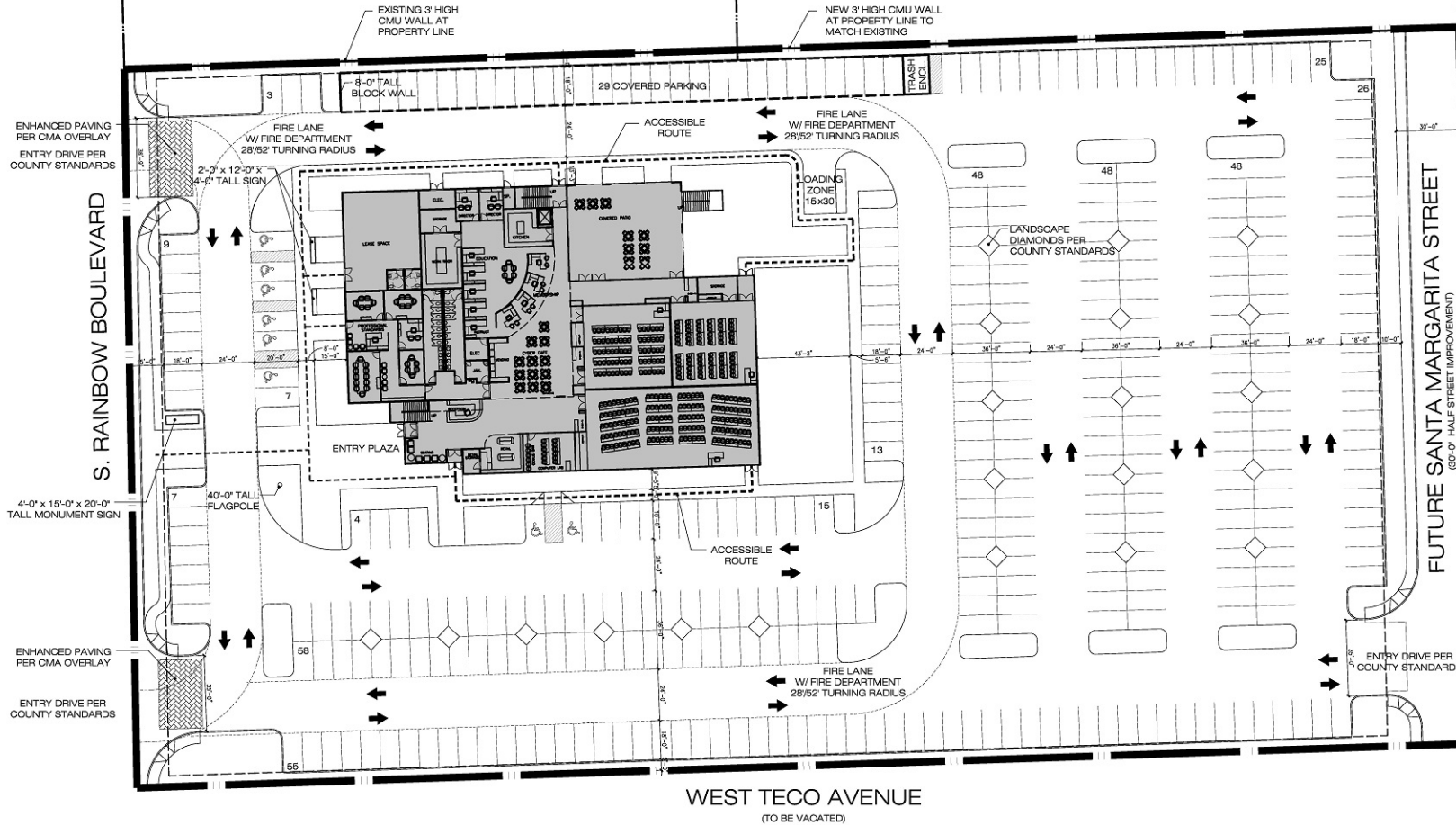


ADJACENT PARCEL ZONED
GENERAL COMMERCIAL (C-1)

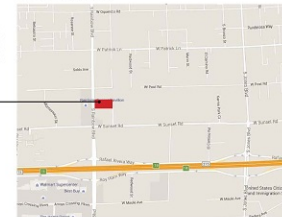
ADJACENT PARCEL ZONED
GENERAL COMMERCIAL (C-2)



SITE DATA

APN:	163-35-401-007 163-35-401-008
JURISDICTION:	CLARK COUNTY
ZONING:	GENERAL COMMERCIAL C-2 (CMA OVERLAY)
LOT SIZE:	AREA: 4.72 ACRE ± SQUARE FOOTAGE: 205,603 SF
SETBACKS:	BUILDING: FRONT: 10' SIDE: 5' INTERIOR SIDE: 5' REAR: 10'
LANDSCAPE:	FRONT: 15' SIDE: 6' INTERIOR SIDE: 6' REAR: 6'
PARKING:	REQUIRED: 123 (4:1000) (HC REQUIRED, INCL. 1 VAN = 5)
TOTAL PROVIDED (INCLUDING HC):	128
PROVIDED (HC REQUIRED, INCL. 1 VAN = 8):	380 (12.5:1000)
TOTAL PROVIDED (INCLUDING HC):	388
BUILDING SIZE:	FIRST FLOOR: 20,402 SF SECOND FLOOR: 10,131 SF
TOTAL DECK:	30,533SF (+2,200 SF)

ALL BUILDING AREA, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



SITE PLAN

