





R-4
Apartment Residence District

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Apartment Residence District

C-1
Limited Commercial District

R-4
Apartment Residence District

C-1
Limited Commercial District

R-4
Apartment Residence District

R-3
Limited Multiple Dwelling District

Typical Fire Turning Radius

Typical Parking Spaces

UNITS COUNT

LEVEL	STUDIO	1 BR	1 BR + Den	2 BR + Den	1 BR Pent	2 BR Pent	3 BR Pent	TOTAL
TYPICAL SIZE	435 SF	590 SF	590 SF	1,145 SF				
13-24	12 x 10 = 120	12 x 12 = 36	12 x 12 = 36	12 x 12 = 36				204
25-35	11 x 8 = 88	11 x 8 = 88	11 x 8 = 88	11 x 8 = 88				352
36-45	8 x 12 = 96	8 x 12 = 96	8 x 12 = 96	8 x 12 = 96				384
46-54					4 x 2 = 8	4 x 2 = 8	4 x 2 = 8	24
TOTAL	288	132	132	132	8	8	8	688
%	41.86%	19.19%	19.19%	19.19%	1.16%	1.16%	1.16%	100%

SITE INFORMATION

APN: 13N-34-811-041-1802

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): 187,546 sq ft
 Gross Area (Approximate): 127,158 sq ft

COMMERCIAL
 Offices (Gross Area): 14,800 sq ft
 Retail (Gross Area): 6,500 sq ft
 Grocery Store (Gross Area): 22,500 sq ft
 Day Restaurant (Gross Area): 3,000 sq ft
 Total: 46,800 sq ft

RESIDENTIAL
 AREA (Approximate): 142,700 sq ft
 Net Area (Linear): 6,174,420 sq ft
 Efficiency: 85 %

UNITS COUNT
 Total Number of Units: 688
 Studio: 288
 1 BR + 1 BR + D + 1 BR Penthouse: 220
 2 BR + 2 BR + D + 2 BR Penthouse: 32
 3 BR Penthouse: 8

DENSITY
 Allowed: N/A
 Provided: 278.4 du / Net Area
 178.1 du / Gross Area

AMENITIES/CIRCULATIONS

Lobbies: 3,600 sq ft
 Lounge / Bar: 2,100 sq ft
 Seating Areas: 2,100 sq ft
 Business Center: 2,800 sq ft
 Fitness Center: 16,000 sq ft
 Movie Room: 4,000 sq ft
 Mail Room: 4,000 sq ft
 Mail Boxes: 4,000 sq ft
 Valet / Concierge / Office / Laundry / Emergency: 1,300 sq ft
 Mechanical / Electrical / Telecommunications: 22,000 sq ft
 Storage (for Residents): 22,000 sq ft
 Parking Structure: 437,500 sq ft
 Total: 617,400 sq ft

SETBACKS
 Front (5 feet): 20 ft
 Corner (Maryland & Clark): 15 ft
 Rear: 20 ft

HEIGHT
 Height (Number of Stories): 15 ft
 Height (No Limit): 15 ft
 Height (No Limit): 15 ft

PARKING REQUIREMENTS

PARKING REQUIRED
RESIDENTIAL
 STUDIO Unit: 288 @ 1.25 / Unit = 360
 1 BR Unit + 1 BR + D + 1 BR Pent: 220 @ 1.25 / Unit = 275
 2 BR Unit + 2 BR + D + 2 BR Pent: 32 @ 1.25 / Unit = 40
 3 BR Penthouse Unit: 8 @ 2.00 / Unit = 16
 Guest: 437 @ 1.00 / Unit = 437
COMMERCIAL
 Offices: 64,800 sq ft @ 1.300 sq ft = 49,818
 Retail (175,000 sq ft): 6,300 sq ft @ 1.750 sq ft = 3,600
 Grocery Store (175,000 sq ft): 22,500 sq ft @ 1.750 sq ft = 12,750
 Restaurant (Seating Area): 2,800 sq ft @ 1.100 sq ft = 2,545
 Restaurant (Prep Area): 3,000 sq ft @ 1.200 sq ft = 2,500
 Total Required: 6,117 Spaces
Parking Provided
 Handicap (2% of 688 units): 14 Spaces
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 Regular (including Commercial): 6,103 Spaces
 Onsite Loading: 3 x 65 ft x 100 ft @ 1.000 sq ft = 10
 Total Provided: 6,117 Spaces

PARKING PROVIDED
 Regular: 6,103
 Commercial: 10
 Handicap (15 feet x 3 feet): 4
 Total Provided: 6,117 Spaces

F.A.R. = 1.224,300 sq ft / 187,546 sq ft = 6.53

LOT COVERAGE

Allowed: 100%
 Provided: 188,416 sq ft / 187,546 sq ft = 100.43%
 Provided: Ground Cover (17,804 sq ft / 187,546 sq ft) = 9.50%

SCALE: 1" = 30'-0"
 THE ISLAND DEVELOPMENT, LLC
 PROJECT No. 150000
 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

