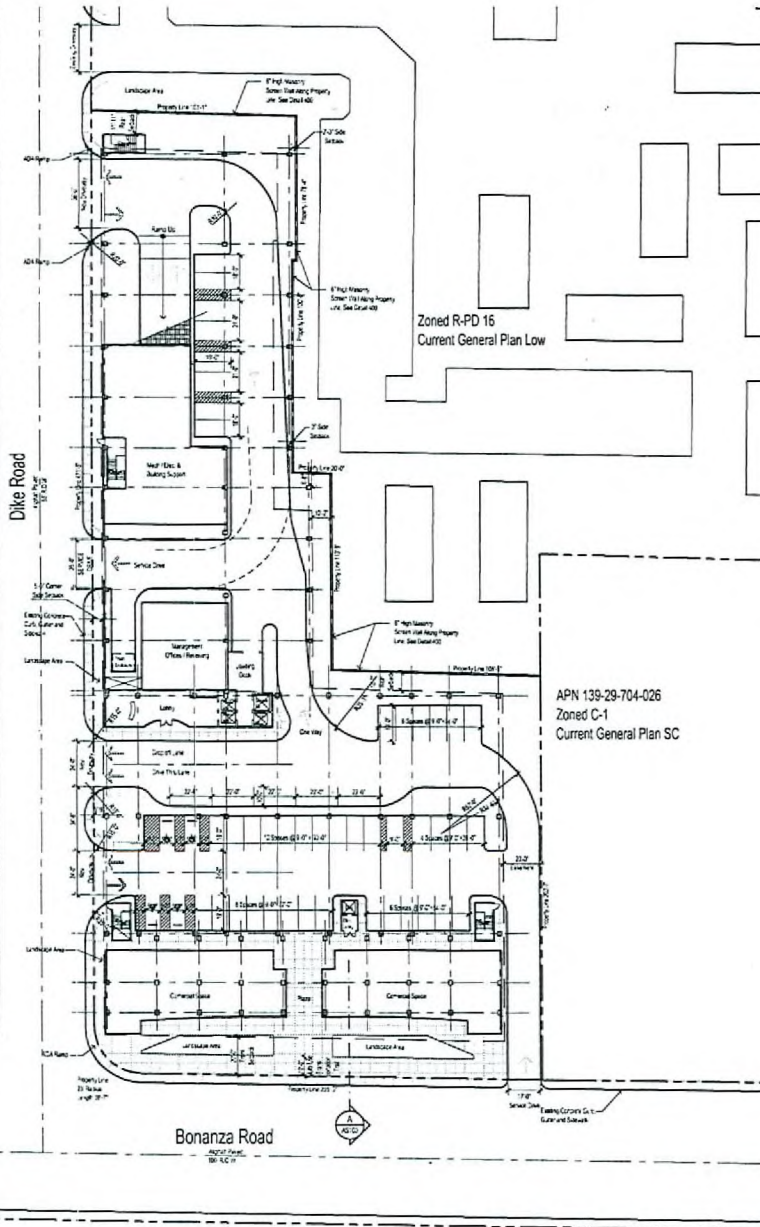


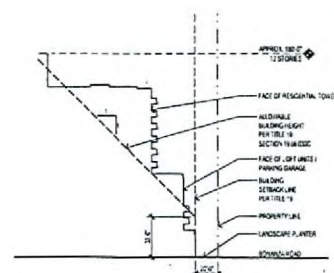
APN 139-29-704-013
Zoned R-1
Current General Plan M-L

APN 139-29-704-014
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
Stepback 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 83.6% NET (Variance Requested)	
UNITS 300	
UNITS PER ACRE 168	

SETBACKS:

	REQD	PROVIDED
FRONT	20'	20'-0"
REAR	20'	6'-6" (Variance Requested)
SIDE	10'	20'-0", 10'-2", 3", 2'-3" (Variance Requested)
CORNER SIDE	15'	3'-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	298 @ 1/6 units = 50
Total	435 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

Parking Provided	335 Spaces
Compact parking Provided (less than 30%)	75 Spaces
Total Provided Parking (16.2% Variance Requested)	413 Spaces

** Parking is provided in a four story parking structure

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APTUS PROJECT NO. 05.106
ARCHITECT

ENGINEER

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NO.	DESCRIPTION	DATE
1	City Of Las Vegas - Site Development Review	2.6.08

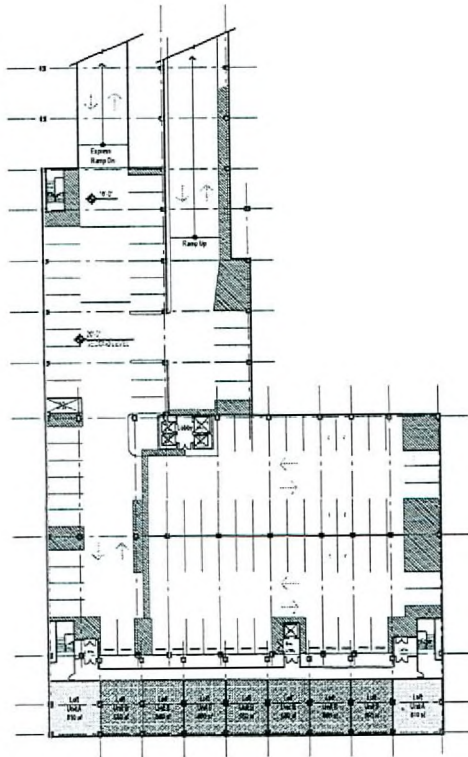
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TITLE: SITE PLAN / GROUND FLOOR PLAN

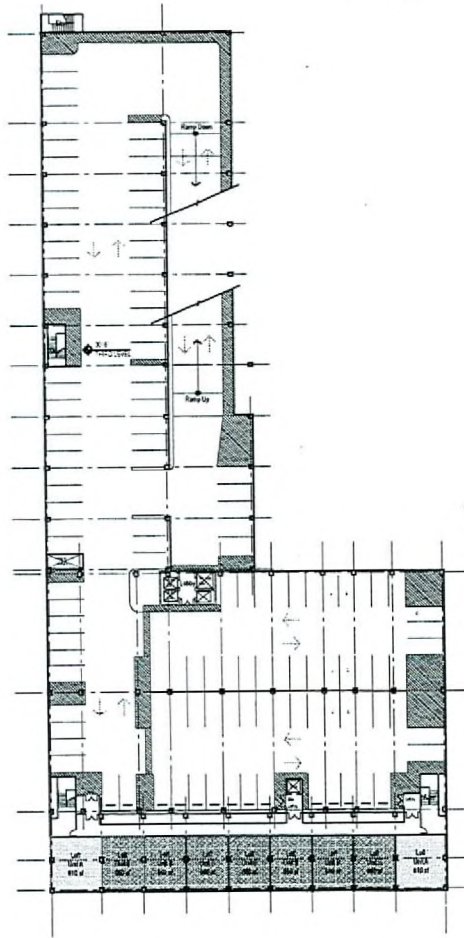
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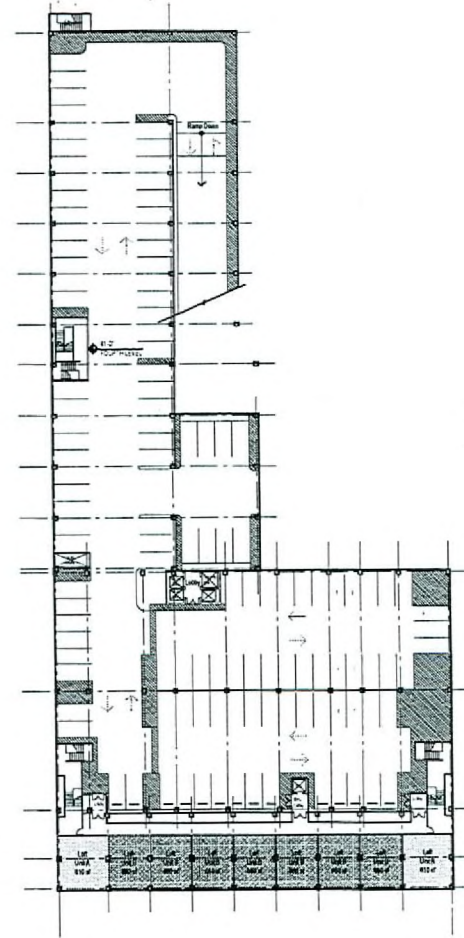




2. Second Floor
1" = 30'-0"



3. Third Floor
1" = 30'-0"



4. Fourth Floor
1" = 30'-0"

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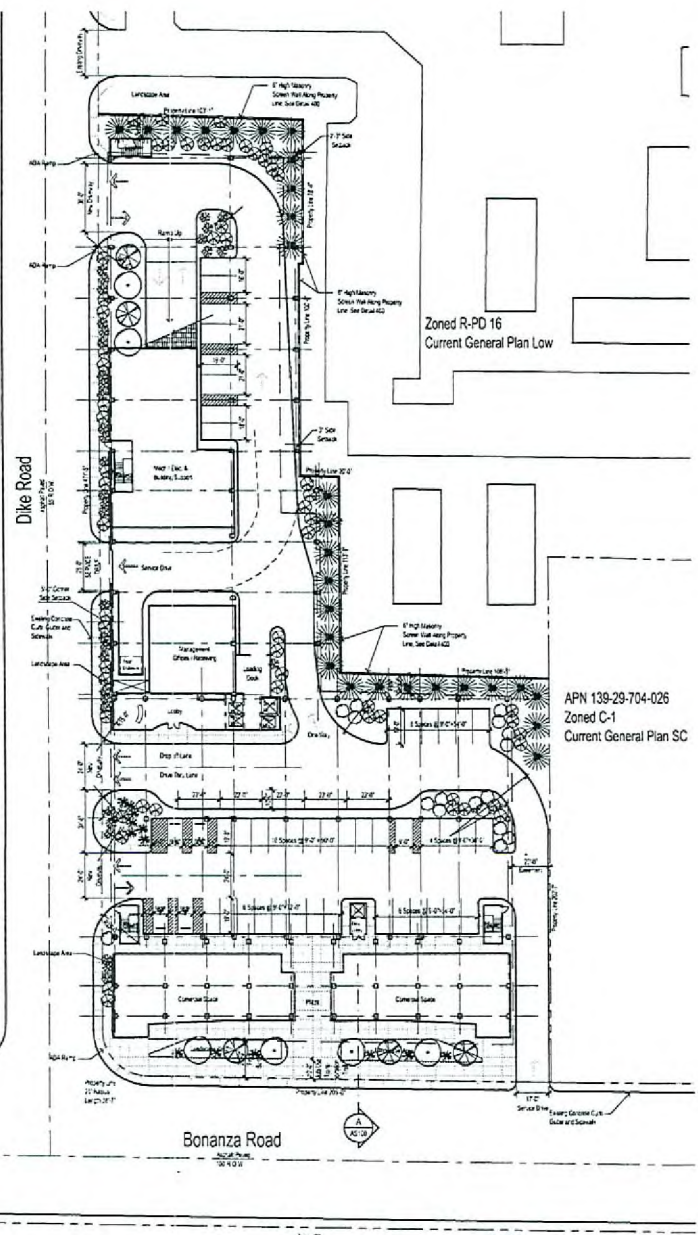
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	Site Development Review	
	ISSUED	

TITLE
SECOND,
THIRD AND
FOURTH
FLOOR PLAN

APN 139-29-704-013
Zoned R-1
Current General Plan M-L

APN 139-29-704-014
Zoned R-1
Current General Plan M-L

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

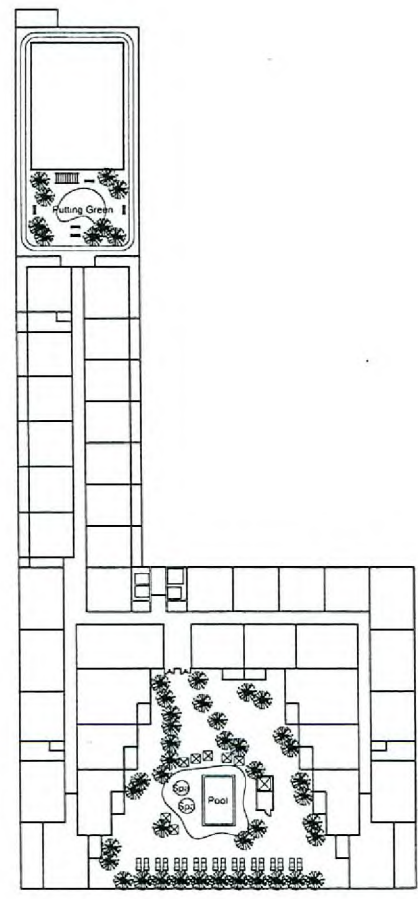


LANDSCAPE PLAN

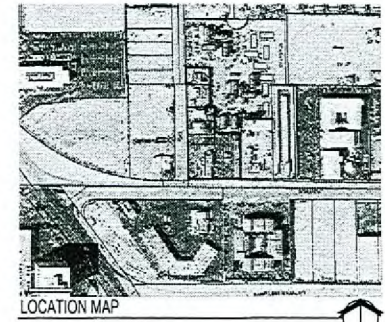


Zoned R-PD 16
Current General Plan Low

APN 139-29-704-026
Zoned C-1
Current General Plan SC



LANDSCAPE PLAN
Recreation Deck



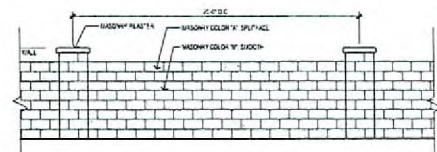
Landscaping Legend

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	MONDRIAN PALM	SPERMATOPHYTES	24" Dia	27
	WESTERN HONEY MESQUITE	PROPERIA SPINOSA (SILVER CHOCOLATE)	14" Dia	11
	RAY BROOM PALM	TRAPANI BREVIFOLIA	14" Dia	14
	CALIFORNIA PALM	WASHINGTONIA	24" Dia	17
	TEXAS RANGER PALM	WASHINGTONIA PALM (SILVER CHOCOLATE)	14" Dia	17
	ELM MESQUITE	ALBUQUERQUE MESQUITE	10" Dia	11
	DESERT CACTUS	CHolla	10" Dia	11
	SHRUB SEDGE & CLEAR GRASS MIX	VARIOUS	10" Dia	11

DECORATIVE GRAVEL - 1/2" MINUS SANDSTONE
NO TURF

Landscaping 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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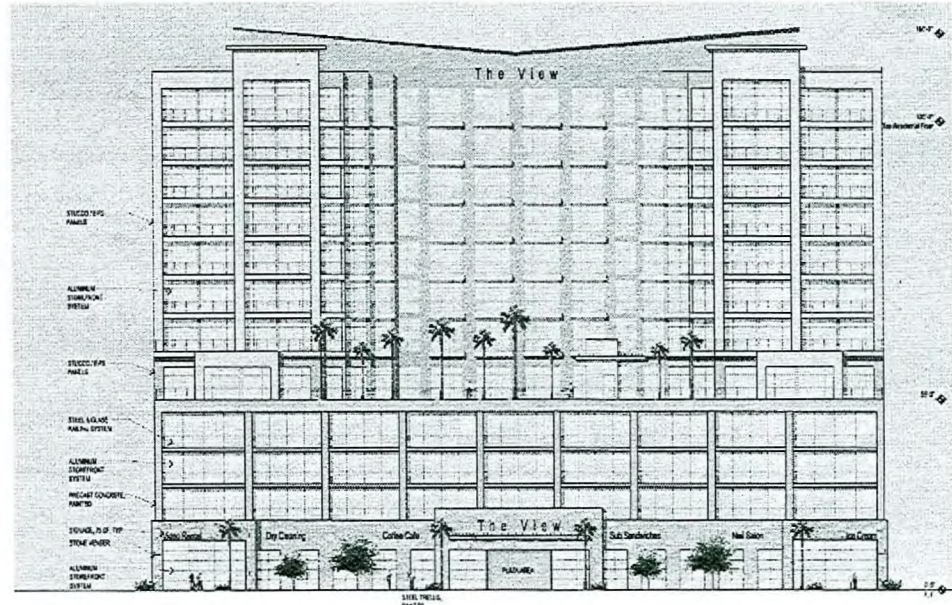
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LANDSCAPE PLAN

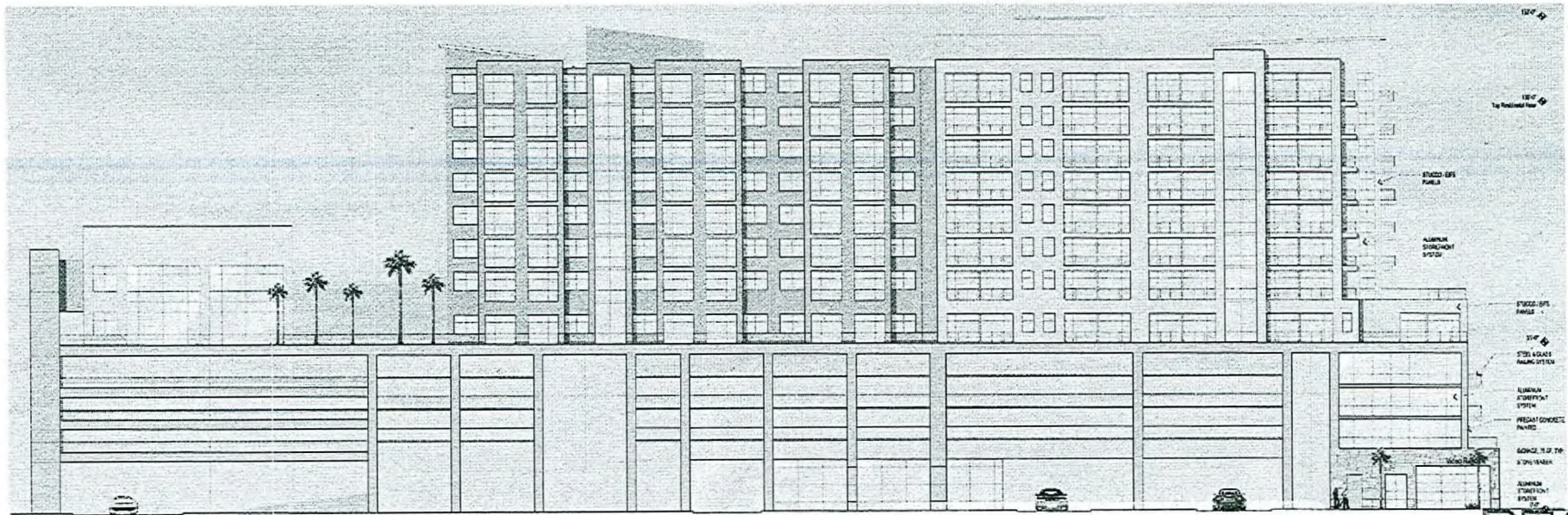
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SOUTH ELEVATION



WEST ELEVATION

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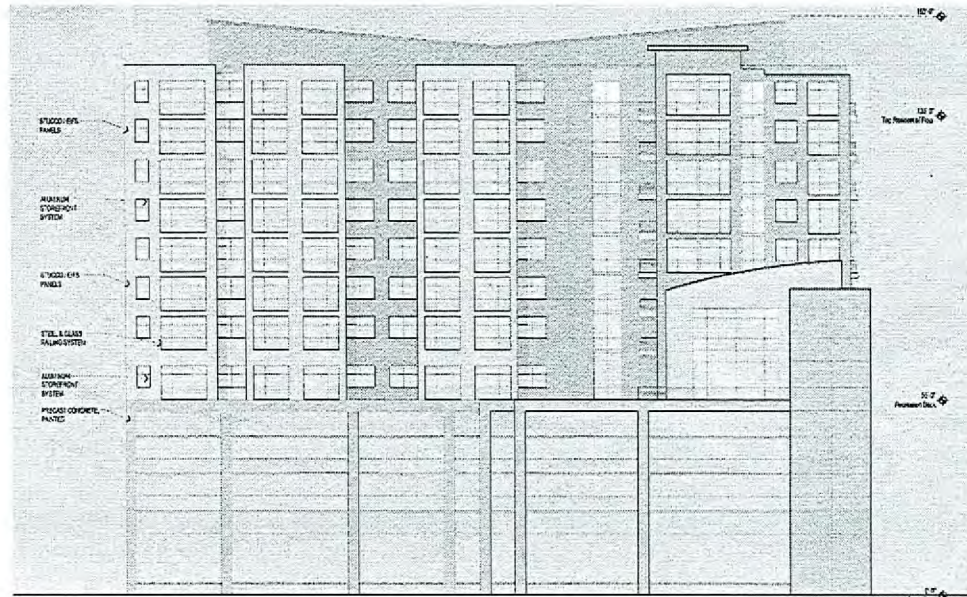
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EXTERIOR ELEVATIONS

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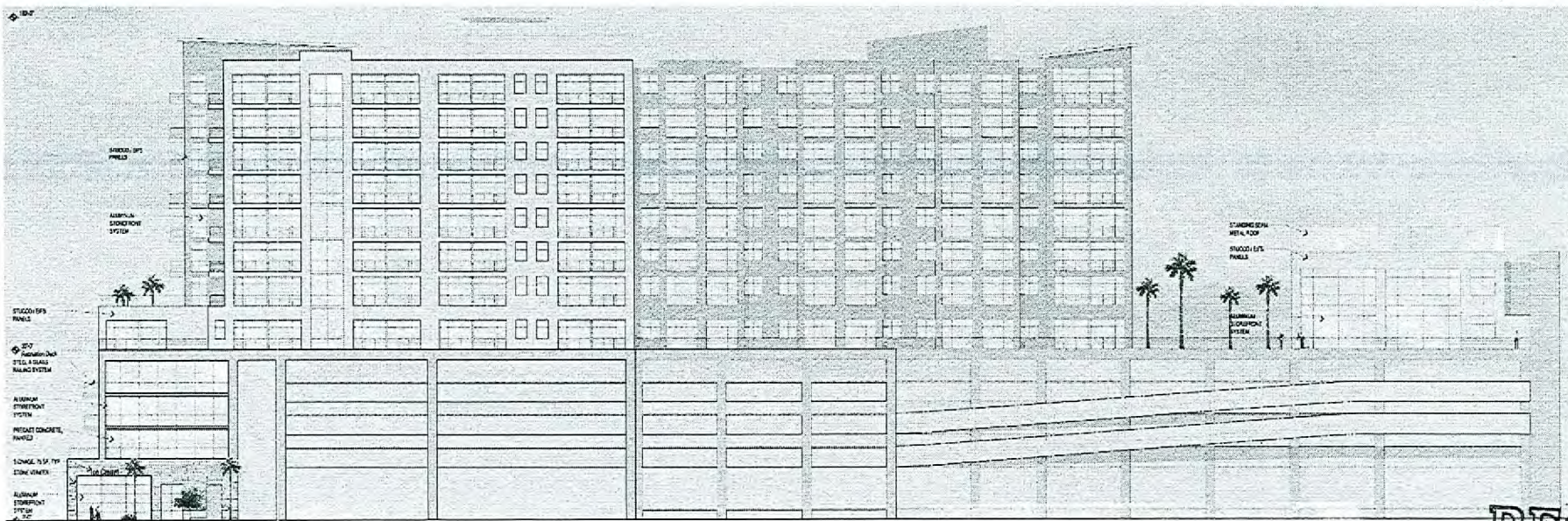


NORTH ELEVATION

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EAST ELEVATION

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