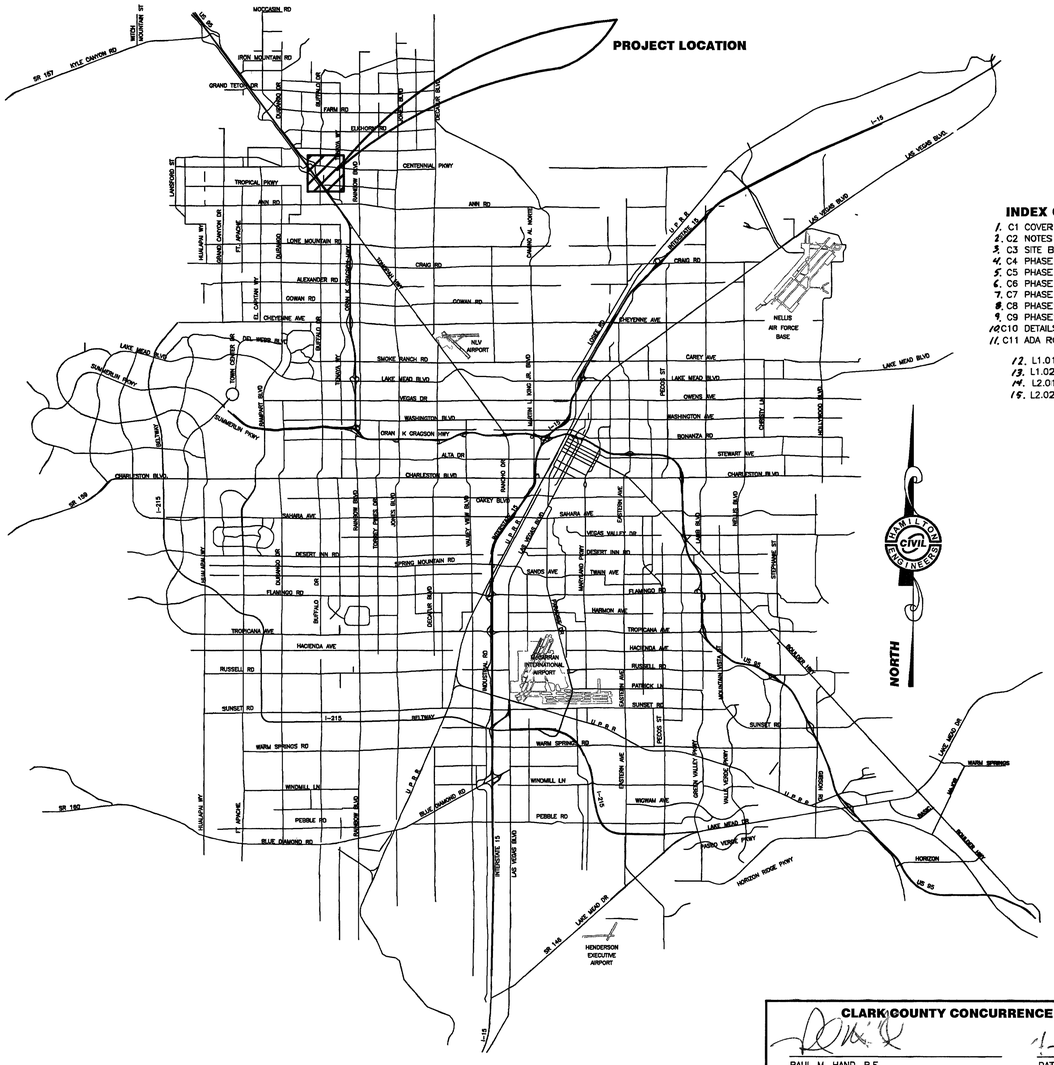
# CIVIL ENGINEERING IMPROVEMENT PLANS

# FINDLAY-SHACK HONDA
# APN 125-27-101-036
# NW 1/4 NW 1/4 SECTION 27, T19S, R60E




## LOCATION MAP
NOT TO SCALE

## INDEX OF SHEETS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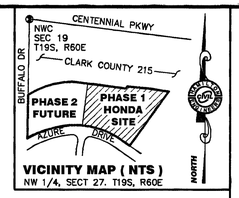


**VICINITY MAP ( NTS )**
NW 1/4, SECT 27. T19S, R60E

## BENCHMARK
CITY OF LAS VEGAS BENCHMARK 8LV90-27NWW6
RIVET AND ROUND PLATE IN CONCRETE +/- .22 FT SE OF BUFFALO AND DURHAM AVENUE. ELEV: 727.175M=2385.74 FT, NAVD88

## BASIS OF BEARING
N00°35'40"E BEING THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, MOUNT DIABLO MERIDIAN. SHOWN ON MERGER AND RESUBDIVISION MAP, FILE 101, PAGE 91 OF PARCEL MAPS, CLARK COUNTY RECORDERS OFFICE.

## FLOOD ZONE
FIRM PANEL NO. 32003C1745 E, ZONE "X", EFFECTIVE SEPTEMBER 27, 2002

## LEGAL DESCRIPTION
PARCEL 2 OF THAT CERTAIN PARCEL MAP ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE AT FILE 101, PAGE 91 OF PARCEL MAPS SITUATED WITHIN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, THOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

## GEOTECHNICAL / GRADING NOTES
SOILS REPORT PREPARED BY:
OWENS GEOTECHNICAL, INC., 4480 WEST HACIENDA AVENUE, SUITE 104
LAS VEGAS, NEVADA 89118
PHONE: (702) 873-3478, FAX: (702) 873-2199
SOILS REPORT JOB NO. E-05-218 DATED SEPTEMBER 12, 2005

1. ALL GRADING AND PAVING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE ABOVE REFERENCED SOILS REPORT.

2. PAD ELEVATION IS BASED ON SIX (6") INCHES TYPE II OVERLAIN WITH A 6 MIL VISQUEEN MEMBRANE COVERED WITH TWO (2") INCHES OF SAND ALL UNDER SIX (6) INCHES CONCRETE. SEE SOILS REPORT FOR ALTERNATIVE

3. ALL CUT AND FILL SHALL COMPLY WITH SUBMITTED SOILS REPORT.

4. AUTOMOBILE PARKING AREAS SHALL HAVE MINIMUM 2"-AC, 8-INCH TYPE II AGGREGATE BASE. MAIN CORRIDORS AND TRUCK ACCESS SHALL HAVE MINIMUM 3"-AC, 8-INCH AGGREGATE BASE. <REFER TO SOILS REPORT FOR ALTERNATIVES>

PROJECT NAME Findlay - Shack Honda
3.1.2.7.10
This project water plan complies with the Las Vegas Valley Water Distnct's technical requirements However, this water plan is

***NOT APPROVED FOR CONSTRUCTION***

at this time and this signature does not provide or imply a water commitment

LVVWD 5/25/06
ESN 052 DATE
REVISED 06/01/04

## CITY OF LAS VEGAS APPROVALS:

JORGE A. CERVANTES, P.E. #13977, P.T.O.E., CITY ENGINEER — DATE 6-1-06

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 STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA.

M. MARCO WHEELER, AICP — DATE 5/26/06
DIRECTOR OF PLANNING AND DEVELOPMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

SOUTHWEST GAS COMPANY — DATE 4/6/06

LAS VEGAS VALLEY WATER DISTRICT — DATE 7-13-06
(SHEETS 1, 2, AND 7 - PROJECT #112554) AND SHEET 10

CITY FIRE MARSHAL — DATE 5-23-06

COX COMMUNICATIONS, LAS VEGAS, INC. — DATE 4/7/06

SPRINT DAVID SCHUBER — DATE 4-7-06

THE AFFIXED SPRINT NEVADA 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.

NEVADA POWER COMPANY Gallegos — DATE 4/19/06

THIS APPROVAL IS ONLY FOR THE PLACEMENT AND CLEARANCE OF STREET LIGHT AND STREET LIGHT INSTALLATIONS.

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

**NOTE:**
*EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY IT SHALL BE THE CONTRACTOR'S 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*

## CLARK COUNTY CONCURRENCE
PAUL M. HAND, P.E. — DATE 1-14-06
CLARK COUNTY PUBLIC WORKS DESIGN - BELTWAY

**NOTE:**
A PERMIT FROM THE CLARK COUNTY DEPARTMENT OF DEVELOPMENT SERVICES IS REQUIRED FOR ANY WORK WITHIN OR ABUTTING THE RIGHT OF WAY FOR THE CLARK COUNTY 215 BRUCE WOODBURY BELTWAY. CONTACT CHRIS LUND FOR DETAILS AT (702) 455-4600.

## CAUTION TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE TO INVESTIGATE AND VERIFY THE ACTUAL LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND FACILITIES AT LEAST 48 HOURS IN ADVANCE OF THE PERFORMANCE OF ANY WORK.

AVOID CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY.
Call before you Dig.
1-800-227-2600
(48 hrs. Advance Notice Required)

AVOID OVERHEAD POWER LINE CONTACT. IT'S COSTLY.
Call before you OVERHEAD
1-702-227-2929
NEVADA POWER ENVIRONMENT AND SAFETY SERVICES DEPARTMENT

92029 93724 101127

| REV | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 2 | 04-05-2007 | SKH | WROUGHT IRON FENCE IS OPTIONAL ALONG EASEMENT BOUNDARY |
| 1 | 06-26-2006 | JRH | REVISE ENTIRE DOMESTIC WATER LINE FROM 2-INCH TO 3-INCH TO REDUCE PRESSURE LOSS |

CLIENT CONTACT:
STEVE VANMEETREN
5685 SOUTH CAMERON
LAS VEGAS, NV 89118
PH: (702) 876-9800
FAX: (702) 251-0534
steve@addmgt.com

Property Owner:
CLIFF AND DONNA FINDLAY TRUST
310 NORTH GIBSON ROAD
HENDERSON, NEVADA 89014-6702
PH: (702) 558-8822 FAX: (702) 558-5414
CONTACT: TYLER CORDER, CHIEF FINANCIAL OFFICER
EMAIL: tcorder@findlayauto.com


HAMILTON CIVIL ENGINEERS
3945 Pebble Creek Avenue
Las Vegas, Nevada 89147
Ph: (702) 580-3558
Fax: (702) 247-4507
John@HamiltonCivilEngineers.com


COVER SHEET

NAME OF PROJECT:
FINDLAY-SHACK HONDA
APN 125-27-101-036

ASSESSOR PARCEL NUMBER: APN 125-27-101-036

GOVERNING ENTITY: CITY OF LAS VEGAS, NEVADA

N/A

HAMILTON CIVIL ENGINEERS:
HCE 05-500-005

ENGINEER'S SEAL
REGISTERED PROFESSIONAL ENGINEER
JOHN R. HAMILTON
Exp:06/30/2007
CIVIL
No. 015733
STATE OF NEVADA
4/10/06

SHEET ID
C1

1 OF 11 SHEETS

GOVERNING ENTITY REF NO.:
10744637