

SITE INFORMATION

ZONING - Las Vegas (Town Center)
 C-2 General Commercial District
 AREA (Approximations to be verified)
 Gross Area: 220,000 sf
 Net Area: 161,816 sf
 5.67 acres
 3.71 acres

AREA (Approximations to be verified)

AREA (Approx.)	Area (sf)	Area (sq ft)	Building Area
Pad A	51,135 sf	1,117	7,800 sq ft
Pad B	22,978 sf	0.64	3,400 sq ft
Pad C	42,628 sf	1.04	5,700 sq ft
Pad D	37,075 sf	0.85	5,000 sq ft
TOTALS	161,816 sf	3.71 ac	24,900 sq ft

PARKING REQUIREMENTS
 Parking Calculations (per Code)

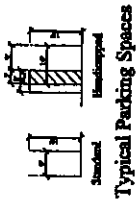
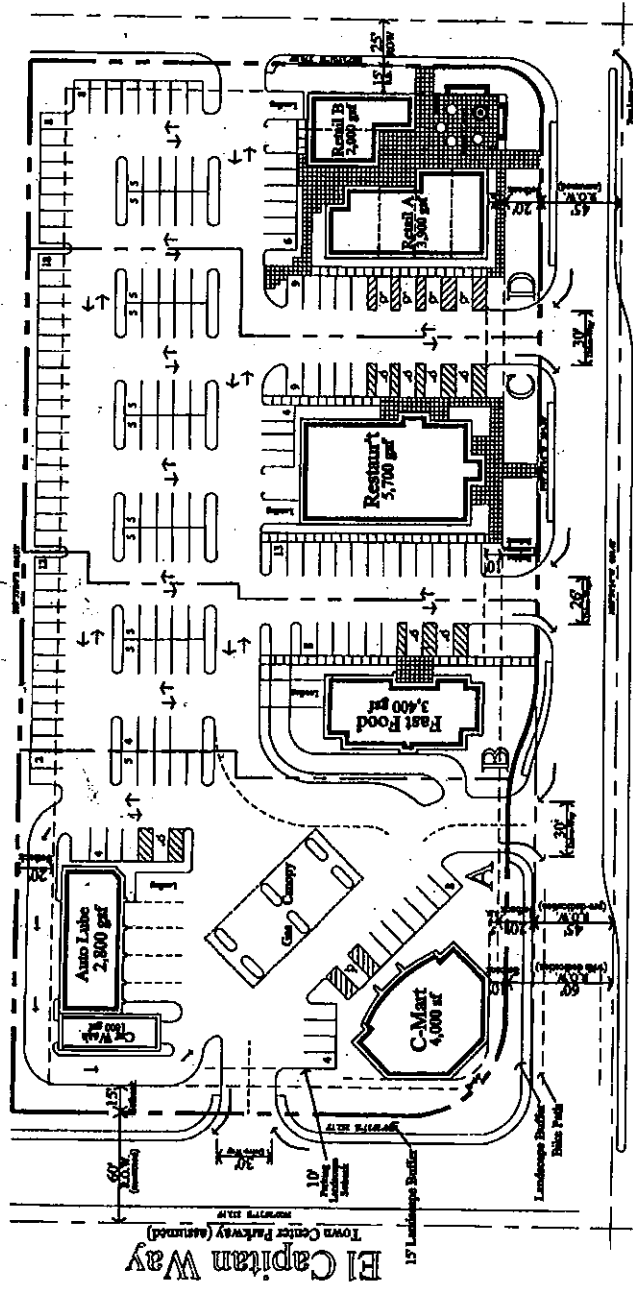
Pad	Code	Area (sq ft)	Required	Provided
Pad A	General	51,135	14	28
Pad B	General	22,978	20	34
Pad C	General	42,628	74	74
Pad D	General	37,075	15	41
TOTALS			175	177

PARKING PROVIDED:
 1 per 130 sf = 7.7 per 1000
 Handicapped Required: 12
 Handicapped Provided: 12
 Loading System Required: 4
 Loading System Provided: 4

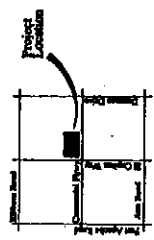
SETBACKS
 Front: 20 ft
 Side: 20 ft
 Rear: 10 ft
 Street: 10 ft
 Street Landscaping Buffer: 15 ft

BUILDING HEIGHT
 Allowed: No Restrictions
 Provided: 1-story - up to 2.5 story

BUILDING COVERAGE
 Allowed: 50 %
 Provided: 14 %



Centennial Parkway
 Town Center Frontage Road (assumed)



Note:
 This plan has been prepared without benefit of a complete survey.
 It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Centennial-El Capitan Commercial Center

Centennial Parkway and El Capitan Way, Clark County, Nevada

Conceptual Site Plan - Scheme E

EOT-13648

07-12-06 CC



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