

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

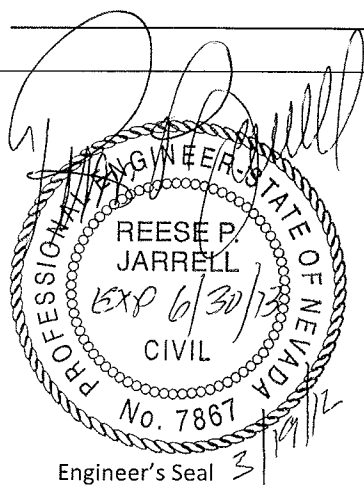
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

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 ~~east~~ ^{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.

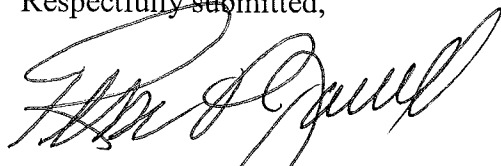
HYDRAULICS

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.

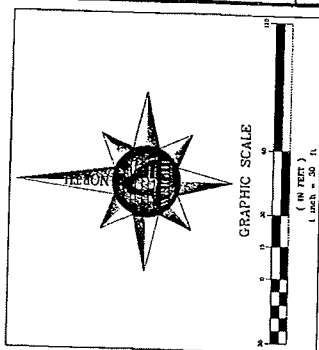
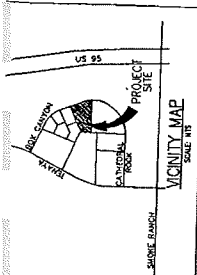
NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on 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



LEGEND

RIGHT-OF-WAY/PROPERTY LINE
STREET CENTER LINE
EXISTING BUILDING
PROPOSED BUILDING
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
EXISTING EDGE OF AC PAVEMENT
AC PAVEMENT
SOFT VULNERABILITY ZONE
WATER MAIN
SEWER
12" PUBLIC DRAINAGE
18" PUBLIC DRAINAGE
24" PUBLIC DRAINAGE
30" PUBLIC DRAINAGE
36" PUBLIC DRAINAGE
42" PUBLIC DRAINAGE
48" PUBLIC DRAINAGE
54" PUBLIC DRAINAGE
60" PUBLIC DRAINAGE
66" PUBLIC DRAINAGE
72" PUBLIC DRAINAGE
78" PUBLIC DRAINAGE
84" PUBLIC DRAINAGE
90" PUBLIC DRAINAGE
96" PUBLIC DRAINAGE
102" PUBLIC DRAINAGE
108" PUBLIC DRAINAGE
114" PUBLIC DRAINAGE
120" PUBLIC DRAINAGE
126" PUBLIC DRAINAGE
132" PUBLIC DRAINAGE
138" PUBLIC DRAINAGE
144" PUBLIC DRAINAGE
150" PUBLIC DRAINAGE
156" PUBLIC DRAINAGE
162" PUBLIC DRAINAGE
168" PUBLIC DRAINAGE
174" PUBLIC DRAINAGE
180" PUBLIC DRAINAGE
186" PUBLIC DRAINAGE
192" PUBLIC DRAINAGE
198" PUBLIC DRAINAGE
204" PUBLIC DRAINAGE
210" PUBLIC DRAINAGE
216" PUBLIC DRAINAGE
222" PUBLIC DRAINAGE
228" PUBLIC DRAINAGE
234" PUBLIC DRAINAGE
240" PUBLIC DRAINAGE
246" PUBLIC DRAINAGE
252" PUBLIC DRAINAGE
258" PUBLIC DRAINAGE
264" PUBLIC DRAINAGE
270" PUBLIC DRAINAGE
276" PUBLIC DRAINAGE
282" PUBLIC DRAINAGE
288" PUBLIC DRAINAGE
294" PUBLIC DRAINAGE
300" PUBLIC DRAINAGE
306" PUBLIC DRAINAGE
312" PUBLIC DRAINAGE
318" PUBLIC DRAINAGE
324" PUBLIC DRAINAGE
330" PUBLIC DRAINAGE
336" PUBLIC DRAINAGE
342" PUBLIC DRAINAGE
348" PUBLIC DRAINAGE
354" PUBLIC DRAINAGE
360" PUBLIC DRAINAGE
366" PUBLIC DRAINAGE
372" PUBLIC DRAINAGE
378" PUBLIC DRAINAGE
384" PUBLIC DRAINAGE
390" PUBLIC DRAINAGE
396" PUBLIC DRAINAGE
402" PUBLIC DRAINAGE
408" PUBLIC DRAINAGE
414" PUBLIC DRAINAGE
420" PUBLIC DRAINAGE
426" PUBLIC DRAINAGE
432" PUBLIC DRAINAGE
438" PUBLIC DRAINAGE
444" PUBLIC DRAINAGE
450" PUBLIC DRAINAGE
456" PUBLIC DRAINAGE
462" PUBLIC DRAINAGE
468" PUBLIC DRAINAGE
474" PUBLIC DRAINAGE
480" PUBLIC DRAINAGE
486" PUBLIC DRAINAGE
492" PUBLIC DRAINAGE
498" PUBLIC DRAINAGE
504" PUBLIC DRAINAGE
510" PUBLIC DRAINAGE
516" PUBLIC DRAINAGE
522" PUBLIC DRAINAGE
528" PUBLIC DRAINAGE
534" PUBLIC DRAINAGE
540" PUBLIC DRAINAGE
546" PUBLIC DRAINAGE
552" PUBLIC DRAINAGE
558" PUBLIC DRAINAGE
564" PUBLIC DRAINAGE
570" PUBLIC DRAINAGE
576" PUBLIC DRAINAGE
582" PUBLIC DRAINAGE
588" PUBLIC DRAINAGE
594" PUBLIC DRAINAGE
600" PUBLIC DRAINAGE
606" PUBLIC DRAINAGE
612" PUBLIC DRAINAGE
618" PUBLIC DRAINAGE
624" PUBLIC DRAINAGE
630" PUBLIC DRAINAGE
636" PUBLIC DRAINAGE
642" PUBLIC DRAINAGE
648" PUBLIC DRAINAGE
654" PUBLIC DRAINAGE
660" PUBLIC DRAINAGE
666" PUBLIC DRAINAGE
672" PUBLIC DRAINAGE
678" PUBLIC DRAINAGE
684" PUBLIC DRAINAGE
690" PUBLIC DRAINAGE
696" PUBLIC DRAINAGE
702" PUBLIC DRAINAGE
708" PUBLIC DRAINAGE
714" PUBLIC DRAINAGE
720" PUBLIC DRAINAGE
726" PUBLIC DRAINAGE
732" PUBLIC DRAINAGE
738" PUBLIC DRAINAGE
744" PUBLIC DRAINAGE
750" PUBLIC DRAINAGE
756" PUBLIC DRAINAGE
762" PUBLIC DRAINAGE
768" PUBLIC DRAINAGE
774" PUBLIC DRAINAGE
780" PUBLIC DRAINAGE
786" PUBLIC DRAINAGE
792" PUBLIC DRAINAGE
798" PUBLIC DRAINAGE
804" PUBLIC DRAINAGE
810" PUBLIC DRAINAGE
816" PUBLIC DRAINAGE
822" PUBLIC DRAINAGE
828" PUBLIC DRAINAGE
834" PUBLIC DRAINAGE
840" PUBLIC DRAINAGE
846" PUBLIC DRAINAGE
852" PUBLIC DRAINAGE
858" PUBLIC DRAINAGE
864" PUBLIC DRAINAGE
870" PUBLIC DRAINAGE
876" PUBLIC DRAINAGE
882" PUBLIC DRAINAGE
888" PUBLIC DRAINAGE
894" PUBLIC DRAINAGE
900" PUBLIC DRAINAGE
906" PUBLIC DRAINAGE
912" PUBLIC DRAINAGE
918" PUBLIC DRAINAGE
924" PUBLIC DRAINAGE
930" PUBLIC DRAINAGE
936" PUBLIC DRAINAGE
942" PUBLIC DRAINAGE
948" PUBLIC DRAINAGE
954" PUBLIC DRAINAGE
960" PUBLIC DRAINAGE
966" PUBLIC DRAINAGE
972" PUBLIC DRAINAGE
978" PUBLIC DRAINAGE
984" PUBLIC DRAINAGE
990" PUBLIC DRAINAGE
996" PUBLIC DRAINAGE
1002" PUBLIC DRAINAGE
1008" PUBLIC DRAINAGE
1014" PUBLIC DRAINAGE
1020" PUBLIC DRAINAGE
1026" PUBLIC DRAINAGE
1032" PUBLIC DRAINAGE
1038" PUBLIC DRAINAGE
1044" PUBLIC DRAINAGE
1050" PUBLIC DRAINAGE
1056" PUBLIC DRAINAGE
1062" PUBLIC DRAINAGE
1068" PUBLIC DRAINAGE
1074" PUBLIC DRAINAGE
1080" PUBLIC DRAINAGE
1086" PUBLIC DRAINAGE
1092" PUBLIC DRAINAGE
1098" PUBLIC DRAINAGE
1104" PUBLIC DRAINAGE
1110" PUBLIC DRAINAGE
1116" PUBLIC DRAINAGE
1122" PUBLIC DRAINAGE
1128" PUBLIC DRAINAGE
1134" PUBLIC DRAINAGE
1140" PUBLIC DRAINAGE
1146" PUBLIC DRAINAGE
1152" PUBLIC DRAINAGE
1158" PUBLIC DRAINAGE
1164" PUBLIC DRAINAGE
1170" PUBLIC DRAINAGE
1176" PUBLIC DRAINAGE
1182" PUBLIC DRAINAGE
1188" PUBLIC DRAINAGE
1194" PUBLIC DRAINAGE
1200" PUBLIC DRAINAGE
1206" PUBLIC DRAINAGE
1212" PUBLIC DRAINAGE
1218" PUBLIC DRAINAGE
1224" PUBLIC DRAINAGE
1230" PUBLIC DRAINAGE
1236" PUBLIC DRAINAGE
1242" PUBLIC DRAINAGE
1248" PUBLIC DRAINAGE
1254" PUBLIC DRAINAGE
1260" PUBLIC DRAINAGE
1266" PUBLIC DRAINAGE
1272" PUBLIC DRAINAGE
1278" PUBLIC DRAINAGE
1284" PUBLIC DRAINAGE
1290" PUBLIC DRAINAGE
1296" PUBLIC DRAINAGE
1302" PUBLIC DRAINAGE
1308" PUBLIC DRAINAGE
1314" PUBLIC DRAINAGE
1320" PUBLIC DRAINAGE
1326" PUBLIC DRAINAGE
1332" PUBLIC DRAINAGE
1338" PUBLIC DRAINAGE
1344" PUBLIC DRAINAGE
1350" PUBLIC DRAINAGE
1356" PUBLIC DRAINAGE
1362" PUBLIC DRAINAGE
1368" PUBLIC DRAINAGE
1374" PUBLIC DRAINAGE
1380" PUBLIC DRAINAGE
1386" PUBLIC DRAINAGE
1392" PUBLIC DRAINAGE
1398" PUBLIC DRAINAGE
1404" PUBLIC DRAINAGE
1410" PUBLIC DRAINAGE
1416" PUBLIC DRAINAGE
1422" PUBLIC DRAINAGE
1428" PUBLIC DRAINAGE
1434" PUBLIC DRAINAGE
1440" PUBLIC DRAINAGE
1446" PUBLIC DRAINAGE
1452" PUBLIC DRAINAGE
1458" PUBLIC DRAINAGE
1464" PUBLIC DRAINAGE
1470" PUBLIC DRAINAGE
1476" PUBLIC DRAINAGE
1482" PUBLIC DRAINAGE
1488" PUBLIC DRAINAGE
1494" PUBLIC DRAINAGE
1500" PUBLIC DRAINAGE
1506" PUBLIC DRAINAGE
1512" PUBLIC DRAINAGE
1518" PUBLIC DRAINAGE
1524" PUBLIC DRAINAGE
1530" PUBLIC DRAINAGE
1536" PUBLIC DRAINAGE
1542" PUBLIC DRAINAGE
1548" PUBLIC DRAINAGE
1554" PUBLIC DRAINAGE
1560" PUBLIC DRAINAGE
1566" PUBLIC DRAINAGE
1572" PUBLIC DRAINAGE
1578" PUBLIC DRAINAGE
1584" PUBLIC DRAINAGE
1590" PUBLIC DRAINAGE
1596" PUBLIC DRAINAGE
1602" PUBLIC DRAINAGE
1608" PUBLIC DRAINAGE
1614" PUBLIC DRAINAGE
1620" PUBLIC DRAINAGE
1626" PUBLIC DRAINAGE
1632" PUBLIC DRAINAGE
1638" PUBLIC DRAINAGE
1644" PUBLIC DRAINAGE
1650" PUBLIC DRAINAGE
1656" PUBLIC DRAINAGE
1662" PUBLIC DRAINAGE
1668" PUBLIC DRAINAGE
1674" PUBLIC DRAINAGE
1680" PUBLIC DRAINAGE
1686" PUBLIC DRAINAGE
1692" PUBLIC DRAINAGE
1698" PUBLIC DRAINAGE
1704" PUBLIC DRAINAGE
1710" PUBLIC DRAINAGE
1716" PUBLIC DRAINAGE
1722" PUBLIC DRAINAGE
1728" PUBLIC DRAINAGE
1734" PUBLIC DRAINAGE
1740" PUBLIC DRAINAGE
1746" PUBLIC DRAINAGE
1752" PUBLIC DRAINAGE
1758" PUBLIC DRAINAGE
1764" PUBLIC DRAINAGE
1770" PUBLIC DRAINAGE
1776" PUBLIC DRAINAGE
1782" PUBLIC DRAINAGE
1788" PUBLIC DRAINAGE
1794" PUBLIC DRAINAGE
1800" PUBLIC DRAINAGE
1806" PUBLIC DRAINAGE
1812" PUBLIC DRAINAGE
1818" PUBLIC DRAINAGE
1824" PUBLIC DRAINAGE
1830" PUBLIC DRAINAGE
1836" PUBLIC DRAINAGE
1842" PUBLIC DRAINAGE
1848" PUBLIC DRAINAGE
1854" PUBLIC DRAINAGE
1860" PUBLIC DRAINAGE
1866" PUBLIC DRAINAGE
1872" PUBLIC DRAINAGE
1878" PUBLIC DRAINAGE
1884" PUBLIC DRAINAGE
1890" PUBLIC DRAINAGE
1896" PUBLIC DRAINAGE
1902" PUBLIC DRAINAGE
1908" PUBLIC DRAINAGE
1914" PUBLIC DRAINAGE
1920" PUBLIC DRAINAGE
1926" PUBLIC DRAINAGE
1932" PUBLIC DRAINAGE
1938" PUBLIC DRAINAGE
1944" PUBLIC DRAINAGE
1950" PUBLIC DRAINAGE
1956" PUBLIC DRAINAGE
1962" PUBLIC DRAINAGE
1968" PUBLIC DRAINAGE
1974" PUBLIC DRAINAGE
1980" PUBLIC DRAINAGE
1986" PUBLIC DRAINAGE
1992" PUBLIC DRAINAGE
1998" PUBLIC DRAINAGE
2004" PUBLIC DRAINAGE
2010" PUBLIC DRAINAGE
2016" PUBLIC DRAINAGE
2022" PUBLIC DRAINAGE
2028" PUBLIC DRAINAGE
2034" PUBLIC DRAINAGE
2040" PUBLIC DRAINAGE
2046" PUBLIC DRAINAGE
2052" PUBLIC DRAINAGE
2058" PUBLIC DRAINAGE
2064" PUBLIC DRAINAGE
2070" PUBLIC DRAINAGE
2076" PUBLIC DRAINAGE
2082" PUBLIC DRAINAGE
2088" PUBLIC DRAINAGE
2094" PUBLIC DRAINAGE
2100" PUBLIC DRAINAGE
2106" PUBLIC DRAINAGE
2112" PUBLIC DRAINAGE
2118" PUBLIC DRAINAGE
2124" PUBLIC DRAINAGE
2130" PUBLIC DRAINAGE
2136" PUBLIC DRAINAGE
2142" PUBLIC DRAINAGE
2148" PUBLIC DRAINAGE
2154" PUBLIC DRAINAGE
2160" PUBLIC DRAINAGE
2166" PUBLIC DRAINAGE
2172" PUBLIC DRAINAGE
2178" PUBLIC DRAINAGE
2184" PUBLIC DRAINAGE
2190" PUBLIC DRAINAGE
2196" PUBLIC DRAINAGE
2202" PUBLIC DRAINAGE
2208" PUBLIC DRAINAGE
2214" PUBLIC DRAINAGE
2220" PUBLIC DRAINAGE
2226" PUBLIC DRAINAGE
2232" PUBLIC DRAINAGE
2238" PUBLIC DRAINAGE
2244" PUBLIC DRAINAGE
2250" PUBLIC DRAINAGE
2256" PUBLIC DRAINAGE
2262" PUBLIC DRAINAGE
2268" PUBLIC DRAINAGE
2274" PUBLIC DRAINAGE
2280" PUBLIC DRAINAGE
2286" PUBLIC DRAINAGE
2292" PUBLIC DRAINAGE
2298" PUBLIC DRAINAGE
2304" PUBLIC DRAINAGE
2310" PUBLIC DRAINAGE
2316" PUBLIC DRAINAGE
2322" PUBLIC DRAINAGE
2328" PUBLIC DRAINAGE
2334" PUBLIC DRAINAGE
2340" PUBLIC DRAINAGE
2346" PUBLIC DRAINAGE
2352" PUBLIC DRAINAGE
2358" PUBLIC DRAINAGE
2364" PUBLIC DRAINAGE
2370" PUBLIC DRAINAGE
2376" PUBLIC DRAINAGE
2382" PUBLIC DRAINAGE
2388" PUBLIC DRAINAGE
2394" PUBLIC DRAINAGE
2400" PUBLIC DRAINAGE
2406" PUBLIC DRAINAGE
2412" PUBLIC DRAINAGE
2418" PUBLIC DRAINAGE
2424" PUBLIC DRAINAGE
2430" PUBLIC DRAINAGE
2436" PUBLIC DRAINAGE
2442" PUBLIC DRAINAGE
2448" PUBLIC DRAINAGE
2454" PUBLIC DRAINAGE
2460" PUBLIC DRAINAGE
2466" PUBLIC DRAINAGE
2472" PUBLIC DRAINAGE
2478" PUBLIC DRAINAGE
2484" PUBLIC DRAINAGE
2490" PUBLIC DRAINAGE
2496" PUBLIC DRAINAGE
2502" PUBLIC DRAINAGE
2508" PUBLIC DRAINAGE
2514" PUBLIC DRAINAGE
2520" PUBLIC DRAINAGE
2526" PUBLIC DRAINAGE
2532" PUBLIC DRAINAGE
2538" PUBLIC DRAINAGE
2544" PUBLIC DRAINAGE
2550" PUBLIC DRAINAGE
2556" PUBLIC DRAINAGE
2562" PUBLIC DRAINAGE
2568" PUBLIC DRAINAGE
2574" PUBLIC DRAINAGE
2580" PUBLIC DRAINAGE
2586" PUBLIC DRAINAGE
2592" PUBLIC DRAINAGE
2598" PUBLIC DRAINAGE
2604" PUBLIC DRAINAGE
2610" PUBLIC DRAINAGE
2616" PUBLIC DRAINAGE
2622" PUBLIC DRAINAGE
2628" PUBLIC DRAINAGE
2634" PUBLIC DRAINAGE
2640" PUBLIC DRAINAGE
2646" PUBLIC DRAINAGE
2652" PUBLIC DRAINAGE
2658" PUBLIC DRAINAGE
2664" PUBLIC DRAINAGE
2670" PUBLIC DRAINAGE
2676" PUBLIC DRAINAGE
2682" PUBLIC DRAINAGE
2688" PUBLIC DRAINAGE
2694" PUBLIC DRAINAGE
2700" PUBLIC DRAINAGE
2706" PUBLIC DRAINAGE
2712" PUBLIC DRAINAGE
2718" PUBLIC DRAINAGE
2724" PUBLIC DRAINAGE
2730" PUBLIC DRAINAGE
2736" PUBLIC DRAINAGE
2742" PUBLIC DRAINAGE
2748" PUBLIC DRAINAGE
2754" PUBLIC DRAINAGE
2760" PUBLIC DRAINAGE
2766" PUBLIC DRAINAGE
2772" PUBLIC DRAINAGE
2778" PUBLIC DRAINAGE
2784" PUBLIC DRAINAGE
2790" PUBLIC DRAINAGE
2796" PUBLIC DRAINAGE
2802" PUBLIC DRAINAGE
2808" PUBLIC DRAINAGE
2814" PUBLIC DRAINAGE
2820" PUBLIC DRAINAGE
2826" PUBLIC DRAINAGE
2832" PUBLIC DRAINAGE
2838" PUBLIC DRAINAGE
2844" PUBLIC DRAINAGE
2850" PUBLIC DRAINAGE
2856" PUBLIC DRAINAGE
2862" PUBLIC DRAINAGE
2868" PUBLIC DRAINAGE
2874" PUBLIC DRAINAGE
2880" PUBLIC DRAINAGE
2886" PUBLIC DRAINAGE
2892" PUBLIC DRAINAGE
2898" PUBLIC DRAINAGE
2904" PUBLIC DRAINAGE
2910" PUBLIC DRAINAGE
2916" PUBLIC DRAINAGE
2922" PUBLIC DRAINAGE
2928" PUBLIC DRAINAGE
2934" PUBLIC DRAINAGE
2940" PUBLIC DRAINAGE
2946" PUBLIC DRAINAGE
2952" PUBLIC DRAINAGE
2958" PUBLIC DRAINAGE
2964" PUBLIC DRAINAGE
2970" PUBLIC DRAINAGE
2976" PUBLIC DRAINAGE
2982" PUBLIC DRAINAGE
2988" PUBLIC DRAINAGE
2994" PUBLIC DRAINAGE
3000" PUBLIC DRAINAGE

EXISTING CURB WALL

PROPOSED SIDEWALK/CONCRETE

EXISTING 1" CONTOUR

EXISTING 5" CONTOUR

SECTION / DETAIL SYMBOL

HC ACCESS ROUTE

GRADE BREAK

LOOK IN DIRECTION OF FLOW

PROPOSED ELEVATION

EXISTING ELEVATION

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:

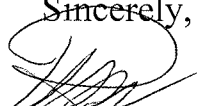
COPIES	DATE	NO.	DESCRIPTION
2	4-11-12	G1	Revised Grading Plan

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

ASSESSOR'S PARCELS - CLARK CO., NV.

Michele W. Shafe - Assessor

BOOK

T20S R60E

SEG

15

MAP

S 2 SE 4

138-15-8

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

126 125 124 123

137 138 139 140

164 163 162 161

6 5 4 3 2 1

7 8 9 10 11 12

13 14 15 16 17 18

19 20 21 22 23 24

25 26 27 28 29 30

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

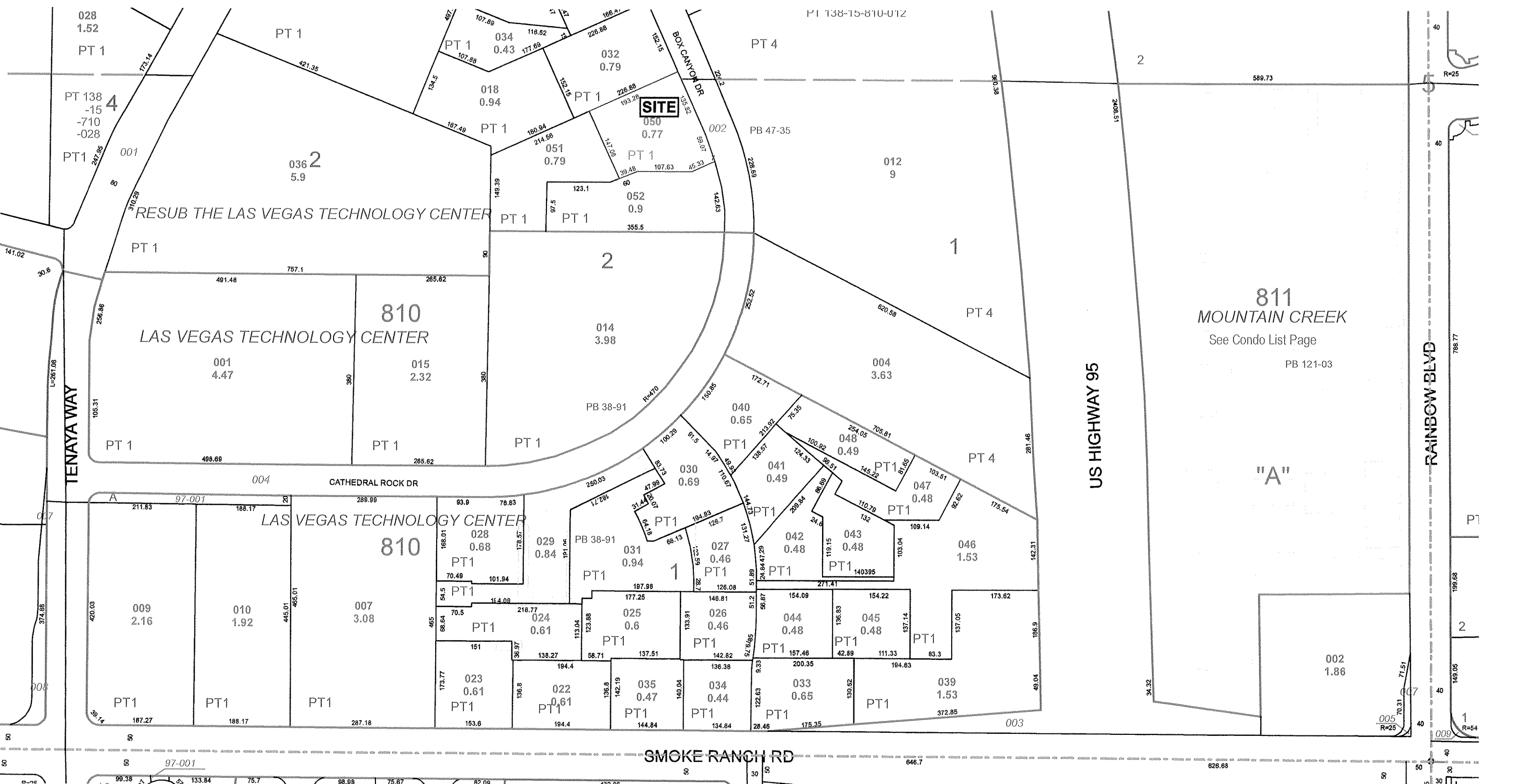
5 1 5 1

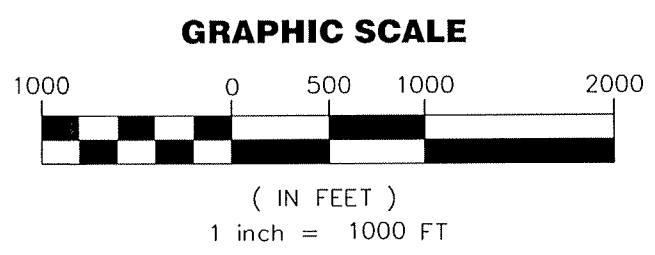
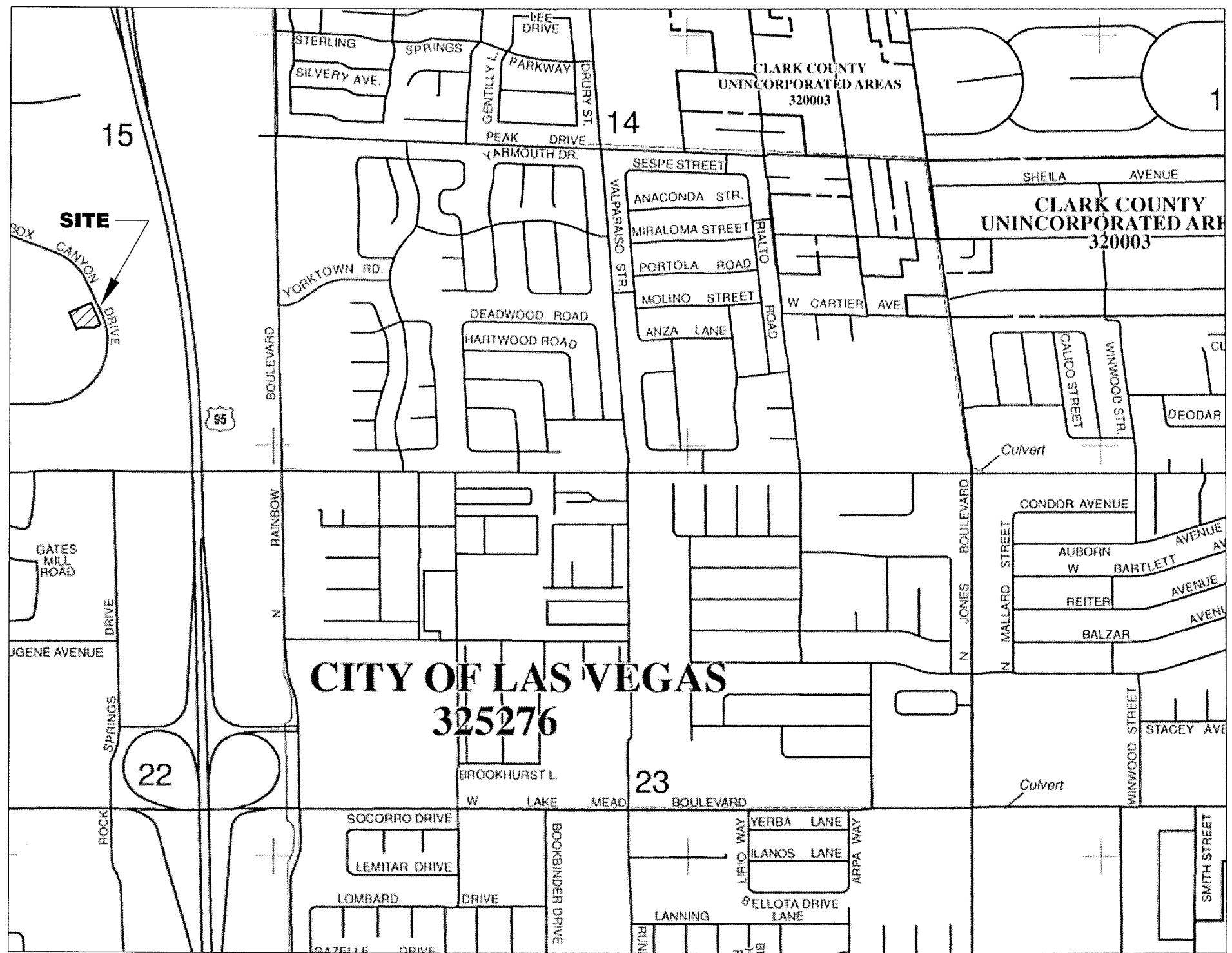
Scale: 1" = 200'

Rev: 02/09/2011

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

0 100 200 400 600 800





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

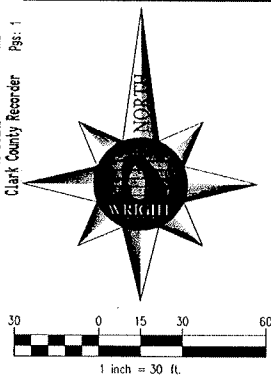
CITY OF LAS VEGAS, NEVADA

FIGURE:

1

1 OF 1

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



RECORD OF SURVEY

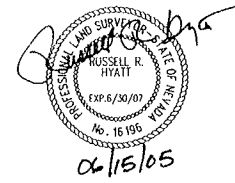
OF
THE LAS VEGAS TECHNOLOGY CENTER
BEING A PORTION OF LOT 1, BLOCK 2 OF THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35
SITUATED IN THE SOUTH HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4)
OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, NEVADA

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

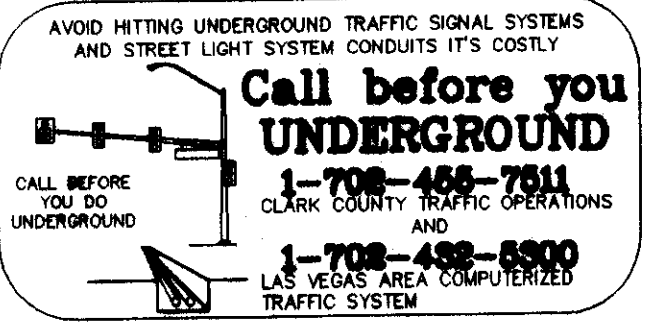
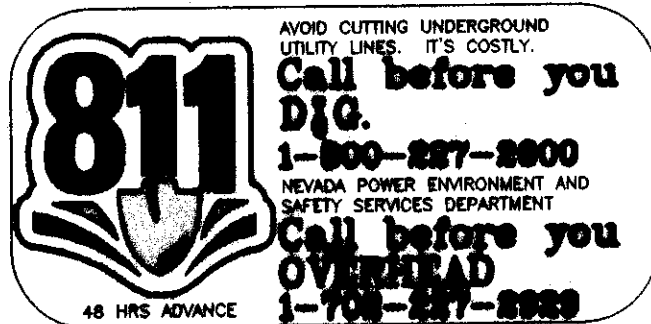
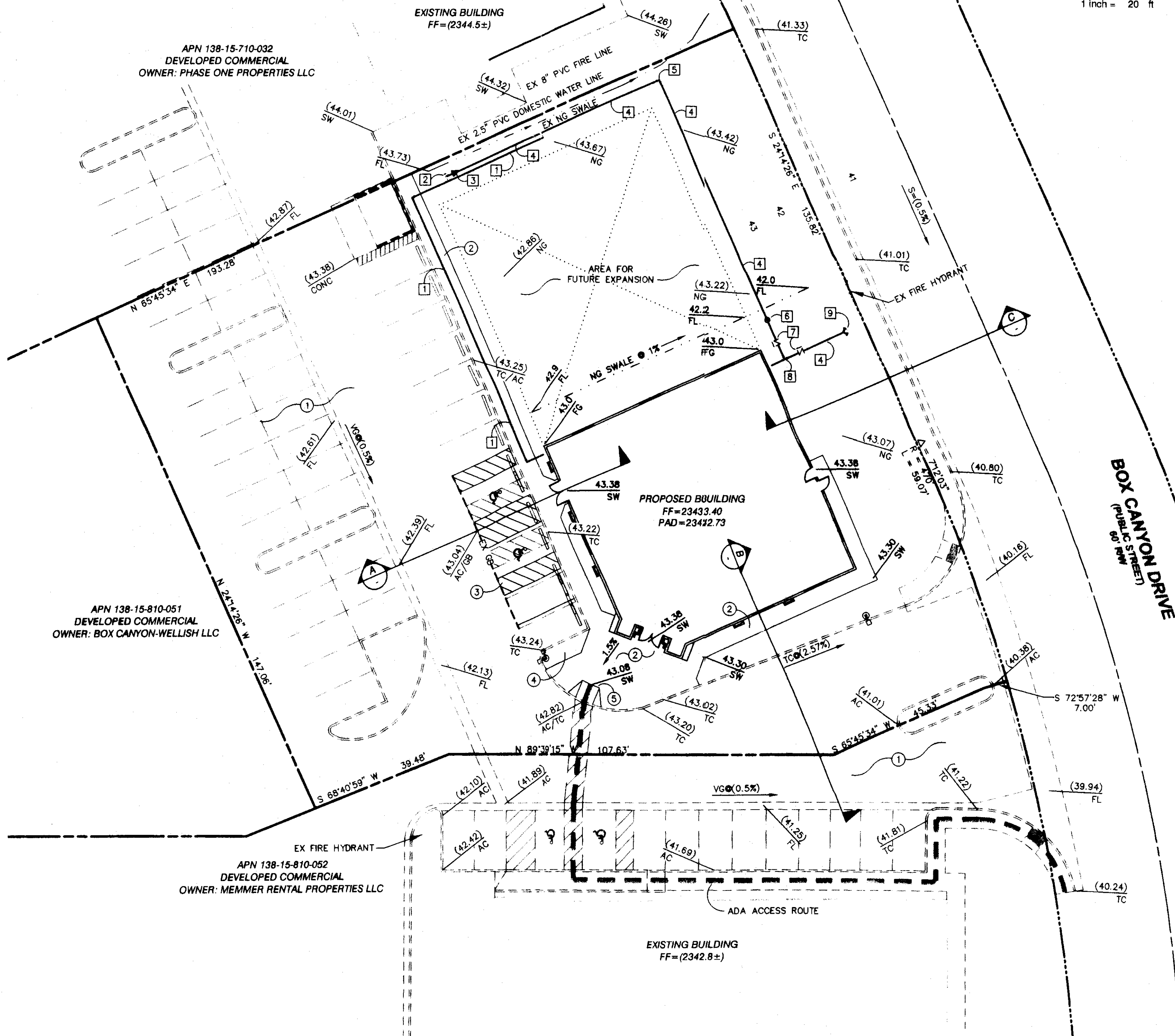
NORTH 28°52'06" EAST; BEING THE CENTERLINE OF TENAYA WAY AS SHOWN ON THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35 OF PLATS, CLARK COUNTY RECORDERS OFFICE.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK OLVOO 1534

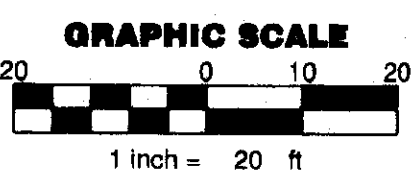
BEING A RIVET AND PLATE IN TOP OF CURB, NORTHEAST CORNER OF SMOKE RANCH AND TENAYA.

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

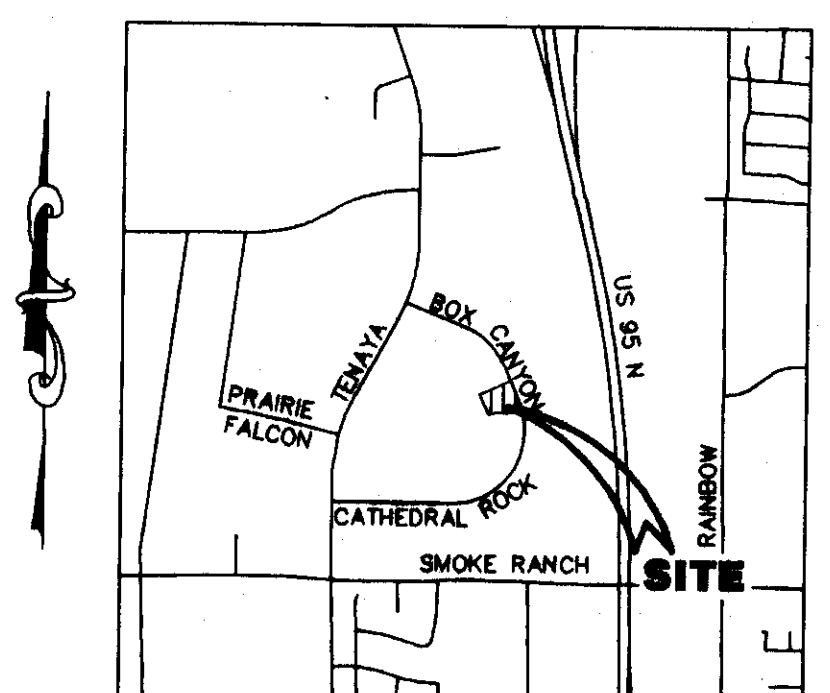


EARTHWORK QUANTITIES

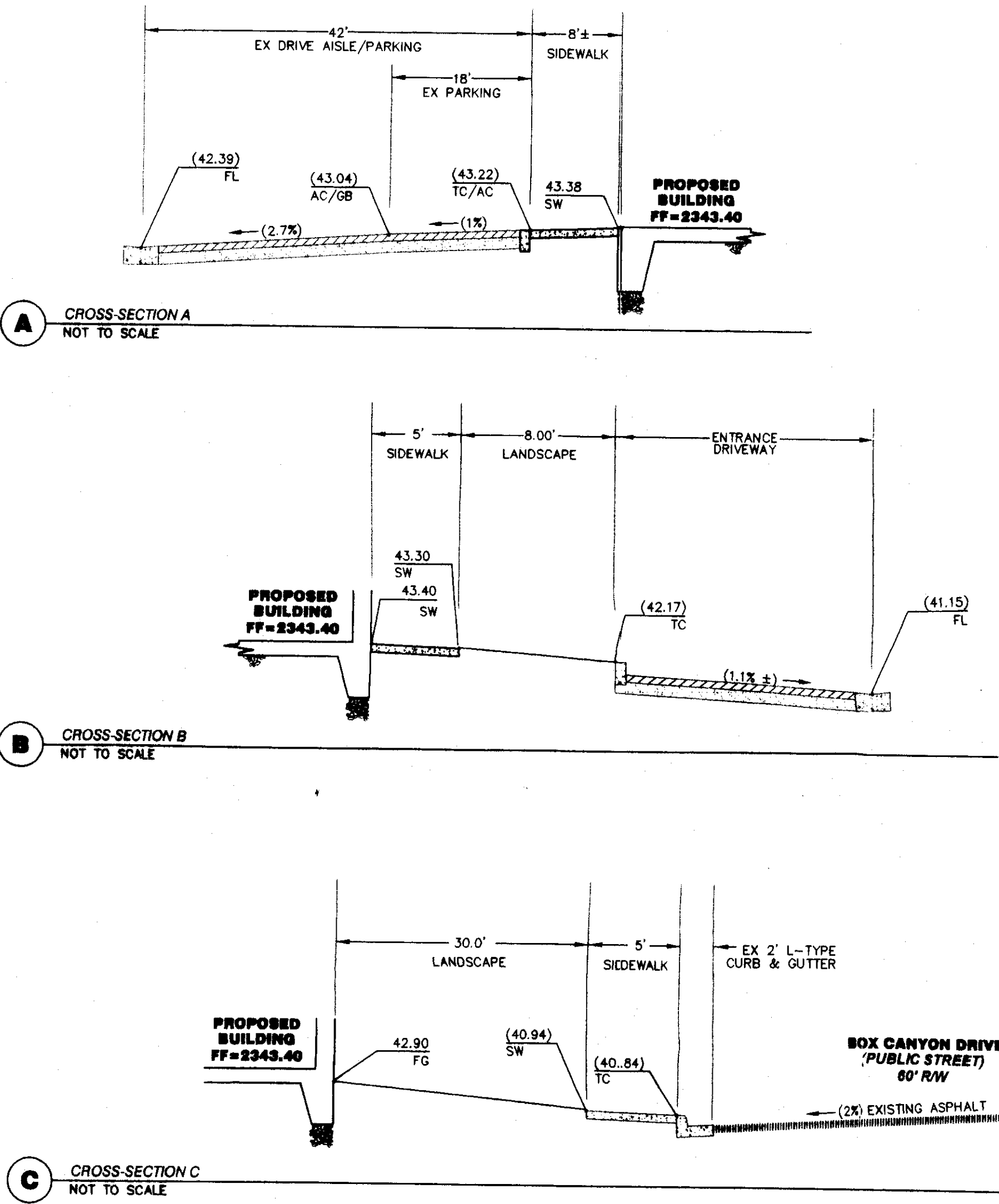
FILL: 50CY
CUT: 0CY



FEMA FLOOD ZONE NOTE
** THIS SITE PREDOMINATELY LIES WITHIN A FEMA ZONE "X" **
PER FIRM PANEL3200302155F 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
—	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
—	TELEPHONE VAULT
—	TOP OF RETAINING WALL
—	TOP OF WALL
—	EXISTING GRADE
—	PROPOSED GRADE
—	EXISTING 250W STREET LIGHT

CONSTRUCTION NOTES

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

GEOTECHNICAL NOTES

1. 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.
2. 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\"/>	126 LF
2. REMOVE CAP AND INSTALL 8\"/>	1 EA
3. INSTALL 8\"/>	1 EA
4. INSTALL 6\"/>	157 LF
5. INSTALL 6\"/>	1 EA
6. INSTALL 6\"/>	1 EA
7. INSTALL 6\"/>	2 EA
8. INSTALL 6\"/>	1 EA
9. 4\"/>	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
BASED ON:
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 I
OCCUPANCY: Full Automatic Fire Sprinkler System

REVIEWED BY:

DATE:

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

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 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

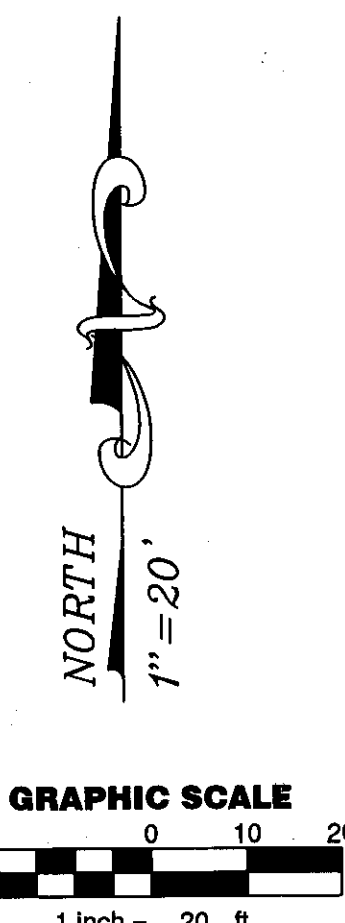
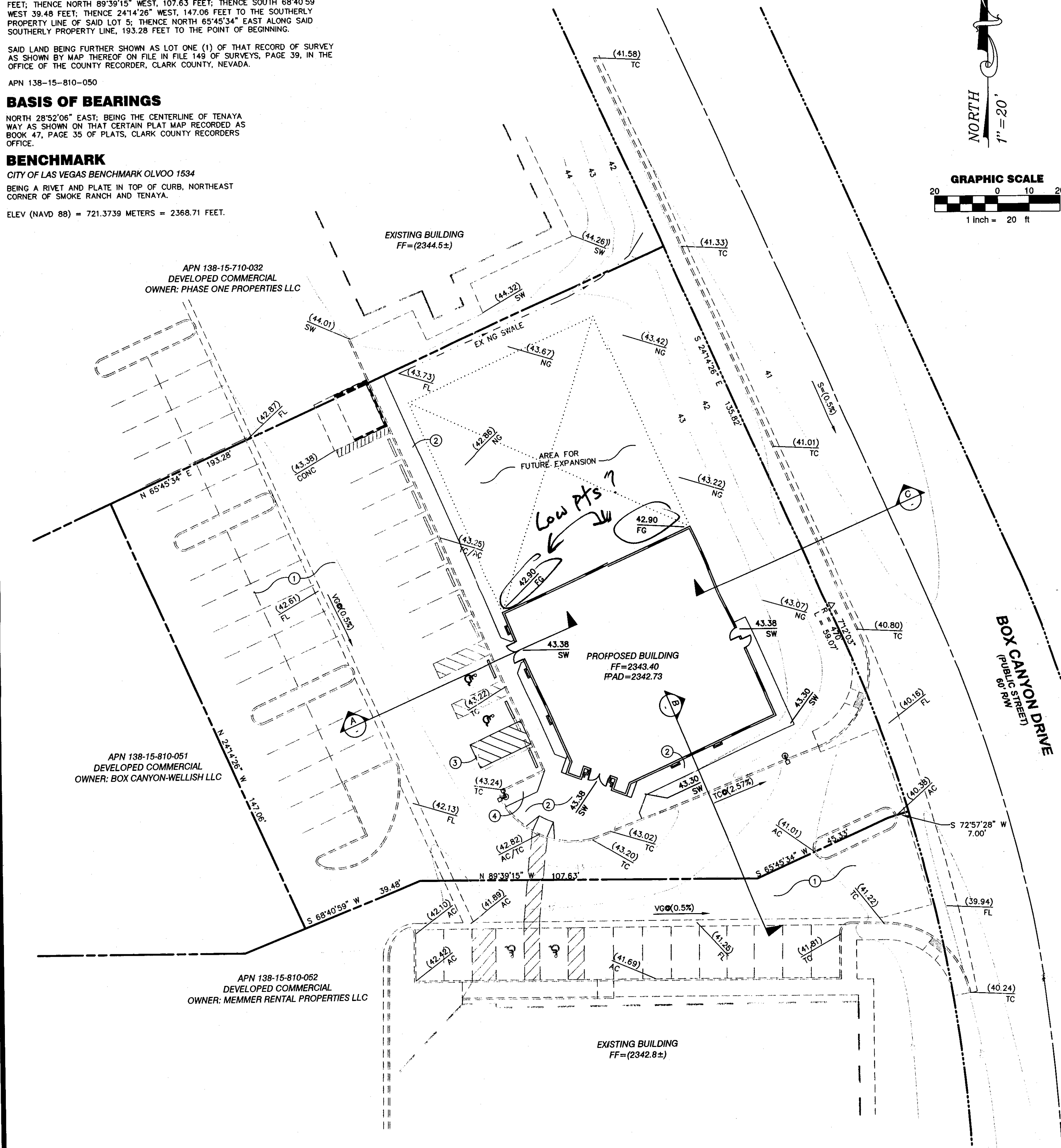
NORTH 28°52'06" EAST, BEING THE CENTERLINE OF TENAYA WAY AS SHOWN ON THAT CERTAIN PLAT MAP RECORDED AS BOOK 47, PAGE 35 OF PLATS, CLARK COUNTY RECORDERS OFFICE.

BENCHMARK

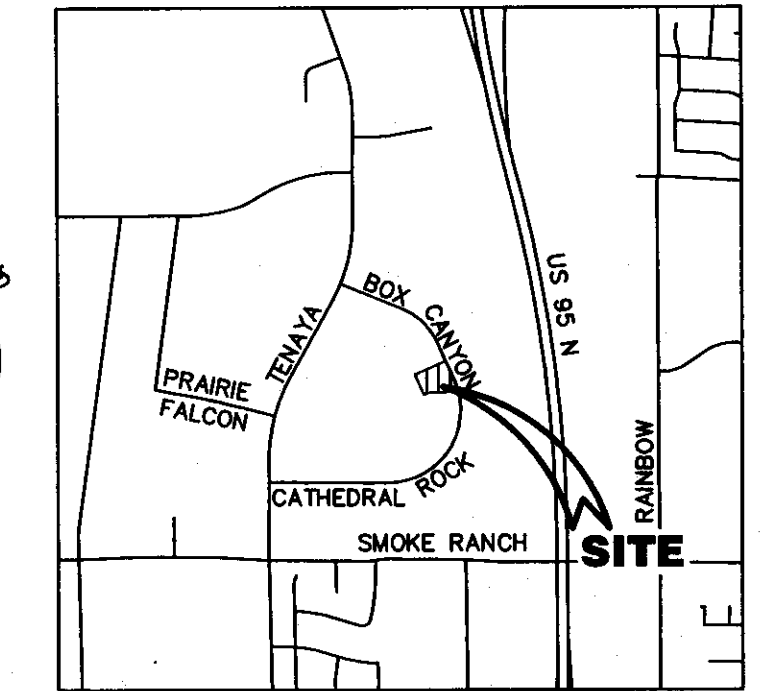
CITY OF LAS VEGAS BENCHMARK OLVOO 1534

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.



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.



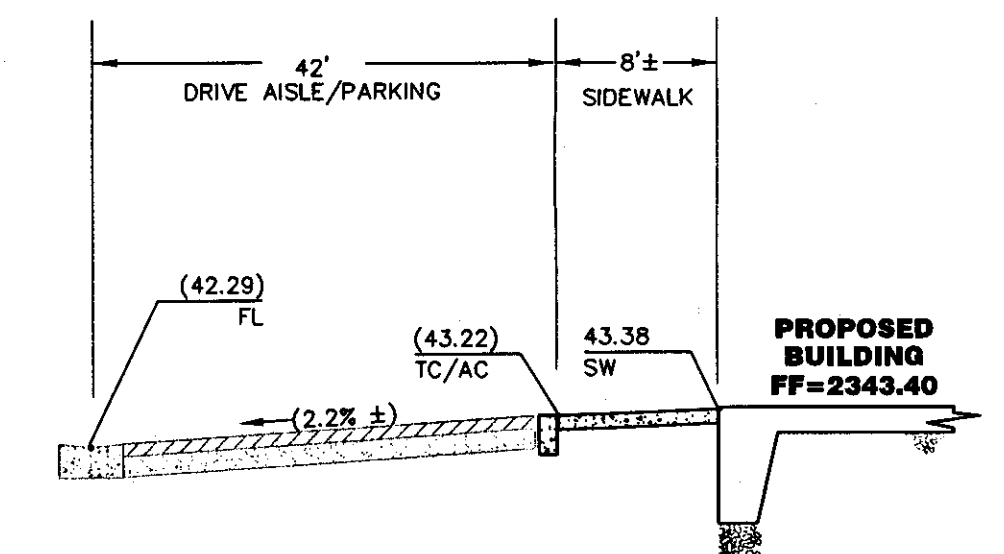
AREA MAP

N.T.S.

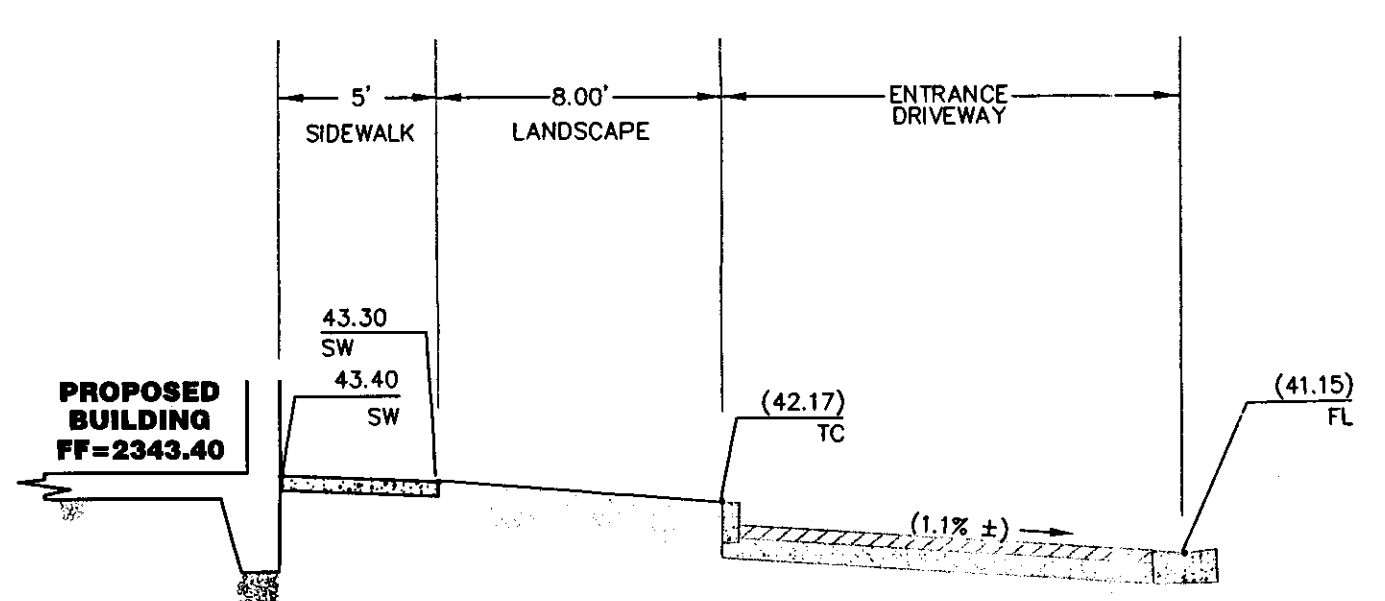
LEGEND

---	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
---	OHP
---	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
---	TELEPHONE VAULT
---	TOP OF RETAINING WALL
---	TOP OF WALL
---	EXISTING GRADE
---	PROPOSED GRADE
---	EXISTING 250W STREET LIGHT

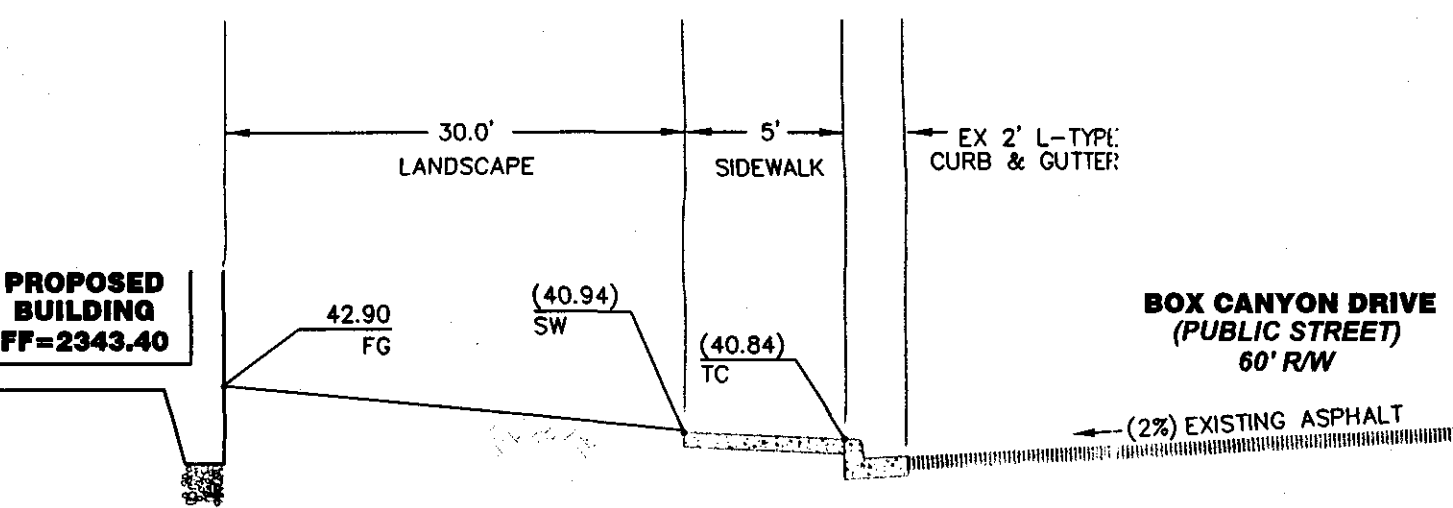
A CROSS-SECTION A
NOT TO SCALE



B CROSS-SECTION B
NOT TO SCALE



C CROSS-SECTION C
NOT TO SCALE



****EARTHWORK QUANTITIES****
 FILL: 60CY
 CUT: 0CY

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

811
 AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you DIG.
 1-800-227-2600
 NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT
Call before you OVERHEAD
 1-702-227-2929

AVOID HITTING UNDERGROUND TRAFFIC SIGNAL SYSTEMS AND STREET LIGHT SYSTEM CONDUITS. IT'S COSTLY.
Call before you UNDERGROUND
 1-702-455-7511
 CLARK COUNTY TRAFFIC OPERATIONS
 AND
 1-702-432-6300
 LAS VEGAS AREA COMPUTERIZED TRAFFIC SYSTEM

AFFORDABLE CONCEPTS, INC.
 2975 W LAKE MEAD BLVD NORTH LAS VEGAS, NEVADA 89032
 PHONE: (702) 399-3330 FAX: (702) 399-1930
JHR Associates Ltd.
 CIVIL ENGINEERS & LAND SURVEYORS
 4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2341
 LAS VEGAS, NEVADA 89103 FAX (702) 876-8395

PLOT AND GRADING
 DR. HANDLEMAN OFFICE BUILDING
 2806 BOX CANYON DRIVE
 CITY OF LAS VEGAS, NEVADA

SHEET 03-1-12
 DRAWN BY: JA
 DESIGNED BY: JA
 CHECKED BY: JA
 PROJECT NO. 238-11-031
 SCALE: HORIZ: 1"=20' VERT: N/A
 SEAL
 REESE P. JARRELL
 Exp: 06/30/2013
 CIVIL
 No. 7867
 SHEET 1 OF 1
 SHEETS
 CLV DWG #

CLV PROJECT # XXXXX