

PLANNING & DEVELOPMENT
CITY OF
DEVELOPMENT SERVICES CENTER

STATEMENT OF FINANCIAL INTEREST

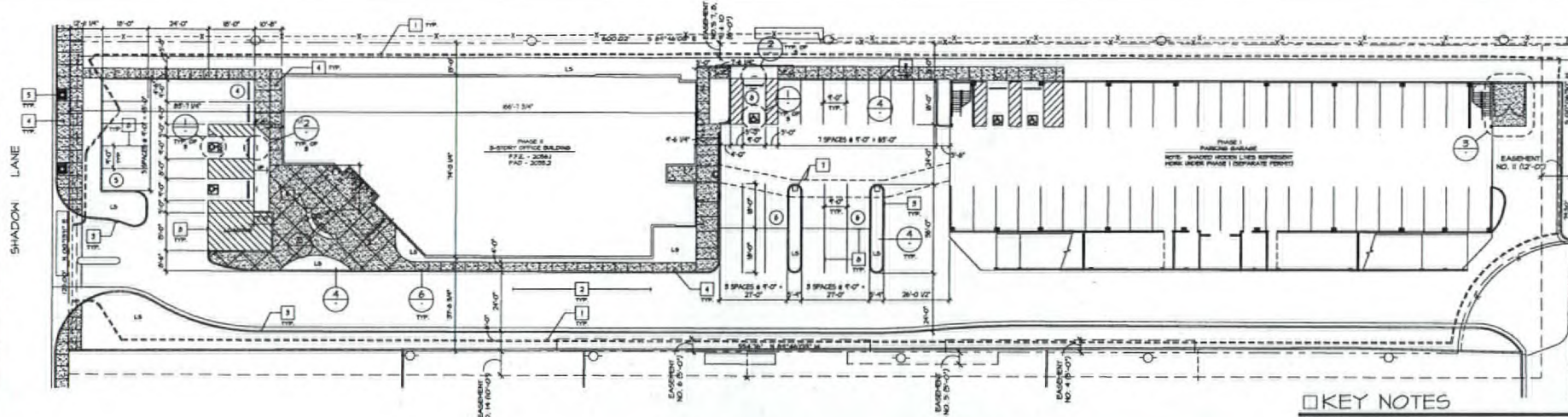
Name of Representative: LOUIS CARNESAU

 No

APN: _____

Print Name: 701 SHADON/ANG, LLC

 DEBORAH M. COLLETTA
NOTARY PUBLIC
STATE OF NEVADA
MY COMM. EXP: 08-05-2011
Certificate No: 074683-1



SITE PLAN

SCALE: 1" = 20'-0"

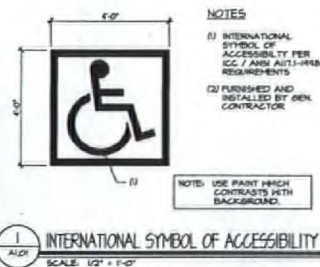


KEY NOTES

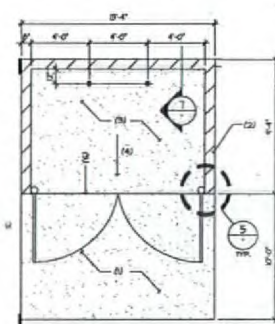
- 1 EXISTING CURB TO BE RECONSTRUCTED
- 2 ASPHALT PAVING PER CIVIL
- 3 CONCRETE CURBING PER CIVIL
- 4 CONCRETE HALL PER CIVIL
- 5 LANDSCAPE GRASS
- 6 CONCRETE SIDEWALK - SEE DETAIL B501
- 7 CONCRETE COLUMNS AND PEDESTAL HALOWAY ABOVE - SEE DETAIL B502
- 8 4" VIBRANT PAINT STRIPPING

PROJECT DATA

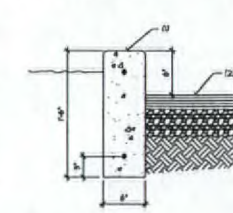
GENERAL INFORMATION
 OWNER: Tower Realty and Development, Inc. CONTACT: Louis Corrao
 ADDRESS: 701 Bridge, #500, Las Vegas, Nevada
 TELEPHONE: 702-368-0444 FAX: 702-368-1656
SITE INFORMATION
 PROJECT ADDRESS: 701 Shadow Lane, Las Vegas, NV 89108
 ASSESSORS PARCEL NUMBER: 128-33-402-001
 CASE NO.: VAR-5213
 SITE DEVELOPMENT: 8-0 (PLANNED DEVELOPMENT)
 ZONING DISTRICT: EXISTING ZONING - MD-2 (MAJOR MEDICAL)
 PROPOSED ZONING - MD-1 (MEDICAL SUPPORT)
 WOOD-5215 APPROVED
 ZONING VARIANCE: CASE NO.: SDR-5213; VAR-5213; WOOD-5212
 VAR-5214; VAR-5211; VAR-5212
SURROUNDING ZONING DISTRICTS:
 NORTH: PD (PLANNED DEVELOPMENT)
 EAST: PD (PLANNED DEVELOPMENT)
 SOUTH: PD (PLANNED DEVELOPMENT)
 WEST: PD (PLANNED DEVELOPMENT)
SETBACKS:
 FRONT: 8'-0"
 REAR: 8'-0"
 SIDE: 15'-0" & 35'-0"
EASEMENTS: EXISTING TO BE RELOCATED OR ABANDONED
 BUILDING USE: 3 Story Office Building
 BUILDING AREA: 73,470 SQ. FT. (1.66 ACRES)
OFFICE BUILDING:
 1st FLOOR: 10,510 SQ. FT.
 2nd FLOOR: 10,278 SQ. FT.
 3rd FLOOR: 10,521 SQ. FT.
 TOTAL: 31,309 SQ. FT.
OPEN PARKING:
 GRADE TIER: 15,863 SQ. FT.
 2nd TIER: 18,227 SQ. FT.
 3rd TIER: 14,735 SQ. FT.
 TOTAL: 48,825 SQ. FT.
BUILDING HEIGHT: ALLOWED: 52'-8" PROVIDED: 52'-8"
COVERAGE: 28,213 S.F. / NET SITE AREA 73,470 = 38%
PARKING ANALYSIS:
 REQUIRED: 148 SPACES PER VAR-5214
PHASE 1 - PARKING GARAGE:
 REGULAR: 122 SPACES SIZE: 8 FT. x 18 FT.
 COMPACT: 2 SPACES SIZE: 8 FT. x 18 FT.
PHASE 2 - OFFICE BUILDING:
 REGULAR: 28 SPACES SIZE: 8 FT. x 18 FT.
 ACCESSIBLE: 2 SPACES SIZE: 8 FT. x 18 FT.
 TOTAL: 130 SPACES SIZE: 8 FT. x 18 FT.



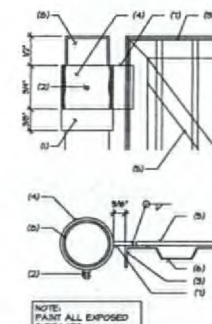
2 ACCESSIBLE PARKING SIGN
 SCALE: 1/2" = 1'-0"



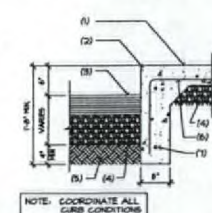
3 TYP. TRASH ENCLOSURE
 SCALE: 1/4" = 1'-0"



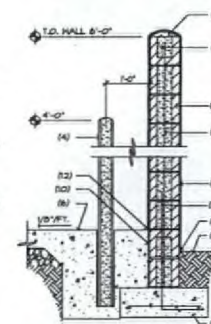
4 TYP. CAST IN-PLACE CURB AT LANDSCAPE
 SCALE: 1/2" = 1'-0"



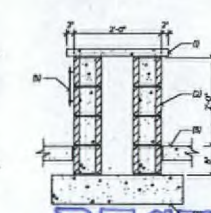
5 HINGE DETAIL
 SCALE: 1/2" = 1'-0"



6 TYP. CAST IN-PLACE CURB AT WALK
 SCALE: 1" = 1'-0"



7 REFUSE WALL SECTION
 SCALE: 1/2" = 1'-0"



8 REFUSE WALL SECTION
 SCALE: 1/2" = 1'-0"

ESTAR ARCHITECTS
 ARCHITECTURE PLANNING INTERIOR DESIGN
 701 BRIDGE AVENUE
 SUITE 500
 LAS VEGAS, NV 89108

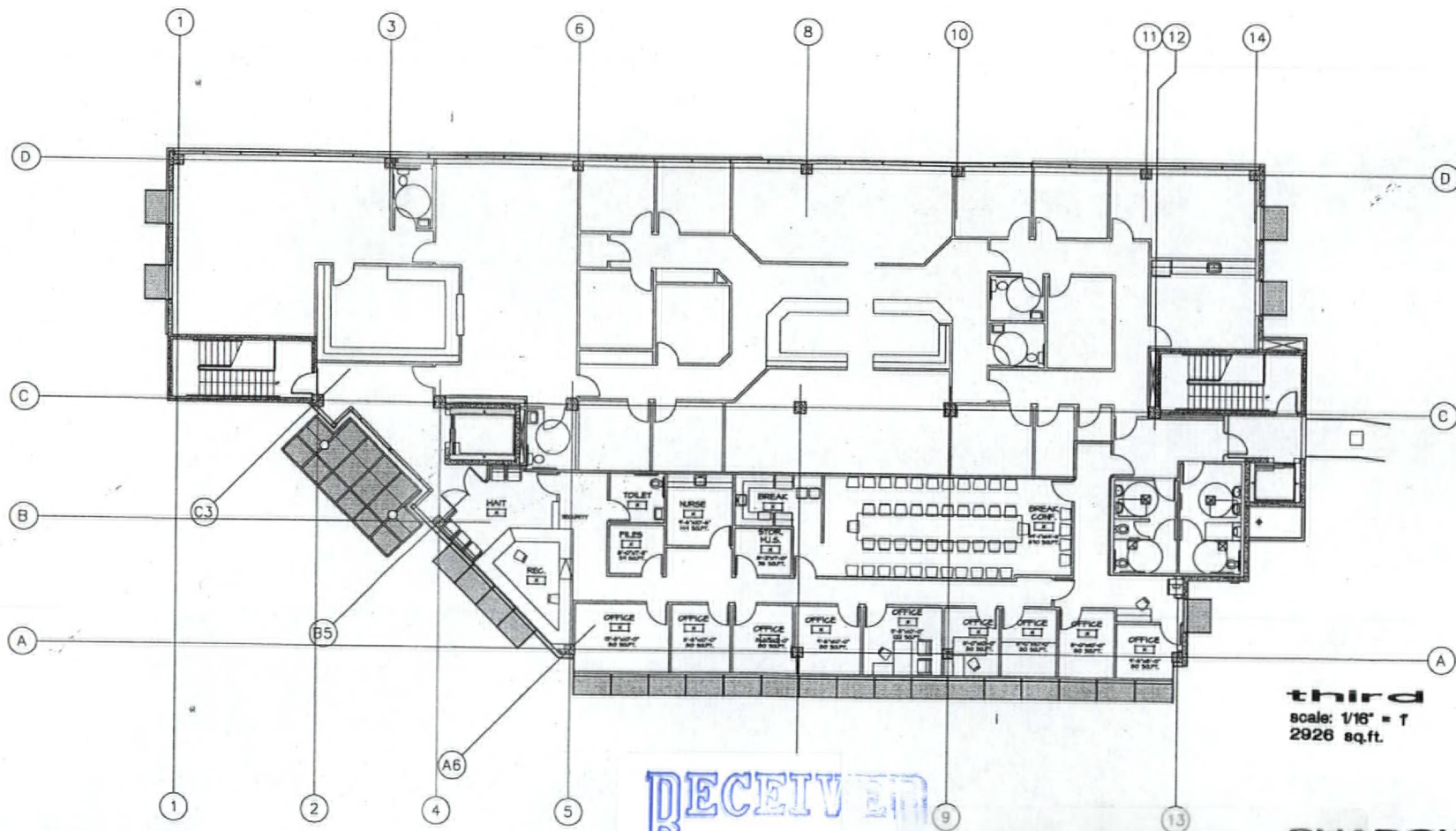
SHADOW LANE
 OFFICE BUILDING
 SHADOW LANE

AS1.0
 SITE PLAN

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 APR 11 2008

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 05/22/08 PC

CCSS



third floor
scale: 1/16" = 1'
2926 sq.ft.

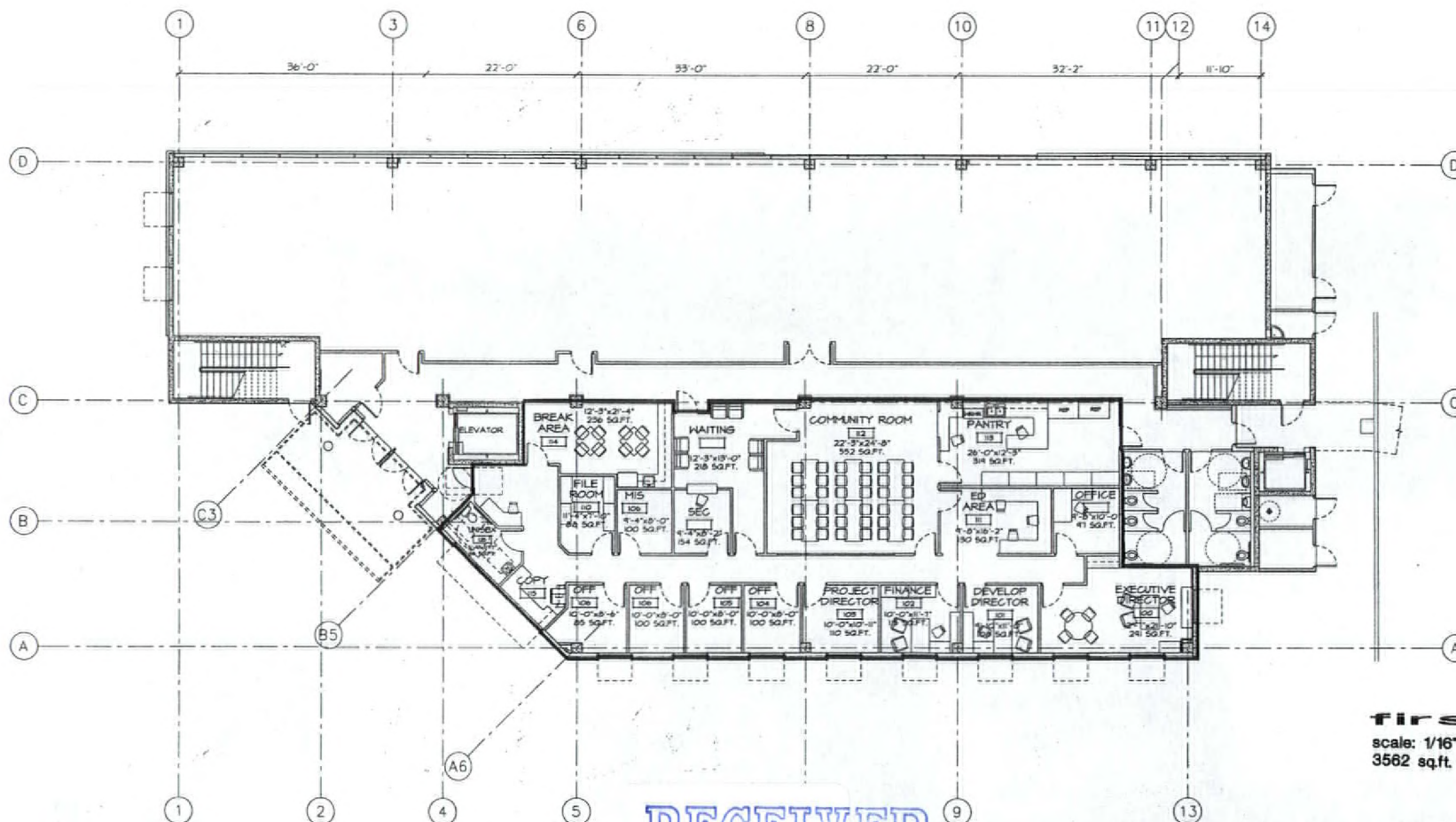
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SHADOW LANE
701 SHADOW LANE
ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
3900 MEADOWS LANE SUITE 220 LAS VEGAS, NEVADA 891
TELEPHONE: (702) 878-0000 FAX: (702) 878-84
www.wegarchitects.com

DATE: 05.09.08 PROJECT NUMBER: 02101

AFAN



first floor

scale: 1/16" = 1'
3562 sq.ft.

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SHADOW LANE
701 SHADOW LANE

WAGNER ARCHITECTS
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