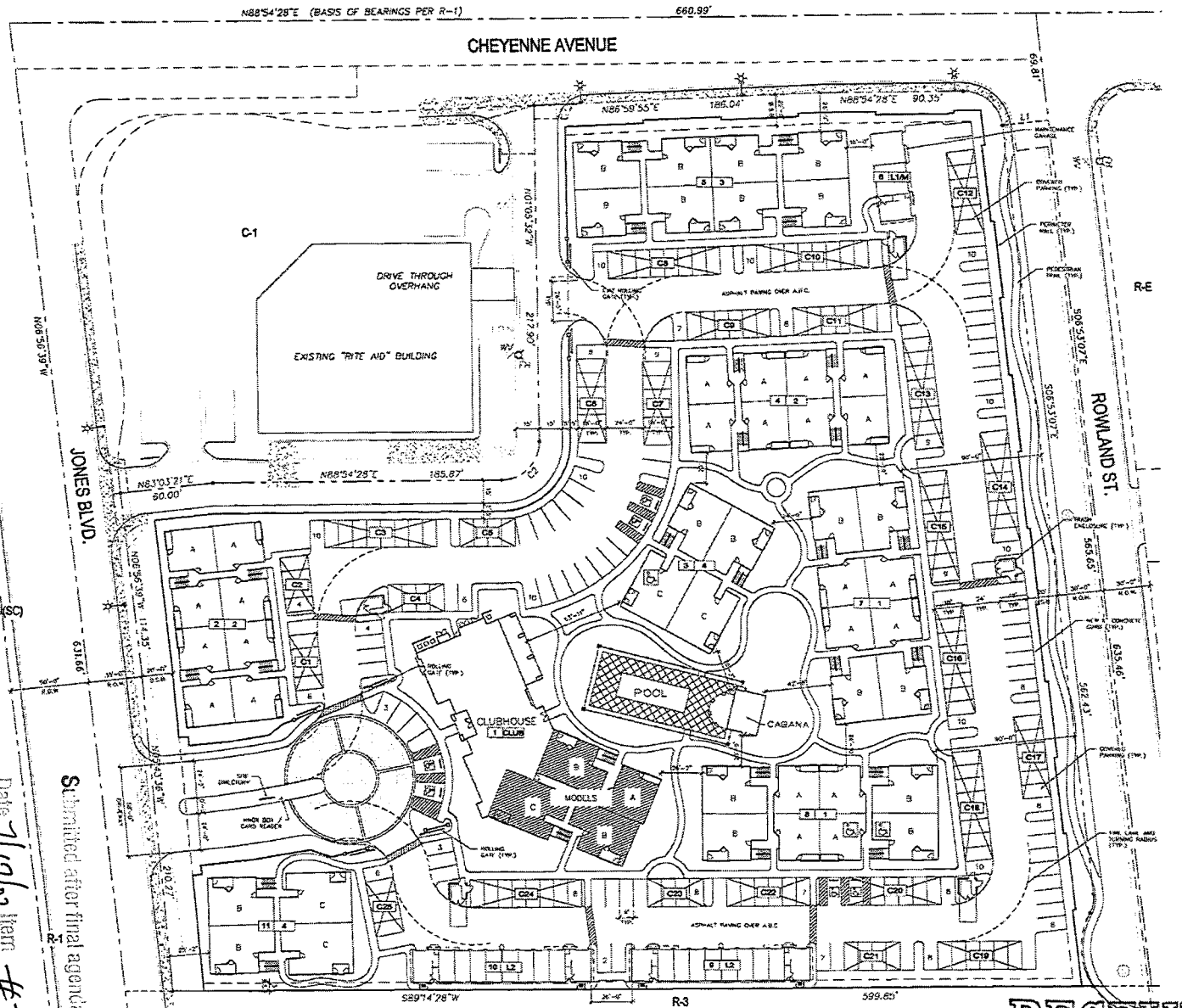


PROJECT DATA

SITE DATA:

ADDRESS: S.E.C. CHEYENNE AVE. & JONES BLVD. CITY OF LAS VEGAS, NEVADA

SITE AREA: (NET) = 6.31 ACRES = 275,017 S.F. (GROSS) = 7.24 ACRES = 315,375 S.F.

CURRENT ZONING: C1
PROPOSED ZONING: RPD-25
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT: ± 35'-0" (3 STORY)

DENSITY (GROSS): REQUIRED/PERMITTED: 25 UNITS PER ACRE; PROVIDED: 27.0 U./AC

OPEN SPACE: REQUIRED: 1.44 ACRES = 62,724 S.F.; PROVIDED: 1.56 ACRES = 68,075 S.F.

UNIT MIX:

UNIT TYPE		# UNITS
UNIT A	(1-BEDROOM = 864 S.F.)	70
UNIT B	(2-BEDROOM = 1,060 S.F.)	69
UNIT C	(3-BEDROOM = 1,324 S.F.)	19
LOFT	(2-BEDROOM = 1,145 S.F.)	3
TOTAL:		161

BUILDING AREA: (GROSS)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	28,114 S.F.	2	56,234 S.F.
BUILDING 2	23,951 S.F.	2	47,902 S.F.
BUILDING 3	30,883 S.F.	2	30,883 S.F.
BUILDING 4	17,564 S.F.	2	35,128 S.F.
BUILDING C1	2,464 S.F.	2	4,928 S.F.
BUILDING C2	4,088 S.F.	2	8,176 S.F.
CLUBHOUSE (MODELS)	16,302 S.F.	1	16,302 S.F.
TOTAL:		31	198,580 S.F.

LOT COVERAGE: (TOTAL UNDER ROOF)

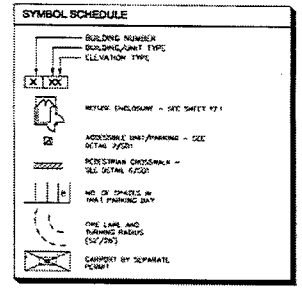
BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	9,373 S.F.	2	18,746 S.F.
BUILDING 2	7,987 S.F.	2	15,974 S.F.
BUILDING 3	10,294 S.F.	2	20,588 S.F.
BUILDING 4	5,856 S.F.	2	11,712 S.F.
BUILDING C1	1,142 S.F.	1	1,142 S.F.
BUILDING C2	2,040 S.F.	2	4,080 S.F.
CLUBHOUSE	13,378 S.F.	1	13,378 S.F.
CABANA	898 S.F.	1	898 S.F.
TRASH ENCLOSURE	124 S.F.	5	620 S.F.
TOTAL:		(±35)	77,832 S.F.

PARKING:

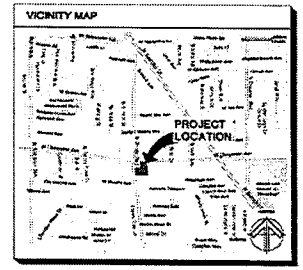
REQUIRED	# UNITS		SPACES REQD		
1 BEDROOM UNIT	70	x	1.25	=	88 P.S.
2 BEDROOM UNIT	69	x	1.75	=	121 P.S.
3 BEDROOM UNIT	19	x	2.00	=	38 P.S.
					247 P.S.
GUEST PARKING	1 SPACE / 5 UNITS			=	32 P.S.
TOTAL REQUIRED					279 P.S.
PROVIDED:					
UNCOVERED					182 P.S.
COVERED:					104 P.S.
GARAGE					24 P.S.
TOTAL PROVIDED					290 P.S.

ADDITIONAL PARKING:	REQUIRED	PROVIDED
ACCESSIBLE SPACES	2% x 279 = 5.6 (6)	6 P.S.
STANDARD VAN ACCESSIBLE	1 PER 8 ACCESSIBLE STALLS	1 P.S.

SYMBOL SCHEDULE



VICINITY MAP



biltform architecture

biltform architecture group of nevada, inc.
1222 east vegas blvd. suite 101
phoenix arizona 85014
Phone 602.265.0205 Fax 602.265.0209

Cheyenne & Jones

Multi-Family Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest

3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE (702) 792-1181

REVISIONS	
1	-
2	-
3	-
4	-
5	-
DRAWN BY	
DATE	JUNE 1, 2007
SCALE	1"= 30'
SHEET NO.	A1.1

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JUN 12 2007

ARCHITECTURAL SITE PLAN

Submitted after final agenda
Date 7/1/07 Item #70-78

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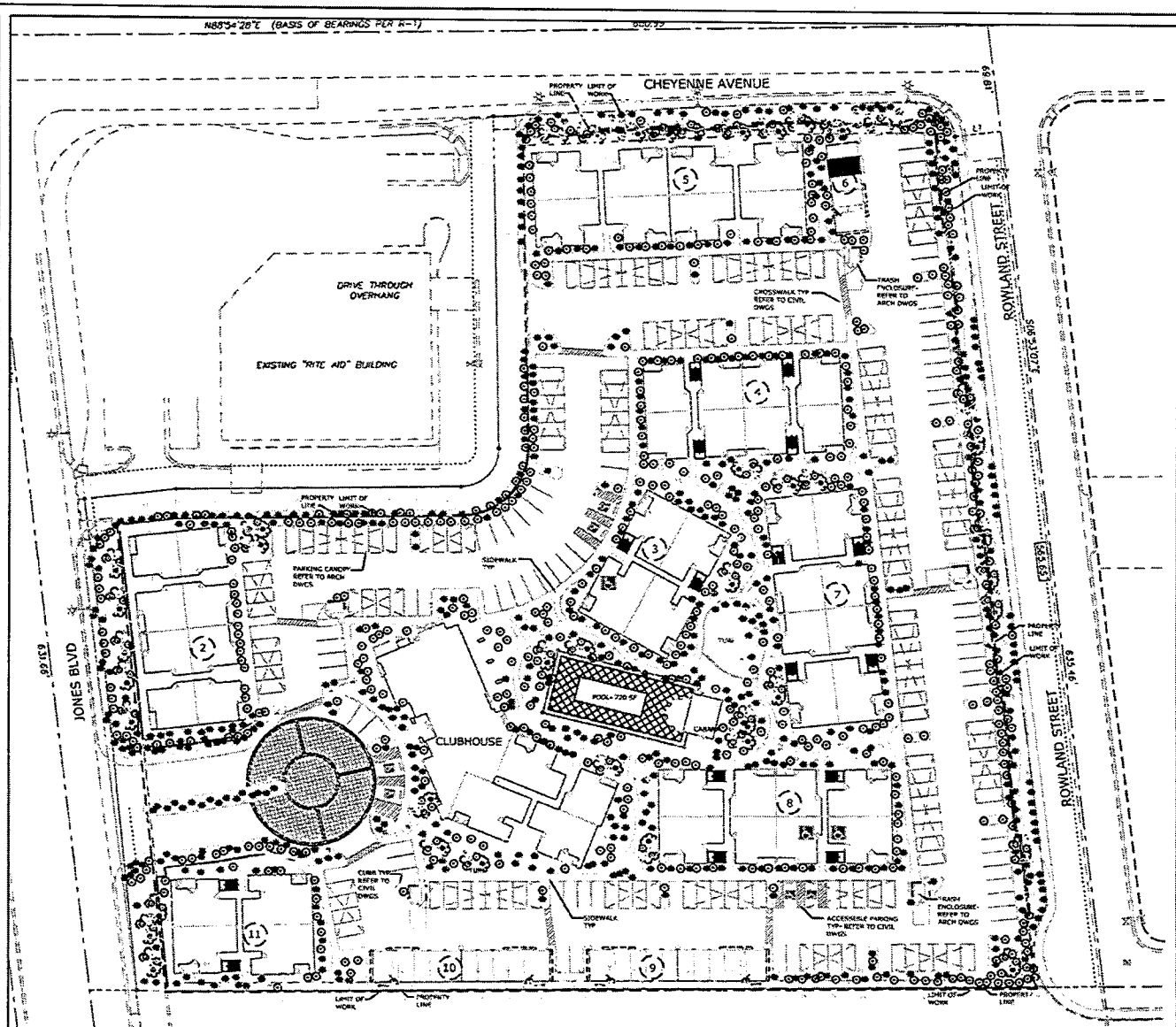

SCALE 1" = 30' PRELIMINARY LANDSCAPE PLAN

PLANT LEGEND

TREES

SPECIES	SIZE/ QTY- PER CODE
DALBERGIA SISSOO SISSOO TREE	24" BOX
PRUNUS CERASIFERA 'ATROPURPUREA' PURPLE LEAF PLUM	15 GAL.
OLEA EUROPAEA SWAN HILL OLIVE	38" BOX MULTI
ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX U.O.N./
PINUS BRUTIA ELDARICA MONDEL PINE	15 GAL
ACACIA STENOPHYLLA SHOESTRING ACACIA	15 GAL U.O.N./
PHOENIX DACTYLIFERA DATE PALM	25" HEIGHT
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	18' HEIGHT
TRACHYCARPUS WAGNERIANUS 'RED GRANDE' FAN-TEX ASH	24" BOX U.O.N./
THEVETIA PERUVIANA YELLOW OLEANDER TREE	15 GAL.
ACACIA ANEURA MULGA	24" BOX
CHILOPSIS LINEARIS DESERT WILLOW	15 GAL U.O.N./
ACACIA SMALLII SMALL'S ACACIA	24" BOX
CHITALPA TASHKENTENSIS HYBRID CHITALPA	15 GAL U.O.N./

SHRUBS

SPECIES	SIZE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	5 GALLON
LIGUSTRUM TEXANUM WAXLEAF PRIVET	5 GALLON
XYLOSMA CONGESTUM SHINNY XYLOSMA	5 GALLON
SALVIA GREGGII AUTUMN SAGE	5 GALLON
FEIJOA SELLOWIANA PINEAPPLE GUAVA	5 GALLON
MUHLENBERGIA CAPILLARIS REGAL MIST GRASS	5 GALLON
LEUCOPHYLLUM CANDIDUM SILVER LEAF	5 GALLON
CASSIA ARTEMISIOIDES FEATHER CASSIA	5 GALLON
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF	5 GALLON
NANDINA DOMESTICA HEAVENLY BAMBOO	5 GALLON
LANTANA CAMARA RUSH LANTANA	5 GALLON
NERIUM OLEANDER HYBRID DWARF OLEANDER	5 GALLON
MUHLENBERGIA SPECIOSA DEER GRASS	5 GALLON
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GALLON
BUDDLEIA DAVIDII 'NANHO BLUE' BLUE BUDDLEIA	5 GALLON
PHOTINIA FRASERI FRASER'S PHOTINIA	5 GALLON
RHAPHIOLEPIS INDICA INDIA HAWTHORN	5 GALLON
HESPERALOE PARVIFLORA RED YUCCA	5 GALLON
CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GALLON
HIBISCUS SPP. MALLOW	5 GALLON
TECOMA STANS ARIZONA YELLOW BELLS	5 GALLON
DIETES VEGETA FORTNIGHT LILY	5 GALLON
BOUGAINVILLEA SPP. BOUNDING BOUGAINVILLEA	5 GALLON
LIRIOPE GIGANTEA LILYTURF	5 GALLON

GROUNDCOVERS

SPECIES	SIZE
GAZANIA RIGENS 'SUN GOLD' SUN GOLD GAZANIA	5 GAL.
CONVOLVULUS CNEORUM RUSH MORNING GLORY	5 GAL.
BAILEYA MULTIRADIATA DESERT MARIGOLD	5 GAL.
LANTANA SP. TRAILING PURPLE LANTANA/ NEW GOLD LANTANA	5 GAL. 50% PURPLE 50% YELLOW
TRICHOSTEMA LANATUM PROSTRATE CEANOTHUS	5 GAL.
WEDELIA TRILOBATA YELLOW DOT	5 GAL.
VERBENA PULCHELLA WEBERA	5 GAL.
ASTRAGALUS AMERICANUS LAND OF THE MILE	5 GAL.

LANDSCAPE MATERIALS

3/8" SCREENED DECOMPOSED GRANITE, 2" DEPTH, COLOR BY OWNER

3" - 5" DIA. 'SURFACE SELECT' GRANITE BOULDERS OR APPROVED EQUAL

BERMUDA SOD

VICINITY MAP

Cheyenne and Jones
city of north las vegas nevada

urban • graphite

77-103
4-9-07
DA
DF

0 15 30 60

NORTH

prelim.

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