

CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 17.7 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	95
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26
TOTAL UNITS	347

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40
TOTAL UNITS	304

LIST OF AMENITIES

- POOL AND SPA LOCATED IN EACH PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA.
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL.
- WEIGHT ROOM
- KITCHEN
- RESTROOM
- MEETING ROOM
- MEDIA CENTER

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 651 UNITS = 19.4 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26
TOTAL UNITS	651

PARKING CALCULATIONS

SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40
REDUCTION REREQUIRED	3.27%

RECEIVED
 OCT 03 2008

AVE. ONE OVERALL SITE PLAN

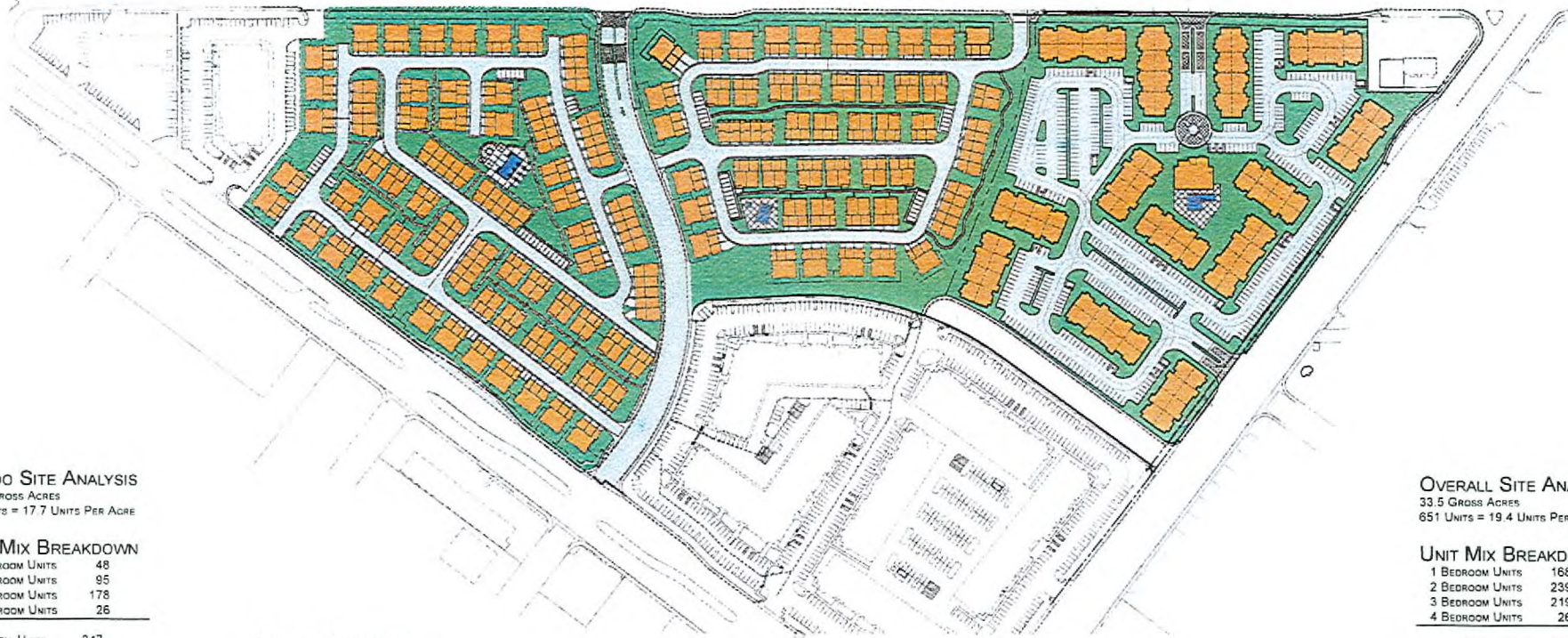
The information contained herein was obtained from sources believed reliable. However, Sandberg Salem Design Group makes no guarantee, warranty, or representation as to the completeness or accuracy thereof. Sandberg Salem Design Group reserves the right to reserve the preparation of this information and change it without notice or penalty.



OCTOBER 3, 2008



**ZON-29661, VAR-29663,
 VAR-29958, SDR-29658
 REVISED 10/23/08 PC**



CONDO SITE ANALYSIS
 19.59 GROSS ACRES
 347 UNITS = 17.7 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	48
2 BEDROOM UNITS	95
3 BEDROOM UNITS	178
4 BEDROOM UNITS	26
TOTAL UNITS	347

APARTMENT SITE ANALYSIS
 13.88 GROSS ACRES
 304 UNITS = 21.9 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	120
2 BEDROOM UNITS	144
3 BEDROOM UNITS	40
TOTAL UNITS	304

LIST OF AMENITIES

- POOL AND SPA LOCATED IN EACH PARCEL.
- PUBLIC RESTROOMS LOCATED IN EACH PARCEL.
- DOG PARK COMPLETE WITH WATER FILL STATIONS.
- NEIGHBORHOOD PARK WITH CHILDREN'S PLAY CENTER AND PICNIC AREA.
- INTERLINKED WALKING PATHS COMPLETE WITH PARK BENCH REST/SITTING AREAS.
- RECREATION CENTER LOCATED IN APARTMENT PARCEL.
- WEIGHT ROOM
- KITCHEN
- RESTROOM
- MEETING ROOM
- MEDIA CENTER

OVERALL SITE ANALYSIS
 33.5 GROSS ACRES
 651 UNITS = 19.4 UNITS PER ACRE

UNIT MIX BREAKDOWN

1 BEDROOM UNITS	168
2 BEDROOM UNITS	239
3 BEDROOM UNITS	219
4 BEDROOM UNITS	26
TOTAL UNITS	651

PARKING CALCULATIONS

SPACES REQUIRED	1225
PARKING PROVIDED	1185
DIFFERENCE	-40

REDUCTION REREQUIRED 3.27%

RECEIVED
 OCT 03 2008

AVE. ONE OVERALL SITE PLAN

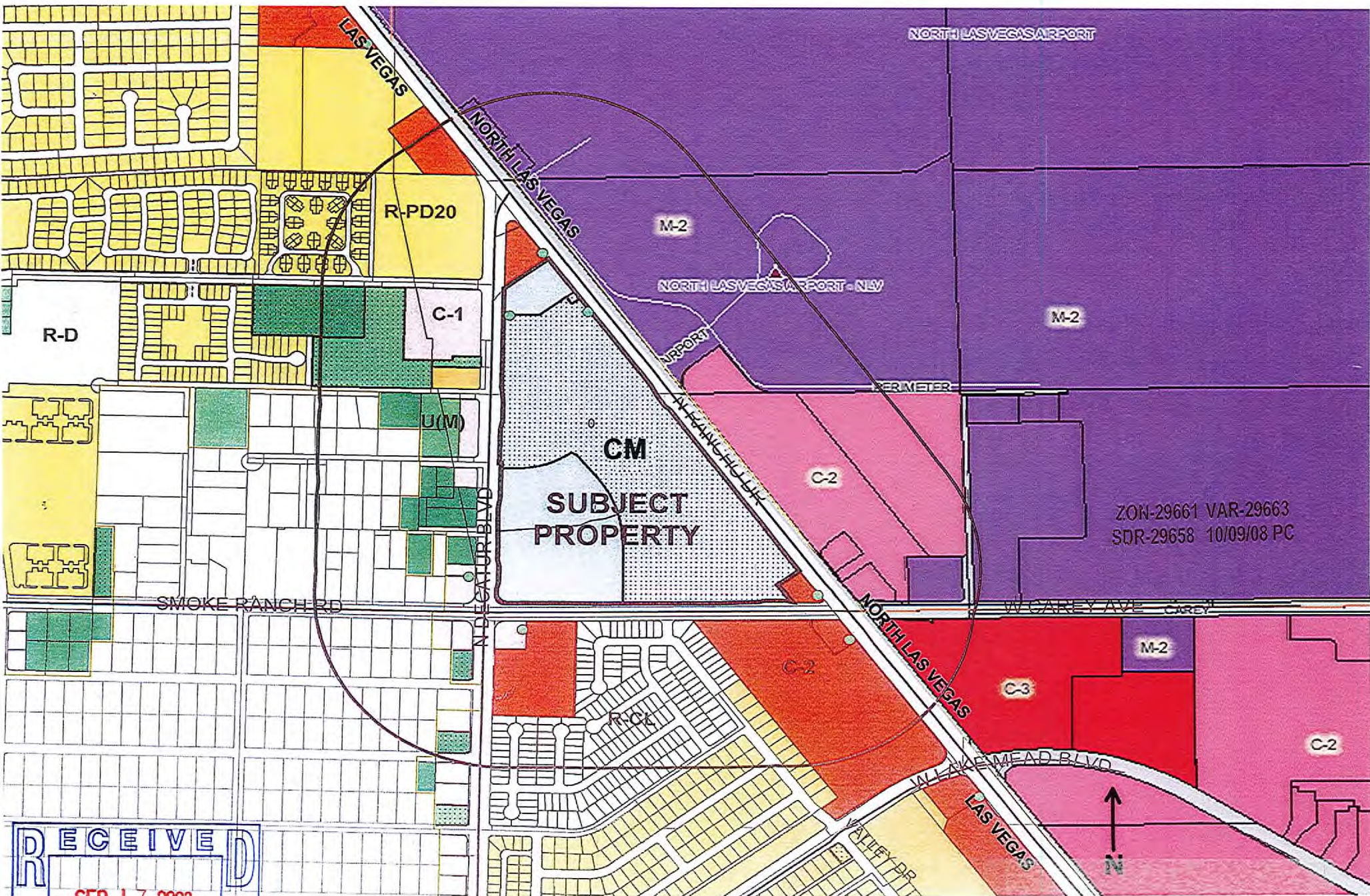
© The information contained herein was obtained from sources believed to be reliable. However, Sandberg Salem Design Group makes no guarantee, warranty, or representation as to the accuracy or completeness of any information herein. Sandberg Salem Design Group may, without notice, modify or change any information or change any technical details at any time.



OCTOBER 3, 2008



**ZON-29661, VAR-29663,
 VAR-29958, SDR-29658
 REVISED 10/23/08 PC**



ZON-29661 VAR-29663
SDR-29658 10/09/08 PC

RECEIVED
SEP 17 2008
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

ZON-29661
10/09/08 PC - REVISED