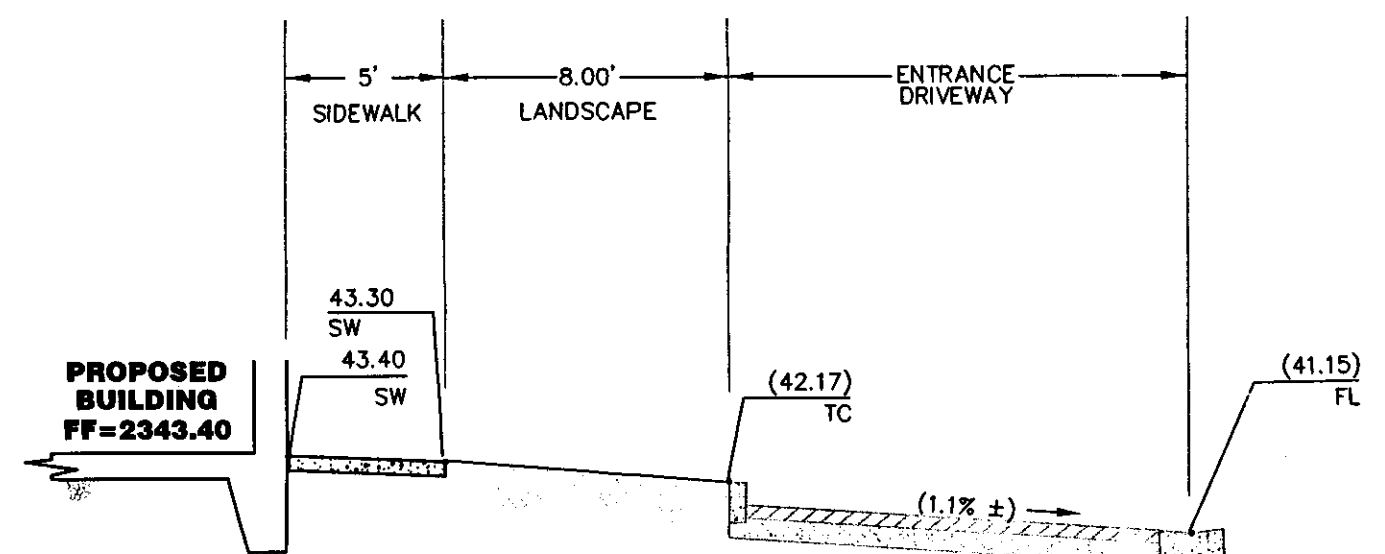
LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	CENTERLINE
---	AC CUTLINE
---	EXISTING CURB
---	PROPOSED CURB
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED EDGE OF PAVEMENT
---	EXISTING BLOCK WALL
---	PROPOSED BLOCK WALL
---	CONTOUR LINE
---	EXISTING OVER HEAD POWER
---	AC
---	ASPHALTIC CONCRETE
---	BACK OF CURB
---	BEGINNING OF CURB RADIUS
---	BACK OF WALK
---	CURB & GUTTER
---	CENTERLINE
---	CONCRETE
---	ELECTRICAL
---	END OF CURB RADIUS
---	EDGE OF PAVEMENT
---	EXISTING
---	FINISH GRADE
---	FLOW LINE
---	GRADE BREAK
---	HIGH POINT
---	INVERT
---	LINEAR FEET
---	LOW POINT
---	NATURAL GROUND
---	PROPERTY LINE
---	POLYVINYL CHLORIDE
---	POLYETHYLENE
---	STREET LIGHT
---	SEWER MANHOLE
---	SANITARY SEWER CLEANOUT
---	STATION
---	SIDEWALK
---	TOP OF CURB
---	TRASH ENCLOSURE
---	TOP OF FOOTING
---	TOP OF SLOPE
---	TOE OF SLOPE
---	TOE OF RETAINING WALL
---	TOP OF WALL
---	TELEPHONE VAULT
---	TOP OF RETAINING WALL
---	EXISTING GRADE
---	PROPOSED GRADE
---	EXISTING 250W STREET LIGHT

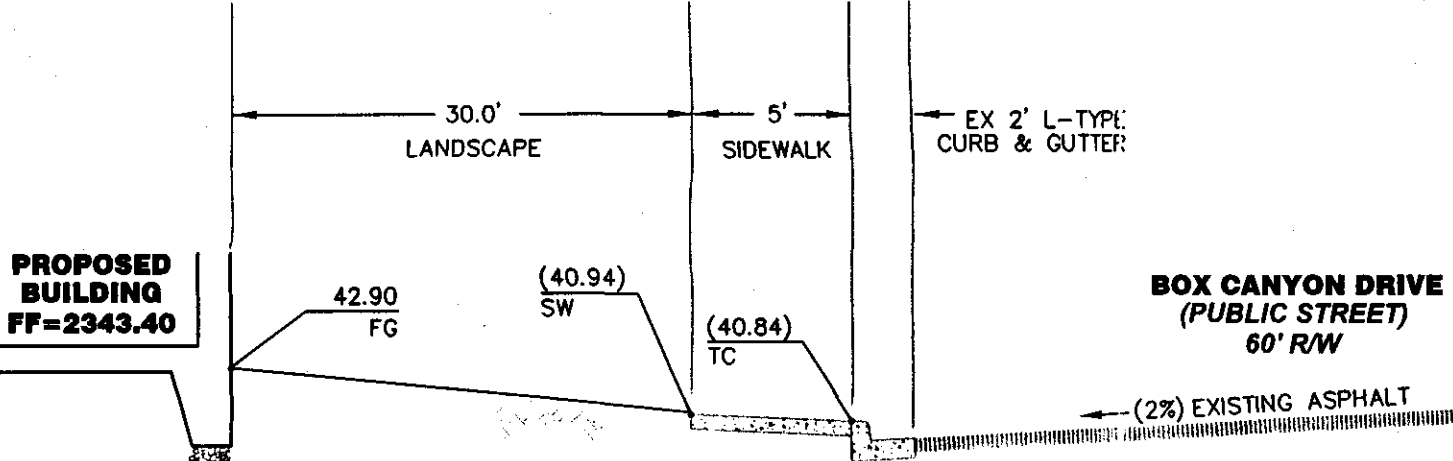
A CROSS-SECTION A
NOT TO SCALE



B CROSS-SECTION B
NOT TO SCALE



C CROSS-SECTION C
NOT TO SCALE



EARTHWORK QUANTITIES

FILL	60CY
CUT	0 CY

CONSTRUCTION NOTES

- ALL IMPROVEMENTS OUTSIDE OF BUILDING PAD AREA ARE EXISTING, PER CLV PLAN NO. 03-1-12.
- CONSTRUCT SIDEWALK PER USDOCA STD D&G 234
- ADD STRIPING FOR VAN ACCESSIBLE SPACE.
- SAW CUT AND REMOVE CONCRETE THIS AREA FOR LANDSCAPE INSTALLATION

GEOTECHNICAL NOTES

- ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH JA CESARE AND ASSOCIATES, INC. GEOTECHNICAL REPORT, NO. 12.1014A, DATED FEBRUARY 3, 2012.
- PAD ELEVATION IS BASED ON FOUR INCHES (4") TYPE II WITH A 10 MIL THICKNESS MSQUEEN PLACED BELOW THE TYPE II, ALL UNDER A 4-INCH CONCRETE SLAB.

This grading plan is a part of drainage study #4551 which was received on 3/20/12 and rejected on 4/3/12. Page 1 of 1

PRINTED

MAR 19 2012

JHR ASSOC.

SUBMITTAL

DEVELOPER AFFORDABLE CONCEPTS, INC.

PREPARED BY JHR Associates Ltd.

PROJECT DR. HANDLEMAN OFFICE BUILDING

SHEET 03-1-12

DRAWN BY JA

DESIGNED BY

CHECKED BY

PROJECT NO. 238-11-031

SHEET 1 OF 1

CLV DWG #

CLV PROJECT # XXXXX

