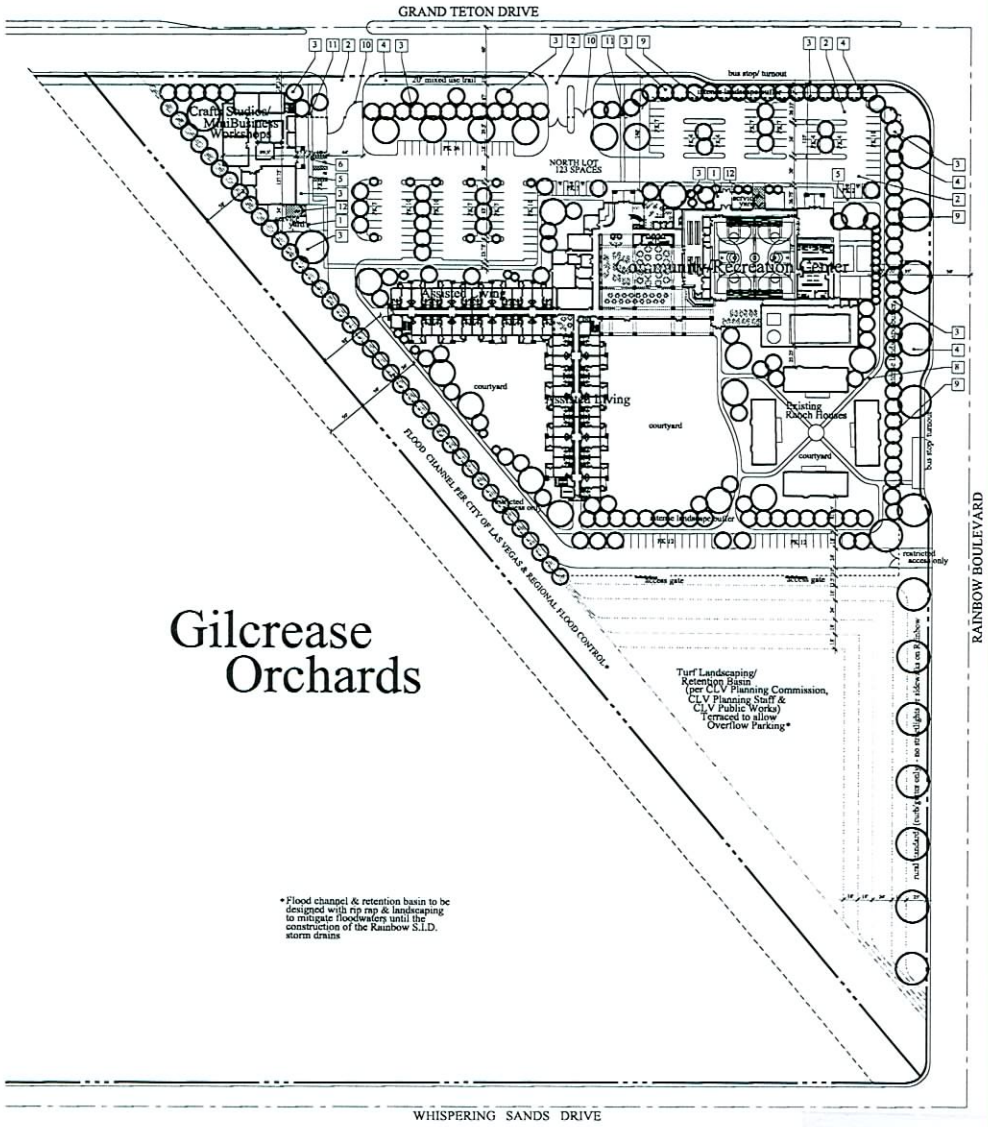

1 CONCEPTUAL SITE & LANDSCAPING PLAN

SCALE: 1" = 60'-0"

KEYNOTES

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 6' FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAN GATE
12	15' x 25' LOADING ZONE

PROJECT DATA

EXISTING ZONING:	GP-DR/U ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	49,912 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	71,626 S.F.
MINI-BUSINESS/WORKSHOP	10,582 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
SENIOR CITIZEN APT.:	1/UNIT+1 GUEST/5 UNITS	68
RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	359
MINI-BUSINESS/WORKSHOP	1/250 GFA	43
TOTAL PARKING REQUIRED:		478

PARKING PROVIDED:	147 STANDARD SPACES (PER CITY OF LAS VEGAS PLANNING COMMISSION)
TOTAL SITE AREA:	655,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
BUILDING COVERAGE:	21.7%
APN#: 125-155-01-002	

LOCATION

RECEIVED
JAN 17 2007

ZON-16580

02-07-07 CC

revisions

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New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

date	1/15/06
proj. no.	2005-52
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