

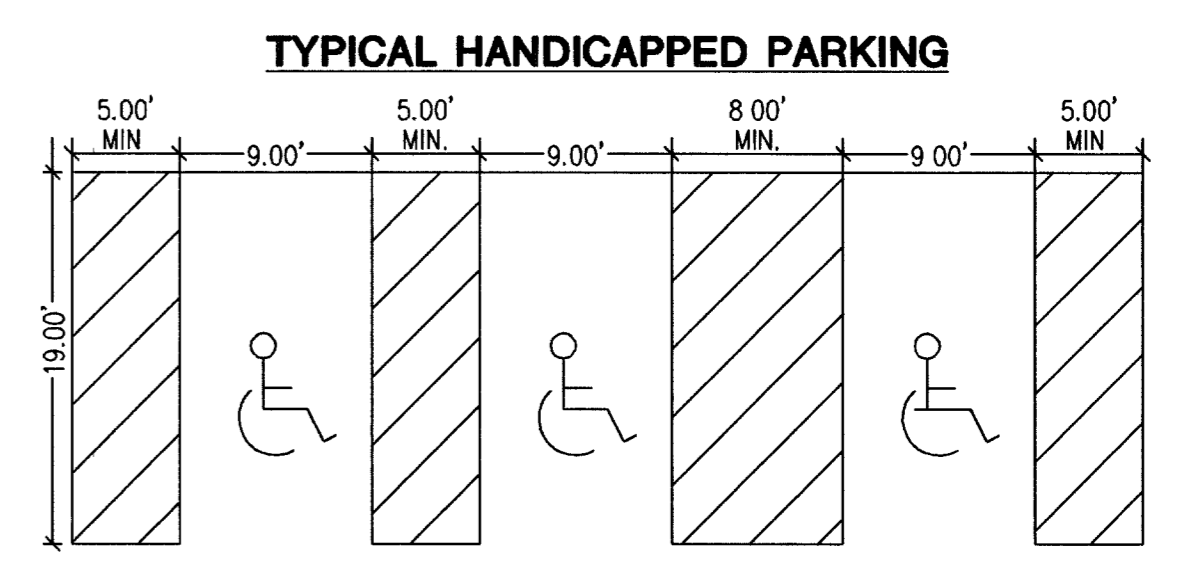
SITE DATA

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±

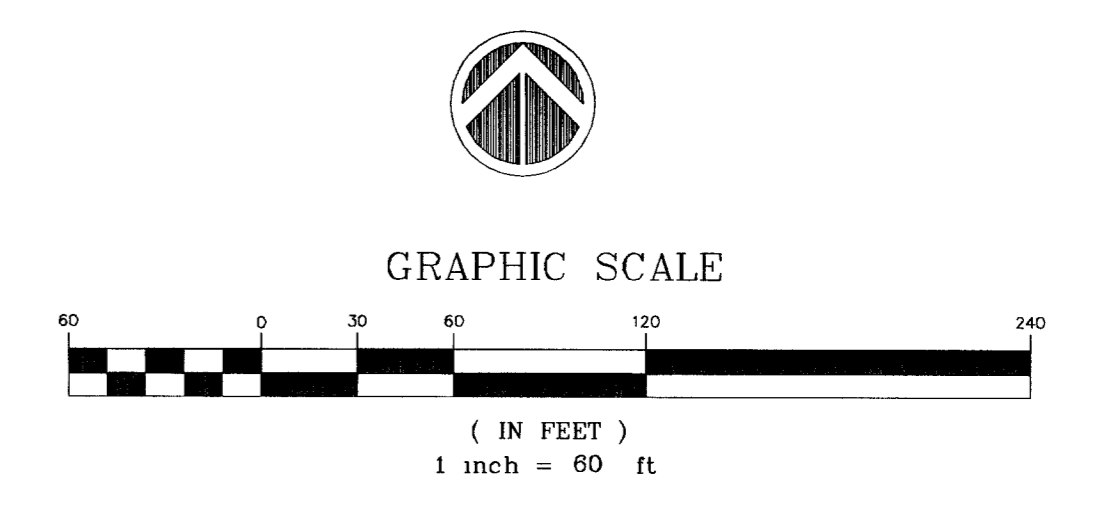
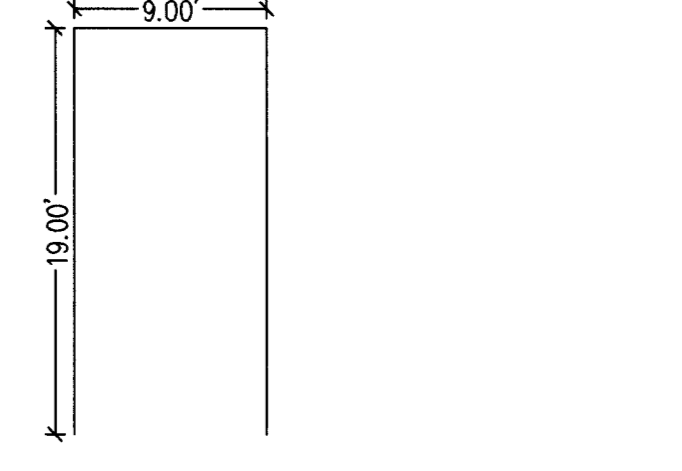
BUILDINGS	2 STORY	#BUILDINGS	#UNITS	%
6,975 S.F. 1A	(1-BEDROOM 16 PLEX)	1	16	3.84
8,275 S.F. 1A-C	(1-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	2	34	8.15
9,562 S.F. 1A-D	(1-BEDROOM 16 PLEX W/ 2-3 BEDROOM)	1	18	4.32
6,730 S.F. 1B	(1-BEDROOM 16 PLEX)	1	16	3.84
5,122 S.F. 1B-B	(1-BEDROOM 12 PLEX)	2	24	5.76
8,067 S.F. 1B-C	(1-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	6	102	24.45
10,206 S.F. 2A-C	(2-BEDROOM 16 PLEX W/ 1-3 BEDROOM)	4	68	16.31
11,496 S.F. 2A-D	(2-BEDROOM 16 PLEX W/ 2-3 BEDROOM)	3	54	12.94
9,025 S.F. 2B	(2-BEDROOM 16 PLEX)	4	64	15.35
4,968 S.F. 3A-B	(3-BEDROOM 8 PLEX)	1	8	1.92
7,401 S.F. 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	15 SPACES
- PARKING PROVIDED	709 SPACES
COVERED SPACES	280 SPACES
OPEN SPACES	293 SPACES
GARAGE SPACES ATTACHED	100 SPACES
GARAGE SPACES REMOTE	36 SPACES
HANDICAP	15 SPACES



TYPICAL PARKING SPACE



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

PARKING PLAN
LONE MOUNTAIN APARTMENTS

SHEET: MAY 2004
 DESIGNED BY: MAY 2004
 CHECKED BY: MAY 2004
 PROJECT NO: 652-E169
 SCALE: 1" = 60'

REGISTERED PROFESSIONAL ENGINEER STATE OF NEVADA
 PETER J. LAAS
 Exp: 12/31/05
 CIVIL
 No. 1444

SHEET
DT12
 41 OF 41 SHEETS
 DRAWING NO
107V4322
 RECD