SITE INFORMATION

ZONING - City of Las Vegas

APN: 139-27-[illegible]
ZONING: Apartment Residential District (R-5)
AREA (Approximate): Gross 4.93 acres

BUILDINGS:
Buildings: 5 Multi-Family & 1 Rec. Center
Units: 144

HEIGHT:
Minimum Allowed: 30'-0"
Provided: Gabled Roof 32'-6 3/4" Avg
Parapet 35'-0"

DENSITY: 29.20 units/acre

TYPE - A DWELLING UNITS
Required: 5% of 144 = 7
Provided: 8

SETBACKS:
Front: 10'
Rear: 20'
Side: 5'
Bldg - Bldg: 18' MIN

REQUIRED OPEN SPACE:
144 units x 100 s.f. = 0.33 acres

PARKING REQUIREMENTS:
Garden Parking:
1Bedrooms: 36x1.25 = 230
2Bedrooms: 48x1.75 = 84
Guest Parking: 1 per 6 units = 24
TOTAL S: 228

PARKING PROVIDED:
Underground Parking: 28
Covered Parking: 144
TOTAL S: 172 (VARIANCE REQ.)

PARKING RATIO: 1.19 / unit

H.C. Parking Required
(1 per Type A Unit + Pre-Cashing) 9

Provided(STD Acc.) 6
Provided (Van Acc.) 3
Total H.C. Parking Provided 9

OPEN SPACE PROVIDED: 1.50 acres
Lot Coverage: 16.75 of Gross

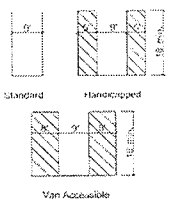
UNIT MATRIX

BLDG. #	BLDG TYPE	1 BD RM			2 BD RM			TOTAL
		Type A	Type B	Type C	Type A	Type B	Type C	
1	1	1	8	12	0	0	0	21
2	2	1	7	20	0	5	0	33
3	3	1	3	6	1	3	12	30
4	4	0	4	7	0	4	12	30
5	5	1	6	12	1	4	6	30
TOTAL S BUILDINGS		4	28	64	4	12	30	144
%		96			48			

REQUIRED ANSI TYPE A UNITS:
144 units x 5% = 8 units

LEGEND:

Typical Fire Turning Radius



Typical Parking Spaces

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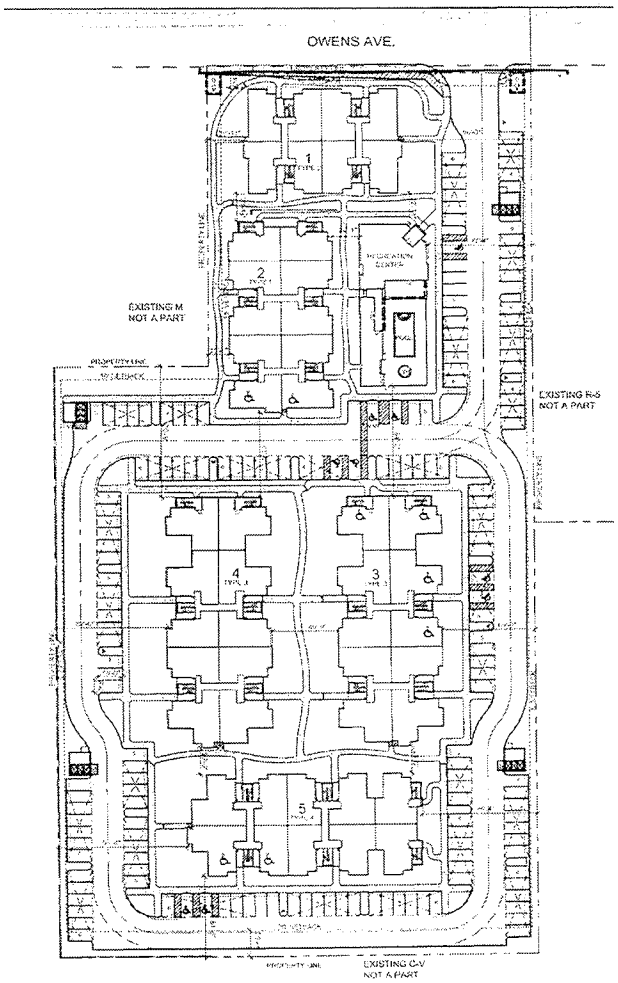
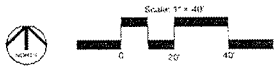
NOV 03 2009





Conceptual Site Plan

Project No. 908024 November 3rd, 2009

Nevada H.A.N.D.

Skyview Pines

Las Vegas, Nevada

Perlman

CITY COUNCIL APPROVED
SITE PLAN FOR
VAR-36577 & SDR-36576