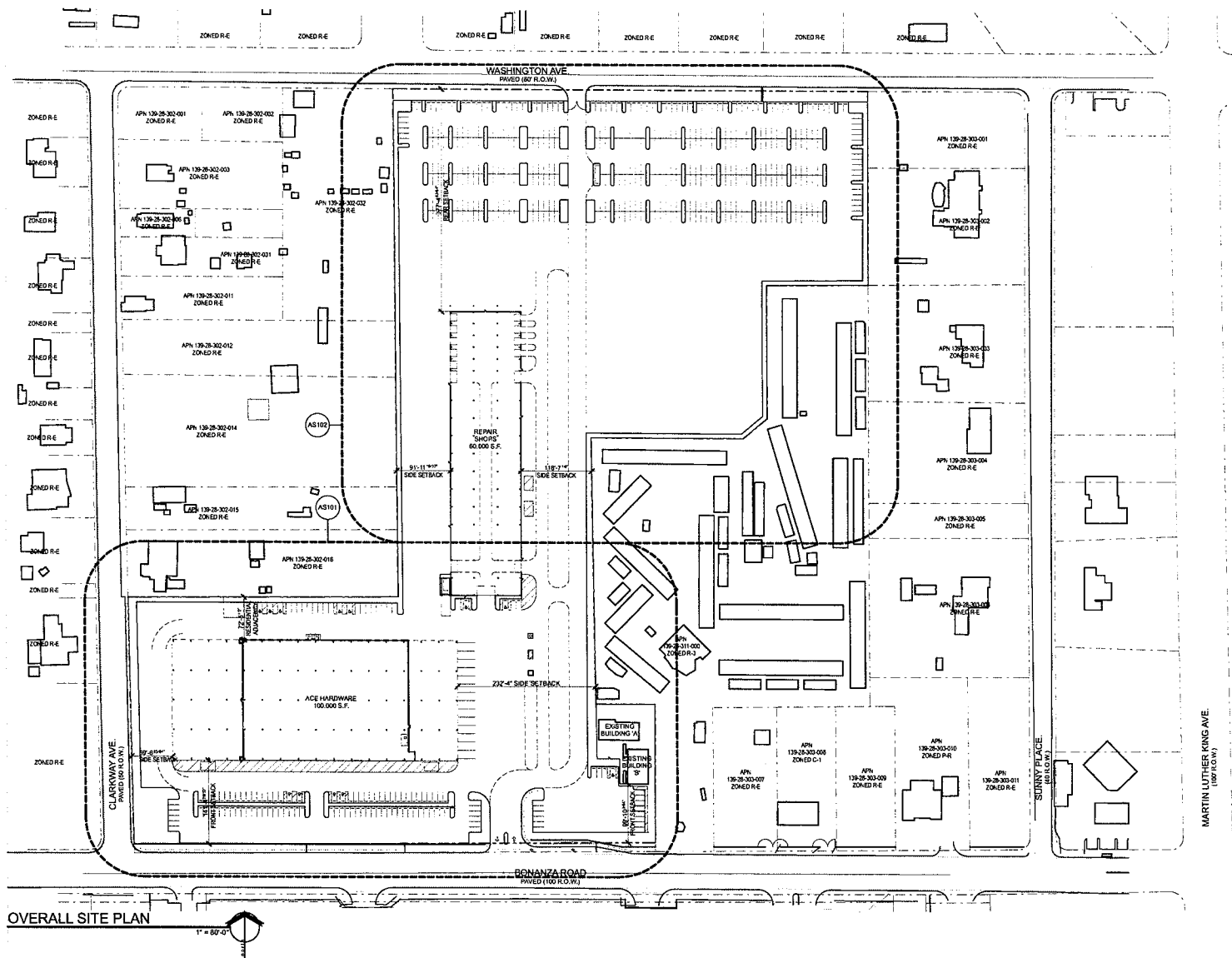


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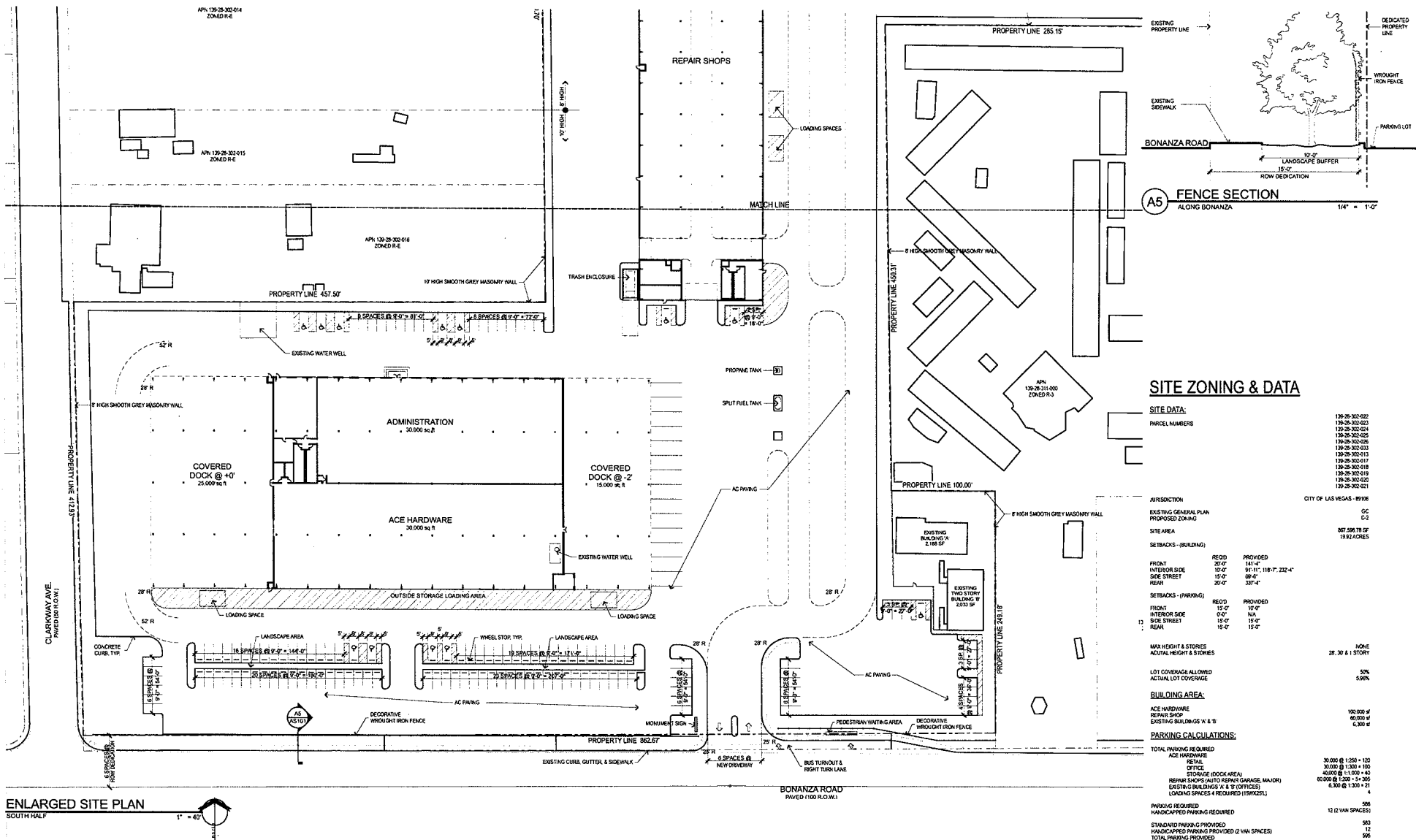
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OVERALL SITE
PLAN

AS100

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SITE ZONING & DATA

SITE DATA:

PARCEL NUMBERS

136-28-302-022
136-28-302-023
136-28-302-024
136-28-302-025
136-28-302-026
136-28-302-027
136-28-302-028
136-28-302-029
136-28-302-030
136-28-302-031

JURISDICTION

CITY OF LAS VEGAS - 89106

EXISTING GENERAL PLAN

CC

PROPOSED ZONING

C-2

SITE AREA

867,568 SQ FT
19.92 ACRES

SETBACKS - (BUILDING)

REAR	PROVIDED
141'-4"	141'-4"
91'-11"	91'-11"
118'-7"	118'-7"
232'-4"	232'-4"

SETBACKS - (PARKING)

REAR	PROVIDED
10'-0"	10'-0"
15'-0"	15'-0"
15'-0"	15'-0"

MAX HEIGHT & STORES

NONE

ACTUAL HEIGHT & STORES

28, 30 & 1 STORY

LOT COVERAGE ALLOWED

50%

ACTUAL LOT COVERAGE

5.98%

BUILDING AREA

ACE HARDWARE 100,000 sq ft
REPAIR SHOP 60,000 sq ft
EXISTING BUILDINGS 'A' & 'B' 6,300 sq ft

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED

ACE HARDWARE 30,000 @ 1,250 = 120
REPAIR SHOP 60,000 @ 1,250 = 120
OFFICE 60,000 @ 1,250 = 120
STORAGE (DOCK AREA) 60,000 @ 1,250 = 120
REPAIR SHOPS (AUTO REPAIR GARAGE, MAJOR) 60,000 @ 1,250 = 120
EXISTING BUILDINGS 'A' & 'B' (OFFICES) 6,300 @ 1,300 = 121
LOADING SPACES 4 REQUIRED (159VCS1)

PARKING REQUIRED

12 (2 VAN SPACES)

STANDARD PARKING PROVIDED

883

HANDICAPPED PARKING PROVIDED (2 VAN SPACES)

12

TOTAL PARKING PROVIDED

895

ENLARGED SITE PLAN

SOUTH HALF

1" = 40'

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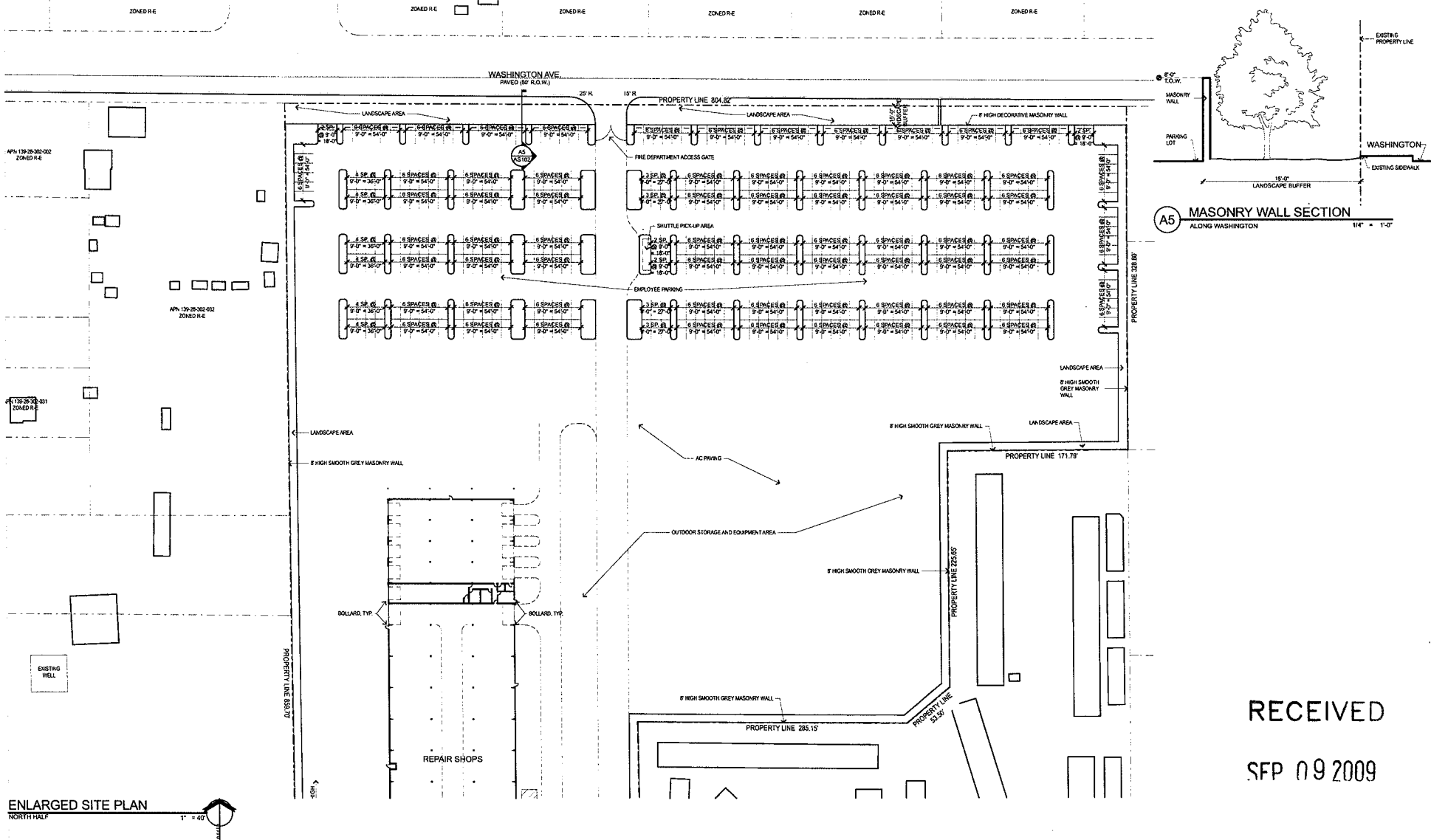
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ASI01

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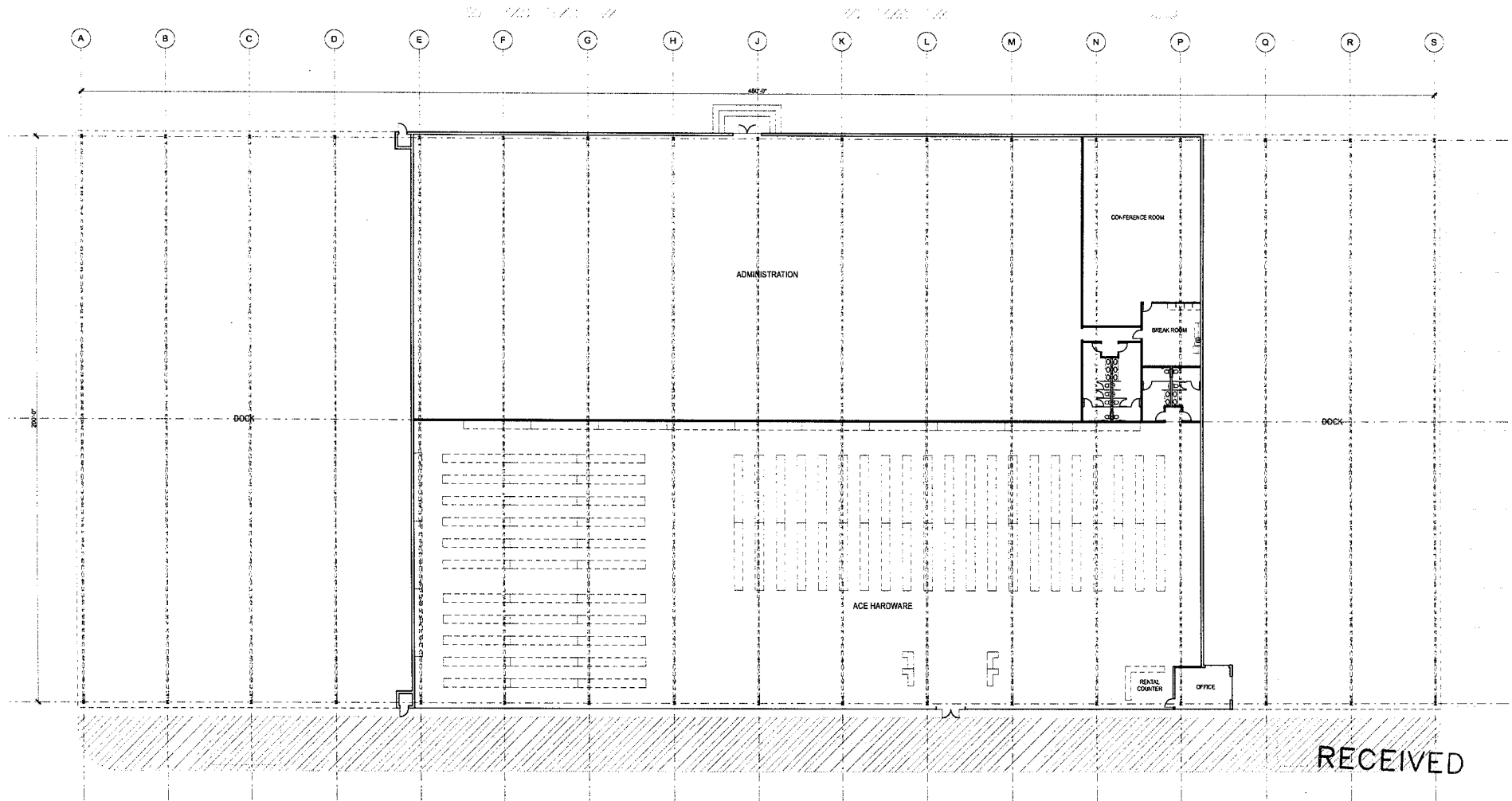
ENLARGED SITE
PLAN

AS102

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FLOOR PLAN
1/16" = 1'-0"

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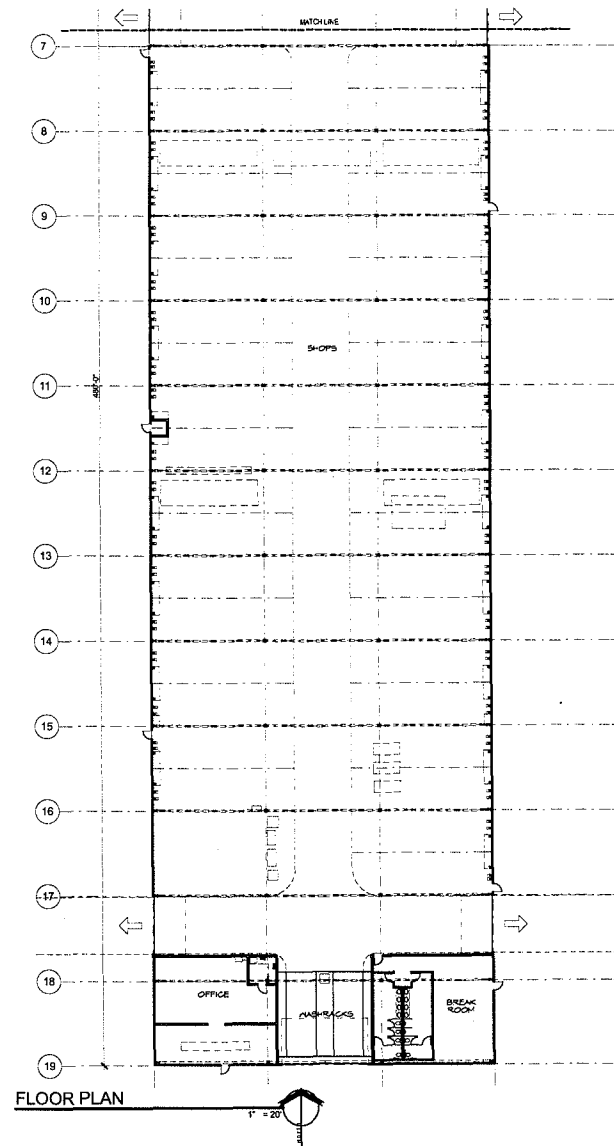
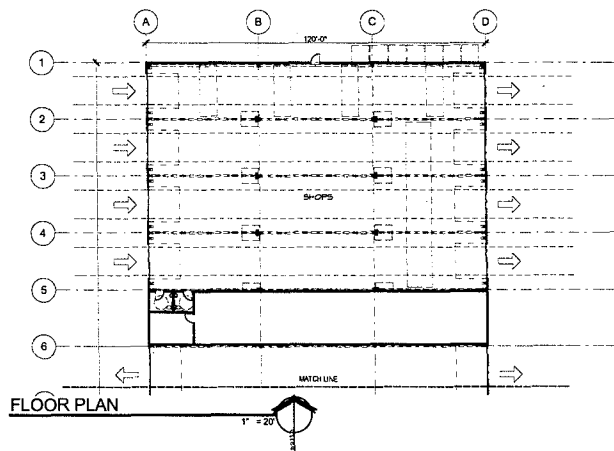
ACE HARDWARE
FLOOR PLAN

A100

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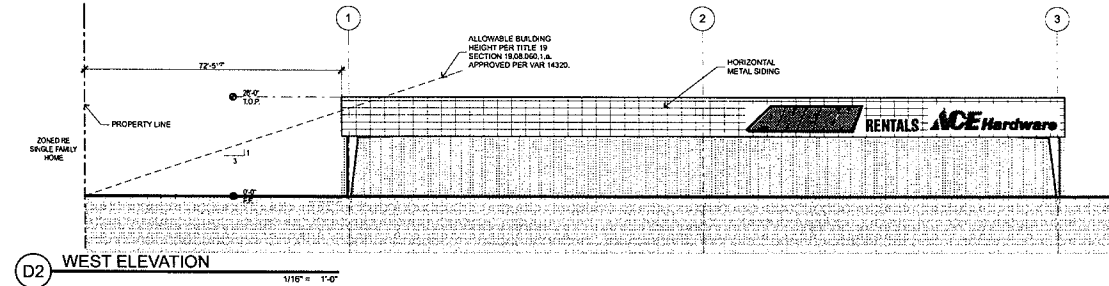
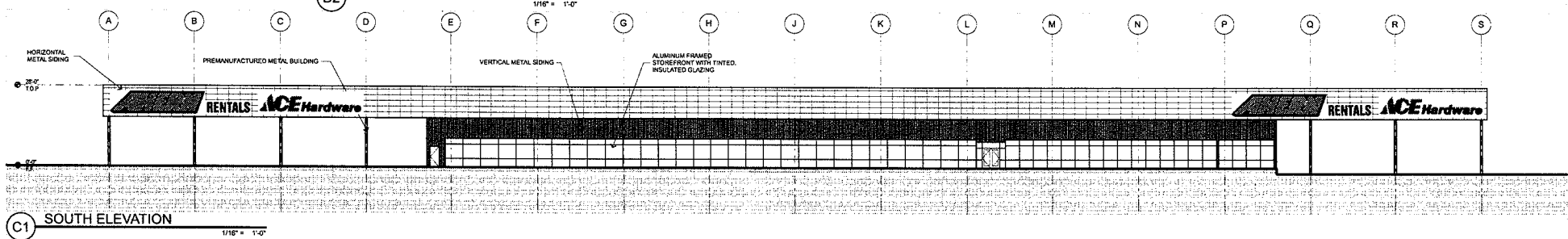
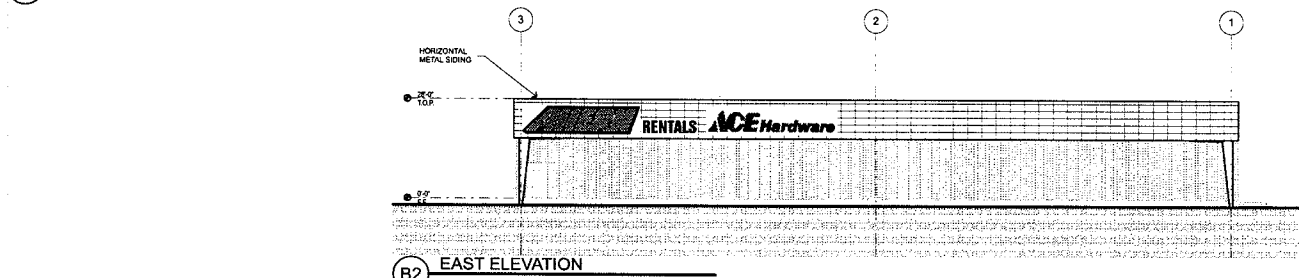
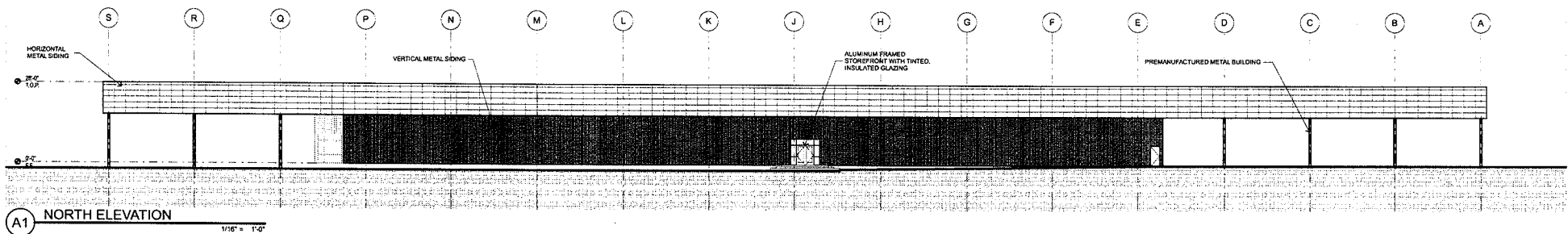
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**SHOPS FLOOR
 PLAN**

A101

06/15/11 Ahern Ace - Bonanza



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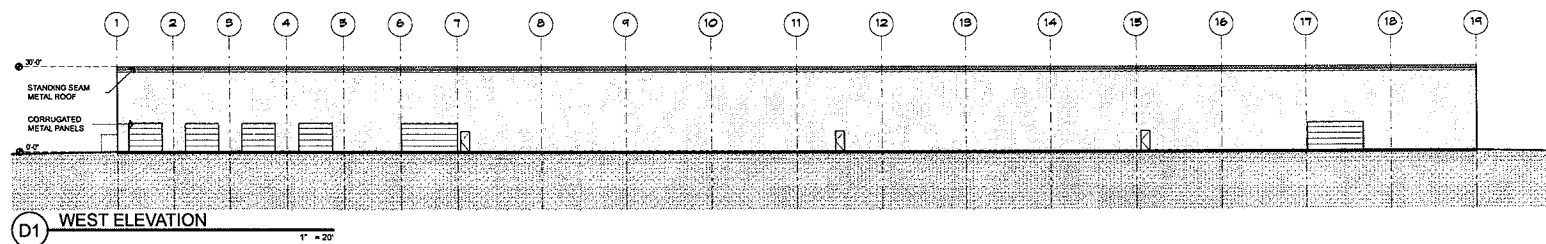
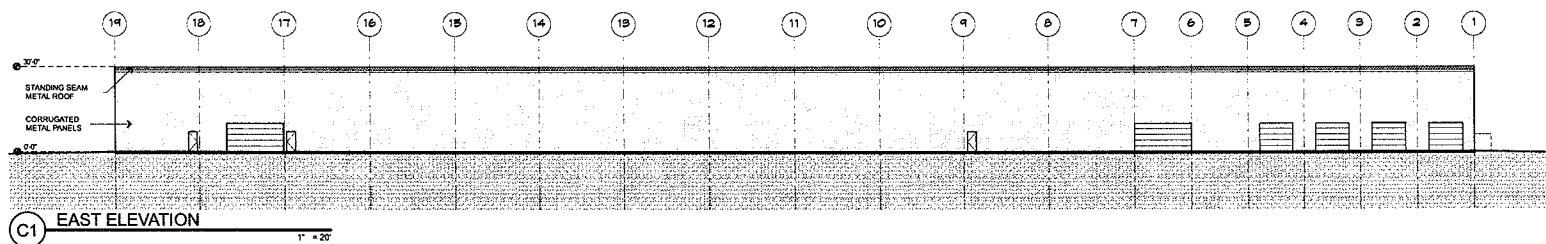
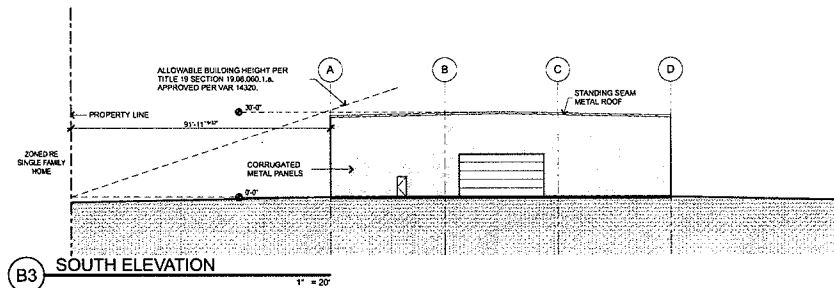
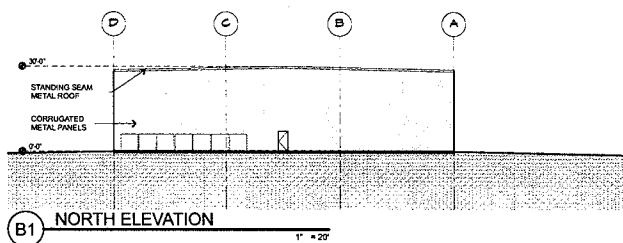
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ACE HARDWARE
BUILDING
ELEVATIONS
A200

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SHOPS BUILDING
ELEVATIONS

A201

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