

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

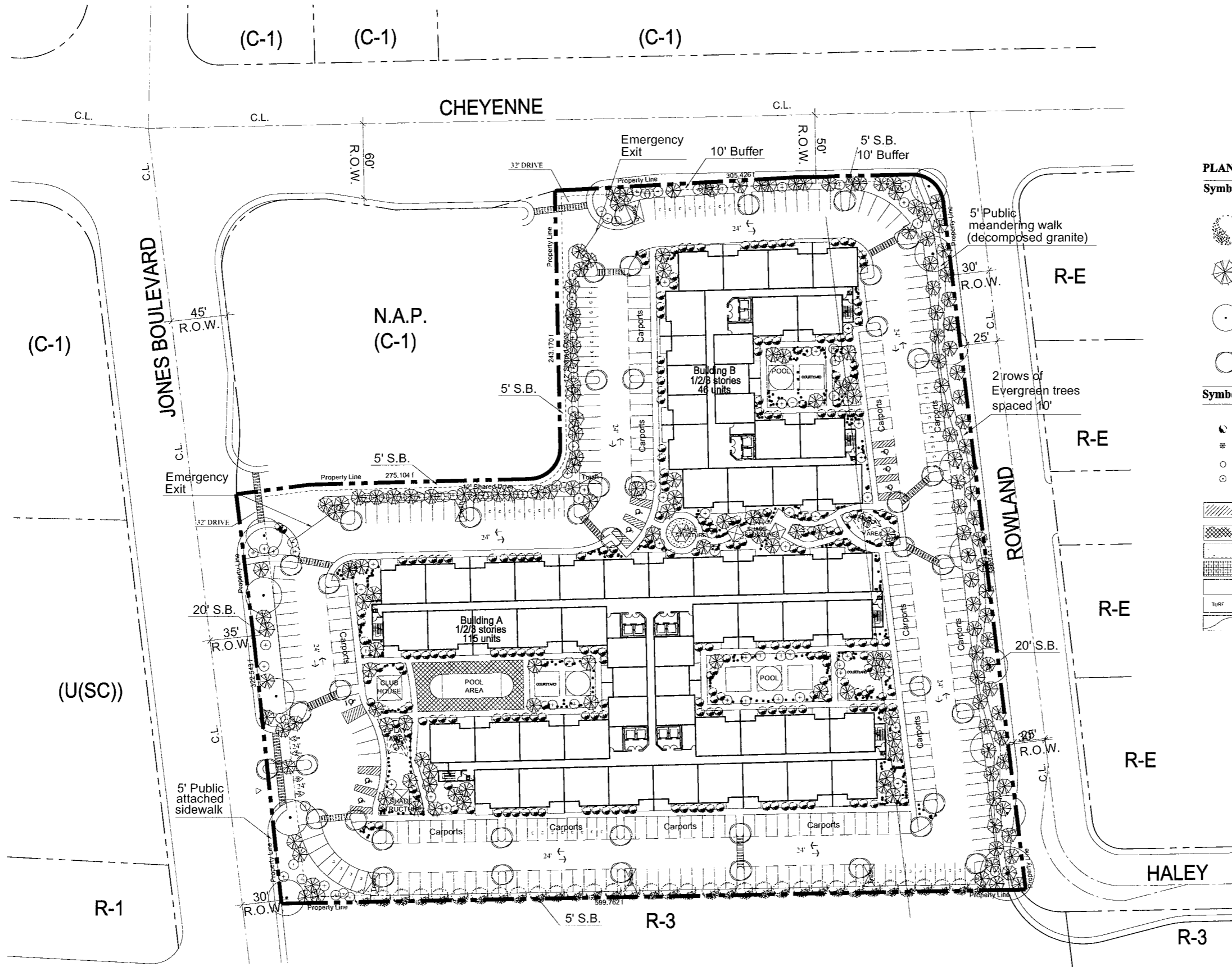


NORTH ELEVATION



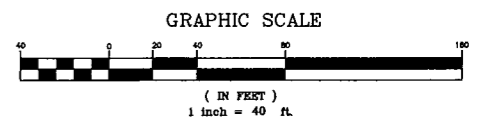
EAST ELEVATION

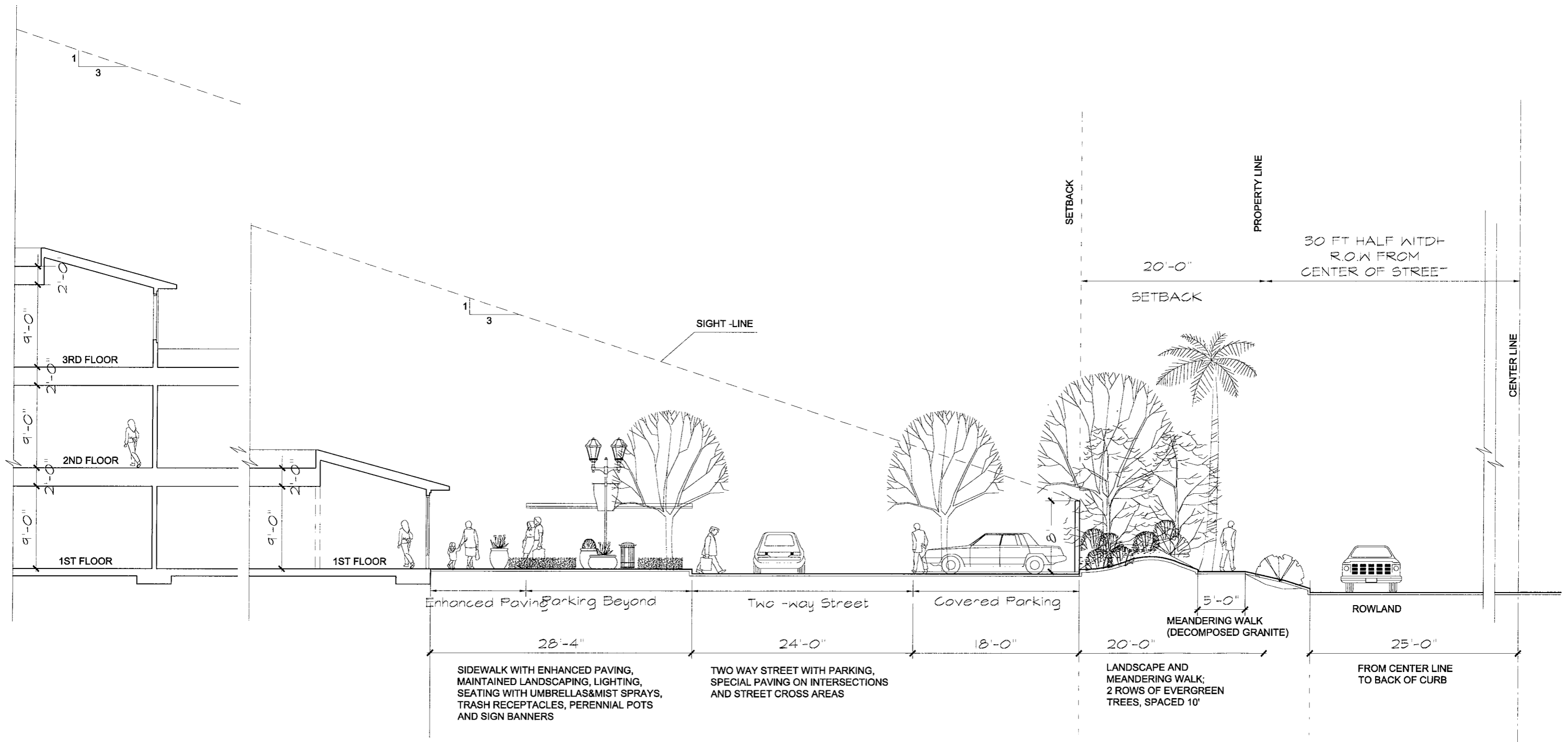
Submitted at Planning Commission
 Date 7/27/06 Item 54-57



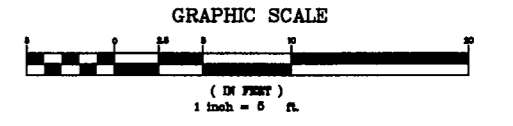
PLANT LEGEND

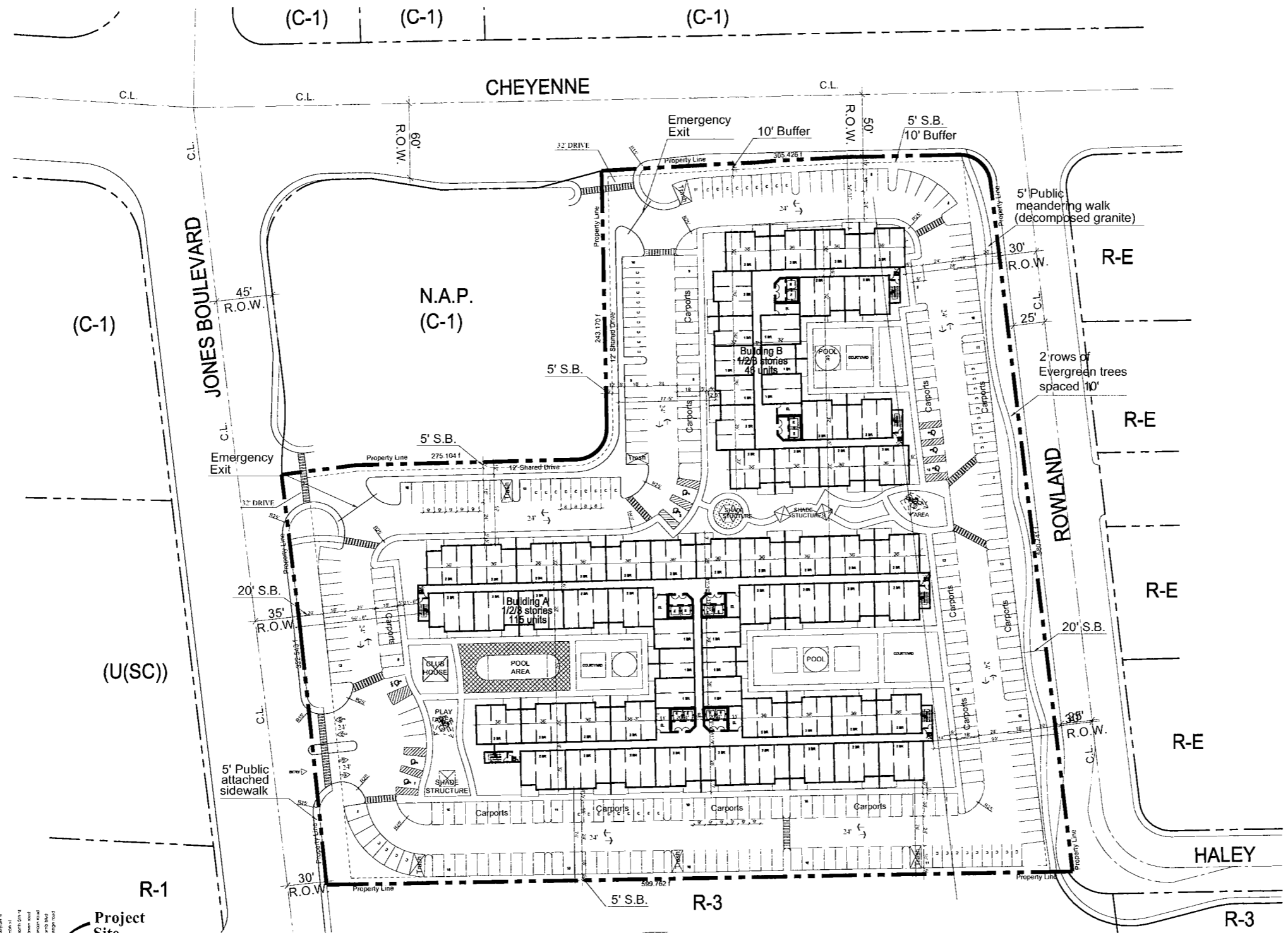
Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	LAGERSTROEMIA INDICA	CRAPEMYRTLE	24" BOX	34	STANDARD TRUNK SPECIMEN
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	115	MULTI-TRUNK
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	14	STANDARD TRUNK SPECIMEN
	GINKGO BILOBA	GINKGO	24" BOX	44	
Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	15 GALLON	225	
	HEMEROCALLIS SP.	DAYLILY	5 GALLON	270	
	CHAMEROPS HUMILUS	MEDITERRANEAN PALM	5 GALLON	12	
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GALLON	70	
	DALEA CAPITATA	GREAN DALEA	1 GALLON	24" O.C.	
	LANTANA MONTE 'SUNGOLD'	SUNGOLD LANTANA	1 GALLON	24" O.C.	
	FESCUE SOD				
	CONCRETE PAVEMENT - 1/2" SCREENED @2" DEPTH IN ALL PLANTING AREAS				
	DECOMPOSED GRANITE, CORAL PINK - 1/2" SCREENED @2" DEPTH IN ALL PLANTING AREAS				
	FESCUE SOD, 'MEDALLION' OVER 4" DEPTH WASHED SILT.				
	RYERSON STEEL HEADER				





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.





SITE INFORMATION

APN # 138-13-101-006
 CURRENT ZONING - CITY OF LAS VEGAS (C-1)
 PROPOSED ZONING- CITY OF LAS VEGAS (RPD-25)

AREA (Approximate)		
Net Area:	275,017.20 sf	6.313 acres
Gross Area:	320,676.08 sf	7.361 acres

RESIDENTIAL

UNIT COUNT

Number of Units =	161
1 BR =	24
2 BR =	137

AREAS

	W/ BALCONY	W/OUT BALCONY
1-2 BR	196,484.40 SF	178,178.70 SF

DENSITY

Allowed	25 units / Gross Acre
Provided	26.14 units / Net Acre 22.42 units / Gross Acre

F.A.R. 0.632

LOT COVERAGE 28.8%

OPEN SPACE

Required
 Density x 1.65 x Gross Area / 100
 21.87 x 1.65 x 320,676.08 % = 115,717.56 sf 2.656 acres

Provided
 62,531.42 sf 1.435 acres

PARKING REQUIREMENTS

RESIDENTIAL

1 BR Unit	24 @ 1.25 / Unit	=	30
2 BR Unit	137 @ 1.75 / Unit	=	240
Guest (1 Stall per 6 Units)		=	27

Total Required	297 Spaces
	291 Spaces regular
	6 Spaces Handicaped

Parking Provided:

Regular: 243	Covered = 144	Non-covered = 99
Compact: 58 (18.8%)	Covered = 18	Non-covered = 40
Handicap: 8	Cars = 7	Vans = 1
Total Provided	309 Spaces	

SETBACKS (REQUIRED)

Front	20 ft
Side	5 ft
Rear	20 ft

HEIGHT

Maximum Height Allowed	35 ft
Height Provided	35 ft

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.

