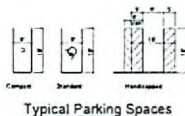


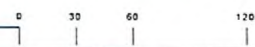




Typical Fire Turning Radius



Typical Parking Spaces



P-R
Professional Office and
Parking

R-4
Apartment Residence
District

C-1
Limited Commercial
District

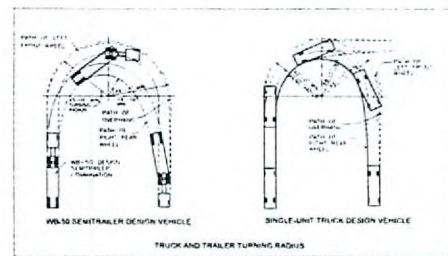
R-4
Apartment Residence
District

CV
Civic District

R-3
Limited Multiple
Residence District

UNITS COUNT

LEVEL	STUDIO	1 BR	1 BR + Den	2 BR + Den	1 BR Pent	2 BR Pent	3 BR Pent	TOTAL
TYPICAL SIZE	450 SF	600 SF	900 SF	1,165 SF				
13-24	12.8 x 10 = 128	12.8 x 10 = 128	12.8 x 10 = 128	12.8 x 10 = 128				256
25-35	11.8 x 10 = 118	11.8 x 10 = 118	11.8 x 10 = 118	11.8 x 10 = 118				192
36-43	8.8 x 16 = 141	8.8 x 16 = 141	8.8 x 16 = 141	8.8 x 16 = 141				564
43-49					4.2 x 8 = 34	4.2 x 8 = 34	4.2 x 8 = 34	102
TOTAL	282	133	134	18	8	18	8	497
%	45.4%	24.7%	24.9%	3.2%	1.0%	3.2%	1.0%	100%



SITE INFORMATION

APN # 136-16-11-047 / B02
ZONING
 CURRENT CITY OF LAS VEGAS (C-1) - Limited Commercial District
 PROPOSED CITY OF LAS VEGAS (C-1) - Limited Commercial District

PARCEL AREA

Net Area (Approximate)	10,000 sq ft	1,838 sq ft
Use Area (Approximate)	12,110 sq ft	2,816 sq ft

COMMERCIAL

Office (Gross Area)	14,400 sq ft
Retail (Gross Area)	6,100 sq ft
Grocery Store (Gross Area)	22,000 sq ft
Day Restaurant (Gross Area)	5,400 sq ft
Total	47,900 sq ft

RESIDENTIAL

Area (Approximate)	142,000 sq ft
Net Area (Gross Area)	637,400 sq ft
Efficiency	85 %

UNITS COUNT

Total Number of Units	497	
	Number	% of Total
STUDIO	282	45.64%
1 BR + 1 BR + 0 / 1 BR Penthouse	235	51.31%
2 BR + 2 BR + 0 / 2 BR Penthouse	37	6.44%
3 BR Penthouse	8	1.61%

DENSITY

Allowed	100
Proposed	310.8 Units / Net Area 110.3 Units / Gross Area

AMENITIES/CIRCULATIONS

Lobbies	3,600 sq ft
Lounge / Bar	2,100 sq ft
Seating Areas	2,100 sq ft
Business Center	2,600 sq ft
Fitness Center	18,400 sq ft
Swim Pool	4,400 sq ft
Pool Deck	16,200 sq ft
Hot Deck	1,200 sq ft
Water / Concourse / Office / Laundry / Emergency	1,900 sq ft
Recreational / Electrical / Train	22,100 sq ft
Storage (for Residential Units)	22,400 sq ft
Planning Structure	437,100 sq ft
Total	437,400 sq ft

SETBACKS

From (Line)	Required	Proposed
Front (Line)	20 ft	20 ft
Corner (Maryland & Clark)	15 ft	15 ft
Mean	20 ft	20 ft

HEIGHT

Height	Required	Proposed
Number of Stories	No Limit	54 ft
	No Limit	50 ft

PARKING REQUIREMENTS

PARKING REQUIRED	REQUIREMENTS
RESIDENTIAL	200 @ 1.25 / Unit = 250
1 BR Unit + 1 BR + 1 BR Pent	200 @ 1.25 / Unit = 250
2 BR Unit + 2 BR + 1 BR Pent	32 @ 1.75 / Unit = 56
3 BR Penthouse Unit	8 @ 2.00 / Unit = 16
Guest	437 @ 1.75 / Unit = 87
COMMERCIAL	
Office	64 @ 1.00 / Unit = 64
Hotel (25,000 sq ft)	6,400 @ 1.00 / Unit = 6,400
Grocery Store (25,000 sq ft)	22,000 @ 1.00 / Unit = 22,000
Restaurant (Seating Area)	2,000 @ 1.00 / Unit = 2,000
(Waiting Area)	3,500 @ 1.00 / Unit = 3,500
Total Required	1,117 Spaces
Handicap Residential (2% of 497 units)	10 Spaces
Handicap Commercial (2% of 350 spaces)	7 Spaces
Regular (including Handicap)	1,134 Spaces
Overall Loading	3 x 694,700 sq ft @ 1:100,000 = 10

PARKING PROVIDED

Regular	776
Handicap	17
Handicap (15 cars + 2 vans)	18
Total Provided	1,117 Spaces

F.A.R. = 1,224,200 sq ft / 10,000 sq ft = 122.42

LOT COVERAGE

Allowed	50%
Proposed (44,456 sq ft / 88,000 sq ft)	50.51 %
Proposed Ground Floor (37,456 sq ft / 88,000 sq ft)	42.55 %

SCALE 1" = 30'-0"
 THE ISLAND DEVELOPMENT, LLC
 PROJECT No. 100000
 DATE 05.23.2007

SITE PLAN

VAR-20487
 VAR-21263
 SUP-20740
 REVISED

VAR-20488
 SUP-20486
 SDR-20484
 06/14/07 PC

MAY 24 2007

