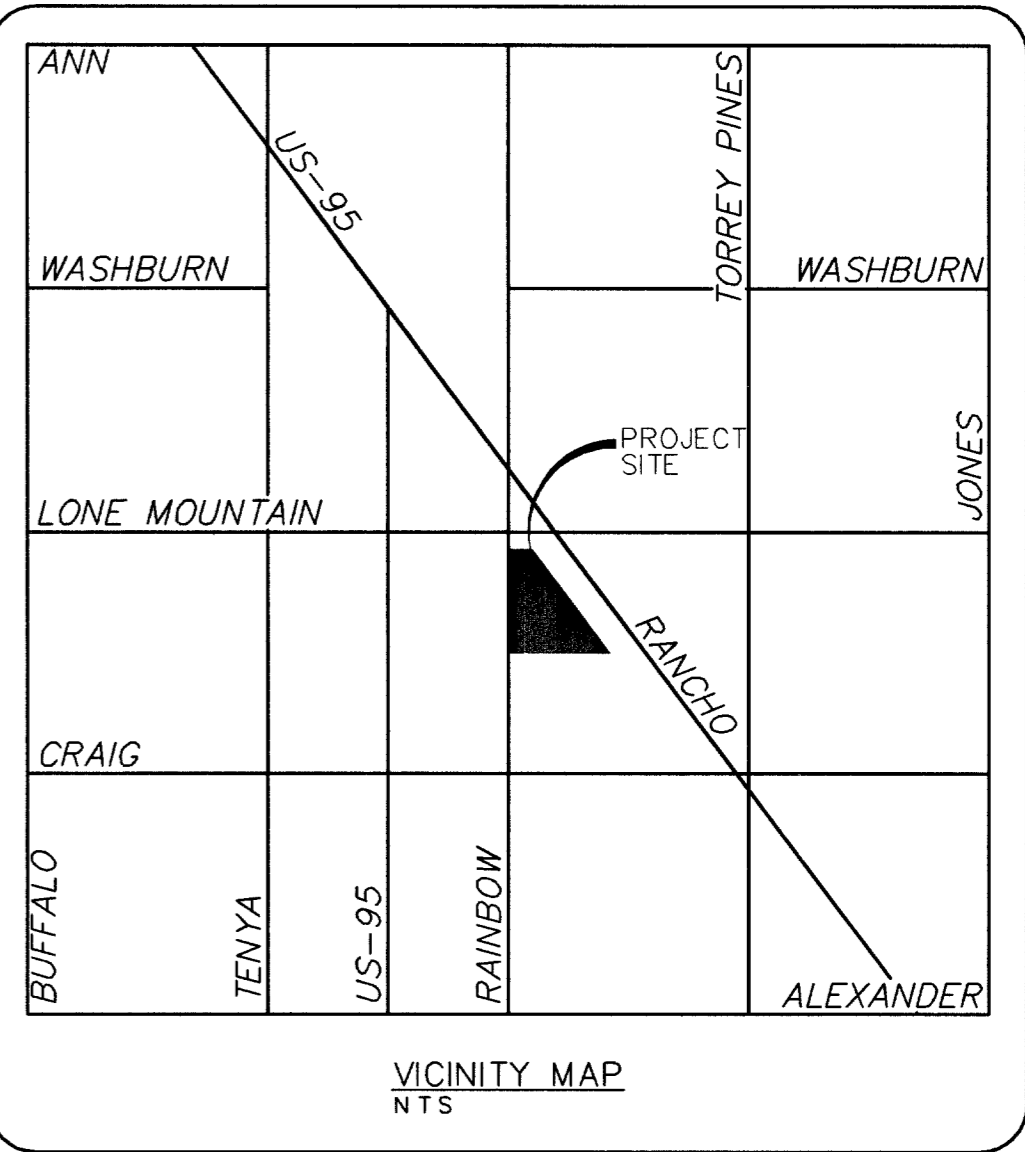


SITE DATA

SITE	
PRESENT ZONING	R-E & C-2
PROPOSED ZONING	R-3
APN	138-02-101-001 & 013
NET AREA	17.85 AC±
GROSS AREA	18.04 AC±
DENSITY (GROSS)	23.1 UNITS / AC±
F.A.R. (FLOOR AREA RATIO)	29.1% ±
BUILDING AREA	5.1 AC±
PAVED AREA	6.7 AC±
% OPEN SPACE	6.0 AC±

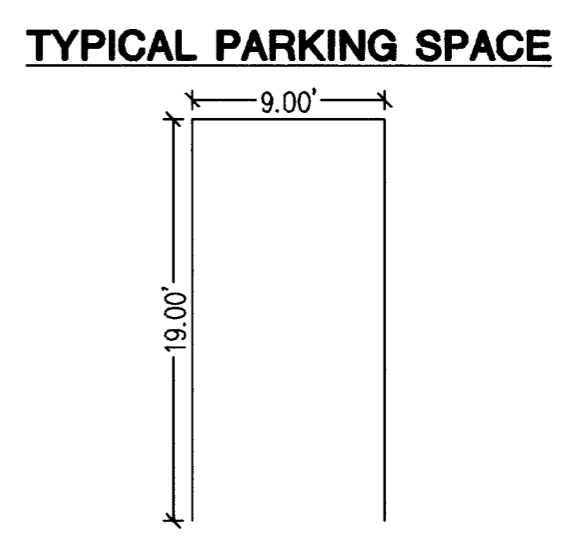
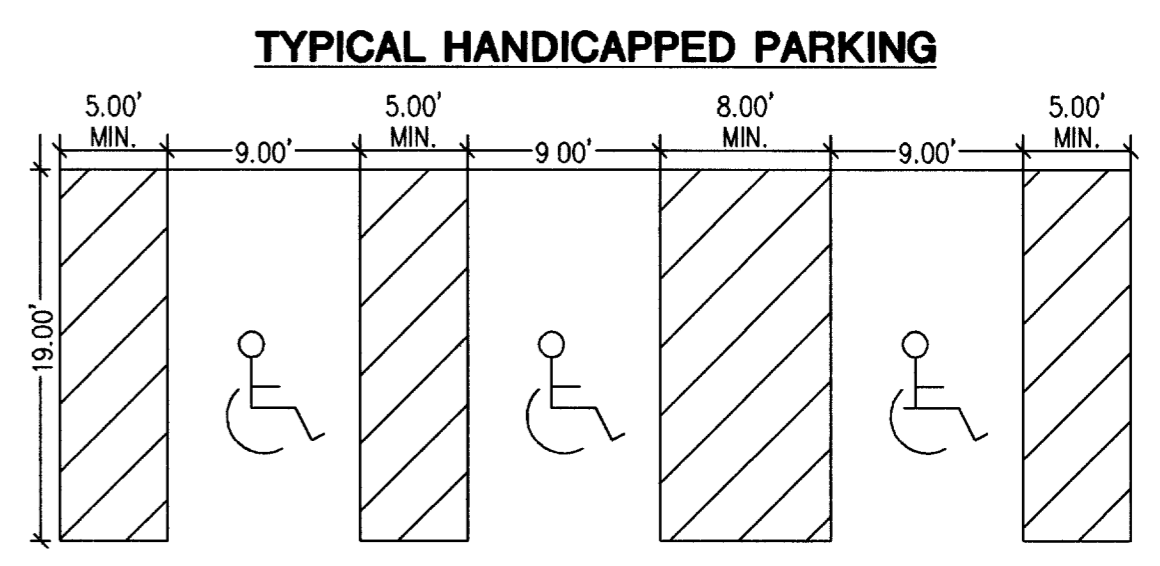
BUILDINGS

S.F.	DESCRIPTION	#BUILDINGS	#UNITS	%
6,975	1A (1-BEDROOM 16 PLEX)	1	16	3.84
8,275	1A-C (1-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	2	34	8.15
9,562	1A-D (1-BEDROOM 16 PLEX W/ 2-3 BEDROOM)	1	18	4.32
6,730	1B (1-BEDROOM 16 PLEX)	1	16	3.84
5,122	1B-B (1-BEDROOM 12 PLEX)	2	24	5.76
8,067	1B-C (1-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	6	102	24.45
10,206	2A-C (2-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	4	68	16.31
11,496	2A-D (2-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	3	54	12.94
9,025	2B (2-BEDROOM 16 PLEX)	4	64	15.35
4,968	3A-B (3-BEDROOM 8 PLEX)	1	8	1.92
7,401	3A-12 (3-BEDROOM 12 PLEX)	1	12	2.88
	CLUB HOUSE UNIT	1	1	0.24
	TOTAL	27	417	100

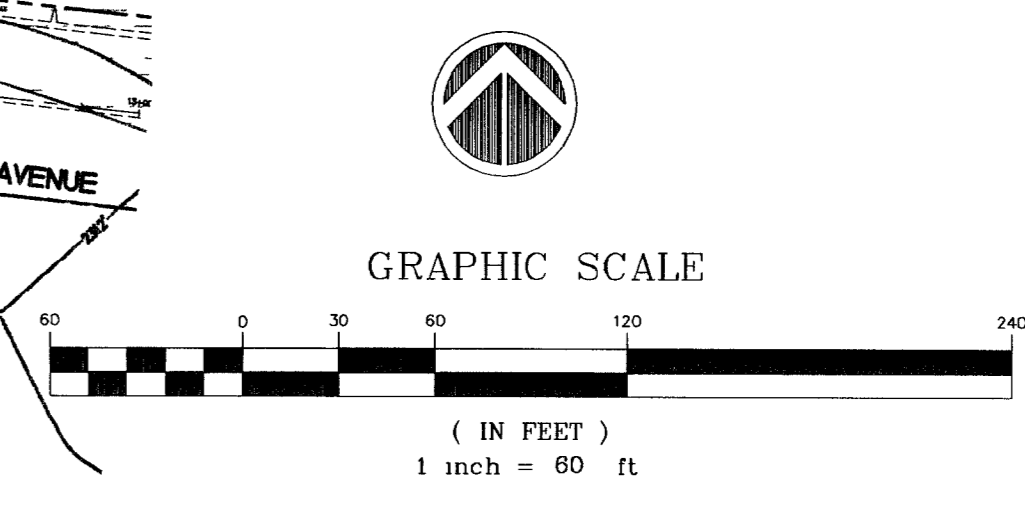


PARKING

= PARKING REQUIRED	708 SPACES
1-BEDROOM	1.25 x 200 = 250 SPACES
2-BEDROOM	1.75 x 176 = 308 SPACES
3-BEDROOM	2 x 40 = 80 SPACES
GUEST	417 / 6 = 70 SPACES
HANDICAP	45 SPACES
= PARKING PROVIDED	709 SPACES
COVERED SPACES	880 SPACES
OPEN SPACES	293 SPACES
GARAGE SPACES ATTACHED	100 SPACES
GARAGE SPACES REMOTE	36 SPACES
HANDICAP	15 SPACES



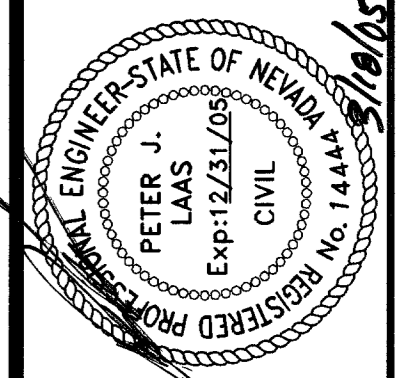
OVATION



OVATION DEVELOPMENT
 1175 AMERICAN PACIFIC DRIVE, SUITE F
 HENDERSON, NEVADA 89074
 CONTACT: JAN GOYER (702) 990-2325

SITE PLAN
LONE MOUNTAIN APARTMENTS

DRAWN BY: MAY 2004
 DESIGNED BY: MAY 2004
 CHECKED BY: MAY 2004
 PROJECT NO.: 662-E169
 SCALE: 1" = 60'



SHEET
DT3
 32 OF 41 SHEETS
 DRAWING NO
107V4322

7554
 81622

PERLOT