

LOCATION MAP



VICINITY MAP

Site Zoning & Data

SITE DATA		
PARCEL NUMBERS	133-34-410-113	133-34-410-112
JURISDICTION	CITY OF LAS VEGAS - 8918	
EXISTING GENERAL PLAN	MEDIUM LOW	
EXISTING ZONING	R-4 w/ RO C-2	
SITE AREA	14,000 RSF	32 NET ACRES
	16,000 SQUARE FEET	36.8 ACRES
DENSITY (BY DWELLING UNITS / 32 ACRES)	13.75 UNITS/ACRE	
FLOOR AREA RATIO (24,420 SF / 14,000 SF)	1.74	
SETBACKS - (BUILDING)		
FRONT	8'-0"	PROVIDED
INTERIOR SIDE	8'-0"	8'-0"
SIDE STREET	8'-0"	8'-0"
REAR	8'-0"	8'-0"
MAX HEIGHT		
ACTUAL HEIGHT	8'-0"	PROVIDED
LOT COVERAGE ALLOWED	100%	100%
ACTUAL LOT COVERAGE	100%	100%
BUILDING AREA		
BUILDING AREAS	8'-0"	PROVIDED
RETAIL	1,640 SF	1,640 SF
RESIDENTIAL	32,900 SF	32,900 SF
CORNER SPACE	3,300 SF	3,300 SF
DECK	3,300 SF	3,300 SF
BUILDING SUPPORT	7,820 SF	7,820 SF
PARKING AREA	10,940 SF	10,940 SF
TOTAL SQUARE FOOTAGE	58,716 SF	58,716 SF
PARKING AREA		
BUILDING AREA	8'-0"	PROVIDED
RETAIL	0	3 NORMAL
RESIDENTIAL	0	6 CORNER
DECK	0	19 NORMAL
UNIMPAVED PARKING	1.25	2
TOTAL		33
LANDSCAPE BUFFERS		
FRONT	8'-0"	PROVIDED
INTERIOR SIDE	8'-0"	8'-0"
SIDE STREET	8'-0"	8'-0"
REAR	8'-0"	8'-0"

REVISED

RECEIVED

DEC 27 2006

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

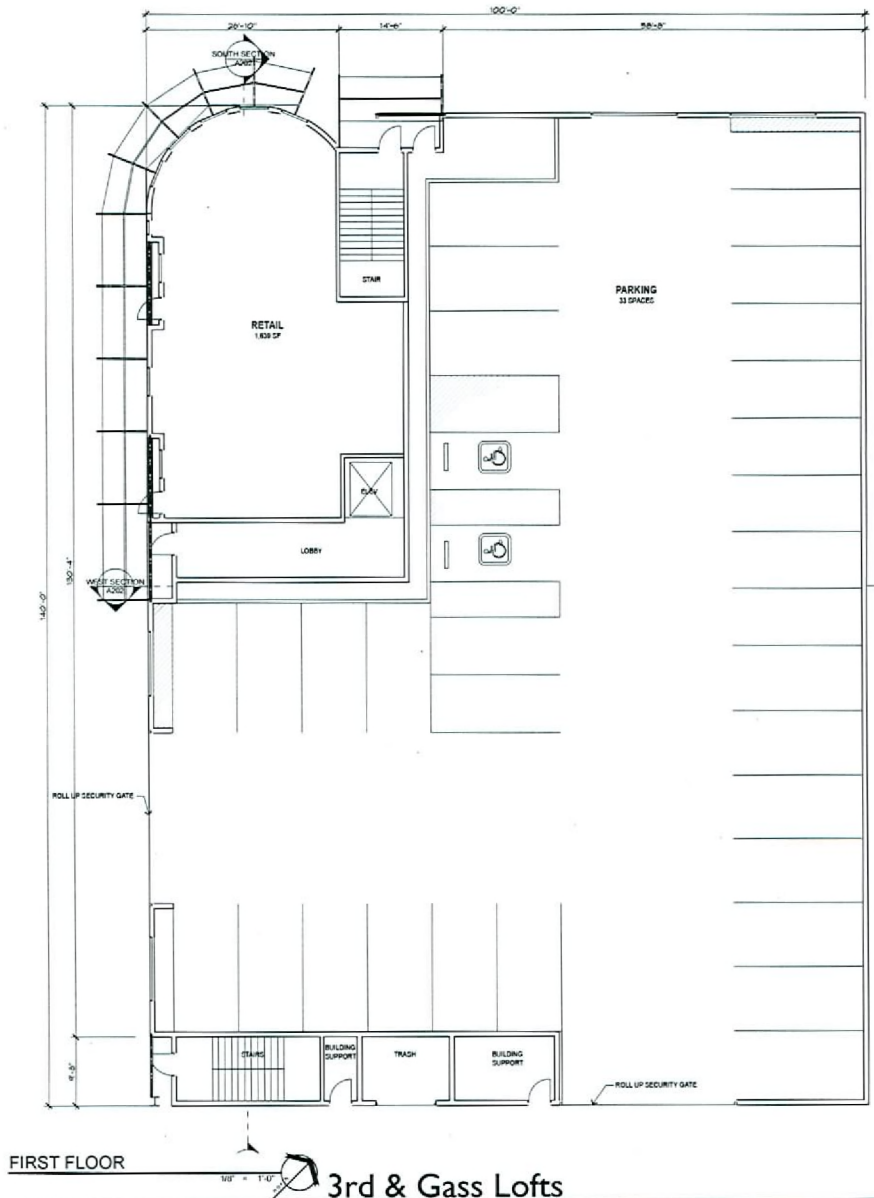
SITE PLAN
ASI01

APTUS Architecture
 1395 South 10th Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.875.1200
 F 702.875.1213

City of Las Vegas SDR Submittal 12.21.06

06.04 - 3rd & Gass Lofts

SUP-17729 SDR-17731 01-03-07 CC



REVISED

RECEIVED

DEC 27 2006

FIRST FLOOR

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

FLOOR PLAN

A100

06.044 3rd & Gass Lofts

APTUS Architecture
 1780 South 4th Street
 Suite 206
 Las Vegas, Nevada 89104
 P 702.879.1200
 F 702.879.1313

SUP-17729 SDR-17731 01-03-07 CC

