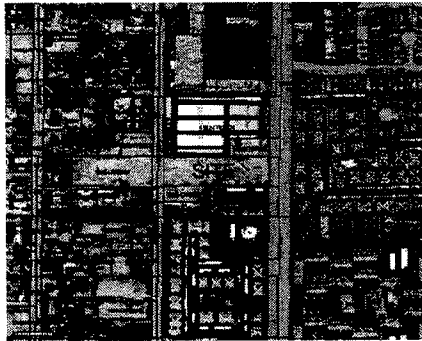
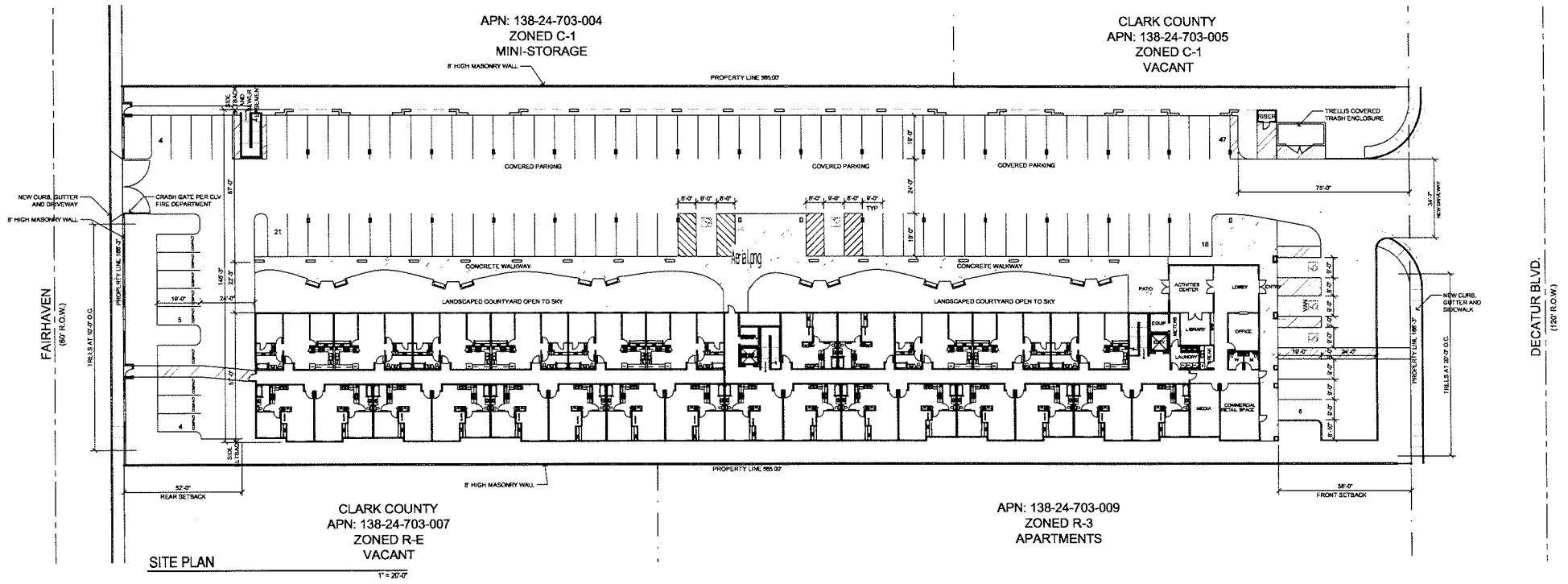
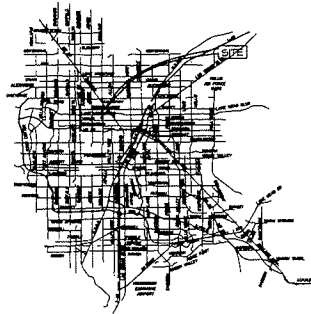




LOCATION MAP



VICINITY MAP

Site Zoning & Data

SITE DATA

PARCEL NUMBER	138-24-703-008
JURISDICTION	CITY OF LAS VEGAS, NV 89108
EXISTING ZONING	C-1
SITE AREA	94,000 NSF 2.18 ACRES
SETBACKS: (BUILDING)	
FRONT	20'-0"
INTERIOR SIDE	20'-0"
REAR	20'-0"
MAX HEIGHT	N/A
ACTUAL HEIGHT	44'
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	69%
BUILDING AREA	
BUILDING AREA:	456 S.F.
COMMERCIAL	140,828 S.F.
RESIDENTIAL	30,521 S.F.
PARKING	171,304 S.F.
TOTAL	

Site Zoning & Data

UNITS

STUDIO UNITS	2
1 BEDROOM UNITS	80
2 BEDROOM UNITS	53
TOTAL UNITS	145
F.A.R.	1.8
DENSITY	87.1

PARKING COUNTS

BUILDING AREA	REQUIRED PARKING
UNITS	145 UNITS X .75 = 109 SPACES
COMMERCIAL SPACE 456 S.F.	3 SPACES
TOTAL REQUIRED	112 SPACES
HANDICAP PARKING PROVIDED	5
STANDARD SPACES PROVIDED	97
COMPACT SPACES PROVIDED	0 (0.0%)
TOTAL PROVIDED	102 (9.25% VARIANCE)

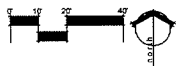
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VAR-33015 SDR-32638
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SITE PLAN AND
FIRST FLOOR PLAN
AS100

09.095 Decatur Senior Apartments



FAIRHAVEN
(80' ROW)

TRUSSEAT 192' O.C.

APN: 138-24-703-004
ZONED C-1
MINI-STORAGE

CLARK COUNTY
APN: 138-24-703-005
ZONED C-1
VACANT

CLARK COUNTY
APN: 138-24-703-007
ZONED R-E
VACANT

APN: 138-24-703-009
ZONED R-3
APARTMENTS

LANDSCAPE PLAN

1" = 20'-0"

PLANT LEGEND

SYMBOL	PLANT COMMON NAME	PLANT BOTANICAL NAME	SIZE	SPREAD	HEIGHT
	AFRICAN RAINIER	RUBUS LANCEA	24" dia	25 feet	
	ACACIA MULA	ACACIA MULA	24" dia	18 feet	
	RED YUCCA	HEMPHILLIA PARVIFLORA	6 gal	6 feet	3 feet
	DESERT SHRUB	DARTMOUTH WHEEDER	6 gal	3 feet	6 feet
	TEXAS RAMBLER	LEUCOPHYLLUM FRUTICOSUM	6 gal	6 feet	6 feet
	DESERT WILLOW	CHALCIPEDS LINEARIS	24" dia	20 feet	20 feet

PLANT LEGEND

SYMBOL	PLANT COMMON NAME	PLANT BOTANICAL NAME	SIZE	SPREAD	HEIGHT
	AUTUMN BANE	SAULIA OPRESSA	6 gal	3 feet	2 feet
	DIANTHUS	DIANTHUS MEXICANUS	6 gal	3 feet	3 feet
	SILVER DOLLAR	DALEA BICOLOR	6 gal	4 feet	
	DALEA	DALEA CARTAGI	6 gal	4 feet	
	MEXICAN PINE	PIRUS ELONGATA	24" dia	10 feet	
	AGAVE	AGAVE AMERICANA	6 gal	4 feet	
	LANTANA	LANTANA HYBRID	6 gal	6 feet	
	MEXICAN PRIMROSE (PINK)	DOONTHIA BERLANDIER	6 gal	6 feet	

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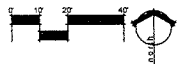
DECATUR BLVD.
(120' ROW)

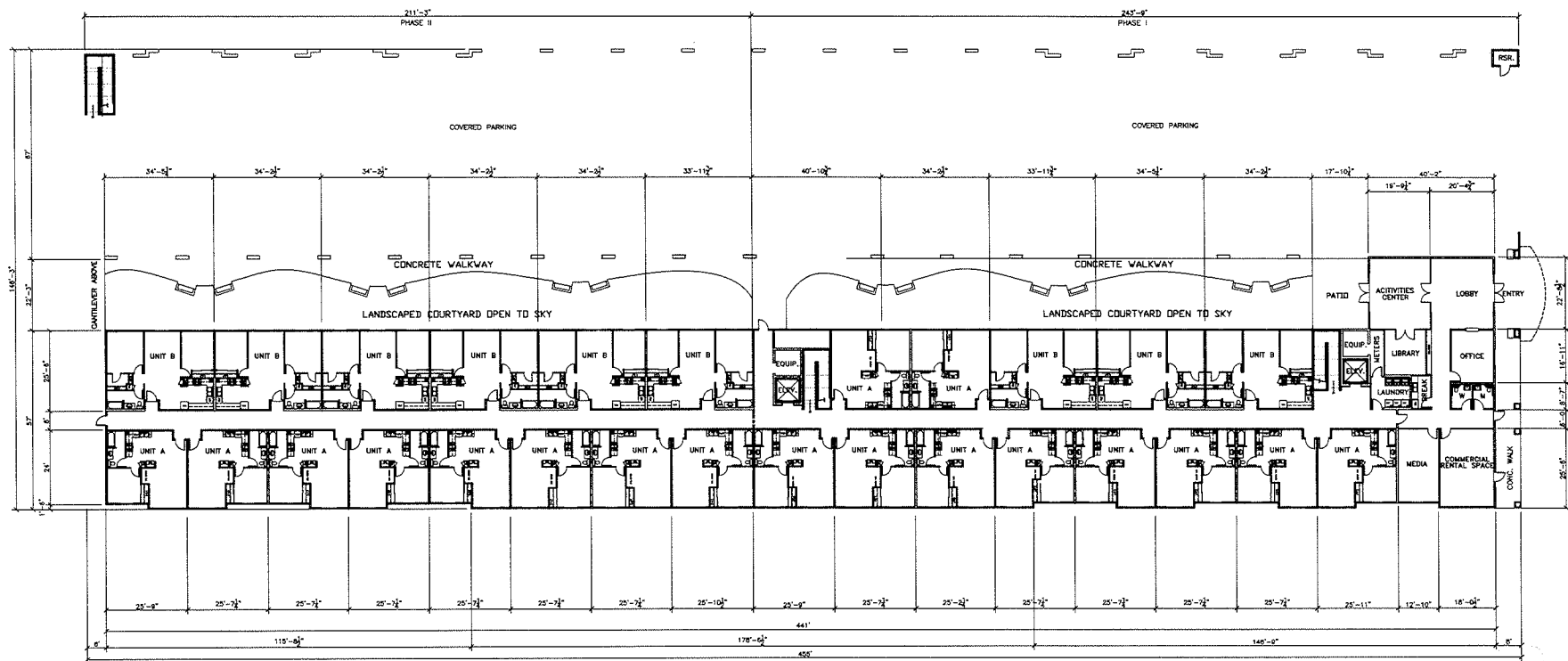
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LANDSCAPE PLAN
L100

09.095 Decatur Senior Apartments

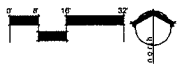


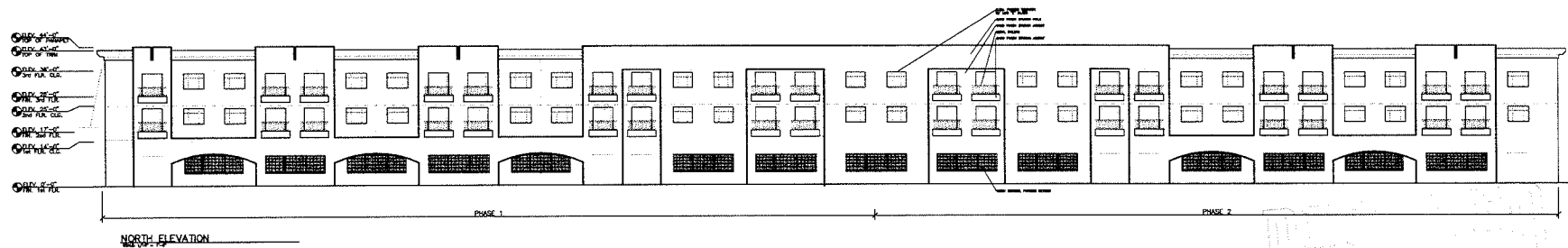
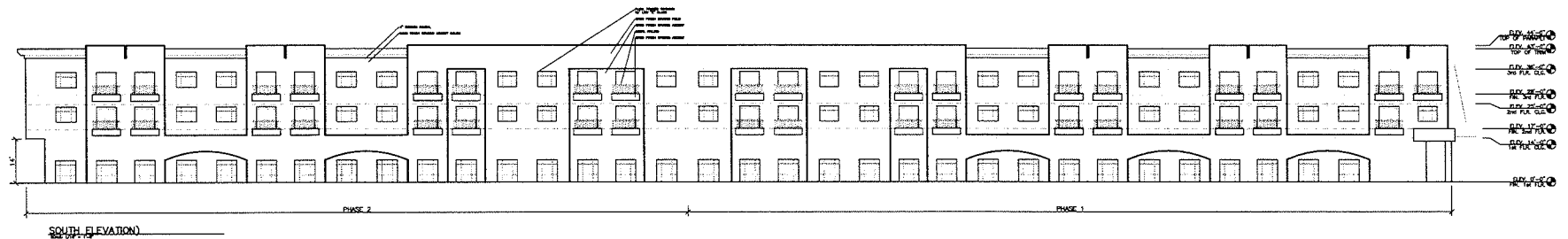
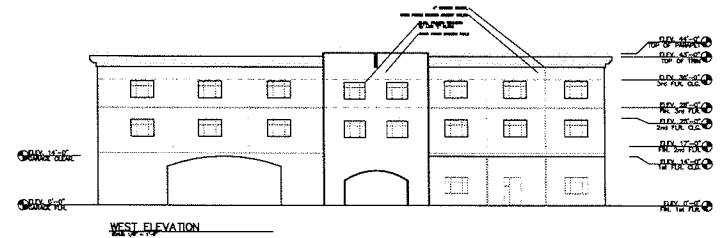
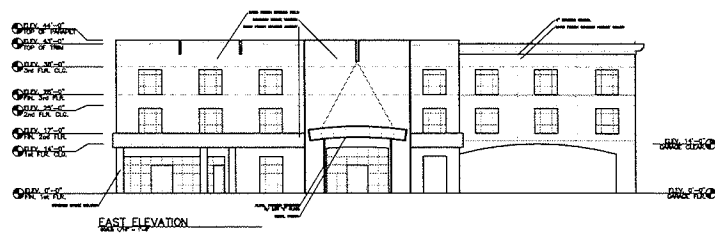


FIRST FLOOR PLAN

1/16" = 1'-0"

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ELEVATIONS
A200

