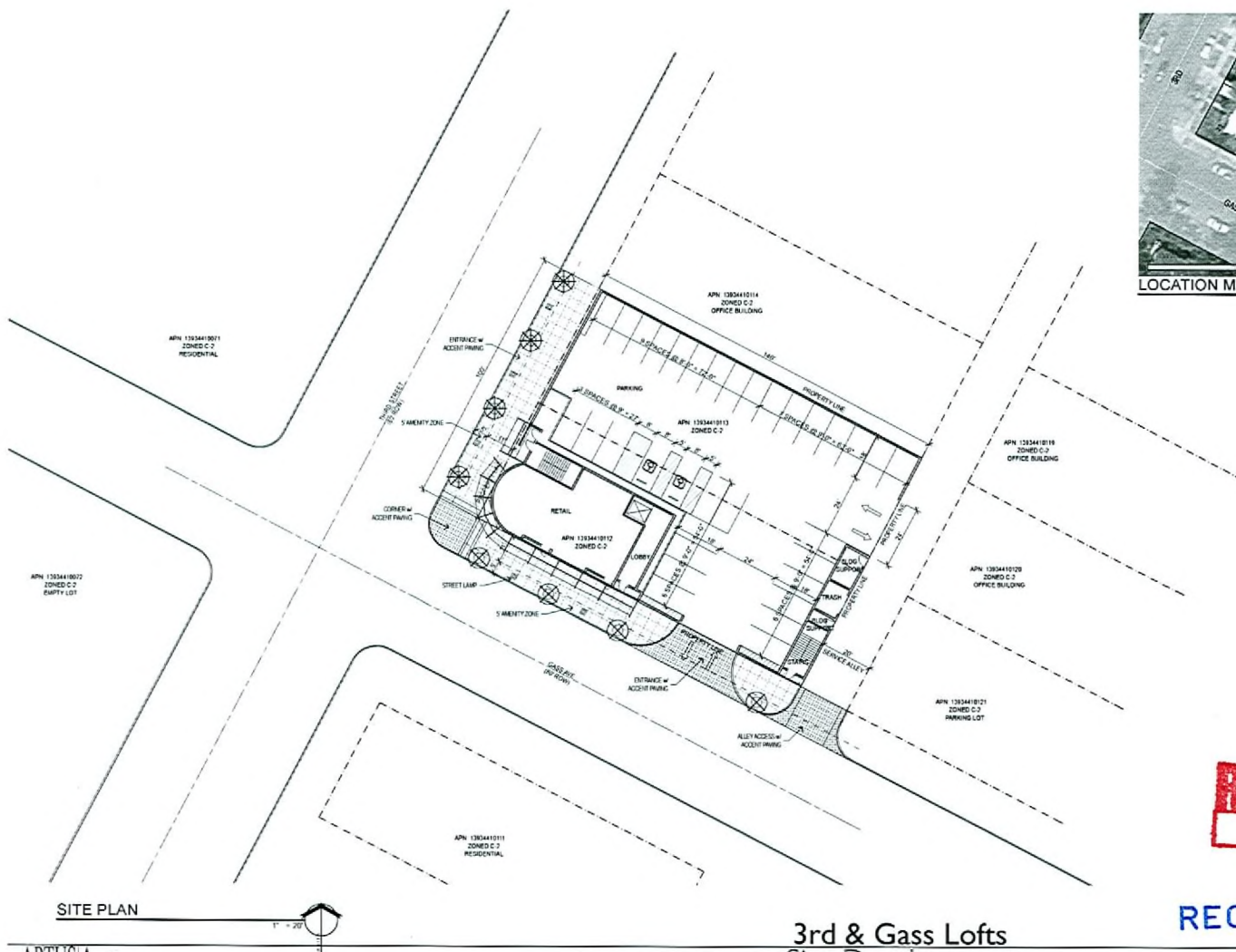




LOCATION MAP



VICINITY MAP

Site Zoning & Data

SITE DATA

PARCEL NUMBER	130-34-10-113
JURISDICTION	CITY OF LAS VEGAS - RH9
EXISTING GENERAL PLAN	MEDIUM/LOW
EXISTING ZONING	8.4 w/RO C-2
SITE AREA	14,000 SQ FT 32 NET ACRES 86,000 SQ FEET
DENSITY (BY DWELLING UNITS / 12 ACRES)	13.75 UNITS/ACRE
FLOOR AREA RATIO (FAR) (24,420 SF / 14,000 SF)	1.74

SETBACKS - (BUILDING)	FRONT	REAR	PROVIDED
	0' 0"	0' 0"	0' 0"
	0' 0"	0' 0"	0' 0"
	0' 0"	0' 0"	0' 0"

MAX HEIGHT	10' 0"
ACTUAL HEIGHT	10' 0"
LOT COVERAGE ALLOWED	100%
ACTUAL LOT COVERAGE	100%

BUILDING AREA

BUILDING AREAS	1,640 SF
RETAIL	32,960 SF
COMMON SPACE	3,200 SF
DECK	3,200 SF
BUILDING SUPPORT	7,600 SF
PARKING AREA	10,960 SF
TOTAL SQUARE FOOTAGE	58,760 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
RETAIL	0	1 NORMAL
RESIDENTIAL	0	6 COMBINE
UNIMPAVED PARKING	1.25	15 NORMAL
TOTAL		22

LANDSCAPE BUFFERS

FRONT	REAR	PROVIDED
0' 0"	0' 0"	0' 0"
0' 0"	0' 0"	0' 0"
0' 0"	0' 0"	0' 0"

REVISED

RECEIVED

DEC 27 2006

APTUS Architecture
1300 South 10th Street
Suite 206
Las Vegas, Nevada 89104
P 702.875.1200
F 702.875.1213

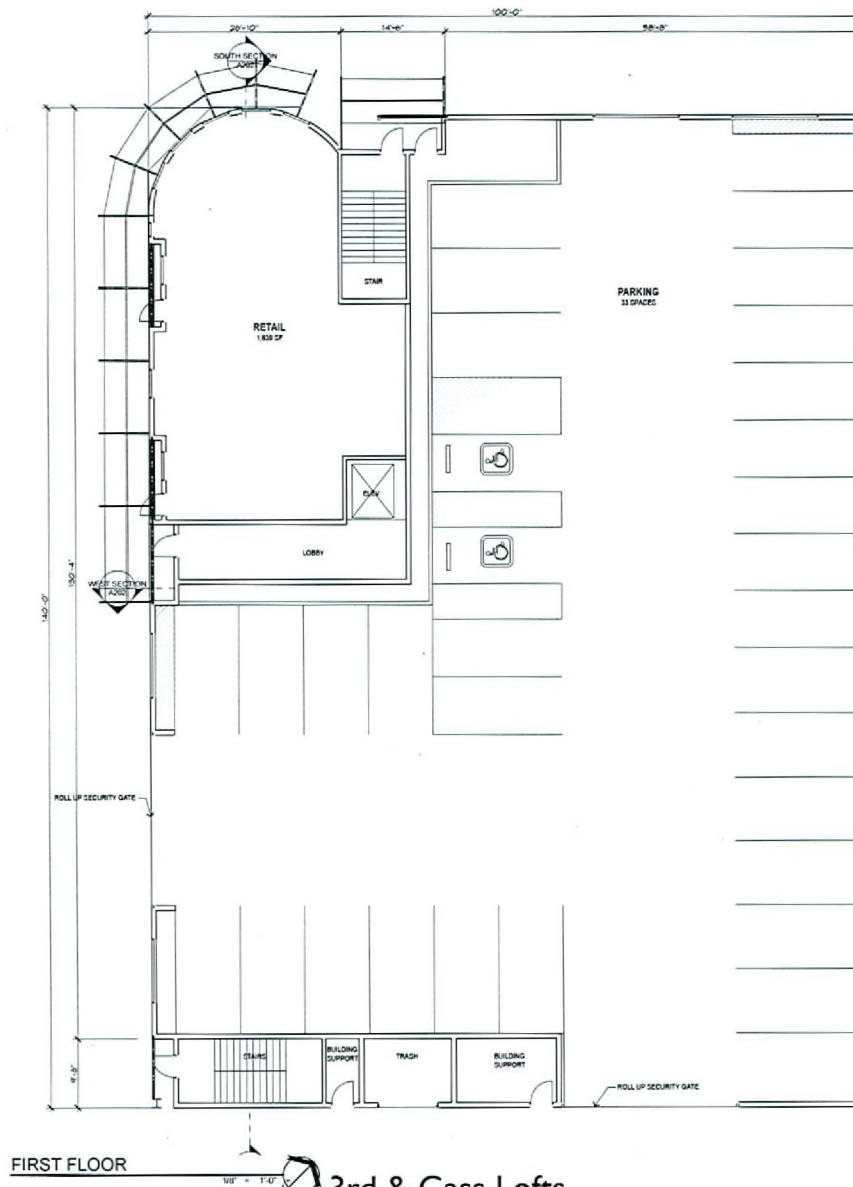
3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

City of Las Vegas SDR Submittal 12.21.06

SITE PLAN
ASI01

06.044 - 3rd & Gass Lofts

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APTUS Architecture
1790 South Main Street
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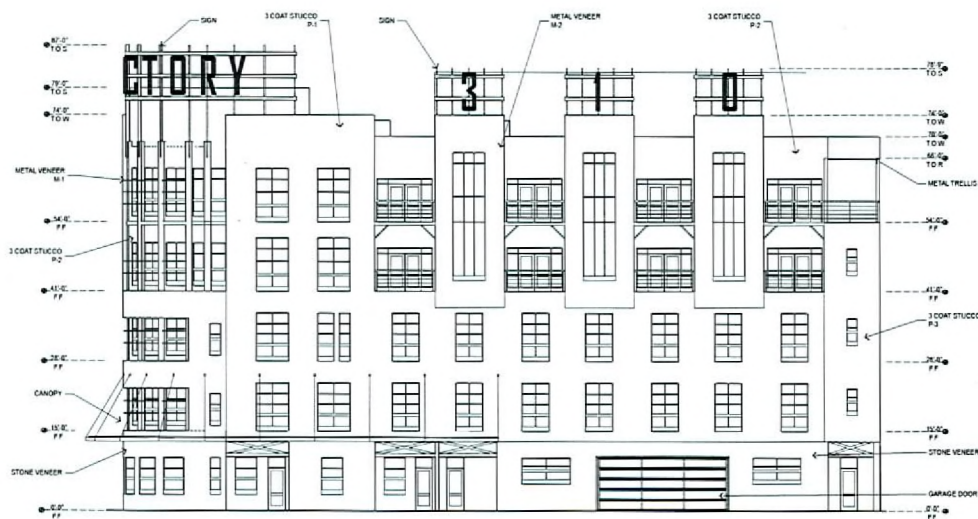
3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

FLOOR PLAN

A100

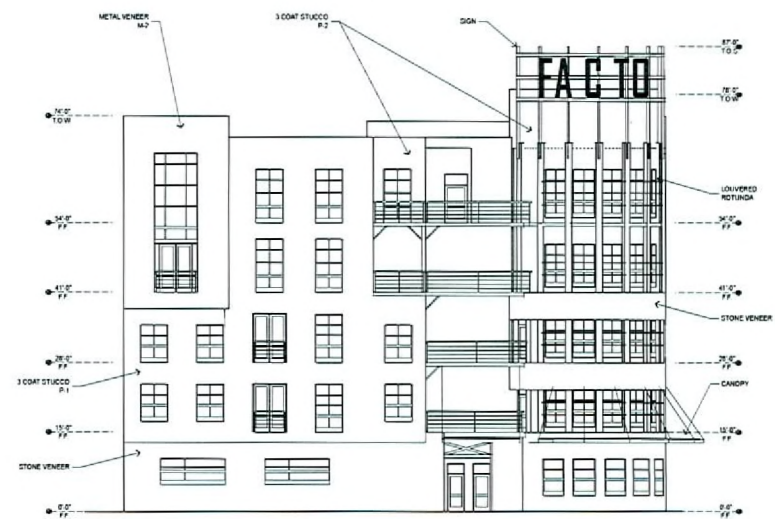
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SOUTH ELEVATION

3/32" = 1'-0"



WEST ELEVATION

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1200 South 4th Street
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3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

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12.21.06

ELEVATIONS

A201

06.044 3rd & Gass Lofts

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