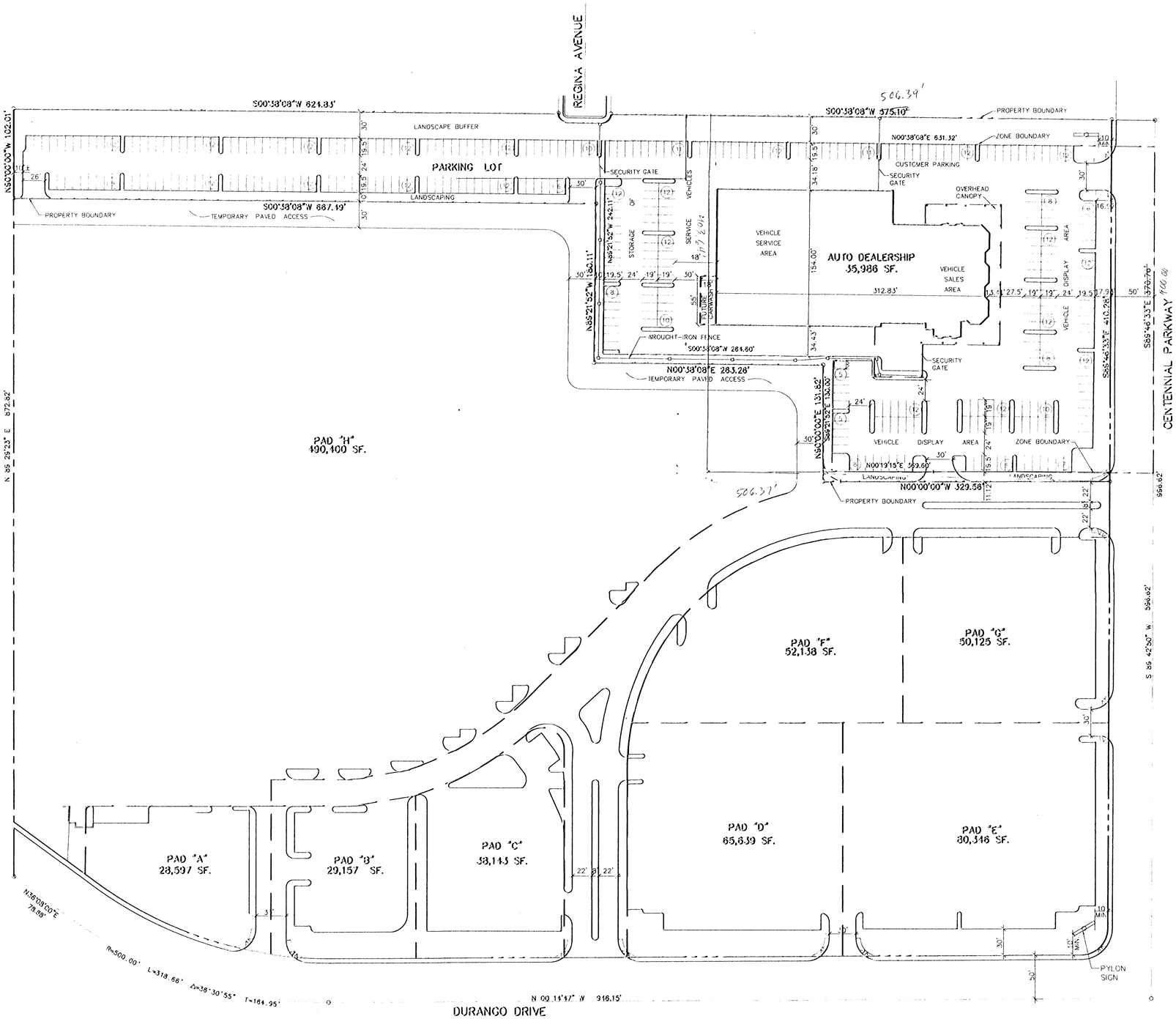

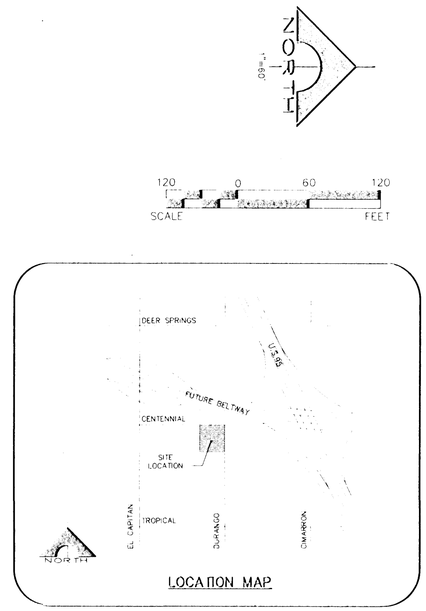

LOCATION MAP

SITE INFORMATION

ACRES:	30.00 GROSS ACRES,26.97 NET ACRES
JURISDICTION:	CITY OF LAS VEGAS/CLARK COUNTY
LOCATION:	NORTH WEST CORNER OF DURANGO DRIVE AND AZURE WAY THE NE/4 OF THE NE/4, SECTION 29,T19S,R60E.
APN:	125-29-502-004 & 125-28-502-011
OWNER:	JIM MARSH INC.
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	RETAIL SHOPPING CENTER & AUTO DEALERSHIP
EXISTING GENERAL PLAN:	FUTURE TOWN CENTER EXPANSION AREA
PROPOSED GENERAL PLAN:	GENERAL COMMERCIAL & SERVICE COMMERCIAL
EXISTING ZONING:	R-E(RANCH ESTATES)
PROPOSED ZONING:	C-1 & C-2
EXISTING LOTS:	2(TWO)
PROPOSED LOTS:	1(ONE)BY COMMERCIAL SUBDIVISION

GROSS FLOOR AREA: AUTO DEALERSHIP 35,986 S.F. (4/1000) = 144 SPACES REQUIRED

246 SPACES PROPOSED (WITHIN ZONING BOUNDRY)

379 SPACES PROPOSED (OVERALL)

GROSS PAD AREA:

PAD "A"	28,597 S.F.
PAD "B"	29,157 S.F.
PAD "C"	38,143 S.F.
PAD "D"	65,639 S.F.
PAD "E"	80,346 S.F.
PAD "F"	52,138 S.F.
PAD "G"	50,125 S.F.
PAD "H"	490,400 S.F.
AUTO	265,400 S.F.

ZONING BOUNDARY 4.61 ACRES (APPROVED AT 4.65 ACRES) 200,654 SQ.FT

SETBACKS: (C-1& C-2)	REQUIRED		PROPOSED
	20 FEET	FRONT	59 FEET
	10 FEET	SIDE	60 FEET
	15 FEET	STREET	159 FEET
	20 FEET	REAR	65 FEET

PARKING SPACE SIZE:	REQUIRED		PROPOSED
	9X19	STANDARD	9X19
	17X19	HC/VAN	17X19
	10X20	LOADING	10X20

AISLE WIDTHS PROVIDED: 24 FEET MIN.
BUILDING HEIGHT PROPOSED: NONE

REV #	BY	DATE	DESCRIPTION	APPROVAL

SCALE (H) 1"=50'
SCALE (V) NONE
DESIGN BY
DRAWN BY SK

TETRA Southwest
305 N. Lake Mead Dr. • Henderson, Nevada 89015
Phone: (702) 567-1820 • Fax: (702) 567-1821

CHRIS GORE

MARSH DEALERSHIP
DURANGO AND CENTENNIAL
SITE PLAN

ENGINEER'S SEAL

SHEET 1
1 OF 1 SHEETS

JOB# 99031