

IMPROVEMENT PLANS

FOR

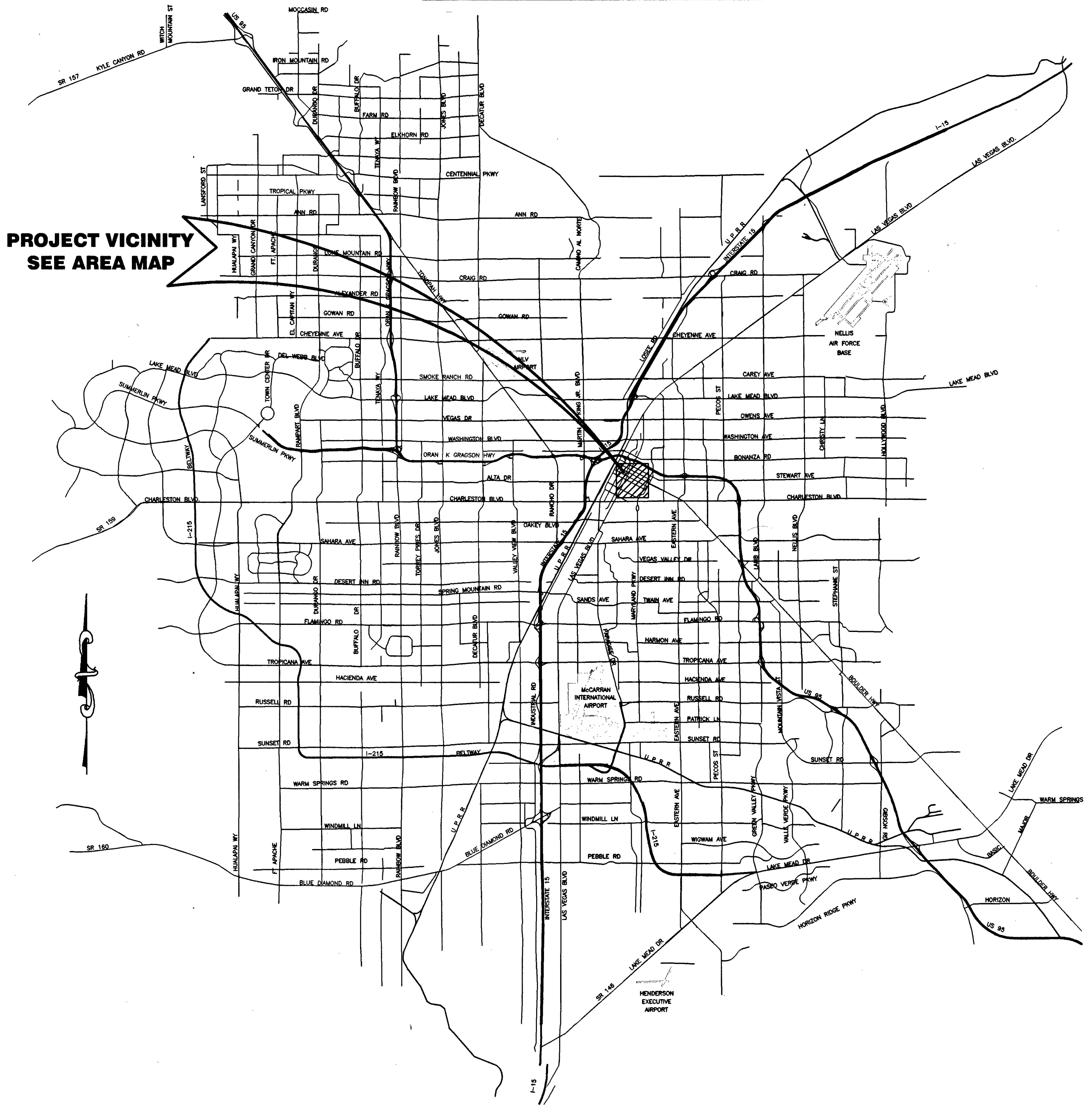
FEDERAL JUSTICE TOWER

SE CORNER CLARK AVE AND LAS VEGAS BLVD SOUTH

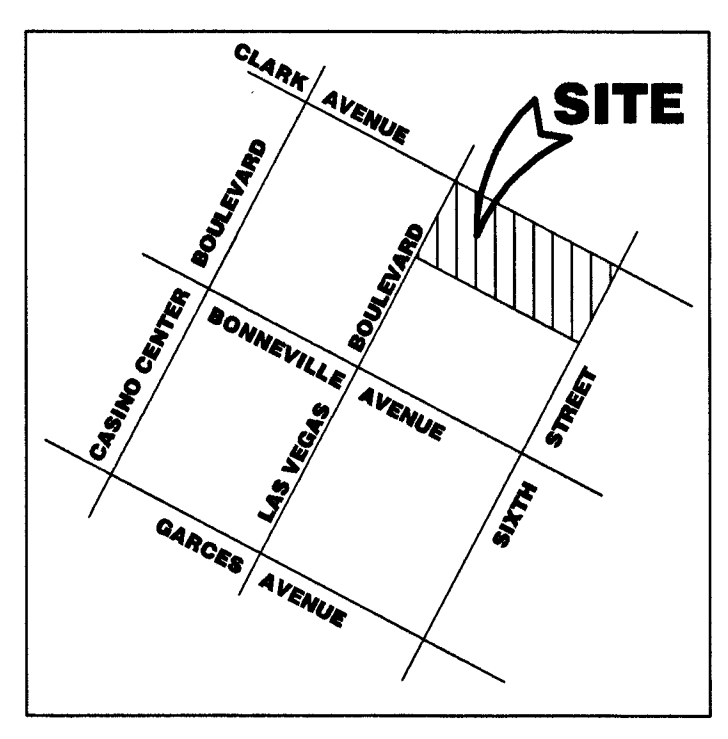
APN(S): 139-34-310-061, 062, 063, 076, & 139-34-710-001
1.01 ACRES

SHEET #	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	NOTE SHEET
3	C3	DEMOLITION PLAN
4	C4A	UTILITY PLAN
5	C5	LVWD NOTES/DETAILS
6	C6	LVWD OFF-SITE MAIN EXTENSION
7	C7A	GRADING PLAN
8	C8	CROSS SECTIONS/DETAIL SHEET
9	C9A	HORIZONTAL CONTROL/TRAFFIC PLAN
10	10	SW GAS DESIGN
11	L1.1	LANDSCAPE PLAN
12	L1.2	IRRIGATION PLAN
13	L1.3	TRAFFIC SIGNAL PLAN

VICINITY MAP
LAS VEGAS METROPOLITAN AREA



OWNER/DEVELOPER
LAS VEGAS ICE, LLC C/O SDA, INC.
5855 SOUTH YOSEMITE STREET, SUITE 301
GREENWOOD VILLAGE, CO 80111
PH: (303) 220-0500 EXT.209
FAX: (303) 220-0598
CONTACT: STEVE BIAGIOTTI



AREA MAP
N.T.S.

BASIS OF BEARINGS
NORTH 27°54'3" EAST, BEING THE CENTERLINE OF SIXTH STREET AS SHOWN UPON RECORD OF SURVEY FILE 134 PAGE 52, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

BENCHMARK
CITY OF LAS VEGAS BENCHMARK BLV01 34SW6
RIVET & PLATE IN TOP OF CURB, NORTHEAST CORNER OF LAS VEGAS BOULEVARD AND GARCES AVENUE.

612.858 METERS
2010.68 FEET
(NAVD 88)

LEGAL DESCRIPTION

BEING A PORTION OF THE NORTH HALF (N 1/2), OF THE SOUTH HALF (S 1/2) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 - 3 BLOCK 23, SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1, PAGE 51 OF PLATS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, FOR ROAD PURPOSES BY GRANT DEED RECORDED MARCH 25, 2002 IN BOOK 20020325, AS DOCUMENT NO. 01364, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALL OF LOTS 4 - 6 BLOCK 23, SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1, PAGE 51 OF PLATS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, FOR ROAD PURPOSES BY GRANT DEED RECORDED JULY 14, 2004 IN BOOK 20040714, AS DOCUMENT NO. 01833, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALL OF LOTS 27 - 32 BLOCK 23, SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1, PAGE 51 OF PLATS.

LESS AND EXCEPTING THAT PORTION DEEDED TO THE CITY OF LAS VEGAS, A MUNICIPAL CORPORATION, FOR ROAD PURPOSES BY GRANT DEED RECORDED MARCH 25, 2002 IN BOOK 20020325, AS DOCUMENT NO. 01364, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

LESS AND EXCEPTING ALL THAT PORTION OF BLOCK "A" OF WARDIE ADDITION LYING SOUTH OF THE EASTERLY PROLONGATION OF THE SOUTHERLY SIDE LINE OF LOT 27 IN BLOCK 23 OF SOUTH ADDITION TO THE CITY OF LAS VEGAS.

TOGETHER WITH THAT PORTION OF AN EXISTING 20 FOOT ALLEY WAY LOCATED IN BLOCK 23 BETWEEN LOTS 1-6 AND LOTS 27-32 OF THE SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN UPON BOOK 1 PAGE 51 OF PLATS.

APPROVALS

David Bowers
DAVID BOWERS, PE, PTOE #16736
CITY ENGINEER
DATE: 5-17-12

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS OF WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER "DEVIATIONS FROM STANDARDS". THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Doug Rankin
DOUG RANKIN, AICP, PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.
DATE: 5-3-12

Roger Ragoonanan
SOUTHWEST GAS CORP. ROGER RAGOONANAN
DATE: 1/30/12

Las Vegas Valley Water District
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
PROJECT NO. 116894 DATE: 5-3-12
(SHEETS: C1, C2, C4, C5, & C6)

Las Vegas Fire Department
LAS VEGAS FIRE DEPARTMENT
DATE: 5/1/12

Pat Baltusaitis
COX COMMUNICATIONS, LAS VEGAS INC.
DATE: 1-31-12

Richard Nestlerush
RICHARD NESTLERUSH
CENTURYLINK
DATE: 1-31-12

"THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"

Mary Martin
NV ENERGY
DATE: 1-31-2012

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

DISCLAIMER NOTE:
EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATIONS.
CALL BEFORE YOU DIG: 1 (800) 227-2600



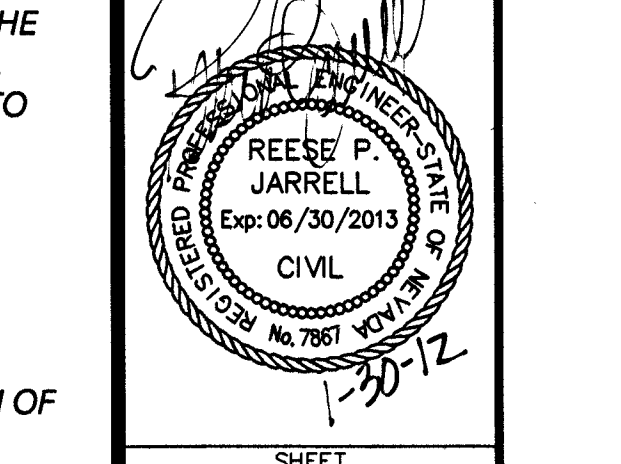
REV.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/16/11	AD
2	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD
3	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD
4	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD
5	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD
6	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD
7	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD
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13	REVISED LANDSCAPE PLAN, IRRIGATION PLAN, TRAFFIC SIGNAL PLAN	12/15/11	AD

DEVELOPER
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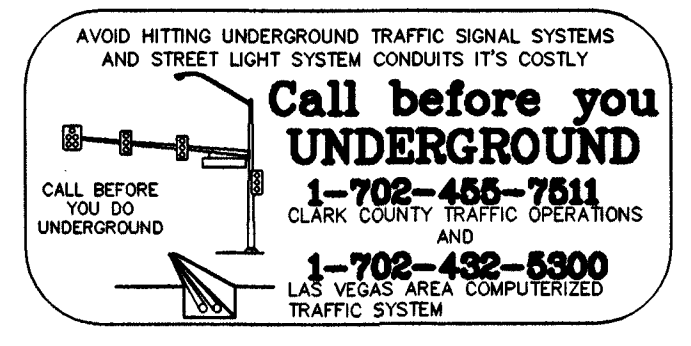
PREPARED BY
JFR Associates Ltd.
CIVIL ENGINEERS & LAND SURVEYORS
4880 W. UNIVERSITY, SUITE B-2 PH (702) 876-2341
LAS VEGAS, NEVADA 89103 FAX (702) 876-8393

PROJECT
FEDERAL JUSTICE TOWER
SE CORNER CLARK AVE AND LAS VEGAS BLVD SOUTH
CITY OF LAS VEGAS, NEVADA

SCALE
HORIZ N/A
VERT N/A



SHEET
C1
SHEET 1 OF 11 SHEETS
CLV DWG # 107V 5688



at 47
1609
12/15/11