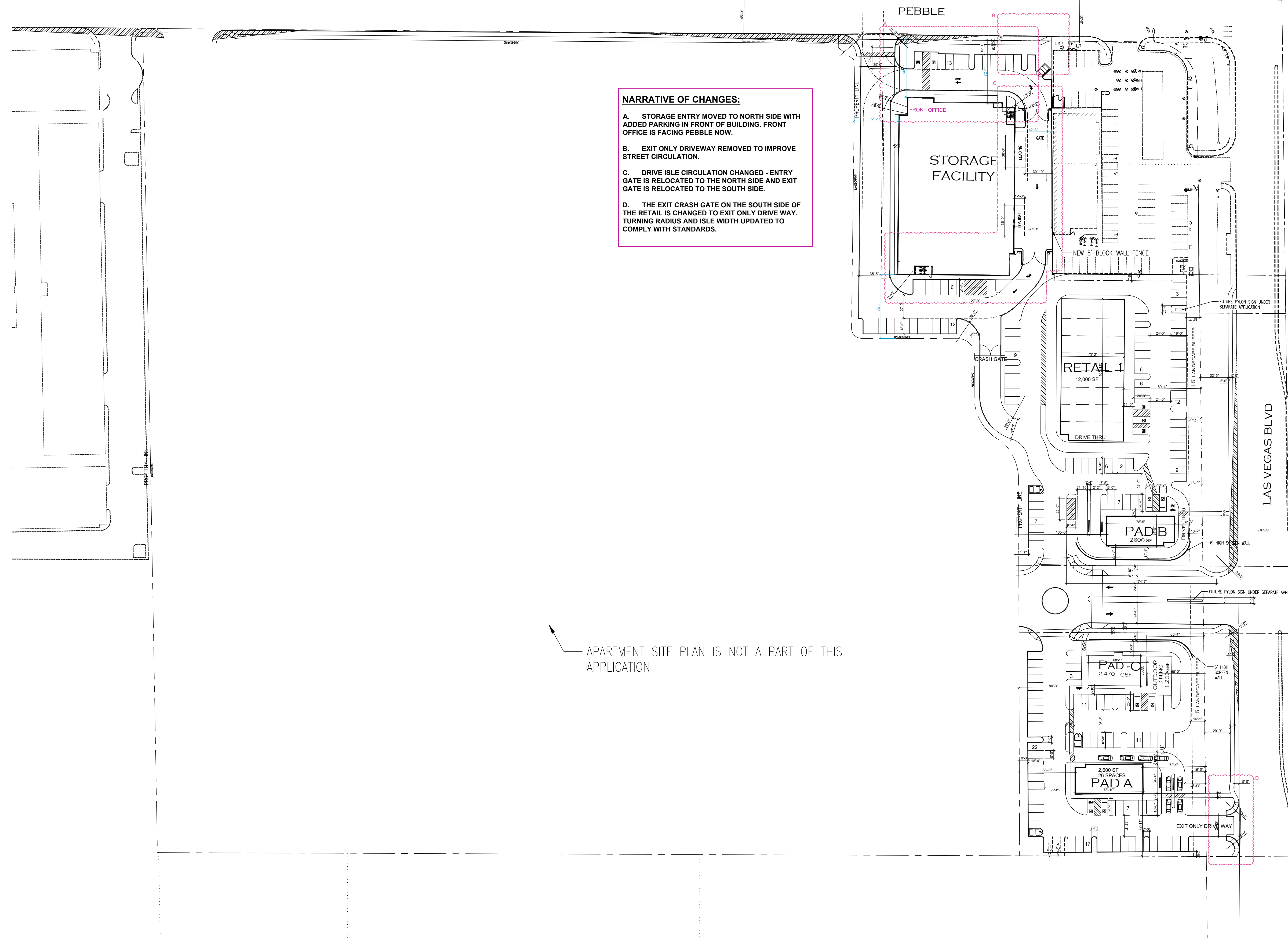


D

C

B

A



PROJECT DATA

APN:	17720501004 17720501024 17720501007 17720501008 17720501014 17720501015 17720501016
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COMMERCIAL

GROSS SITE:	5.28 AC
EXISTING ZONING:	H-1
PROPOSED ZONING:	H-1

BUILDING AREA	
PAD A :	±2,600 SF
PAD B :	±2,470 SF
PAD C :	±2,600 SF
RETAIL 1 :	±12,000 SF
STORAGE FACILITY:	±108,000 SF

OVER-ALL TOTAL BUILDING AREA ±127,670 SF

PARKING ANALYSIS

PARKING REQUIRED:	
RETAIL 1 (1/250 SF) :	48 SPACES
PADS (1/100 SF) :	77 SPACES
OUTDOOR DINING (1/250 SF) :	5 SPACES
STORAGE (7 SPACES) :	7 SPACES
TOTAL PARKING REQUIRED:	±137 SPACES
HANDICAP PARKING REQUIRED:	6 SPACES

PARKING PROVIDED:	
REGULAR ON GRADE PARKING :	±169 SPACES
(HANDICAP PARKING INCLUDED:	11 SPACES)

TOTAL PARKING PROVIDED: ±169 SPACES
TOTAL BIKE PARKING: 16 SPACES

LOADING ZONE 10'X 25' :	2 SPACES
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APARTMENT

GROSS SITE:	20.35 AC
EXISTING ZONING:	H-1
PROPOSED ZONING:	H-1

UNIT COUNT:	
1 BDRM	424
2 BDRM	376

TOTAL UNITS 800

PARKING REQUIRED:	
ONE BEDROOM UNITS (1.25/UNIT) :	530 SPACES
TWO BEDROOM UNITS (1.75/UNIT) :	376 SPACES
VISITORS (1 /5 UNITS) :	160 SPACES

TOTAL PARKING REQUIRED:	1,348 SPACES
HANDICAP PARKING REQUIRED:	24 SPACES

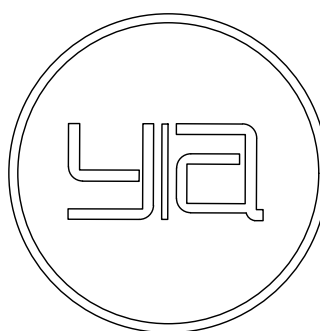
PARKING PROVIDED:	
REGULAR ON GRADE PARKING :	1,358 SPACES
(HANDICAP PARKING INCLUDED:	33 SPACES)

TOTAL PARKING PROVIDED: 1,358 SPACES

TOTAL BIKE PARKING REQUIRED:	20 SPACES
TOTAL BIKE PARKING PROVIDED:	21 SPACES

SITE BREAKDOWN - GROSS S.F. TO CENTER OF STREETS

APARTMENT SITE:	21.64 ACRES
MINI STORAGE SITE	1.35 ACRES
COMMERCIAL/RESTAURANT	4.77 ACRES



DESIGN ARCHITECT
YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
1669 HORIZON RIDGE PARKWAY
SUITE 120
HENDERSON, NV 89012
702-778-8711
702-946-0933 - FAX

LV BLVD & PEBBLE
Clark County, Nevada

AS101
SITE PLAN

03/14/2024

SCALE 1"=60'-0"

