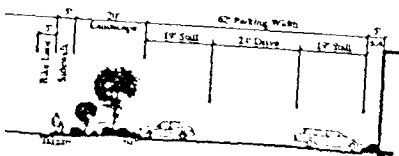
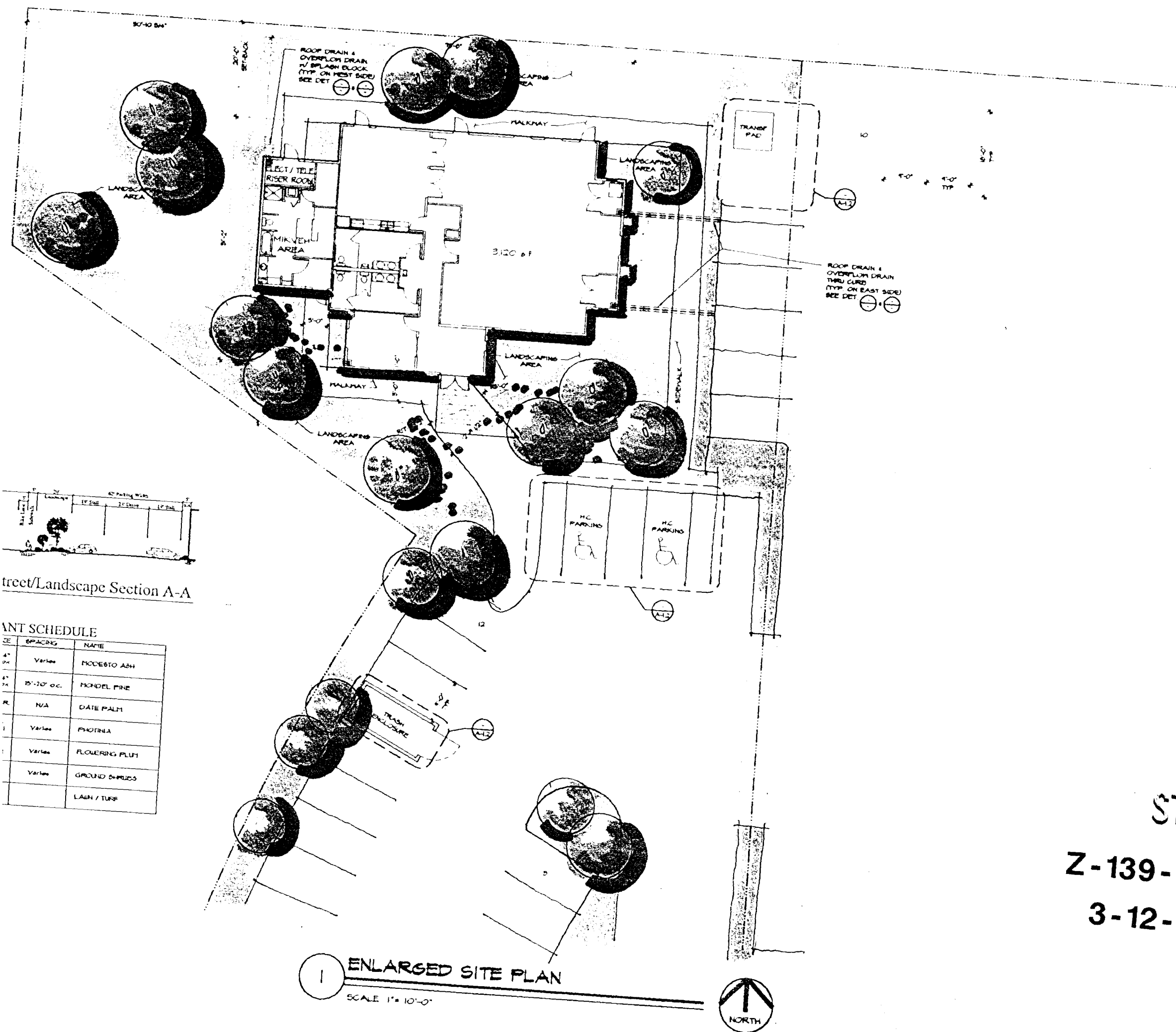


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QTY	SPACING	NAME
4"	Variable	NOCEBIO ASH
6"	15'-20' OC.	MONDEL PINE
8"	N/A	DATE PALM
10"	Variable	PHOTINA
12"	Variable	FLOWERING PLUM
14"	Variable	GROUND COVER
16"		LAWN / TURF

ZONING

P.R. PROFESSIONAL OFFICES
(CITY OF LAS VEGAS)

SET-BACKS
NORTH SIDE YARD 20'
SOUTH SIDE YARD 20'
WEST SIDE YARD 20'
EAST SIDE YARD 0'

HEIGHT
MAX 2-STORIES
ACTUAL 1-STORY

COVERAGE (SITE)
MAX 80%
ACTUAL 4%

AREAS

SITE GROSS 158 ACRES
(60,000 ±)

BLDG. (APPROX.)
LEVEL 1 OFFICE (3,120 ±)
BLDG. FOOTPRINT (3,120 ±)

PARKING

REQ'D. OFFICE = 3,120 ± / 400 = 8 sp.
TOTAL REQ'D. = 8 sp.
PROVIDED = 26 sp.
HANDICAPPED PARKING
REQ'D. H/C = 1 sp.
PROVIDED H/C = 2 sp.

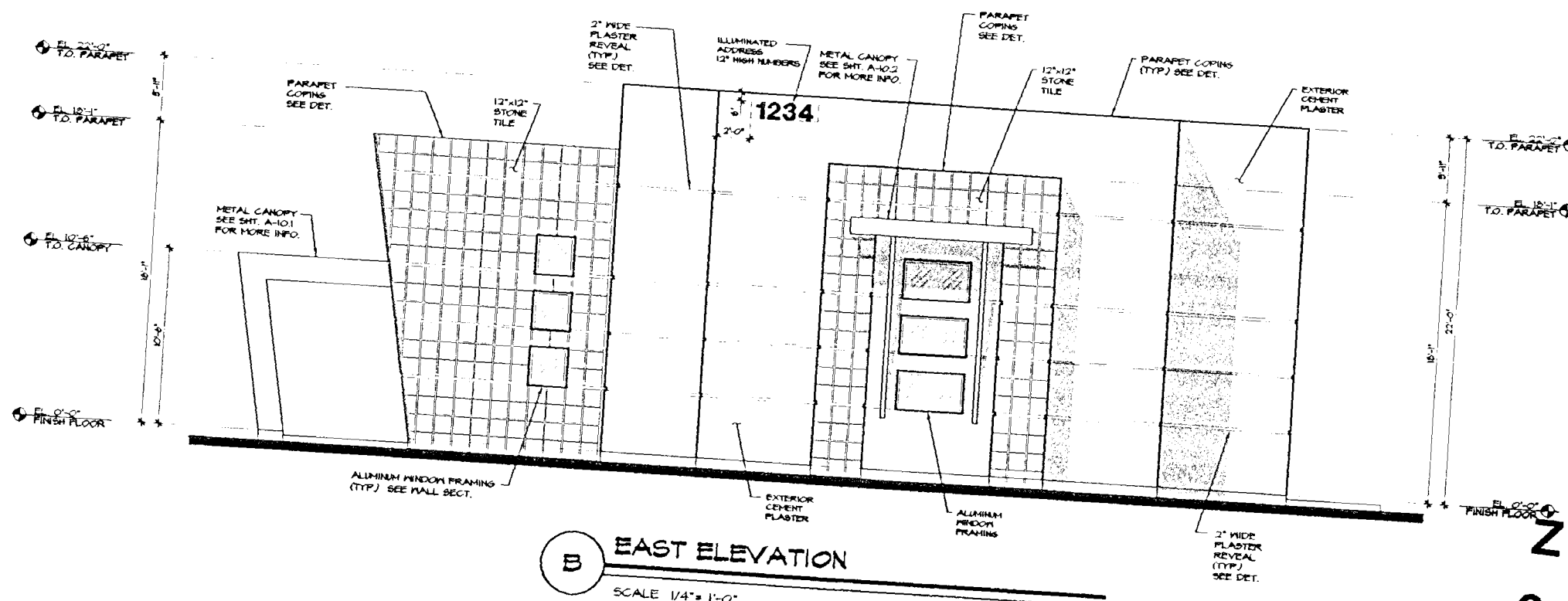
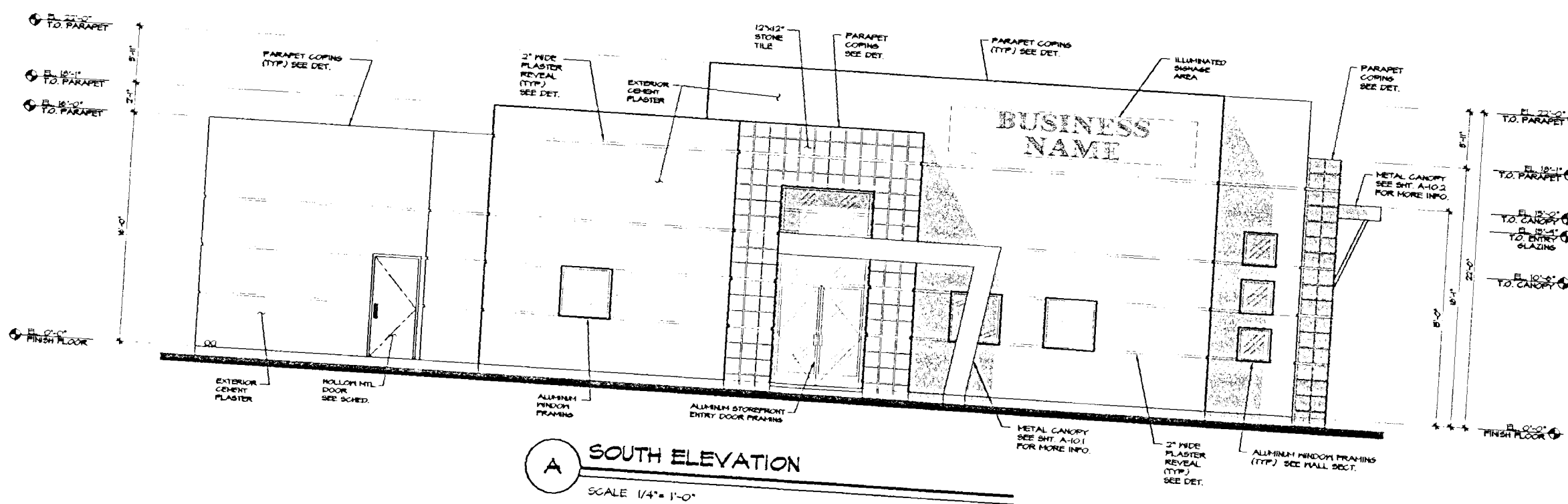
STAFF

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3-12-98 PC

OFFICE BUILDING
FORT APACHE RD. & SARARA AVE.
TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL, LTD.

ENLARGED
SITE
PLAN

Project No. 97057
Drawn By: RJA
Checked By: NRB
Date
Sheet No.
A-1.1
SITE PLAN



STAFF

Z-139-88(22)
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OFFICE BUILDING
FORT APACHE RD. & SARARA AVE.
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GROUP CENTRAL, LTD.

EXTERIOR
ELEVATIONS
Project No. 97057
Drawn By: RJA
Checked By: NRB
Date
Sheet No.
A-3.1
ELEVATIONS

97057
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Suite No. 21
Las Vegas, NV 89120
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Description

By

Date

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OFFICE BUILDING
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Sheet Title

FLOOR
PLAN

Project No. 97057

Drawn By: R.R.

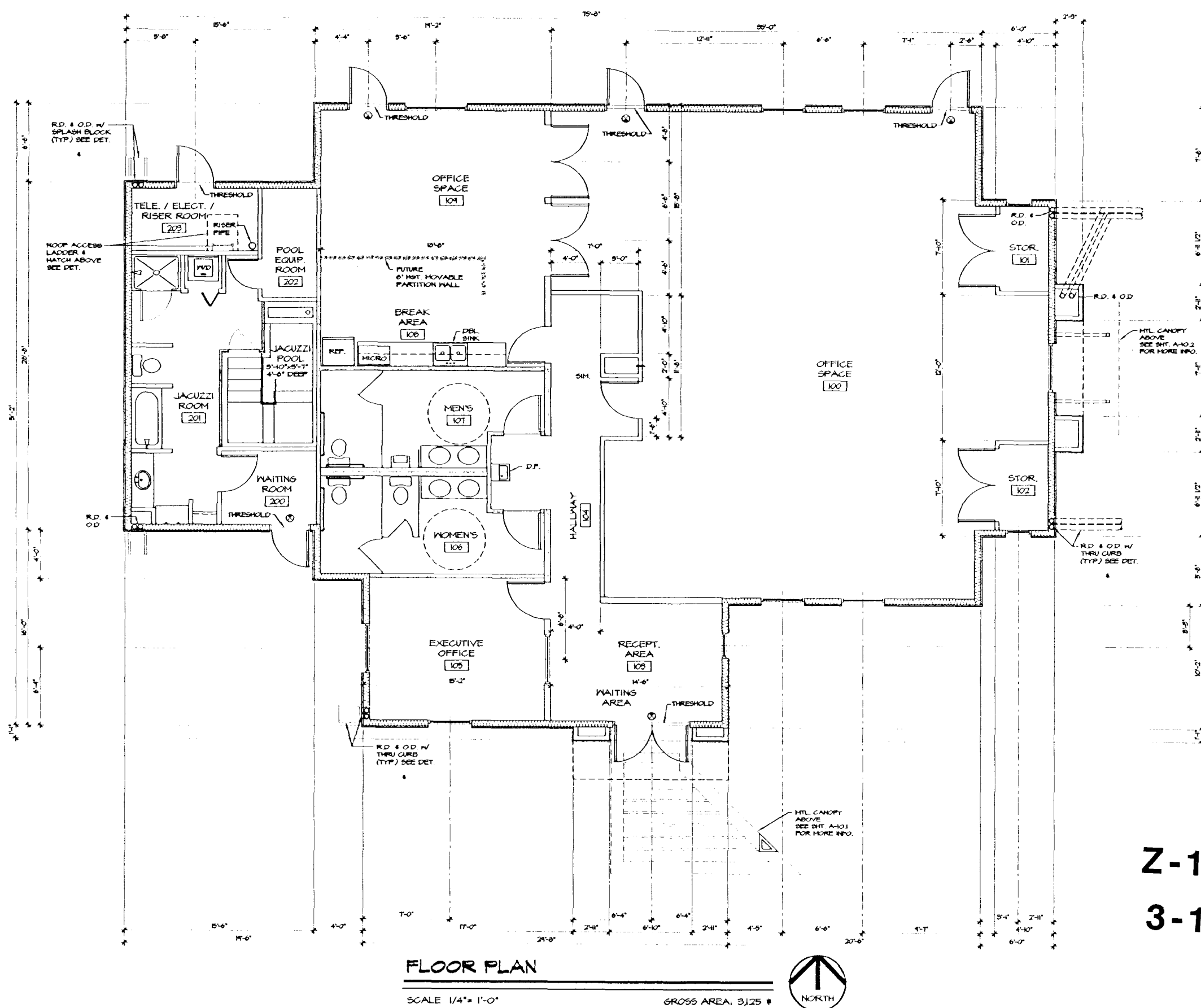
Checked By: N.B.

Date

Sheet No.

A-2.1

FLOOR PLAN



FLOOR PLAN

SCALE 1/4" = 1'-0"

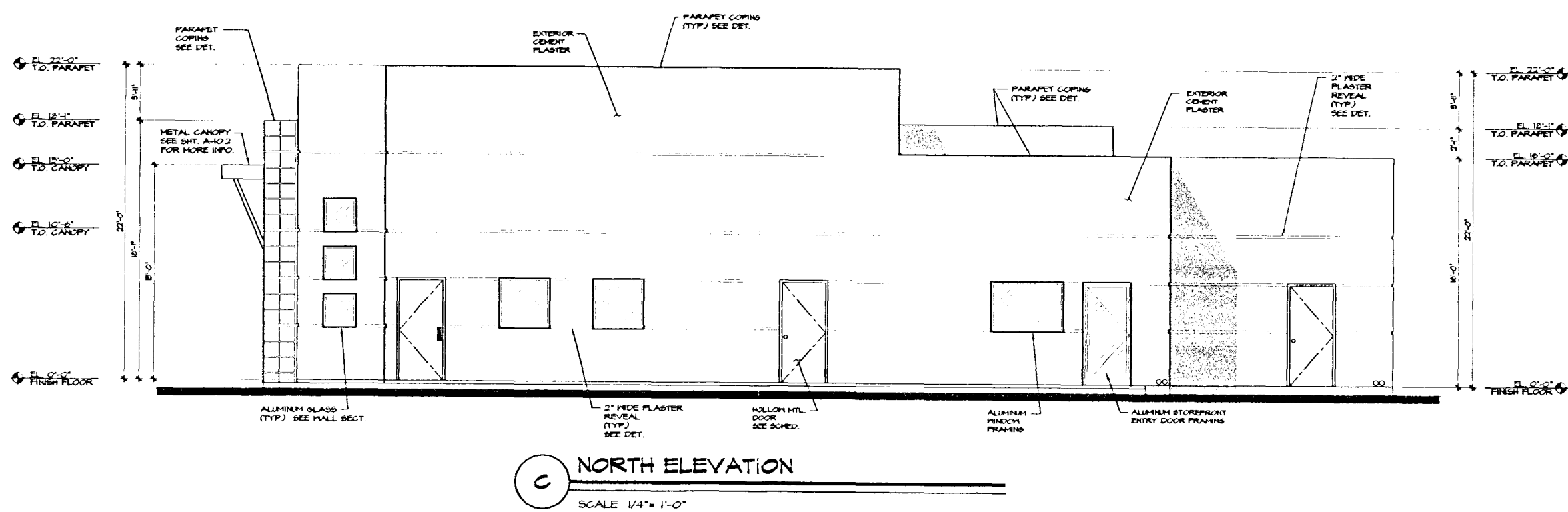
GROSS AREA: 3,125



STAFF

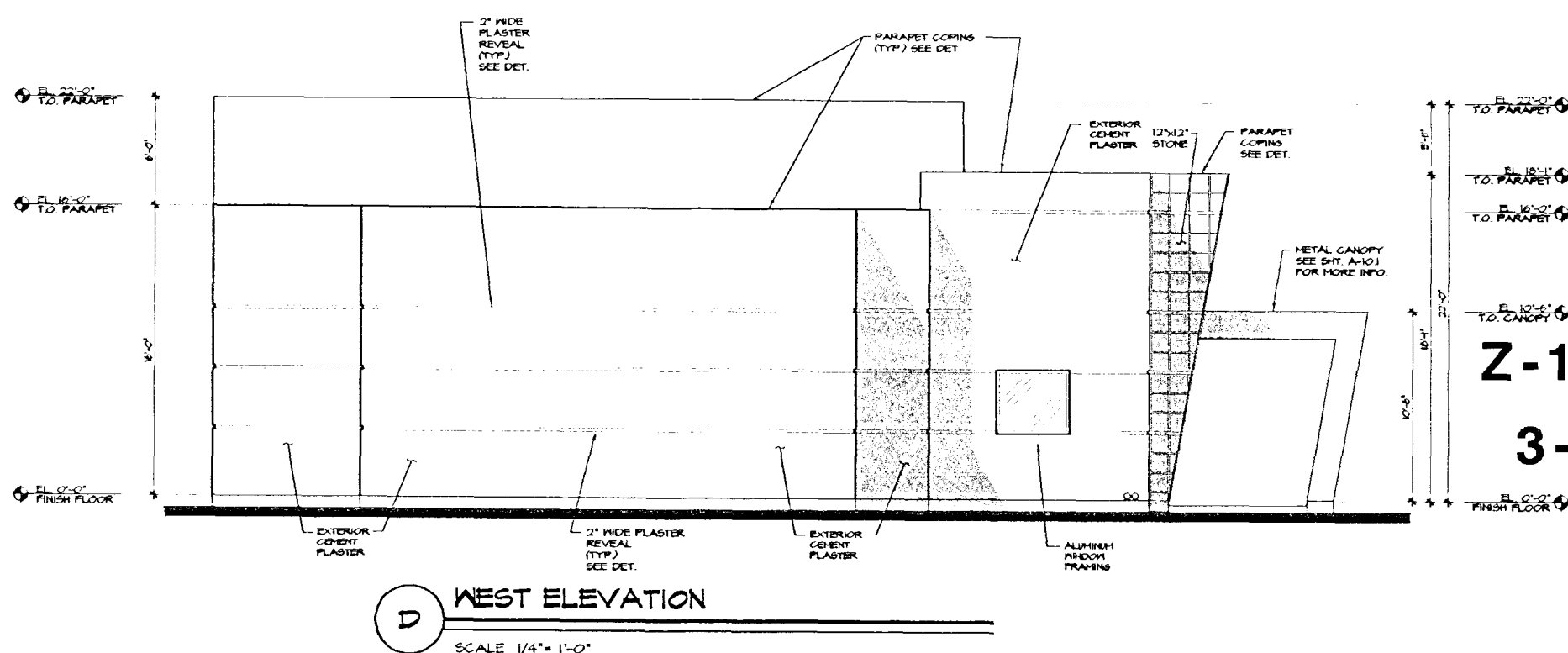
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3-12-98 PC



NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

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Description

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OFFICE BUILDING
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TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL, LTD.

Sheet Title

EXTERIOR
ELEVATIONS

Project No. 97057

Drawn By: R.R.

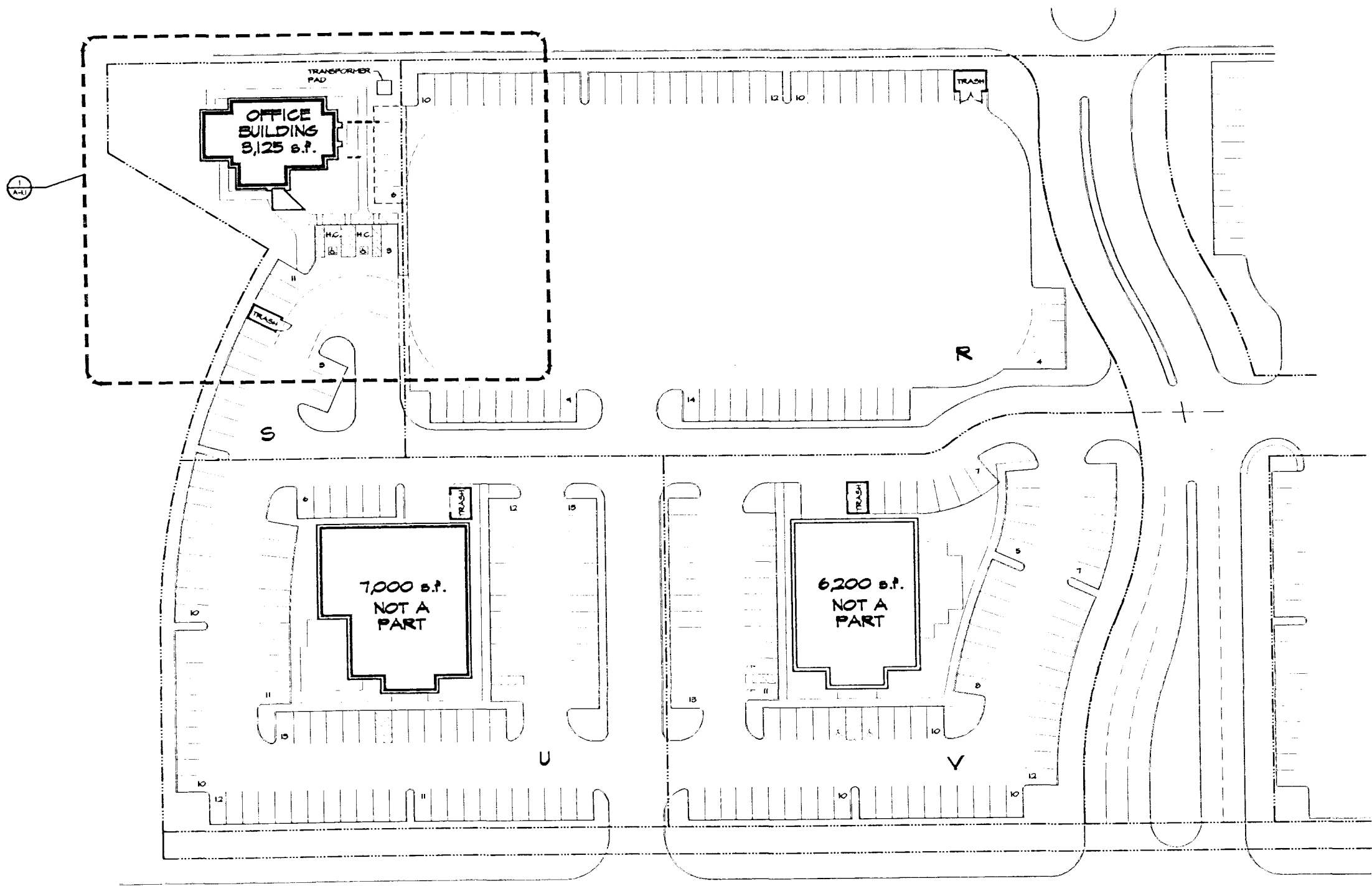
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Date

Sheet No.

A-3.2

ELEVATIONS



WEST SAHARA

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SITE PLAN

SCALE 1" = 30'-0"



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I hereby certify that I am a duly Licensed Professional Engineer in the State of Nevada, and that I am the author of the design shown on this plan. I am not aware of any false or misleading information contained herein. I am not aware of any other person who has contributed to the preparation of this plan. I am not aware of any other person who has contributed to the preparation of this plan. I am not aware of any other person who has contributed to the preparation of this plan.

Description

By

Date

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OFFICE BUILDING

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TRIPLE FIVE DEVELOPMENT
GROUP CENTRAL, LTD.

Sheet Title

SITE PLAN

Project No. 97057

Drawn By R.R.

Checked By N.B.

Date

Sheet No.

A-1.0

SITE PLAN

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Description

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Date

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Sheet Title

**ENLARGED
SITE PLAN**

Project No. 97057

Drawn By R.R.

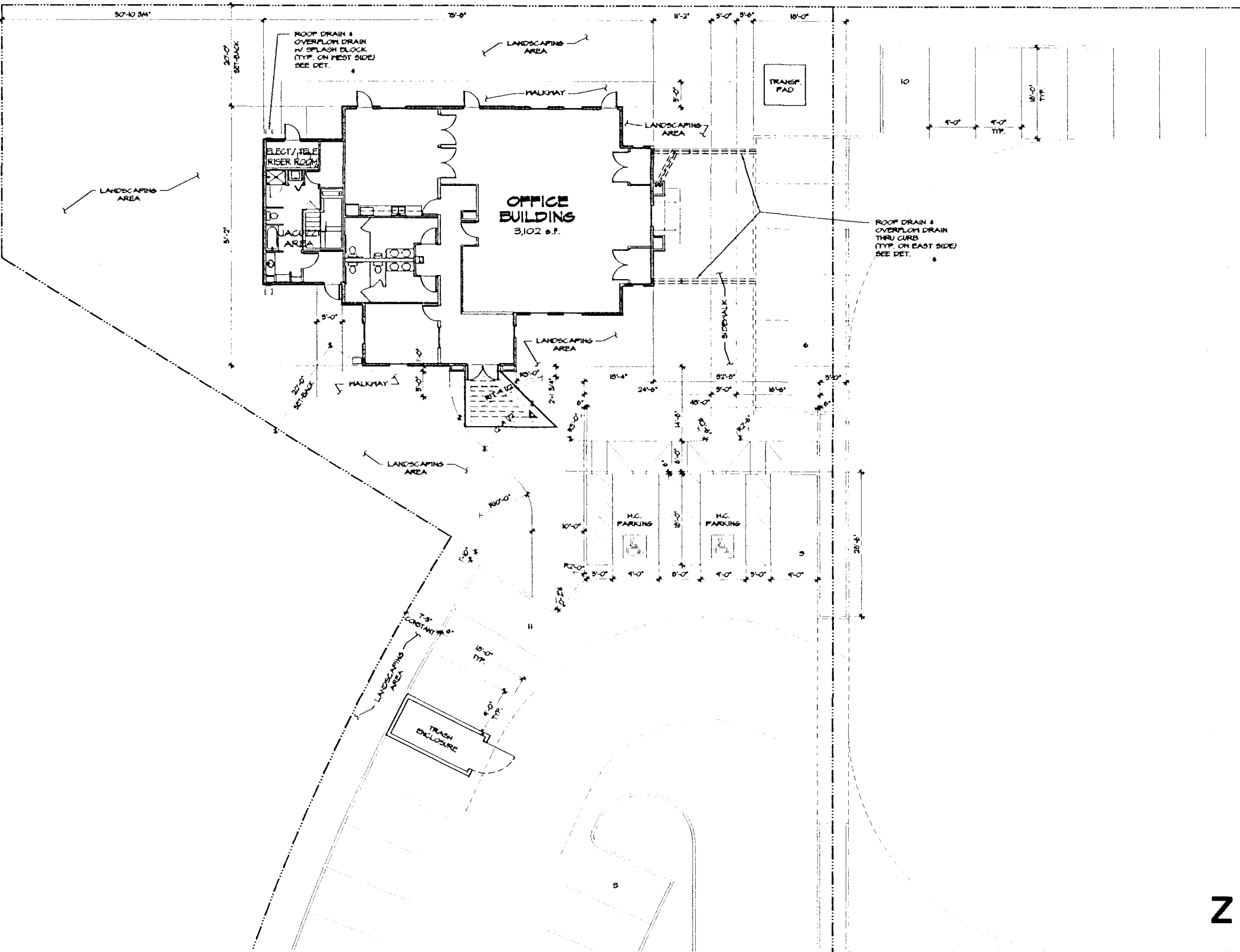
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Date

Sheet No.

A-1.1

SITE PLAN



ZONING

P-R PROFESSIONAL OFFICES
(CITY OF LAS VEGAS)

SET-BACKS
NORTH SIDE YARD 20'
SOUTH SIDE YARD 20'
WEST SIDE YARD 20'
EAST SIDE YARD 0'

HEIGHT
MAX. 2-STORIES 45'
ACTUAL 1-STORY 22'

COVERAGE (SITE)
MAX. 80 %
ACTUAL 12 %

AREAS

SITE GROSS 0.61 ACRES
(26,734 sq. ft.)

BLDG. (APPROX.)
LEVEL 1
OFFICE (3,125 sq. ft.)
BLDG. FOOTPRINT (3,125 sq. ft.)

PARKING

REQ'D.: OFFICE = 3,125 sq. ft. / 400 = 8 sp.
TOTAL REQ'D. = 8 sp.

PROVIDED: = 25 sp.

HANDICAPPED PARKING
REQ'D. H/C = 1 sp.
PROVIDED H/C = 2 sp.

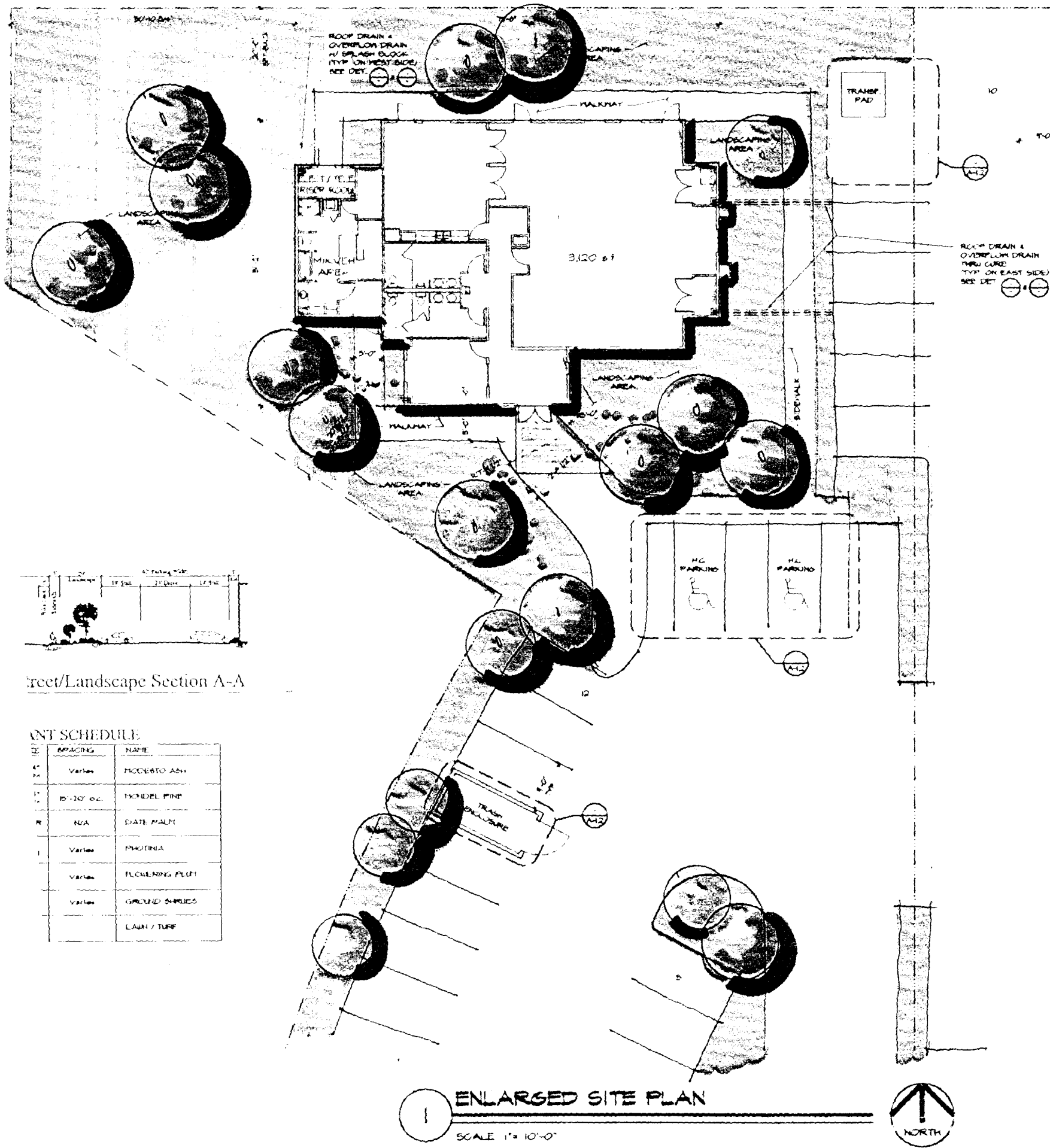
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3-12-98 PC

ENLARGED SITE PLAN

SCALE 1" = 10'-0"





Section/Landscape Section A-A

QTY	SPACING	NAME
4"	Variable	PROCESTO ANI
12"	10'-20' OC	FRANDEL PINE
16"	N/A	DATE PALM
1"	Variable	PHOTINIA
	Variable	FLOWERING PLUM
	Variable	GROUND COVER
		LAWN / TURF

ZONING

P-R PROFESSIONAL OFFICES
(CITY OF LAS VEGAS)

SET-BACKS
NORTH SIDE YARD 20'
SOUTH SIDE YARD 20'
WEST SIDE YARD 20'
EAST SIDE YARD 0'

HEIGHT
MAX 2-STORIES
ACTUAL 1-STORY

COVERAGE (SITE)
MAX 80%
ACTUAL 4%

AREAS

SITE
GROSS 158 ACRES
(60,000 ±)

BLDG. (APPROX.)
LEVEL
OFFICE (3,120 ±)
BLDG. FOOTPRINT (3,120 ±)

PARKING

REQ'D: OFFICE = 3,120 ± / 400 = 8 sp.
TOTAL REQ'D = 8 sp.
PROVIDED = 26 sp.
HANDICAPPED PARKING
REQ'D: H/C = 1 sp.
PROVIDED H/C = 2 sp.

4/13/98-App
PC: 3/12/98-App
Z-139-88(22)

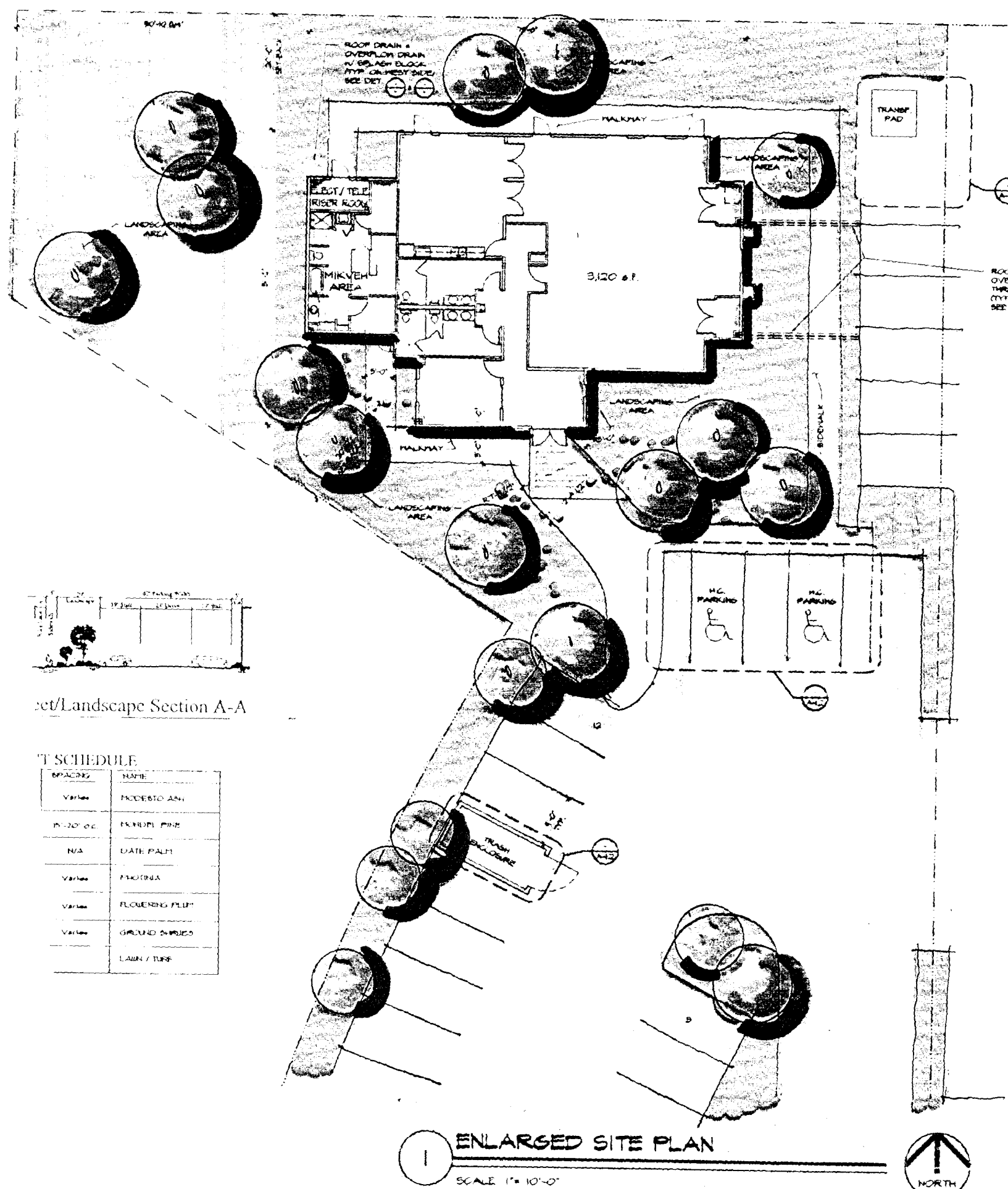
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**ENLARGED
SITE
PLAN**

Project No. 97057
Drawn By: RJA
Checked By: NAB
Date:
Sheet No.

A-11
SITE PLAN



Section/Landscape Section A-A

QTY	SPACING	NAME
4"	Variable	PROCESTO ANI
12"	10'-20' OC	FRANDEL PINE
16"	N/A	DATE PALM
1"	Variable	PHOTINIA
	Variable	FLOWERING PLUM
	Variable	GROUND COVER
		LAWN / TURF

ZONING

P-R PROFESSIONAL OFFICES
(CITY OF LAS VEGAS)

SET-BACKS
NORTH SIDE YARD 20'
SOUTH SIDE YARD 20'
WEST SIDE YARD 20'
EAST SIDE YARD 0'

HEIGHT
MAX 2-STORIES
ACTUAL 1-STORY

COVERAGE (SITE)
MAX 80%
ACTUAL 4%

AREAS

SITE
GROSS 158 ACRES
(60,000 ±)

BLDG. (APPROX.)
LEVEL
OFFICE (3,120 ±)
BLDG. FOOTPRINT (3,120 ±)

PARKING

REQ'D: OFFICE = 3,120 ± / 400 = 8 sp.
TOTAL REQ'D = 8 sp.
PROVIDED = 26 sp.
HANDICAPPED PARKING
REQ'D: H/C = 1 sp.
PROVIDED H/C = 2 sp.

APPROVED

CITY COUNCIL DATE: 4/13/98

PLANNING COMMISSION DATE: 3/12/98

BY: [Signature]

PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

4/13/98-App
PC: 3/12/98-App
Z-139-88(22)

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**ENLARGED
SITE
PLAN**

Project No. 97057
Drawn By: RJA
Checked By: NAB
Date:
Sheet No.

A-11
SITE PLAN

Spot

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By

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TRIPLE FIVE DEVELOPMENT
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Sheet Title

FLOOR PLAN

Project No. 97057

Drawn By RJA

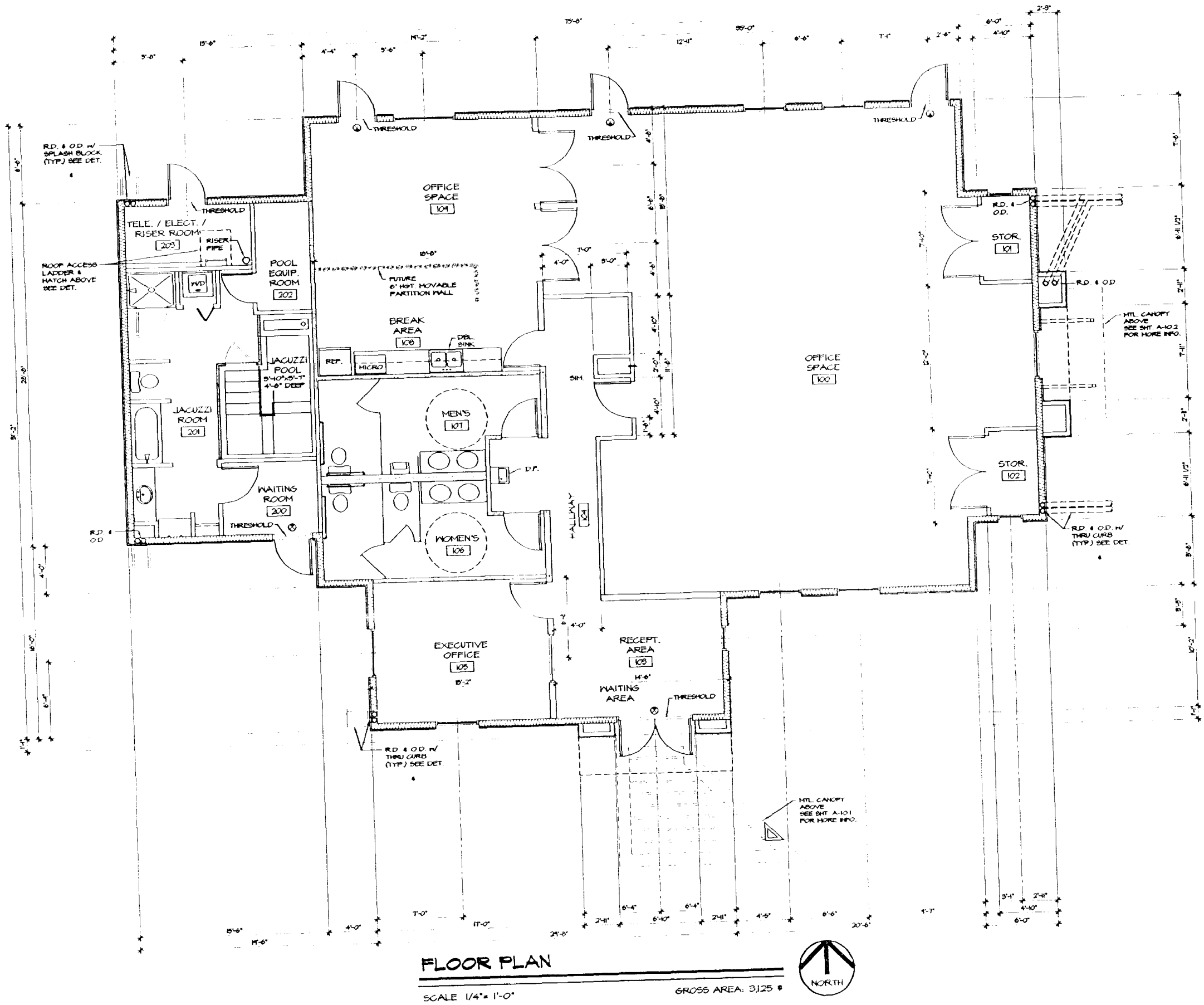
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A-2.1

FLOOR PLAN



South Elevation

East Elevation

OFFICE BUILDING
TRIPLE FIVE DEVELOPMENT

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