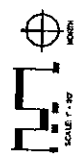
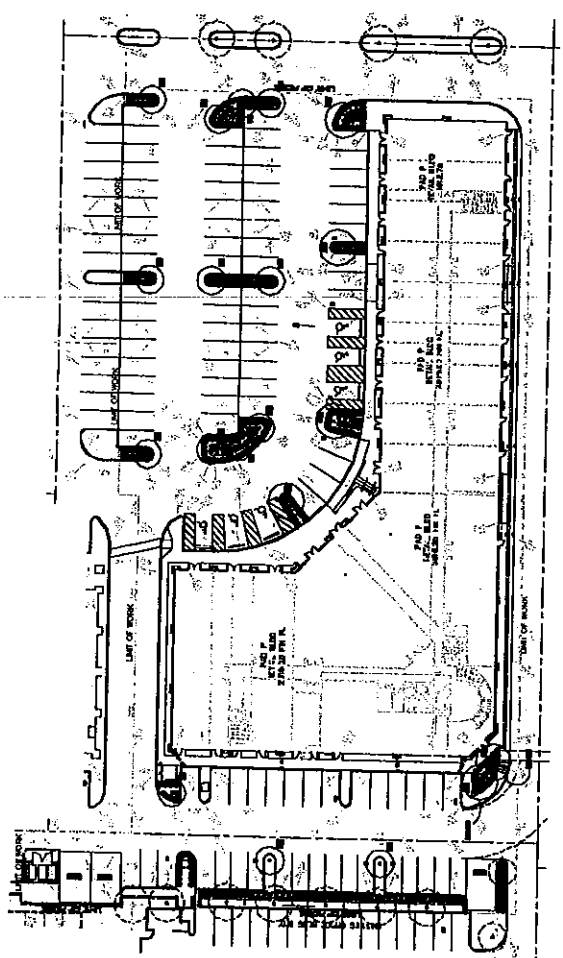




VILLAGE SQUARE AT PECOLE RANCH PHASE 2
 LAS VEGAS, NEVADA
 TRAFFIC SIGNAGE FOR PEACOCK
 FOR AN IMPROVED
 LAS VEGAS, NEVADA
 TRAFFIC SIGNAGE FOR PEACOCK

DATE: 02/21/06
 DRAWN BY: JWA
 CHECKED BY: JWA
 PROJECT NO.: 721
 SHEET NO.: L-1
 3 OF 3 SHEETS



PLANTING LEGEND

TREES	SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE	QUANTITY
	(Circle with 'L')	LAUREL OAK - GLOBE THISTLE	2 1/2" DIA	14
	(Circle with 'P')	PIERIS EXONIIFLORA - DAVID PAULY CORNER CUT	20" B/T/H	6
	(Circle with 'E')	EXISTING TREE TO REMAIN		

SHRUBS	SYMBOL	BOTANICAL NAME-COMMON NAME	SIZE	QUANTITY
	(Circle with 'A')	EREBUS YONAKA - BERTHOUT 'LILY'	1" BALLON	24
	(Circle with 'B')	EREBUS YONAKA - BERTHOUT 'LILY'	5" BALLON	225
	(Circle with 'C')	PTERIS YONAKA - BERTHOUT 'LILY'	9" BALLON	20

GROUND COVER
 SYMBOL BOTANICAL NAME
 (Square with 'H')

NOTE:
 ALL PLANTING MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR AND SHALL BE INSTALLED BY THE CONTRACTOR.

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VAR-12102
06-08-06 PC

SITE INFORMATION

ZONING
 C1 - Local Rainbow District (APN 63-06-814-007)

AREA (Approximate, to be verified)
 76,000 sf / 1.80 acres

Net Area:
 28,488 sf
 Public Area: 404 x 202'
 Coverage: 36 %

Building Area:
 1st floor: 28,488 sf
 2nd floor: 28,488 sf
 Total: 56,976 sf

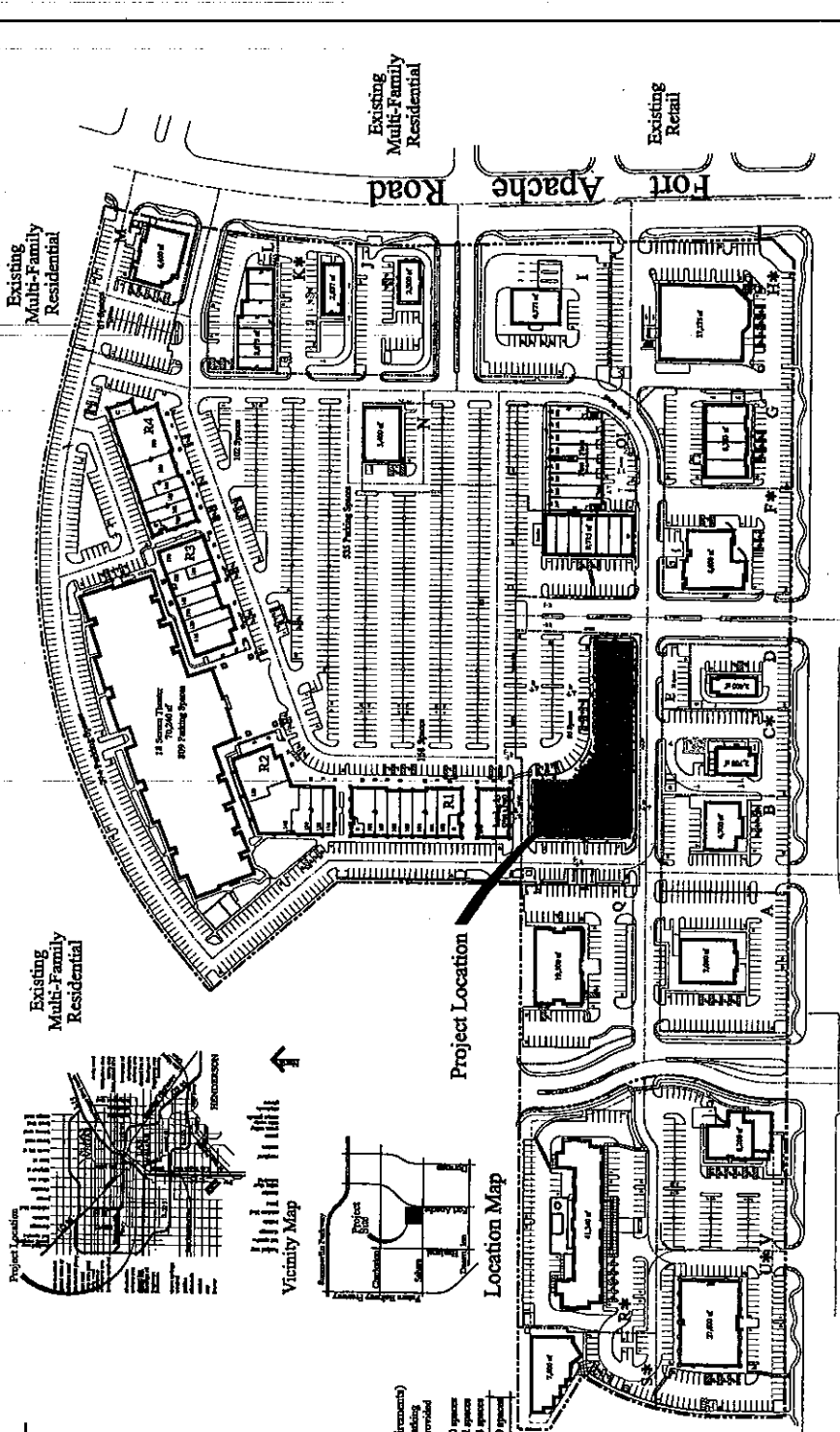
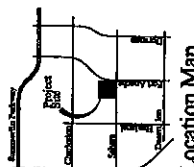
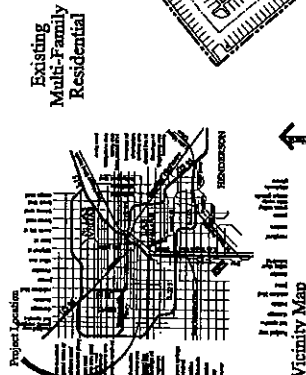
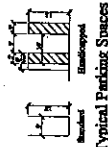
PARKING REQUIREMENTS (City Requirements)
 Retail: 1 per 250 sf / 21,267 / 226 = 83 Spaces
 Office: 1 per 300 sf / 24,000 / 300 = 80 Spaces
 Total Required: 179 Spaces
 Shopping Center: 25 Spaces
 Total Provided: 179 Spaces
 Handicap Spaces Required: 5
 Handicap Spaces Provided: 5
 Loading Spaces Required: 3
 Loading Spaces Provided: 3

OVERALL PARKING REQUIREMENTS (City Requirements)

	RM/ft. Area	Parking Required	Parking Provided
Total	60,000 sf	600 spaces	800 spaces
Public	27,975 sf	1,119 spaces	1,540 spaces
Retail/Office Bldg	56,127 sf	449 spaces	508 spaces
Overall Site	433,102 sf	2,400 spaces	2,400 spaces

BUILDING HEIGHT
 Allowed: No Restrictions
 Provided: 2-story - up to 40 feet

BUILDING COVERAGE
 Allowed: 50 %
 Provided: 36 %



Petman
 ARCHITECTS
 2000 COMPASS CIRCLE, SUITE 100
 LAS VEGAS, NEVADA 89169
 TEL: 702.242.6937
 FAX: 702.242.6938

Scale: 1" = 80'
 Date: February 28, 2006
 Project Number: 104146

Pad P at Village Square

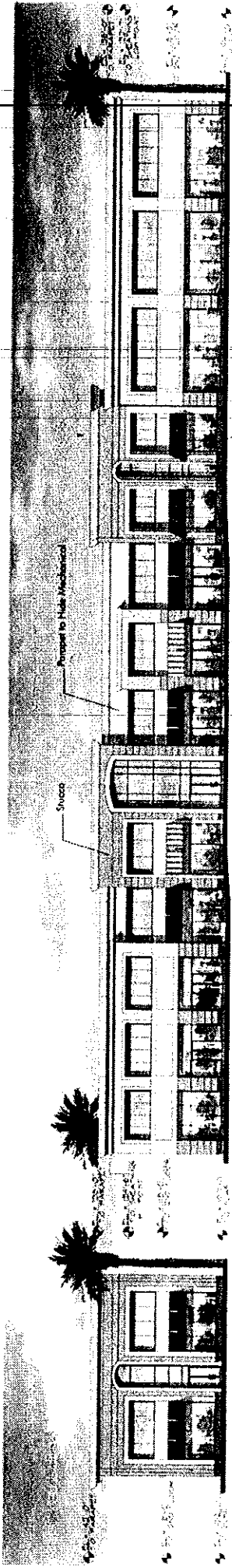
NWC Sahara Avenue and Fort Apache Road - Las Vegas, Nevada

Triple Five Nevada Development Corp.
 Las Vegas, Nevada
 (702) 242-6937

Overall Site Plan - Scheme A

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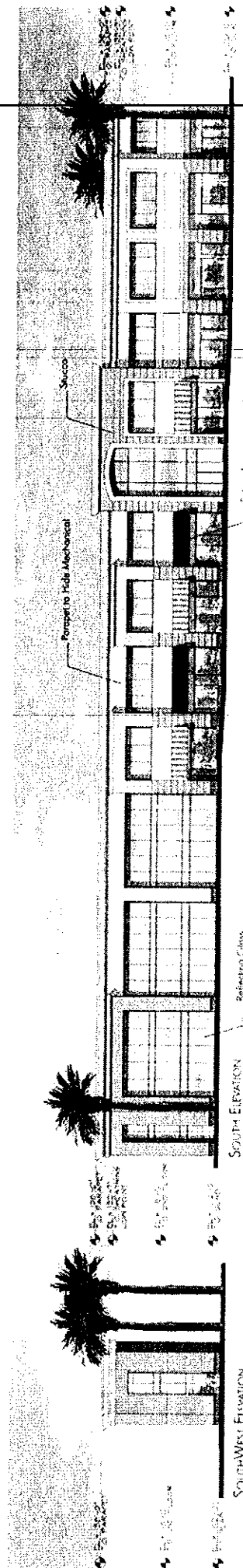
VAR-12102
06-08-06 PC



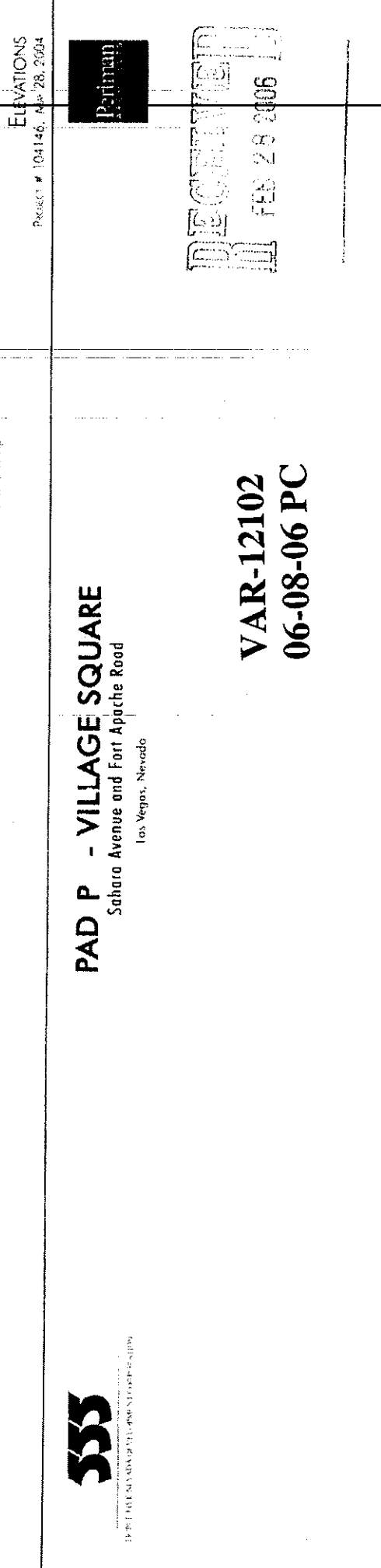
NORTH-EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ELEVATIONS
Project # 104146, Apr. 28, 2004



PAD P - VILLAGE SQUARE

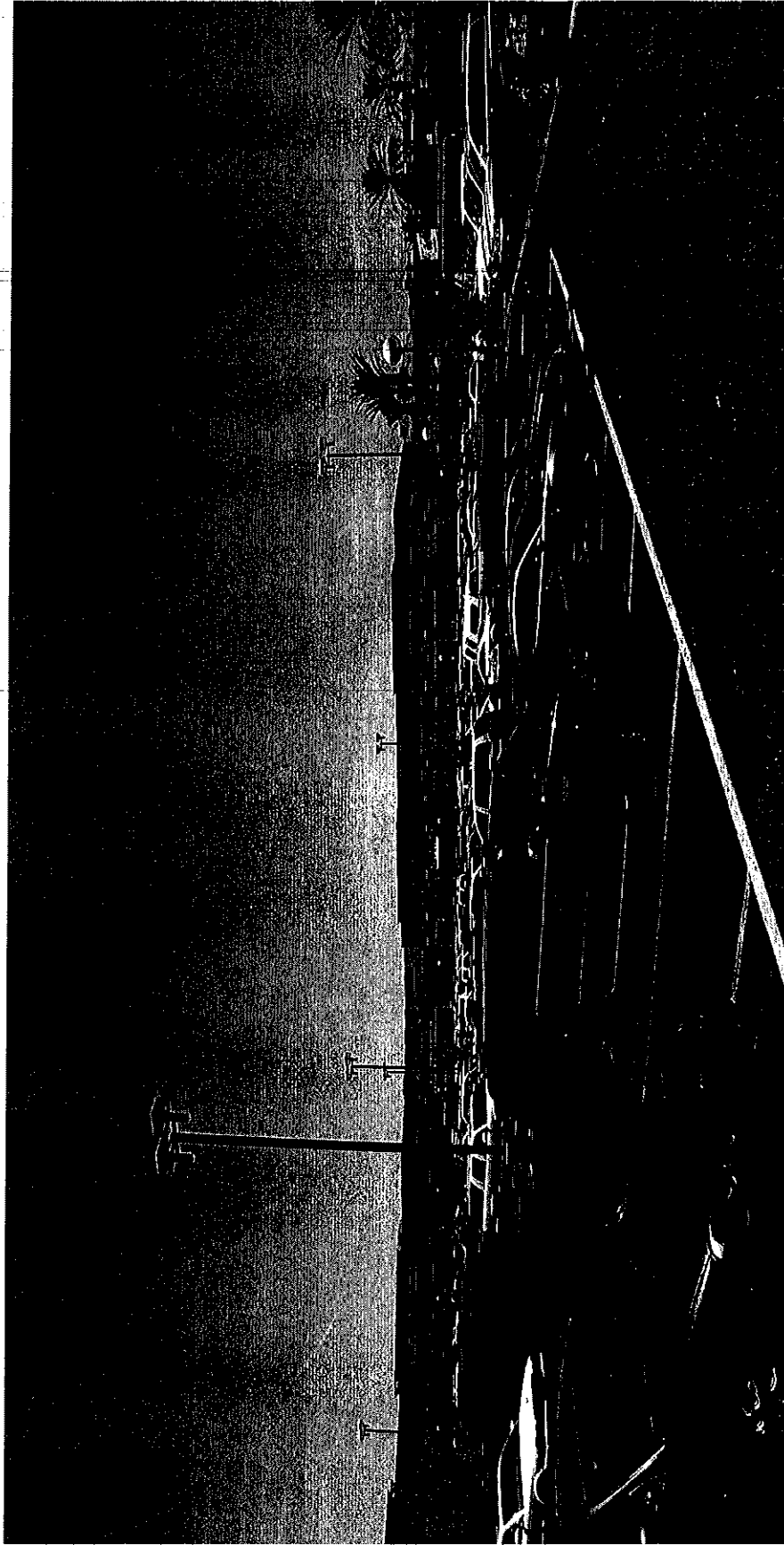
Sahara Avenue and Fort Apache Road

Las Vegas, Nevada



RECEIVED
FEB 28 2006

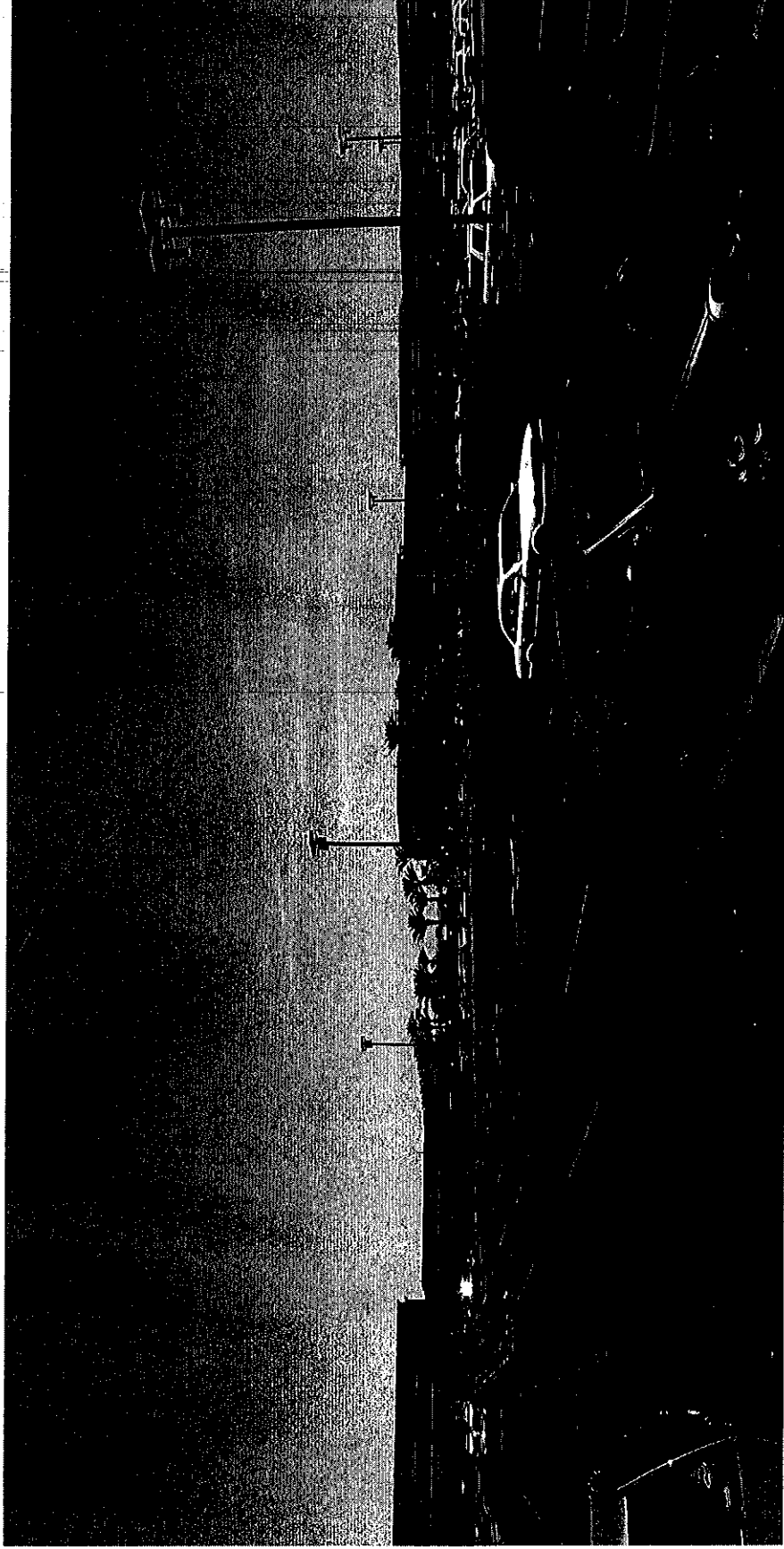
VAR-12102
06-08-06 PC



VAR-12102 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P,
LLC

9440 WEST SAHARA AVENUE
JUNE 8, 2006 PLANNING COMMISSION

05/26/06



VAR-12102 - APPLICANT: TRIPLE FIVE DEVELOPMENT - OWNER: VILLAGE SQUARE BUILDING P, LLC

9440 WEST SAHARA AVENUE

JUNE 8, 2006 PLANNING COMMISSION

05/26/06