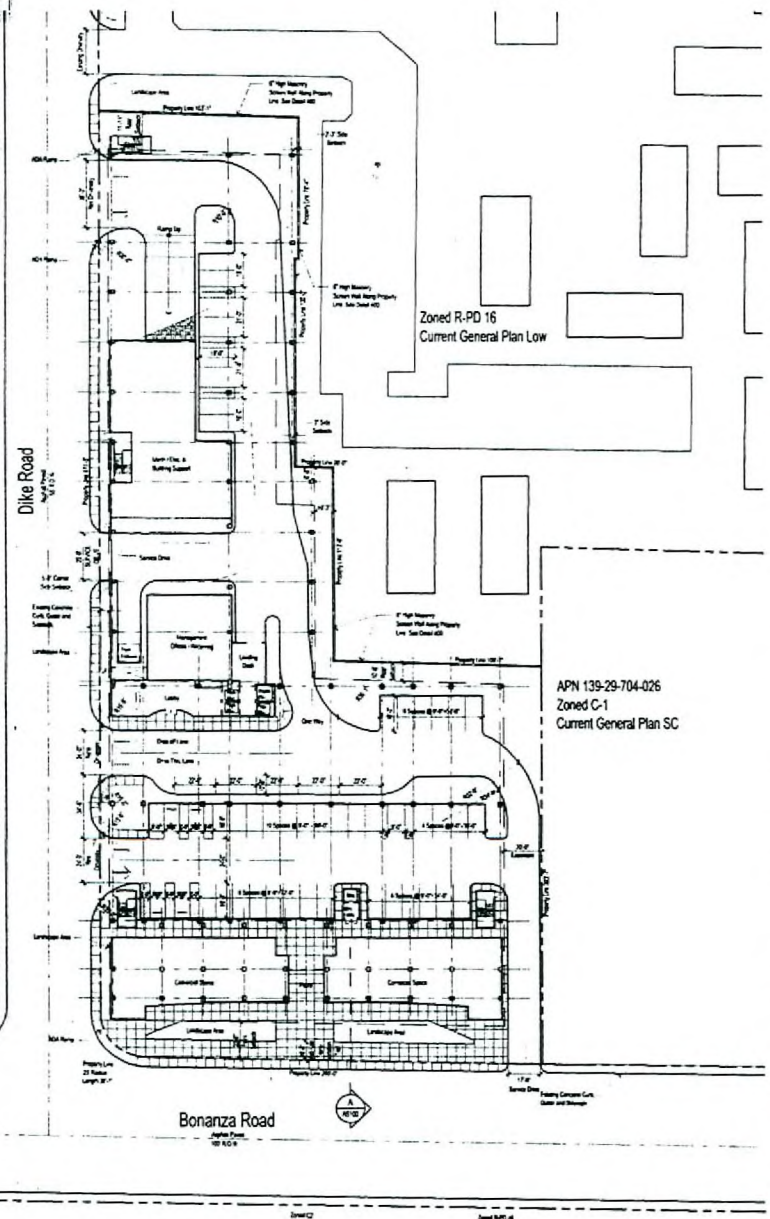




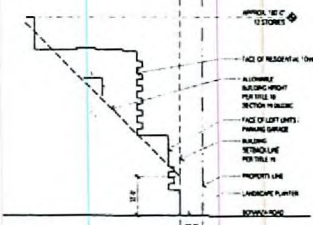
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Zoned R-1  
Current General Plan M-L

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Zoned R-1  
Current General Plan M-L

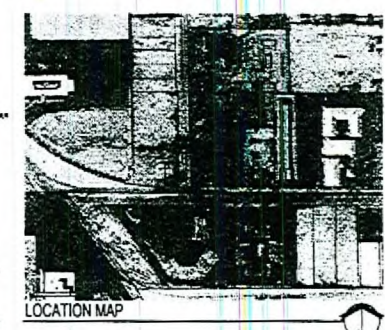
APN 139-29-704-034  
Zoned C-V  
Current General Plan SC



SITE PLAN AND GROUND FLOOR



**A** SCHEMATIC SECTION  
Along Bonanza Road Facing East  
Height Waiver Requested  
Setback Variance Requested



LOCATION MAP

**Site Zoning**

**SITE DATA:**

PARCEL NUMBERS	139-29-704-024 139-29-704-023 139-29-704-022 139-29-704-021 139-29-704-020 139-29-704-019
JURISDICTION	CITY OF LAS VEGAS
EXISTING ZONING	C-1
EXISTING GENERAL PLAN DESIGNATION	SC
SITE IS LOCATED IN THE "REDEVELOPMENT AREA" AND THE "NEIGHBORHOOD REVITALIZATION AREA"	
PROPOSED ZONING (for all parcels)	C-1
PROPOSED GENERAL PLAN (for all parcels)	SC
SITE AREA	78,389 NSF 1.79 ACRES NET

MAX. LOT COVERAGE ALLOWED 50%  
LOT COVERAGE PROPOSED 63.6% NET (Variance Requested)  
UNITS 300  
UNITS PER ACRE 168

**SETBACKS**

	REQ'D	PROVIDED
FRONT	20'	20'-0"
REAR	20'	6'-0" (Variance Requested)
SIDE	10'	20'-0", 10'-2", 3", 2'-0" (Variance Requested)
CORNER SIDE	15'	5'-0" (Variance Requested)

MAX HEIGHT: NONE  
PROPOSED HEIGHT: 12 STORIES AND 180' MAX HEIGHT

LANDSCAPE BUFFERS  
SEE LANDSCAPE PLAN L100

**Site Data**

**CONDOMINIUM UNITS:**

UNIT INFORMATION	
RESIDENTIAL TOWER	300 UNITS
TOTAL UNITS	300 UNITS

**BUILDING AREAS:**

TOTAL COMMERCIAL	10,000 S.F.
------------------	-------------

**PARKING ANALYSIS:**

CONDOMINIUM (300 UNITS)

2 Bedroom Units	18 @ 1.75 = 32
1 Bedroom/ Studio Units	282 @ 1.25 = 353
Visitors	296 @ 1.16 units = 50
Total	433 Spaces

**PARKING COMPUTATIONS - COMMERCIAL / (RETAIL) OFFICE:**

Commercial	10,000 @ 1/1175 = 58
Total	58 Spaces

Total Spaces Required	
Residential	435 Spaces
Commercial	58 Spaces
Total	493 Spaces

Total Required Parking	493 Spaces
Parking Provided	336 Spaces
Compacted parking Provided (less than 30%)	75 Spaces
Total Provided Parking (18.2% Variance Requested)	413 Spaces

\*\* Parking is provided in a four story parking structure

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APTUS PROJECT NO: 05.106  
ARCHITECT

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NO.	DESCRIPTION	DATE
1	City Of Las Vegas	2.6.06
2	Site Development Review	

ISSUED

APUS  
**SITE PLAN / GROUND FLOOR PLAN**  
DRAWING NO.

EOT-24417 EOT-24419

EOT-24420 EOT-24422  
10/17/07 CC

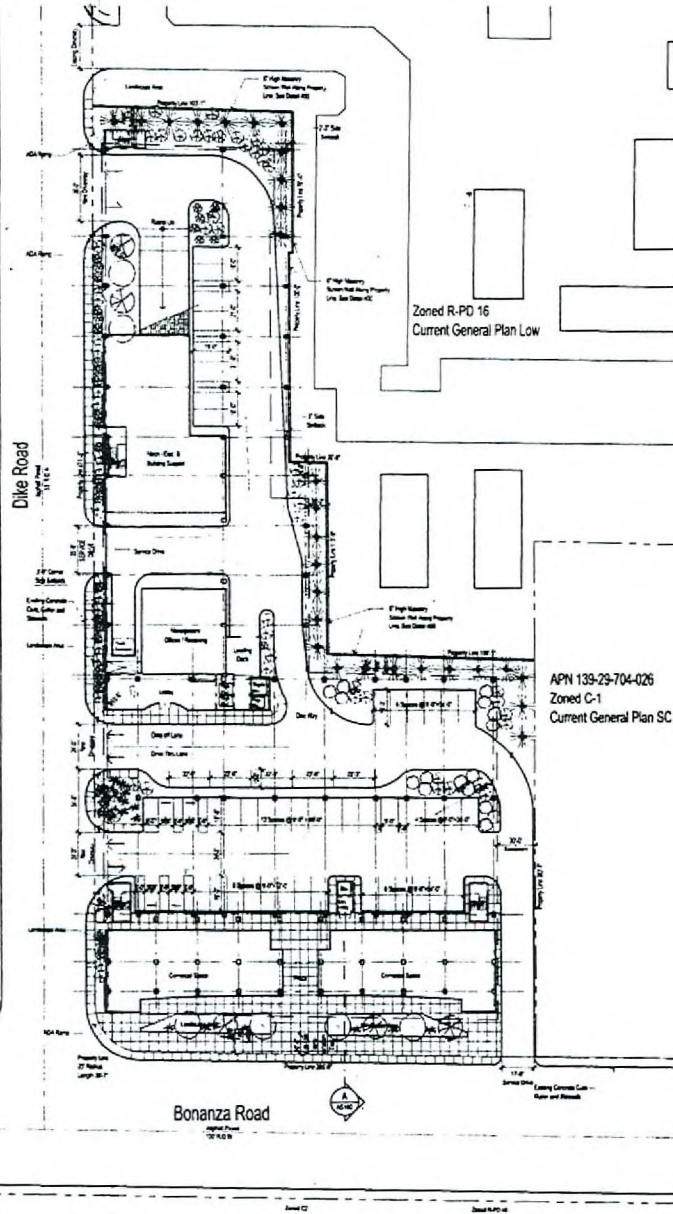
SEP 05 2007

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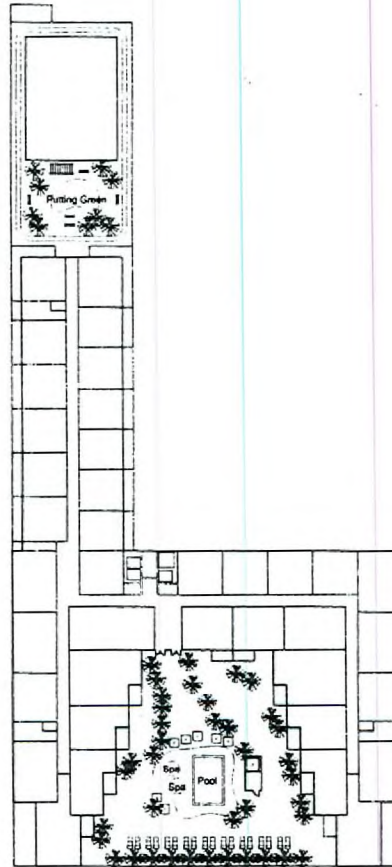
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Zoned R-1  
Current General Plan M-L

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Zoned R-1  
Current General Plan M-L

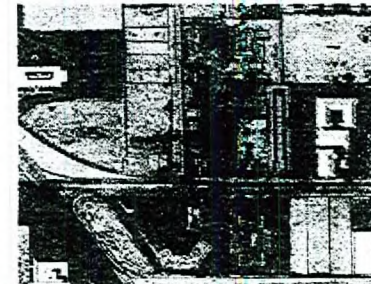
APN 139-29-704-034  
Zoned C-V  
Current General Plan SC



LANDSCAPE PLAN



LANDSCAPE PLAN  
Recreation Deck



LOCATION MAP

### Landscape Legend

SYMBOL	COMMON NAME	BOTANICAL NAME	HT	WT
	NORTH ARROW			
	12" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	14" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	16" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	18" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	20" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	22" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	24" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	26" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	28" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	30" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	32" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	34" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	36" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	38" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	40" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	42" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	44" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	46" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	48" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	50" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	52" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	54" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	56" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	58" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	60" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	62" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	64" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	66" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	68" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"
	70" SPAN HONEY MESQUITE	Prosopis juliflora	27' Hgt.	4"

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE  
NO TURF

### Landscape Buffers

WEST 5'-0" (Waiver Requested)  
NORTH VARIES, SEE DRAWING (Waiver Requested)  
EAST VARIES, SEE DRAWING (Waiver Requested)  
SOUTH 20'-0" INCLUDES MULTI-USE TRANSPORTATION TRAIL



PERIMETER WALL ELEVATION

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City Of Las Vegas 7.4.06

Site Development Review

NO DESCRIPTION DATE

ISSUED

TITLE LANDSCAPE PLAN

DRAWING NO

L100

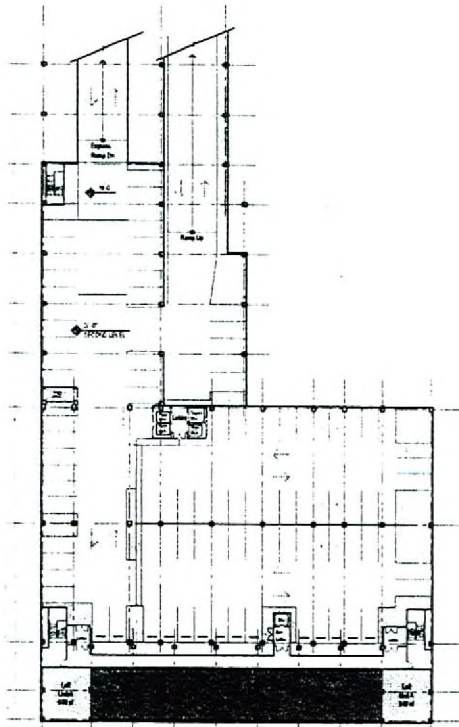
EOT-24417

EOT-24419 10/17/07 CC

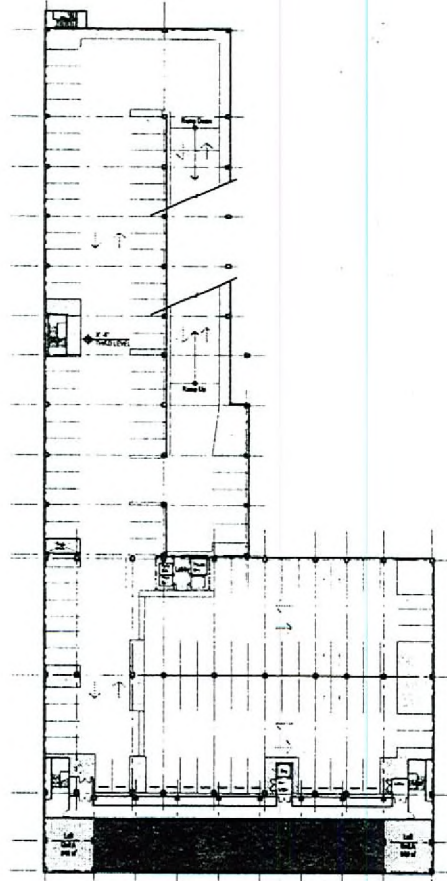
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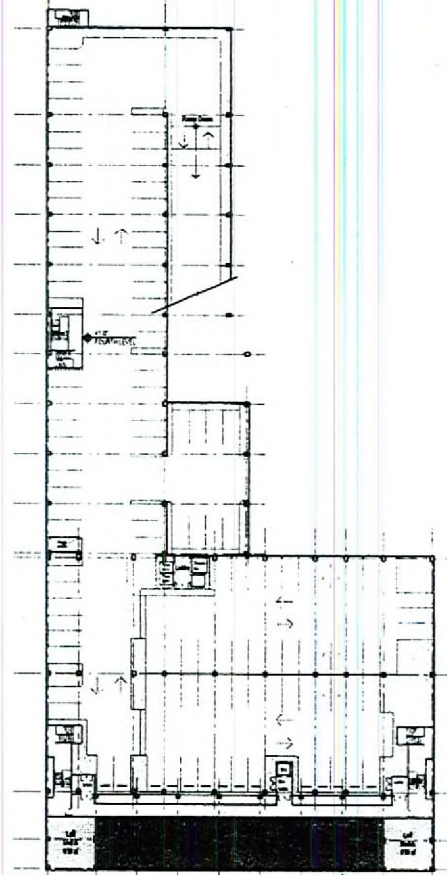
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2. Second Floor



3. Third Floor



4. Fourth Floor

EOT-24417 EOT-24419 EOT-24420 EOT-24422  
 10/17/07 CC

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 Mixed Use Development  
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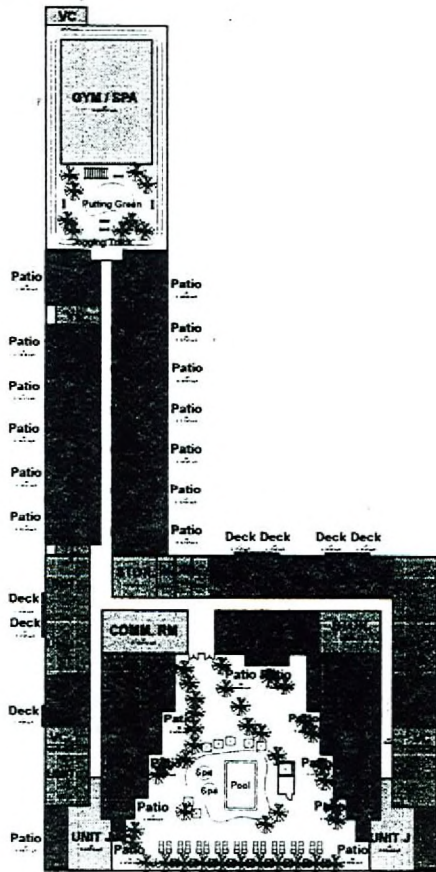
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ISSUED

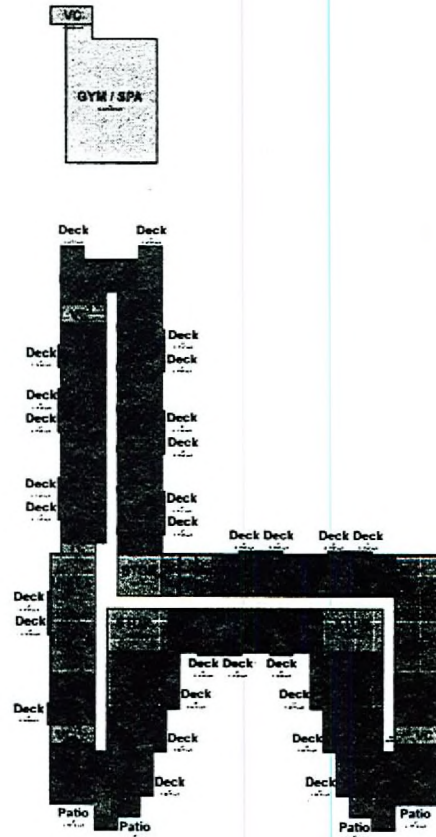
TITLE  
 SECOND,  
 THIRD AND  
 FOURTH  
 FLOOR PLANS  
 DRAWING NO.

A101

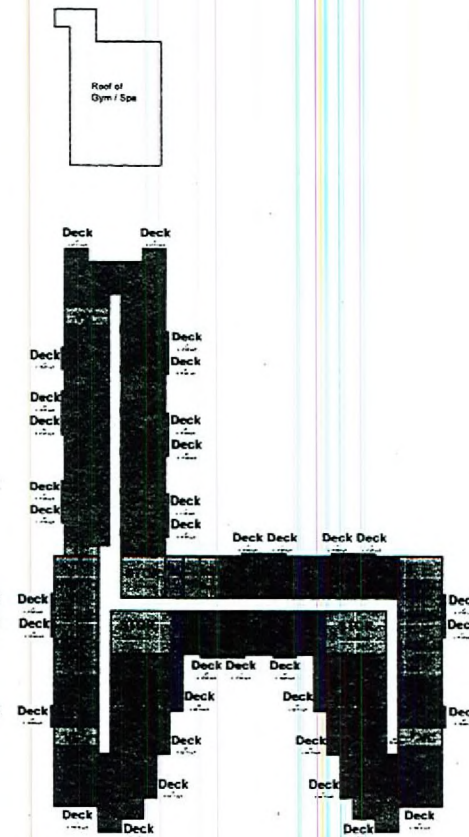
SEP 05 2007



5. Fifth Floor (Rec Deck)



6. Sixth Floor



7. 7 thru 12

EOT-24417

EOT-24419

EOT-24420  
10/17/07 CC

EOT-24422

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Mixed Use Development  
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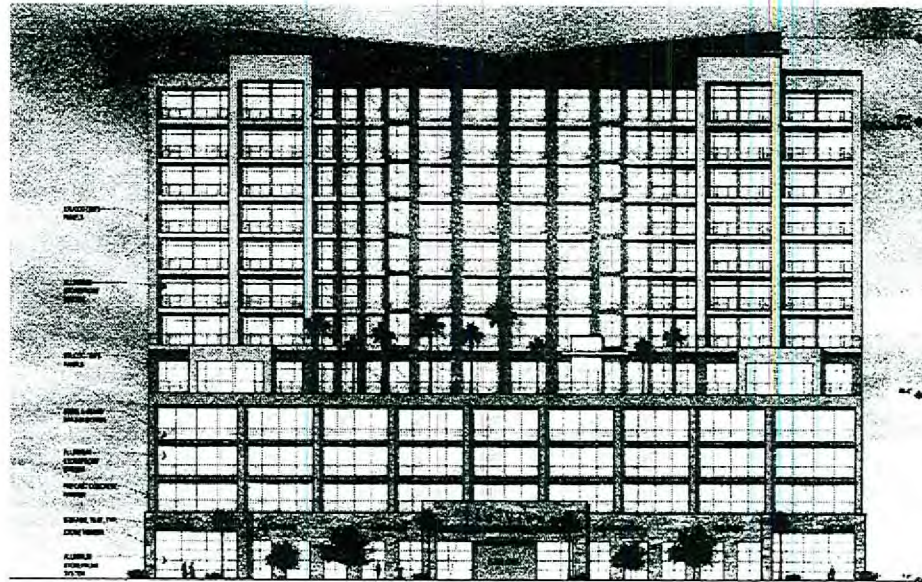
NO.	DESCRIPTION	DATE
1	Copy of Las Vegas	1.8.04
2	Site Development Report	

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TITLE  
FIFTH THRU  
TWELFTH  
FLOOR PLANS

DRAWING NO.  
A102

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The View

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ARCHITECT

SOUTH ELEVATION

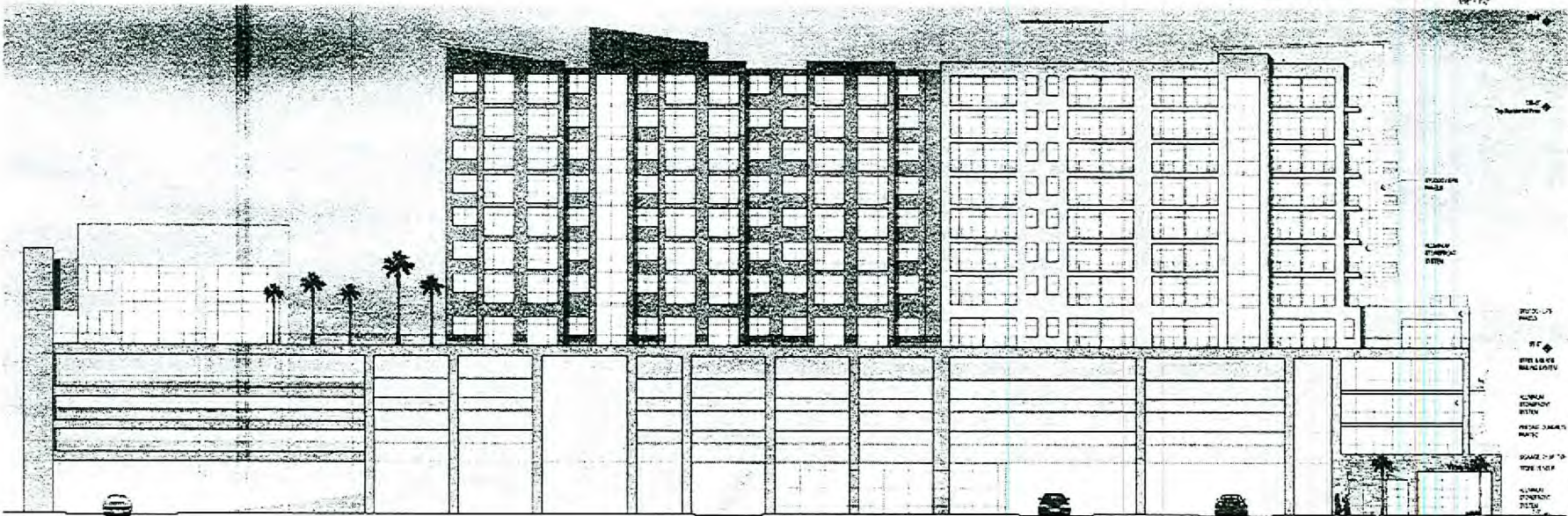


FIGURE  
NOTES

CONTRACT NO. 05106 ARCHITECTURE

PROJECT NO. 05106  
CITY OF LAS VEGAS 2406  
NEW DEVELOPMENT REVIEW  
NO. 05106-0001-0001  
ISSUED  
EXTERIOR ELEVATIONS  
DRAWING NO.

WEST ELEVATION

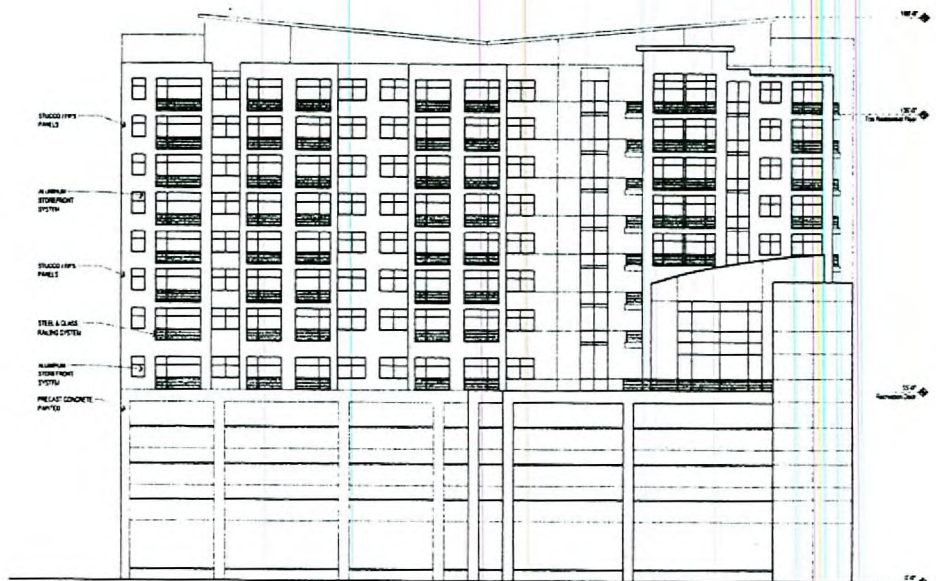
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EOT-24417 EOT-24419 EOT-24420  
10/17/07 CC EOT-24422

SEP 05 2007







NORTH ELEVATION

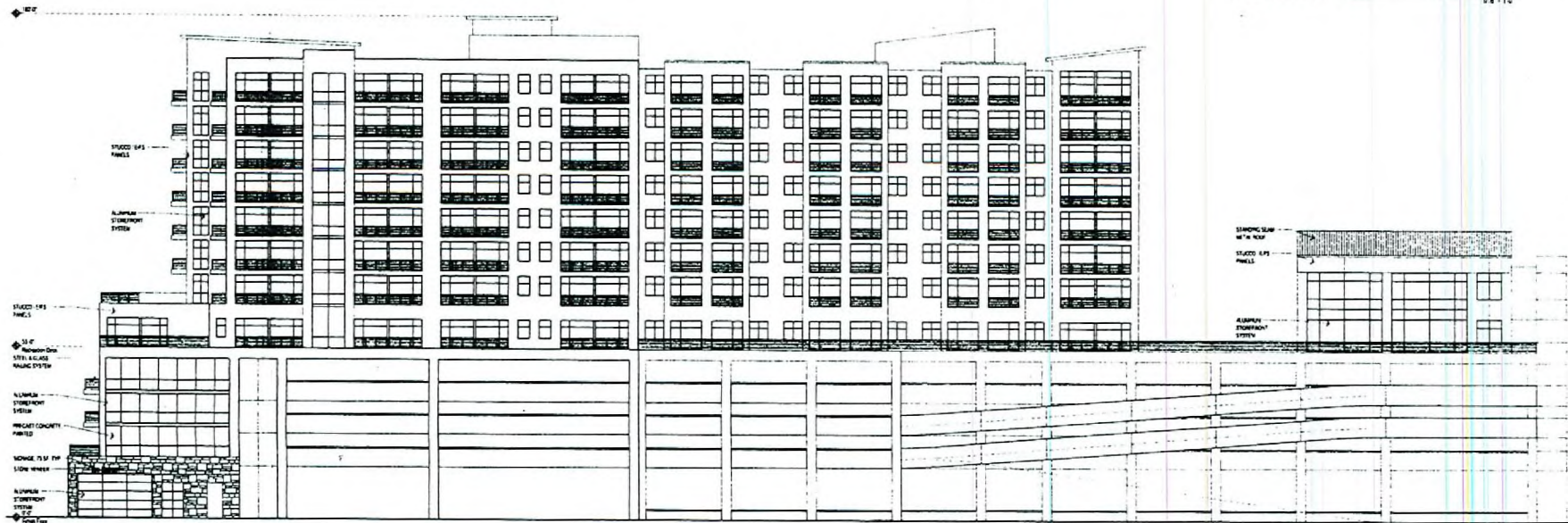
The View

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EAST ELEVATION

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Site Development Review

NO DESCRIPTION DATE

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TITLE  
EXTERIOR  
ELEVATIONS

DRAWING NO

A201

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EOT-24417 EOT-24419 10/17/07 CC EOT-24422