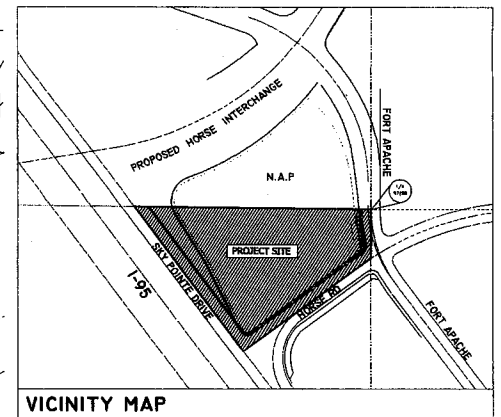
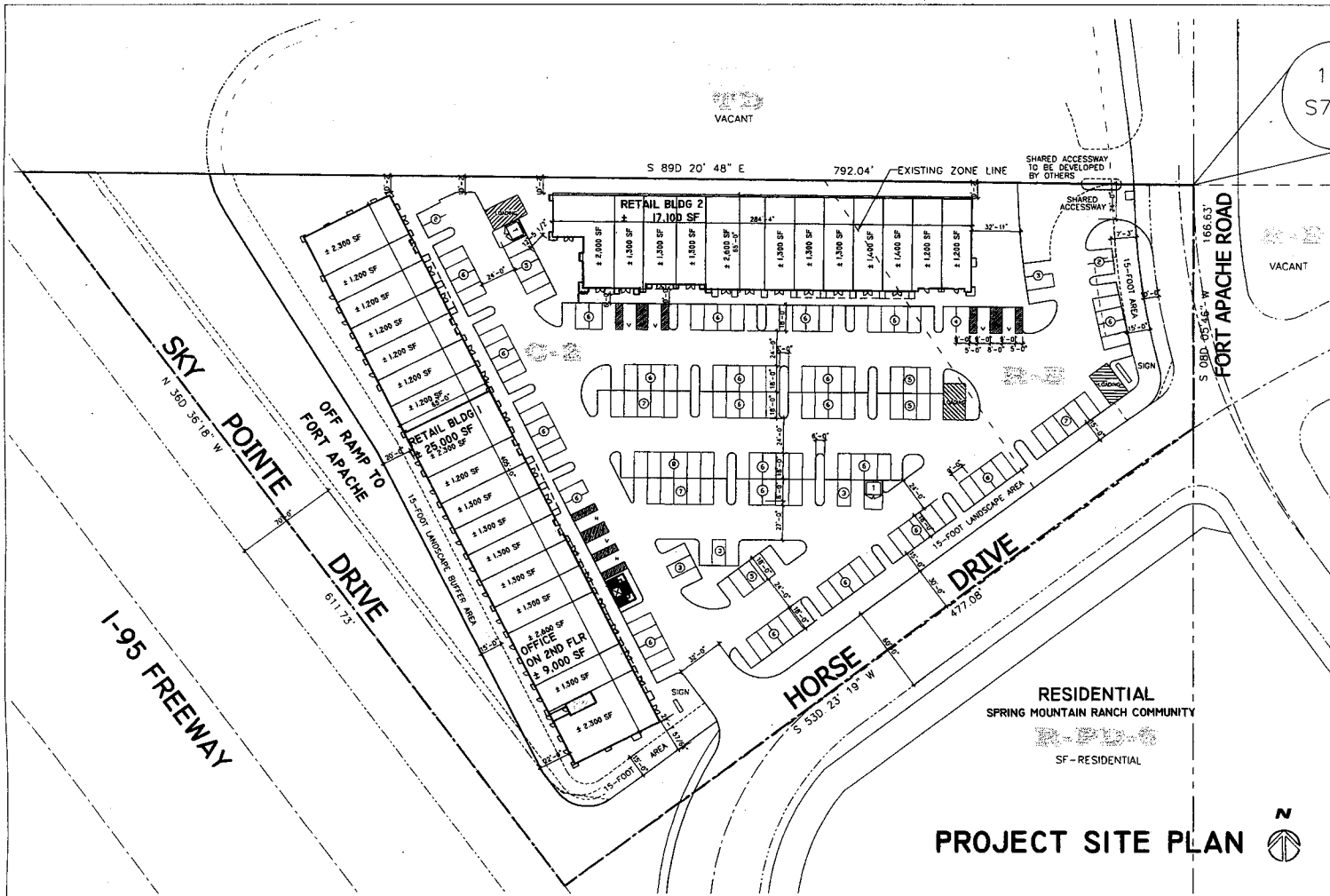




PROJECT DATA:

GROSS SITE AREA:	±5.23 AC
NET SITE AREA:	±3.88 AC
EXISTING ZONING:	C-2 & R-E
PROPOSED ZONING:	C-2
APN:	125-07-710-001
RETAIL BLDG 1:	±24,000 SF
RETAIL BLDG 2:	±17,100 SF
OFFICE ON 2ND FLR:	±9,000 SF
TOTAL BUILDING AREA:	±50,100 SF

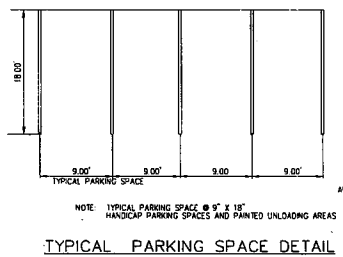
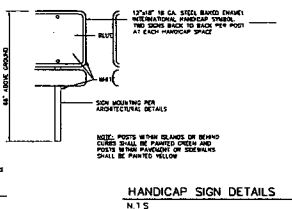
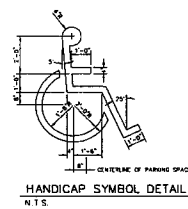
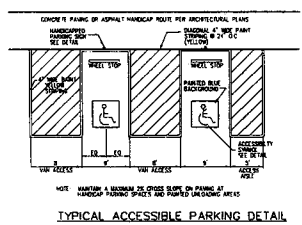
FLOOR TO AREA RATIO: 22.6%
COVERAGE: 18.6%

PARKING ANALYSIS:

TOTAL REQUIRED (4/1000SF):	201 SPACES
----------------------------	------------

PARKING ON GRADE: ±194 SPACES
HANDICAP PARKING: ±7 SPACES
TOTAL PROVIDED: ± 201 SPACES

PROJECT SITE PLAN



SPRING MOUNTAIN RETAIL / OFFICE
at US-95 & Fort Apache
 LAS VEGAS, NV

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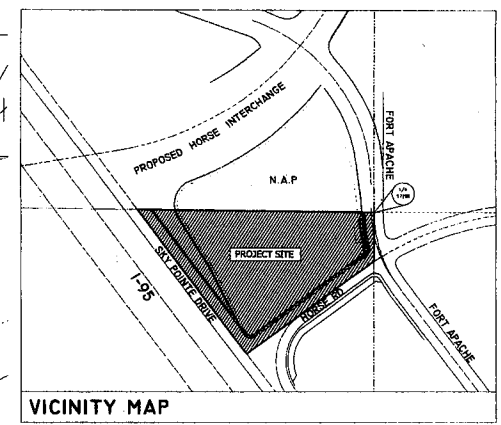
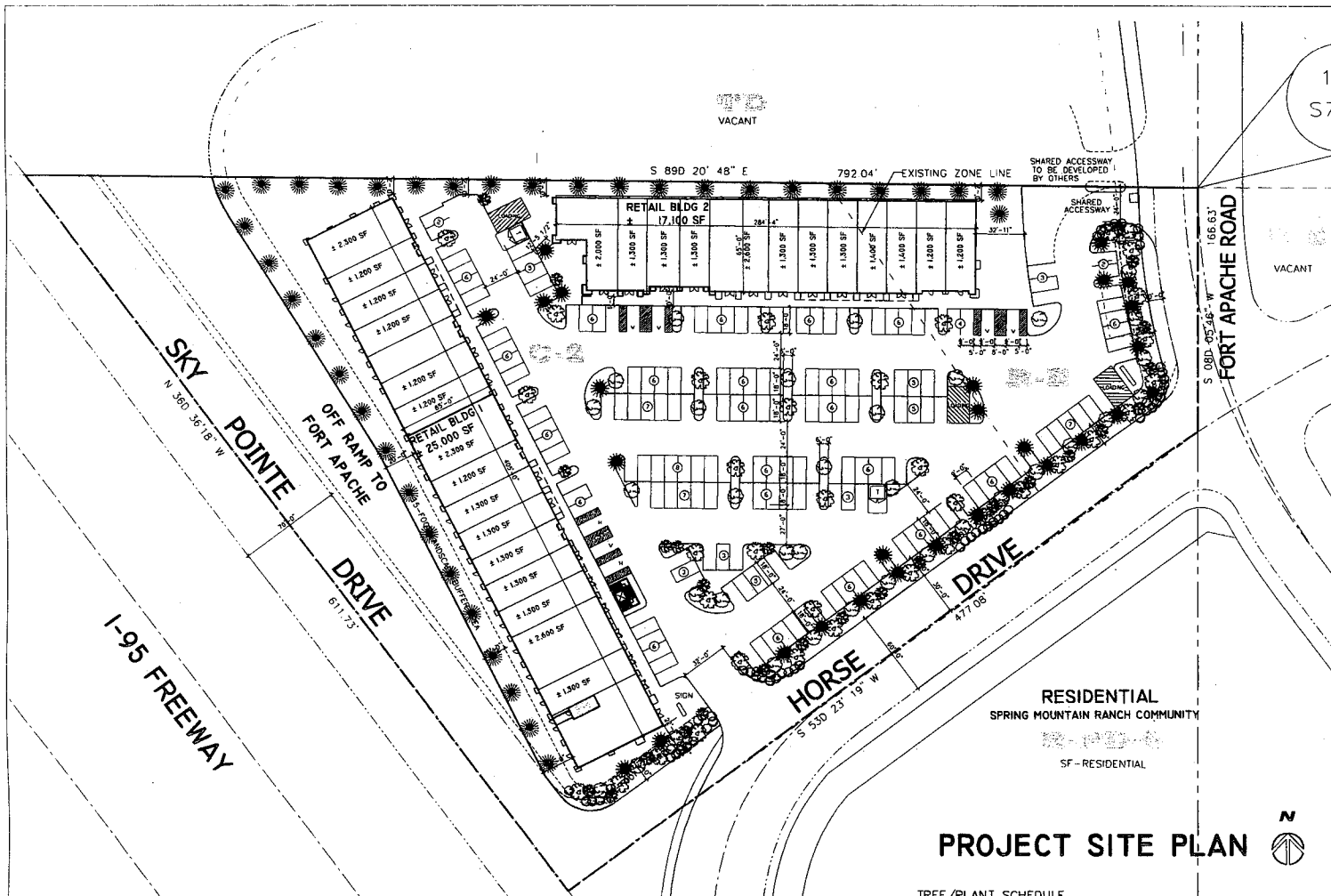
YIHONG LIU + ASSOCIATES
 ARCHITECTURE PLANNING INTERIOR
 www.yihongliu.com
 8000 corner rock rd
 Las Vegas, NV 89139
 (702) 331-0000
 (702) 331-0000 fax

0 30' 60'
 SCALE: 1" = 30' 0"

Site Development Plan - Sheet 1 of 2

Submitted after final agenda

Date 1-22-09 Item 35



PROJECT DATA:

GROSS SITE AREA:	±5.23 AC
NET SITE AREA:	±3.88 AC
EXISTING ZONING:	C-2 & R-E
PROPOSED ZONING:	C-2
APN:	125-07-710-001
RETAIL BLDG 1:	±24,000 SF
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OFFICE ON 2ND FLR:	±9,000 SF
TOTAL BUILDING AREA:	±50,100 SF

FLOOR TO AREA RATIO:	22.6%
COVERAGE:	18.6%

PARKING ANALYSIS:

TOTAL REQUIRED (4/1000SF):	201 SPACES
-----------------------------------	-------------------

PARKING ON GRADE:	±194 SPACES
HANDICAP PARKING:	±7 SPACES
TOTAL PROVIDED:	± 201 SPACES

PROJECT SITE PLAN



TREE/PLANT SCHEDULE

SYM	QTY	SIZE	SPACING	NAME
☼	36	24" BOX	30' O.C.	MODESTO ASH
☼	35	24" BOX	20' O.C.	MONDEL PINE
☼	36	24" BOX	20' O.C.	DATE PALM
☼	27	13 GALLON	VARIES	PHOTNIA
☼	60	15 GALLON	VARIES	FLOWERING PLUM
☼	26	GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES

- Landscape shall conform to requirements of Title 19 (City of Las Vegas)
- Ground cover shall be designed to cover more than 50% of the landscaped area.
- The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
- The number and types of plant may vary from the conceptual plan.
- The Applicant reserves the right to modify the plant schedule on this plan, if required.

- NOTE:**
- ☐ DENOTES TRASH ENCLOSURE PER CITY STANDARDS
 - DENOTES PROPERTY LINE
 - H DENOTES HANDICAPPED PARKING STALLS
9'X18' WITH 5' LOADING
 - V DENOTES VAN PARKING STALLS
9'X18' WITH 8' LOADING
 - C DENOTES COMPACT PARKING STALLS 8'X18'
 - LOADING DENOTES 5'X25' LOADING SPACE

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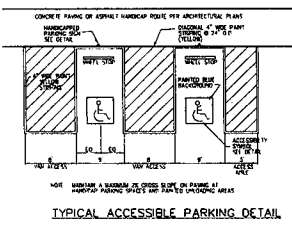
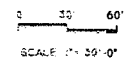
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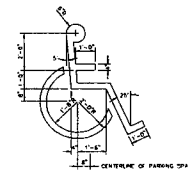
6000 crown rock rd
Las Vegas, NV 89130
(702) 371-8818

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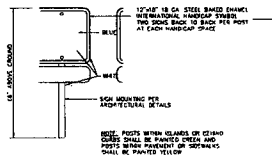
AUG 06 2008



TYPICAL ACCESSIBLE PARKING DETAIL



HANDICAP SYMBOL DETAIL
N.T.S.



HANDICAP SIGN DETAILS
N.T.S.

SPRING MOUNTAIN RETAIL / OFFICE at US-95 & Fort Apache

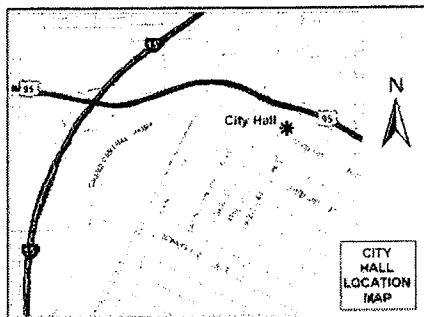
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Conceptual Landscape Plan - Sheet 2 of 2

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MONTANEZ GEORGE
229 S 4TH AVE
COVINA CA 91723-2569

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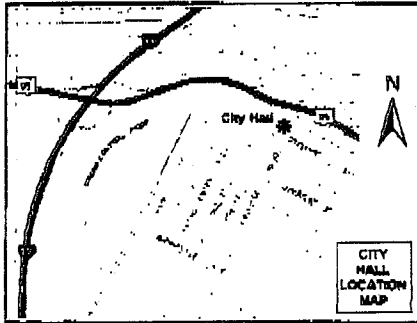


Completed after the agency

1-22-09 3535P

City of Las Vegas
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 Development Services Center
 731 S. Fourth Street
 Las Vegas, Nevada 89101-2986

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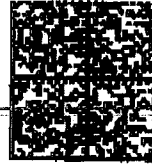
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Planning Commission Meeting of 1/22/2009

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 SCHWARTZ TODD H
 9112 WATERMELON SEED AVE
 LAS VEGAS NV 89143-6410

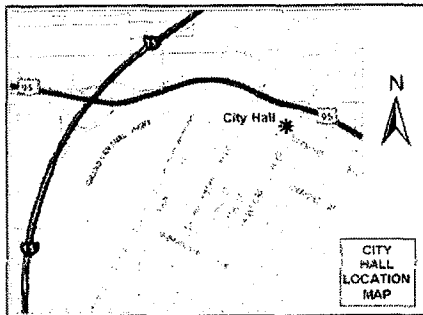
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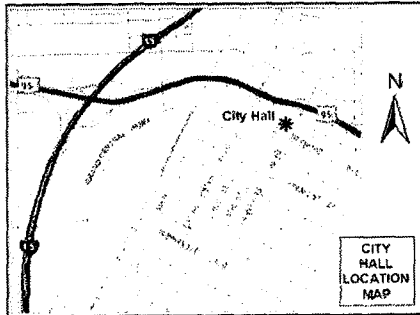
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9109 LITTLE HORSE AVE
LAS VEGAS NV 89143-5425

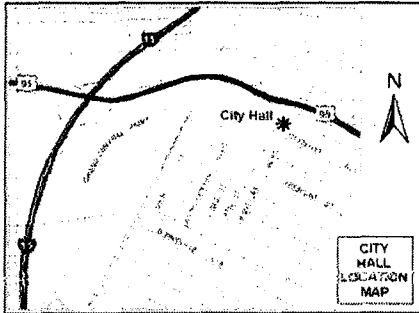
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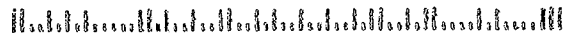


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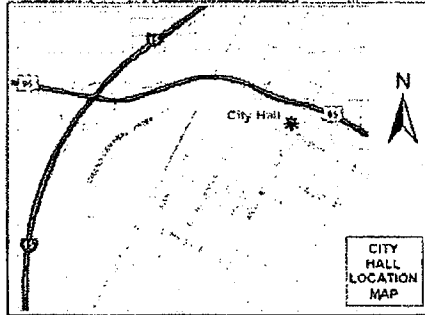
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9105 PICKET FENCE AVE
LAS VEGAS NV 89143-5428

KAVDS11 59143



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Development Services Center
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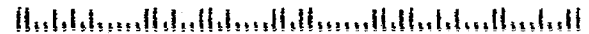
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