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CITY OF LAS VEGAS

**RE**

CLARK COUNTY

RED COACH AVENUE

S 89°50'57" E 164.59'

60' FOOT RIGHT-OF-WAY

N 0°31'22" W 197.92'

US-95-FREEMWAY

N 15°14'28" W 323.68'

N 89°43'59" W 129.91'

N 89°43'59" W

N 89°43'59" W

N 89°43'59" W

N 89°43'59" W

N 89°43'59" W

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N 89°43'59" W

N 89°43'59" W

N 89°43'59" W

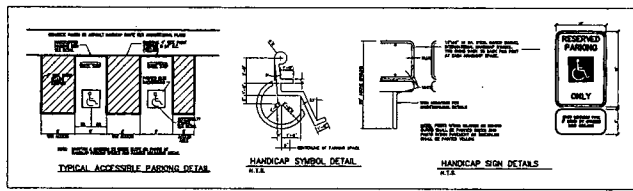
N 89°43'59" W

**TREE/PLANT SCHEDULE**

| SYM. | QTY.   | SIZE     | SPACING   | NAME      |
|------|--------|----------|-----------|-----------|
| 1    | 8      | 24" BOX  | 20' O.C.  | MOORESTO  |
| 2    | 4      | 24" BOX  | 20' O.C.  | MONDEL    |
| 3    | VARIES | 20' O.C. | DATE PALM |           |
| 4    | 8      | GALLON   | VARIES    | PHOTINIA  |
| 5    | 14     | GALLON   | VARIES    | FLOWERING |
| 6    | 11     | GALLON   | VARIES    | GROUND    |

- GENERAL NOTES
- Landscape shall conform to requirements of Title 36 (Clark County).
  - Ground cover shall be designed to cover more than 50% of the landscaped area.
  - The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
  - The number and types of plant may vary from this proposed conceptual plan.
  - The Applicant reserves the right to change the plant shown on this plan, and alter the amenities shown in the Open Space area.

| SITE CALCULATIONS                     |               |  |  |
|---------------------------------------|---------------|--|--|
| <b>OFFICES</b>                        |               |  |  |
| OFFICE BUILDING                       | 1             |  |  |
| BUILDING - A                          | 1,280 SF.     |  |  |
| BUILDING - B                          | 2,230 SF.     |  |  |
| TOTAL BUILDING AREA                   | 4,790 SF.     |  |  |
| <b>PARKING</b>                        |               |  |  |
| PARKING REQUIREMENTS                  | 1 PER 300 SF. |  |  |
| PARKING REQUIRED = (4,790 SF / 300) = | 16 SPACES     |  |  |
| PARKING SPACES PROVIDED               | 21 SPACES     |  |  |
| HANDICAP SPACES REQUIRED              | 1 SPACE       |  |  |
| HANDICAP SPACES PROVIDED              | 1 SPACE       |  |  |
| LOADING SPACES REQUIRED               | 0 SPACES      |  |  |
| LOADING SPACES PROVIDED               | 0 SPACES      |  |  |
| TOTAL PARKING SPACES REQUIRED         | 16 SPACES     |  |  |
| TOTAL PARKING SPACES PROVIDED         | 21 SPACES     |  |  |



| ZONING APPLICATION       |                                 |
|--------------------------|---------------------------------|
| APR. MAPS:               | 138-03-002-001 & 002            |
| CURRENT ZONING:          | RE (RURAL RESIDENTIAL, ESTATES) |
| PROPOSED ZONING:         | 0 (OFFICE)                      |
| EXISTING USE:            | OFFICE                          |
| PROPOSED USE:            | OFFICE                          |
| MASTER PLAN DESIGNATION: | 0 (OFFICE)                      |

| GENERAL NOTES |                                                                                                    |
|---------------|----------------------------------------------------------------------------------------------------|
| 1.            | THERE ARE FOUR EXISTING STRUCTURES LOCATED ON THE SITE WHICH WILL REMAIN.                          |
| 2.            | THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND MAY DIFFER FROM ACTUAL SURVEYED BOUNDARY. |
| 3.            | STREETS ARE TO BE PRIVATELY MAINTAINED. THE STREETS ARE 24' FIRE LANES.                            |

| OWNER                                                                                  |  |
|----------------------------------------------------------------------------------------|--|
| SCOTT ASHJIAN & WT<br>BRO INC.,<br>4485 N. RAINBOW<br>BOULEVARD<br>LAS VEGAS, NV 89146 |  |
| DEVELOPER                                                                              |  |
| SCOTT ASHJIAN<br>4485 N. RAINBOW<br>BOULEVARD<br>LAS VEGAS, NV 89146<br>(702) 697-7000 |  |

|                  |                     |                                                |                                                                                         |                                                                                                                         |
|------------------|---------------------|------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| DRAWN BY: JJA    | 3/23/08             | CONCEPTUAL LANDSCAPE PLAN FOR RED COACH/BALSAM | SCOTT ASHJIAN<br>4485 N. RAINBOW BOULEVARD<br>LAS VEGAS, NEVADA 89146<br>(702) 697-7000 | 2727 SOUTH RAINBOW BOULEVARD<br>LAS VEGAS, NEVADA 89146-8148<br>PH. (702) 673-7550 FAX (702) 382-2587 WEB WWW.YOUNG.COM |
| DESIGNED BY: JJA | 3/23/08             |                                                |                                                                                         |                                                                                                                         |
| CHECKED BY:      |                     |                                                |                                                                                         |                                                                                                                         |
| PROJECT NO: 7182 | SCALE: 3/8" = 1'-0" |                                                |                                                                                         |                                                                                                                         |

VAR-34009

SDR-34007

05/14/09 REVISED

# APN Map

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# Separator Sheet

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NOTES

This map is for assessment use only and does NOT represent a survey.  
No liability is assumed for the accuracy of the data delineated herein.  
Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.  
  
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.  
  
USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

AVERAGE  
QA VALUE  
45

MAP LEGEND

PARCEL BOUNDARY

SUBD BOUNDARY

ROAD EASEMENT

PM/LD BOUNDARY

NON-PARCEL LOT LINE

MATCH LINE / LEADER LINE

ROAD ID NUMBER

001

1.00

202

PB 25-45

5

5

GL5

PARCEL NUMBER

ACREAGE

PARCEL SUB/SEQ NUMBER

PLAT RECORDING NUMBER

BLOCK NUMBER

LOT NUMBER

GOV. LOT NUMBER

ASSessor's PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T20S R60E

R59E R60E R61E

T19S 126 125 124

T20S 137 138 139

T21S 164 163 162

03

6 5 4 3 2 1

7 8 9 10 11 12

18 17 16 15 14 13

19 20 21 22 23 24

30 29 28 27 26 25

31 32 33 34 35 36

S 2 NE 4

8 4 8 4

5 1 5 1

6 2 6 2

7 3 7 3

8 4 8 4

5 1 5 1

138-03-6

Scale:1"=200'

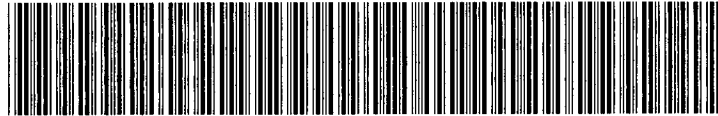
Rev:12/12/08

The map displays a grid of land parcels with various identifiers and boundaries. Key features include:

- Streets:** TENAYA AVE, SLEEK AVE, ORNATE CT, CRAIG RD, HWY 95, ORAN K. CRAIGSON HWY, RED COACH AVE, BALCON ST, RAINBOW BLVD.
- Parcels and Lots:** Numerous numbered lots are shown, including 001-018, 003-008, 009-012, 013-014, 015-018, 019-020, 021-028, 029-030, 031-034, 035-036, 037-039, 040-048, 049-050, 051-054, 055-058, 059-062, 063-066, 067-070, 071-074, 075-078, 079-082, 083-086, 087-090, 091-094, 095-098, 099-102, 103-106, 107-110, 111-114, 115-118, 119-122, 123-126, 127-130, 131-134, 135-138, 139-142, 143-146, 147-150, 151-154, 155-158, 159-162, 163-166, 167-170, 171-174, 175-178, 179-182, 183-186, 187-190, 191-194, 195-198, 199-202, 203-206, 207-210, 211-214, 215-218, 219-222, 223-226, 227-230, 231-234, 235-238, 239-242, 243-246, 247-250, 251-254, 255-258, 259-262, 263-266, 267-270, 271-274, 275-278, 279-282, 283-286, 287-290, 291-294, 295-298, 299-302, 303-306, 307-310, 311-314, 315-318, 319-322, 323-326, 327-330, 331-334, 335-338, 339-342, 343-346, 347-350, 351-354, 355-358, 359-362, 363-366, 367-370, 371-374, 375-378, 379-382, 383-386, 387-390, 391-394, 395-398, 399-402, 403-406, 407-410, 411-414, 415-418, 419-422, 423-426, 427-430, 431-434, 435-438, 439-442, 443-446, 447-450, 451-454, 455-458, 459-462, 463-466, 467-470, 471-474, 475-478, 479-482, 483-486, 487-490, 491-494, 495-498, 499-502, 503-506, 507-510, 511-514, 515-518, 519-522, 523-526, 527-530, 531-534, 535-538, 539-542, 543-546, 547-550, 551-554, 555-558, 559-562, 563-566, 567-570, 571-574, 575-578, 579-582, 583-586, 587-590, 591-594, 595-598, 599-602, 603-606, 607-610, 611-614, 615-618, 619-622, 623-626, 627-630, 631-634, 635-638, 639-642, 643-646, 647-650, 651-654, 655-658, 659-662, 663-666, 667-670, 671-674, 675-678, 679-682, 683-686, 687-690, 691-694, 695-698, 699-702, 703-706, 707-710, 711-714, 715-718, 719-722, 723-726, 727-730, 731-734, 735-738, 739-742, 743-746, 747-750, 751-754, 755-758, 759-762, 763-766, 767-770, 771-774, 775-778, 779-782, 783-786, 787-790, 791-794, 795-798, 799-802, 803-806, 807-810, 811-814, 815-818, 819-822, 823-826, 827-830, 831-834, 835-838, 839-842, 843-846, 847-850, 851-854, 855-858, 859-862, 863-866, 867-870, 871-874, 875-878, 879-882, 883-886, 887-890, 891-894, 895-898, 899-902, 903-906, 907-910, 911-914, 915-918, 919-922, 923-926, 927-930, 931-934, 935-938, 939-942, 943-946, 947-950, 951-954, 955-958, 959-962, 963-966, 967-970, 971-974, 975-978, 979-982, 983-986, 987-990, 991-994, 995-998, 999-1002, 1003-1006, 1007-1010, 1011-1014, 1015-1018, 1019-1022, 1023-1026, 1027-1030, 1031-1034, 1035-1038, 1039-1042, 1043-1046, 1047-1050, 1051-1054, 1055-1058, 1059-1062, 1063-1066, 1067-1070, 1071-1074, 1075-1078, 1079-1082, 1083-1086, 1087-1090, 1091-1094, 1095-1098, 1099-1102, 1103-1106, 1107-1110, 1111-1114, 1115-1118, 1119-1122, 1123-1126, 1127-1130, 1131-1134, 1135-1138, 1139-1142, 1143-1146, 1147-1150, 1151-1154, 1155-1158, 1159-1162, 1163-1166, 1167-1170, 1171-1174, 1175-1178, 1179-1182, 1183-1186, 1187-1190, 1191-1194, 1195-1198, 1199-1202, 1203-1206, 1207-1210, 1211-1214, 1215-1218, 1219-1222, 1223-1226, 1227-1230, 1231-1234, 1235-1238, 1239-1242, 1243-1246, 1247-1250, 1251-1254, 1255-1258, 1259-1262, 1263-1266, 1267-1270, 1271-1274, 1275-1278, 1279-1282, 1283-1286, 1287-1290, 1291-1294, 1295-1298, 1299-1302, 1303-1306, 1307-1310, 1311-1314, 1315-1318, 1319-1322, 1323-1326, 1327-1330, 1331-1334, 1335-1338, 1339-1342, 1343-1346, 1347-1350, 1351-1354, 1355-1358, 1359-1362, 1363-1366, 1367-1370, 1371-1374, 1375-1378, 1379-1382, 1383-1386, 1387-1390, 1391-1394, 1395-1398, 1399-1402, 1403-1406, 1407-1410, 1411-1414, 1415-1418, 1419-1422, 1423-1426, 1427-1430, 1431-1434, 1435-1438, 1439-1442, 1443-1446, 1447-1450, 1451-1454, 1455-1458, 1459-1462, 1463-1466, 1467-1470, 1471-1474, 1475-1478, 1479-1482, 1483-1486, 1487-1490, 1491-1494, 1495-1498, 1499-1502, 1503-1506, 1507-1510, 1511-1514, 1515-1518, 1519-1522, 1523-1526, 1527-1530, 1531-1534, 1535-1538, 1539-1542, 1543-1546, 1547-1550, 1551-1554, 1555-1558, 1559-1562, 1563-1566, 1567-1570, 1571-1574, 1575-1578, 1579-1582, 1583-1586, 1587-1590, 1591-1594, 1595-1598, 1599-1602, 1603-1606, 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1971-1974, 1975-1978, 1979-1982, 1983-1986, 1987-1990, 1991-1994, 1995-1998, 1999-2002, 2003-2006, 2007-2010, 2011-2014, 2015-2018, 2019-2022, 2023-2026, 2027-2030, 2031-2034, 2035-2038, 2039-2042, 2043-2046, 2047-2050, 2051-2054, 2055-2058, 2059-2062, 2063-2066, 2067-2070, 2071-2074, 2075-2078, 2079-2082, 2083-2086, 2087-2090, 2091-2094, 2095-2098, 2099-2102, 2103-2106, 2107-2110, 2111-2114, 2115-2118, 2119-2122, 2123-2126, 2127-2130, 2131-2134, 2135-2138, 2139-2142, 2143-2146, 2147-2150, 2151-2154, 2155-2158, 2159-2162, 2163-2166, 2167-2170, 2171-2174, 2175-2178, 2179-2182, 2183-2186, 2187-2190, 2191-2194, 2195-2198, 2199-2202, 2203-2206, 2207-2210, 2211-2214, 2215-2218, 2219-2222, 2223-2226, 2227-2230, 2231-2234, 2235-2238, 2239-2242, 2243-2246, 2247-2250, 2251-2254, 2255-2258, 2259-2262, 2263-2266, 2267-2270, 2271-2274, 2275-2278, 2279-2282, 2283-2286, 2287-2290, 2291-2294, 2295-2298, 2299-2302, 2303-2306, 2307-2310, 2311-2314, 2315-2318, 2319-2322, 2323-2326, 2327-2330, 2331-2334, 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# Plans (Approved Site Plan)

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PLANS - APPROVED SITE PLAN

Separator Sheet

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