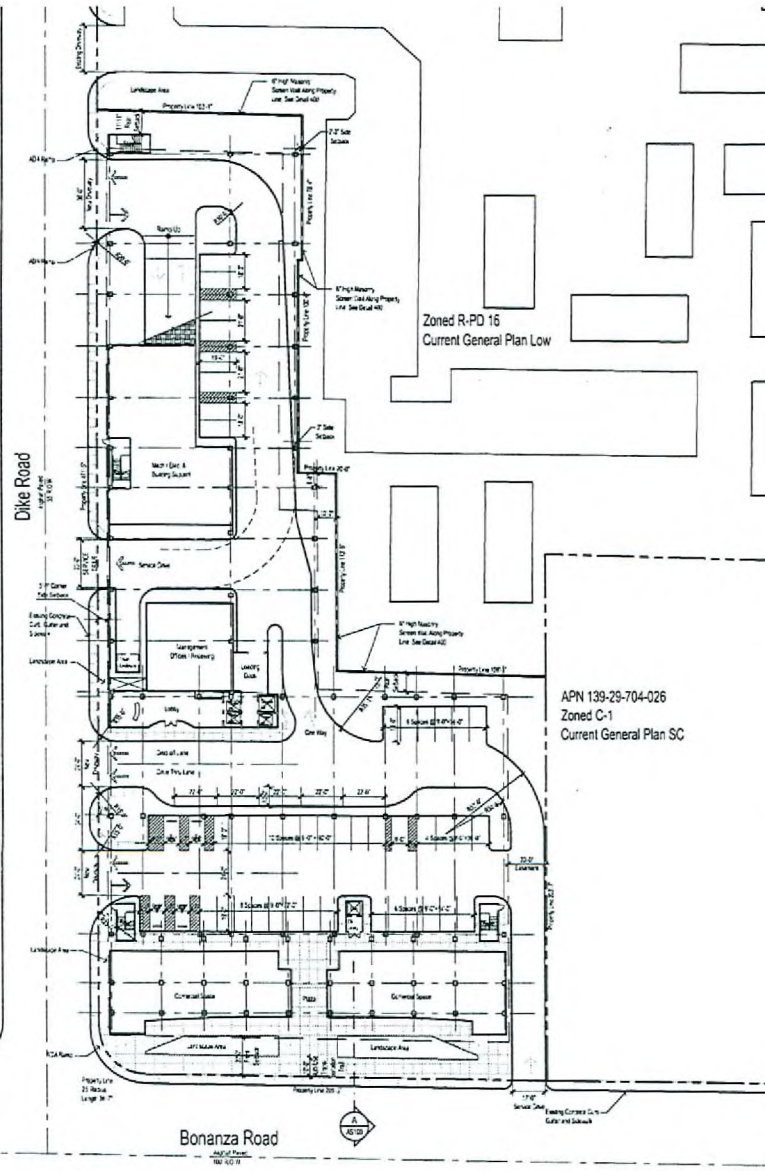


APN 139-29-704-013
Zoned R-1
Current General Plan M-L

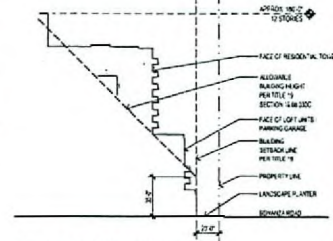
APN 139-29-704-014
Zoned R-1
Current General Plan M-L

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



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 78,368 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:

	REQ'D	PROVIDED
FRONT	20'	20'-0"
REAR	20'	6'-0" (Variance Requested)
SIDE	10'	23'-0", 10'-2", 3", 2'-3" (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 298 @ 1/6 units = 50
 Total 435 Spaces
PARKING COMPUTATIONS - COMMERCIAL / (RETAIL, OFFICE)
 Commercial 10,000 @ 1/175 = 58
 Total 58 Spaces
 Total Spaces Required
 Residential 435 Spaces
 Commercial 58 Spaces
 Total 493 Spaces
 Total Required Parking 493 Spaces
 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

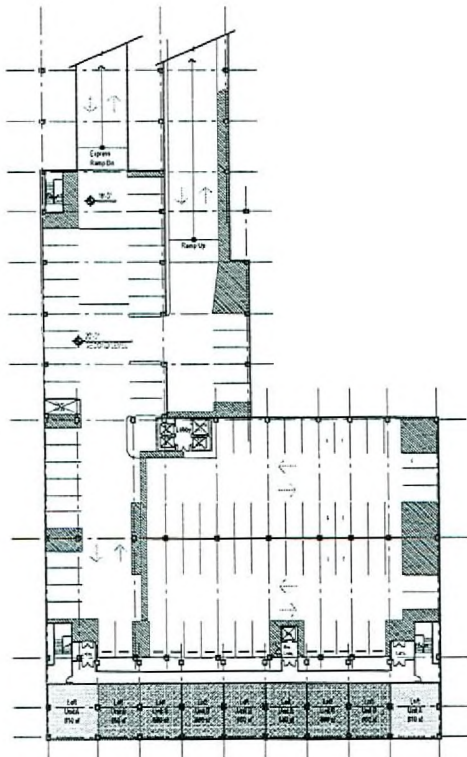
The View
 Brown Road Development LLC
 2230 W. Bonanza
 Las Vegas, NV 89106

APTUS Architecture
 1388 Sunset Walk Drive
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 P 702.879.2200
 F 702.879.1213
 info@aptusarchitect.com
 APTUS PROJECT NO. 05.106
 ARCHITECT

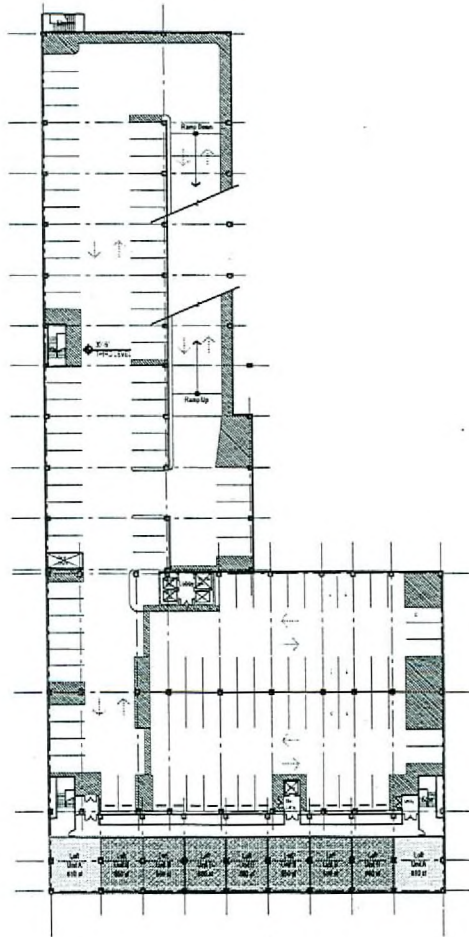
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 Site Development Review
 NO DESCRIPTION DATE
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 TITLE SITE PLAN /
 GROUND
 FLOOR PLAN
 DRAWING NO.

EOT-27831
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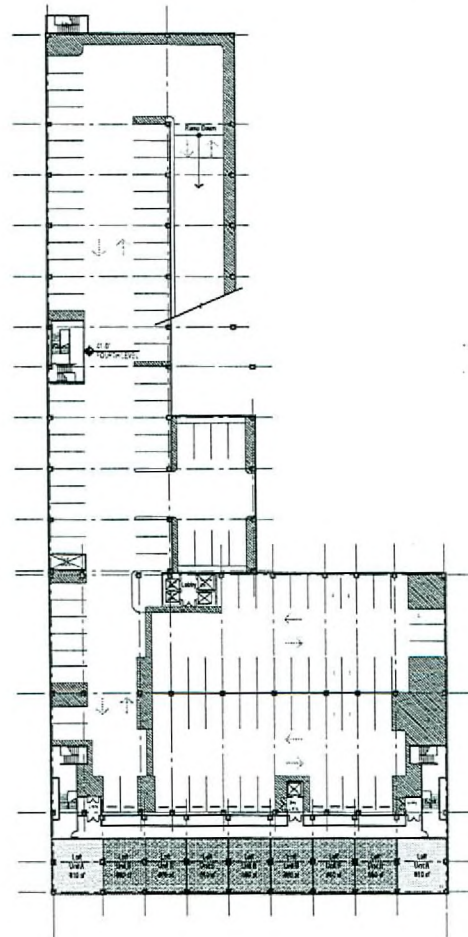




2. Second Floor
1" = 30'-0"



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



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

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APTUS PROJECT NO: 05106
ARCHITECT

ENGINEER

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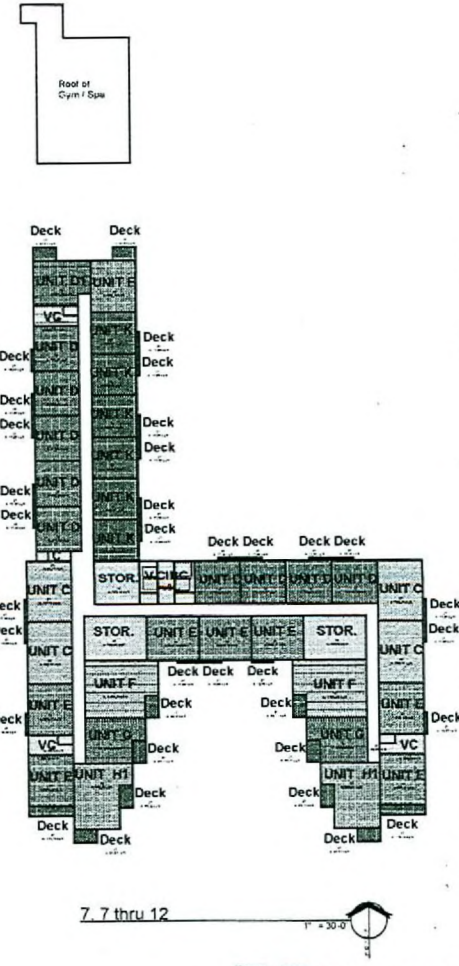
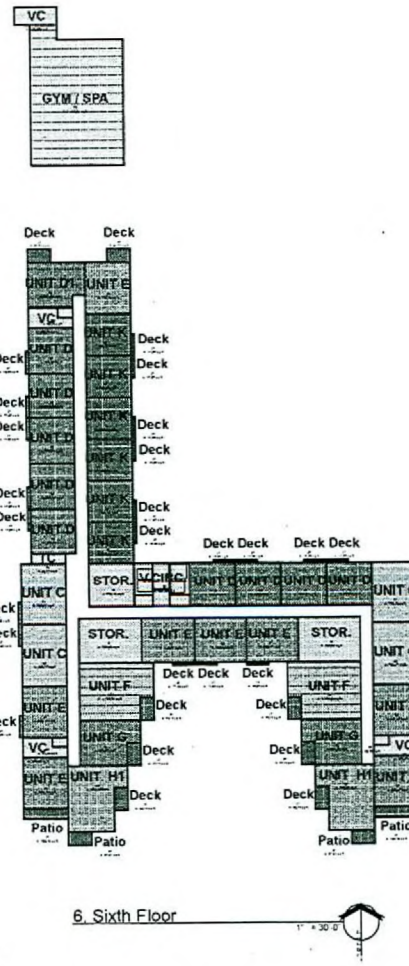
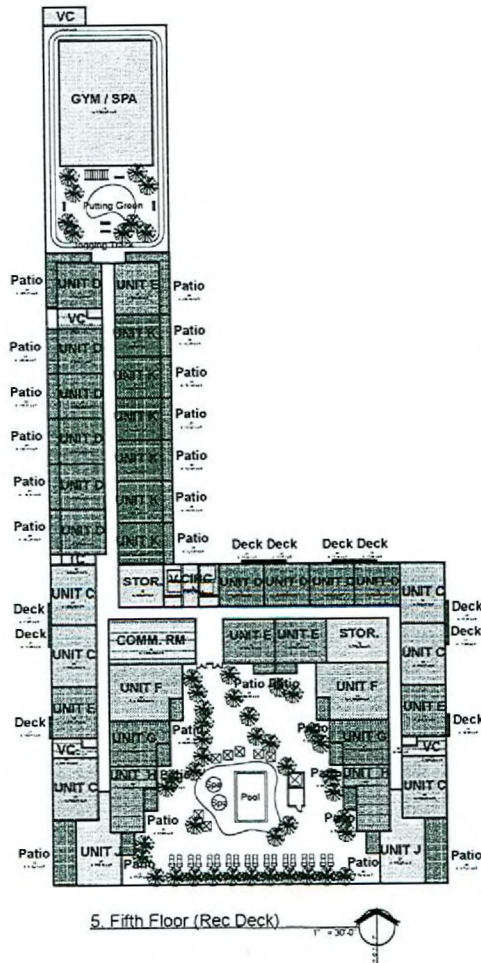
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	Site Development Review	

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	Site Development Number	

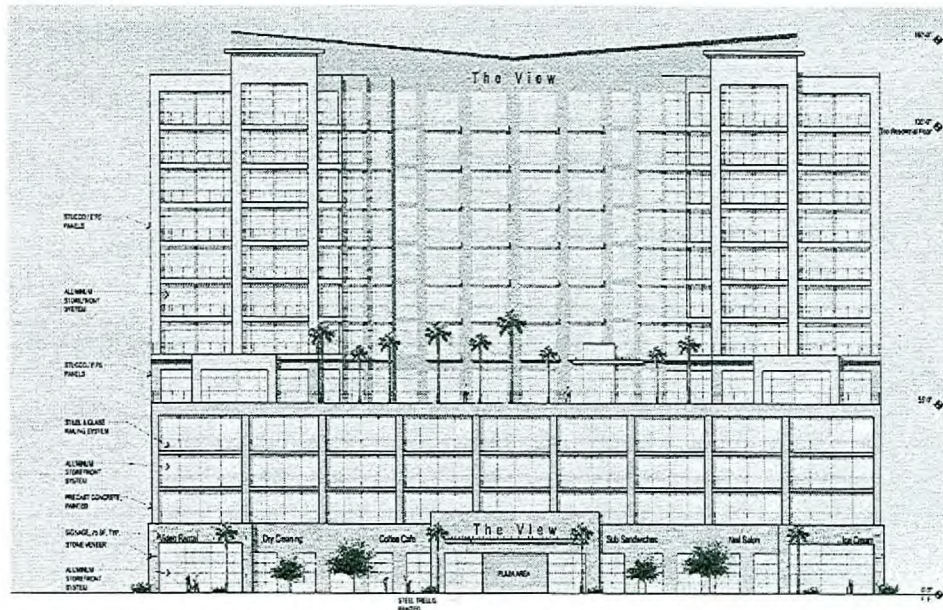
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TITLE

FIFTH THRU
TWELVTH
FLOOR PLANS

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SOUTH ELEVATION

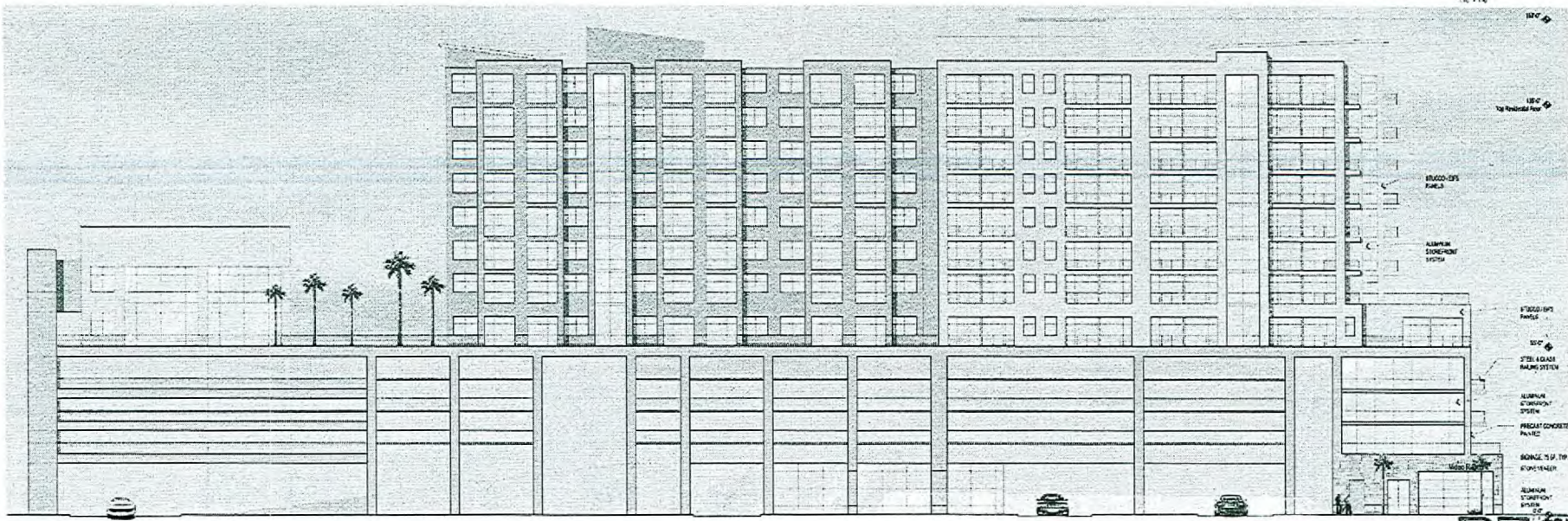
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WEST ELEVATION

ENGINEER

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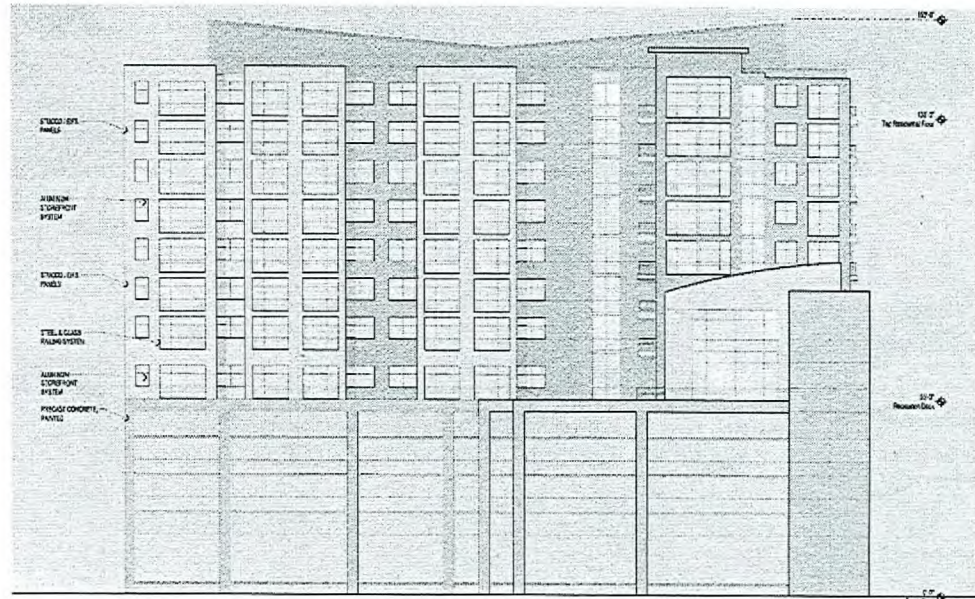
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THE EXTERIOR ELEVATIONS

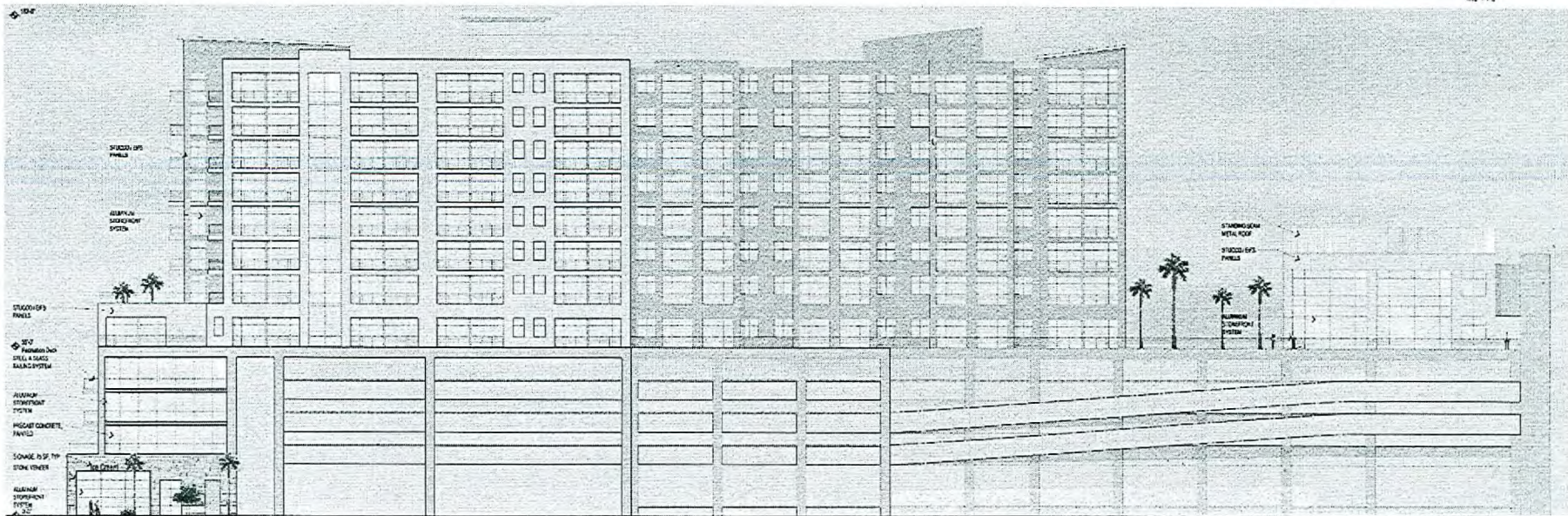
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NORTH ELEVATION



EAST ELEVATION

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ARCHITECT

ENGINEER

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 ELEVATIONS

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EAST ELEVATION

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