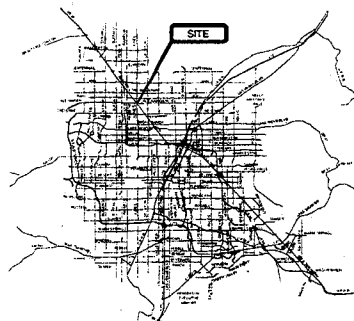
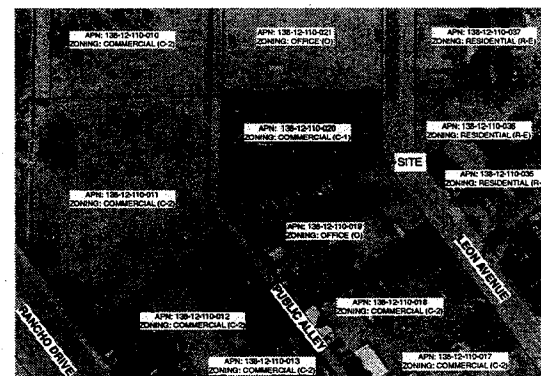


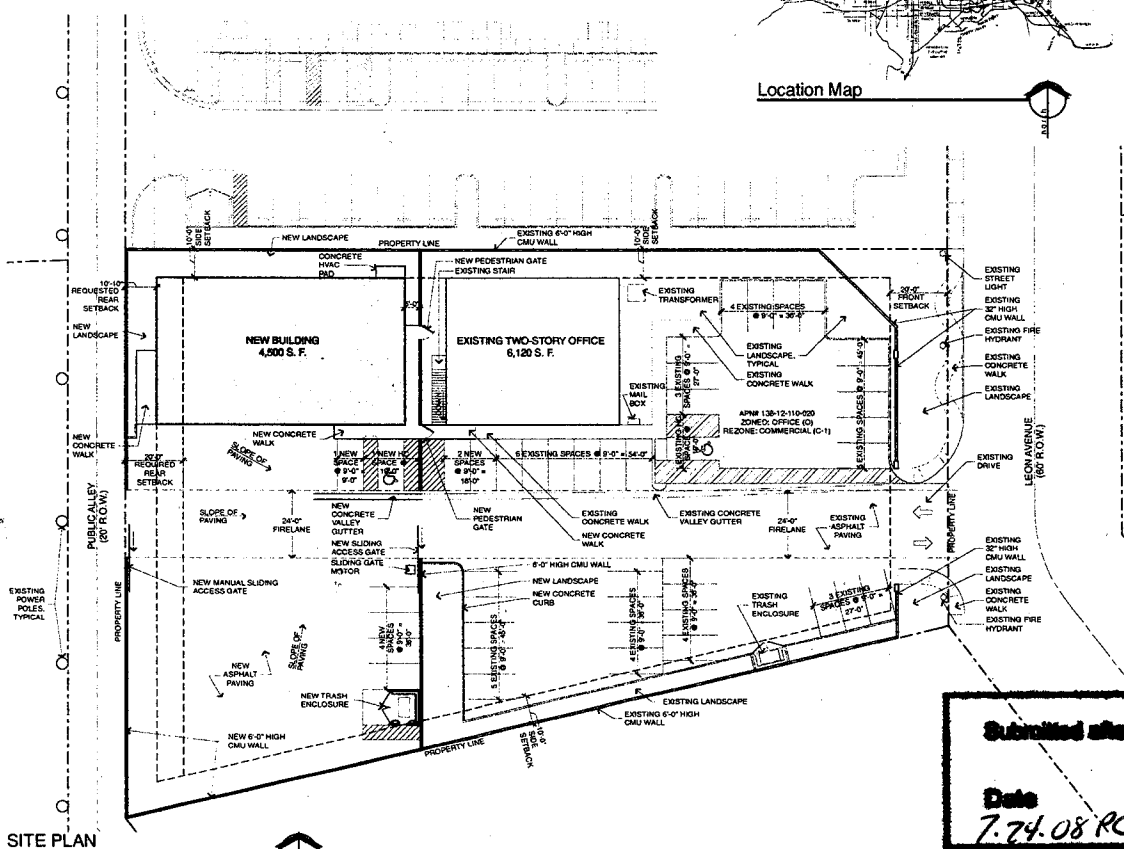
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Location Map



VICINITY MAP



Site and Project Information

SITE DATA

PARCEL NUMBER: 138-12-110-020
 JURISDICTION: CITY OF LAS VEGAS - 89130
 DISTING ZONING: C-1 (COMMERCIAL)
 PROPOSED ZONING: C-1 (COMMERCIAL)
 PROPOSED USE: OFFICE, BUILDING MAINTENANCE SERVICE AND SALES

SITE AREA: 43,328.4 SF
 ± 1.94 GROSS ACRES
 ± 1.21 NET ACRES

SETBACKS (BUILDING)	REQUIRED	PROVIDED
FRONT	20'-0"	20'-0"
INTERIOR SIDE	15'-0"	15'-0"
CORNER	20'-0"	20'-0"
REAR	20'-0"	10'-0"

MAX HEIGHT: NA
 ACTUAL HEIGHT: 24'-0"

LOT COVERAGE ALLOWED: 50%
 ACTUAL LOT COVERAGE: 23.4%

BUILDING INFORMATION

CODE: 2006 INTERNATIONAL BUILDING CODE
 CONSTRUCTION TYPE: V8
 OCCUPANCY: S-1
 FIVE SPRINKLERS PROVIDED: NO

BUILDING AREAS

EXISTING OFFICE (2-STORY): 6,120 SF
 NEW OFFICE: 128 SF
 BUILDING MAINTENANCE SERVICE AND SALES: 4,372 SF
 TOTAL SQUARE FOOTAGE: 10,620 SF

PARKING AREA	BUILDING AREA	PARKING DEMAND	PARKING PROVIDED
EXISTING OFFICE	6,120 SF @ 11: 557 - 21	5	9
NEW OFFICE	128 SF @ 1: 300 - 1	1	1
BUILDING MAINTENANCE SERVICE AND SALES	4,372 SF @ 11: 389 - 15	35	35
NO PARKING SPACES PROVIDED		0	0
TOTAL SPACES PROVIDED		41	45

Submitted after final agenda

Date: 7.24.08 RC

Item: 3A-38

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

**GPA-28510, ZON-28511,
 VAR-28514, SUP-28513
 SDR-28512 REVISED
 07/24/08 PC**

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