

MAP THREE
City of Las Vegas

CENTENNIAL HILLS
 Interlocal Land Use Plan
 City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25+ du/ac
- Office
- Service Commercial
- General Commercial
- Park / Recreation / Open Space
- Public Facility
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center



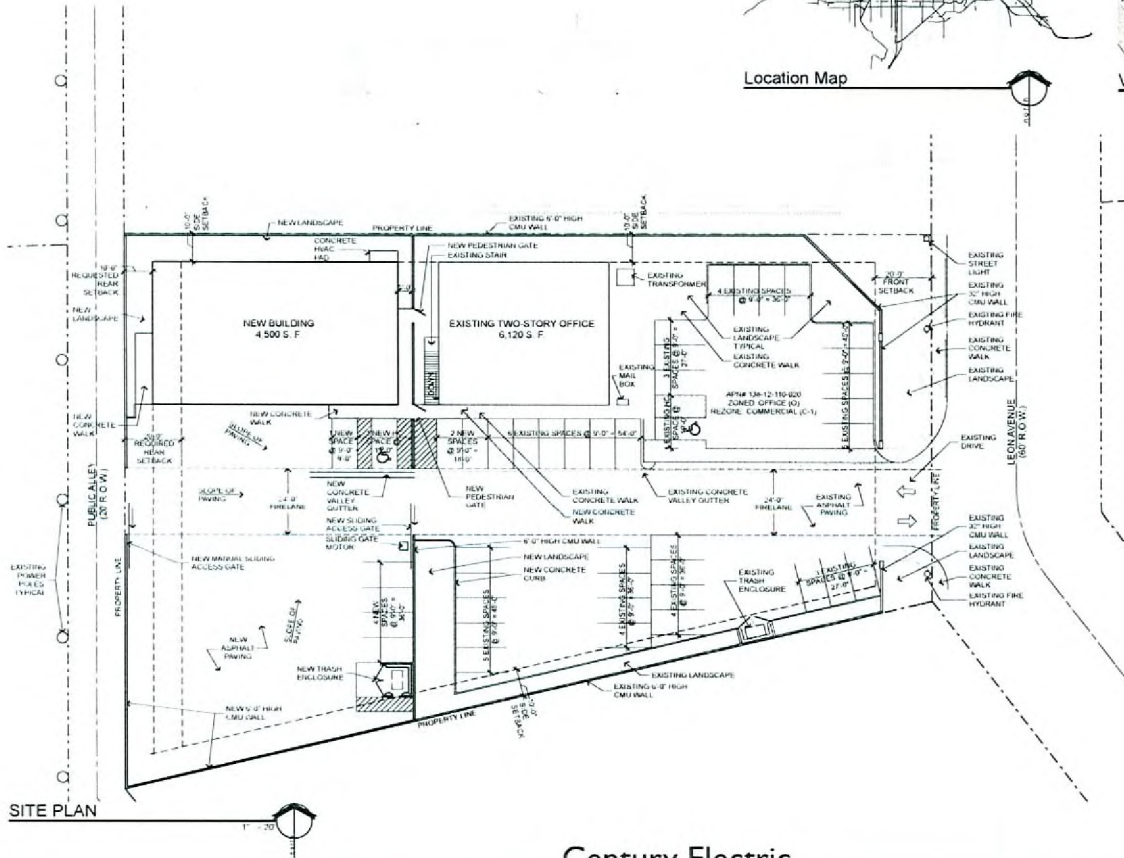
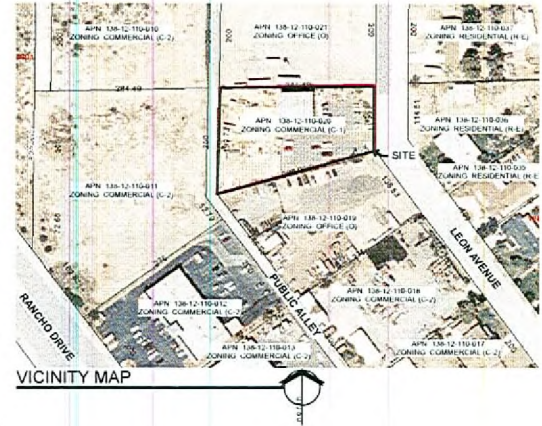
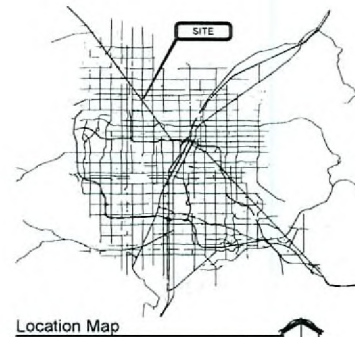
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Century Electric
 Site Development Review
 3920 Leon Avenue
 Las Vegas, Nevada 89130

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Site and Project Information

SITE DATA	
PARCEL NUMBER	136-12-110-020
CITY OF LAS VEGAS	89166
EXISTING ZONING	C-1 (COMMERCIAL)
PROPOSED ZONING	O (OFFICE)
PROPOSED USE	OFFICE BUILDING (MULTI-STORY) SERVICE AND SALES
SITE AREA	40,508 S.F. 1.16 ACROSS LOTS 54.76 ACRES
SETBACKS / BRANCHING	
FROM REAR YARD	20'-0"
CORNER	20'-0"
FROM	20'-0"
MAX HEIGHT	70'
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	27%
BUILDING INFORMATION	
USE	OWN INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	MS
SECT/PRNFY	3-1
FIRE SPRINKLES PROVIDED	NO
BUILDING(S)	
EXISTING OFFICE (2-STORY)	6,120 S.F.
NEW OFFICE	4,500 S.F.
BUILDING PERFORMANCE CORRECTIVE MEASURES	4,500 S.F.
TOTAL SQUARE FOOTING	10,620 S.F.
PARKING AREA	
BUILDING(S)	
EXISTING OFFICE	1,000 PER PARALLEL
NEW OFFICE	4,500 S.F. @ 21' 300-31'
BUILDING DRIVE/LANE	120 S.F. @ 21' 300-1
SERVICE AND SALES	4,500 S.F. @ 21' 300-15
STANDARD PARKING SPACES PROVIDED	46
ADDITIONAL SPACES PROVIDED	0
TOTAL PARKING	46

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APTUS Architecture
 1280 South 4th Street
 Las Vegas, NV 89101
 P. 702.733.1100
 F. 702.733.1111

Site Plan

of 154 Century Electric