





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				160
36-45	8 x 12 = 96	8 x 12 = 96	8 x 12 = 96	8 x 12 = 96				192
46-54					4 x 2 = 8	4 x 2 = 8	4 x 2 = 8	32
TOTAL	288	132	132	144	8	8	8	487
%	46.4%	24.7%	24.7%	23.2%	1.6%	1.6%	1.6%	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): 6,177,420 sq ft
 Efficiency: 85 %

UNITS COUNT
 Total Number of Units: 487
 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: 218.4 du / Net Acre
 118.1 du / Gross Acre

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
 Media Room: 4,000 sq ft
 Mail Room: 4,000 sq ft
 Mail Boxes: 4,000 sq ft
 Mail Cans: 4,000 sq ft
 Valet / Concierge / Office / Laundry / Emergency: 1,000 sq ft
 Mechanical / Electrical / Telecom: 22,000 sq ft
 Storage (for Residents): 22,000 sq ft
 Parking Structure: 437,500 sq ft
 Total: 487,420 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: 487 @ 1.00 / Unit = 487
COMMERCIAL
 Offices: 64,800 sq ft @ 1.00 sq ft = 64.8
 Retail (175,000 sq ft): 6,500 sq ft @ 1.750 sq ft = 35
 Grocery Store (175,000 sq ft): 22,500 sq ft @ 1.750 sq ft = 125
 Restaurant (Seating Area): 2,000 sq ft @ 1.100 sq ft = 18
 Restaurant (Prep Area): 3,000 sq ft @ 1.200 sq ft = 25
 Total Required: 4,117 Spaces
 Handicap Residential (2% of 487 units): 10 Spaces
 Handicap Commercial (2% of 190 spaces): 4 Spaces
 Regular (including Commercial): 4,098 Spaces
 Onsite Loading: 3 x 65 ft x 100 ft @ 1.000 sq ft = 18
PARKING PROVIDED
 Regular: 4,098
 Commercial: 4,098
 Handicap: 15 (487 cars + 3 vans)
 Total Provided: 4,117 Spaces

F.A.R. = 1.224,300 sq ft / 10,000 sq ft = 12.24

LOT COVERAGE
 Allowed: 100%
 Provided: 148,416 sq ft / 148,416 sq ft = 100%
 Provided: Ground Floor (37,404 sq ft / 148,416 sq ft) = 25.2%

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

