





VICINITY & LOCATION MAPS  
Site and Project Information

**SITE DATA**

TRACT NUMBER	74-00-0014
CITY OR LOCAL AGENCY	MIAMI
EXISTING GENERAL PLAN	CS-30-SK
EXISTING ZONING	CS-3
PROPOSED USE	RETAIL & OFFICE
SITE AREA	164,127 SQ. FT. (3.76 ACRES)

**SETBACKS (FEET)**

FRONT	48'-0"	REQUIRED
REAR/SIDE	20'-0"	15'-0"
SIDE/ALLEY	15'-0"	15'-0"
REAR	20'-0"	15'-0" IF EXISTING OR 10' IF NEW

**SEA HEIGHT**

ACTUAL HEIGHT	15'-0"	REQUIRED
MAX. HEIGHT	15'-0"	15'-0" MAXIMUM

**LOT COVERAGE ALLOWED**

ACTUAL LOT COVERAGE	76%
MAX.	76%

**BUILDING INFORMATION**

CODE	COMMERCIAL	INTERNATIONAL BUILDING CODE
MAX. STORY HEIGHT (PROPOSED)	4.5	4.5
EXISTING AREA	171,840 SQ. FT.	171,840 SQ. FT.
NEW AREA	8,500 SQ. FT.	8,500 SQ. FT.
TOTAL SQUARE FOOTAGE	180,340 SQ. FT.	180,340 SQ. FT.

**PARKING AREA**

BUILDING AREA	180,340 SQ. FT.	REQUIRED PARKING
RETAIL	22,300 SQ. FT. (1,200 + 111)	REQUIRED
OFFICE	15,000 SQ. FT. (1,200 + 30)	REQUIRED
TOTAL	37,300 SQ. FT. (1,200 + 141)	TOTAL REQUIRED = 170

SITE PLAN

Huntridge Revitalization  
Design Review  
1208 E. Charleston Blvd.  
Las Vegas, Nevada 89104

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SITE PLAN  
**AS100**  
09/25/08 PC  
VAR-29443

City of Las Vegas Site Development Review 08-1138

08/011 Huntridge Revitalization