



### Legend

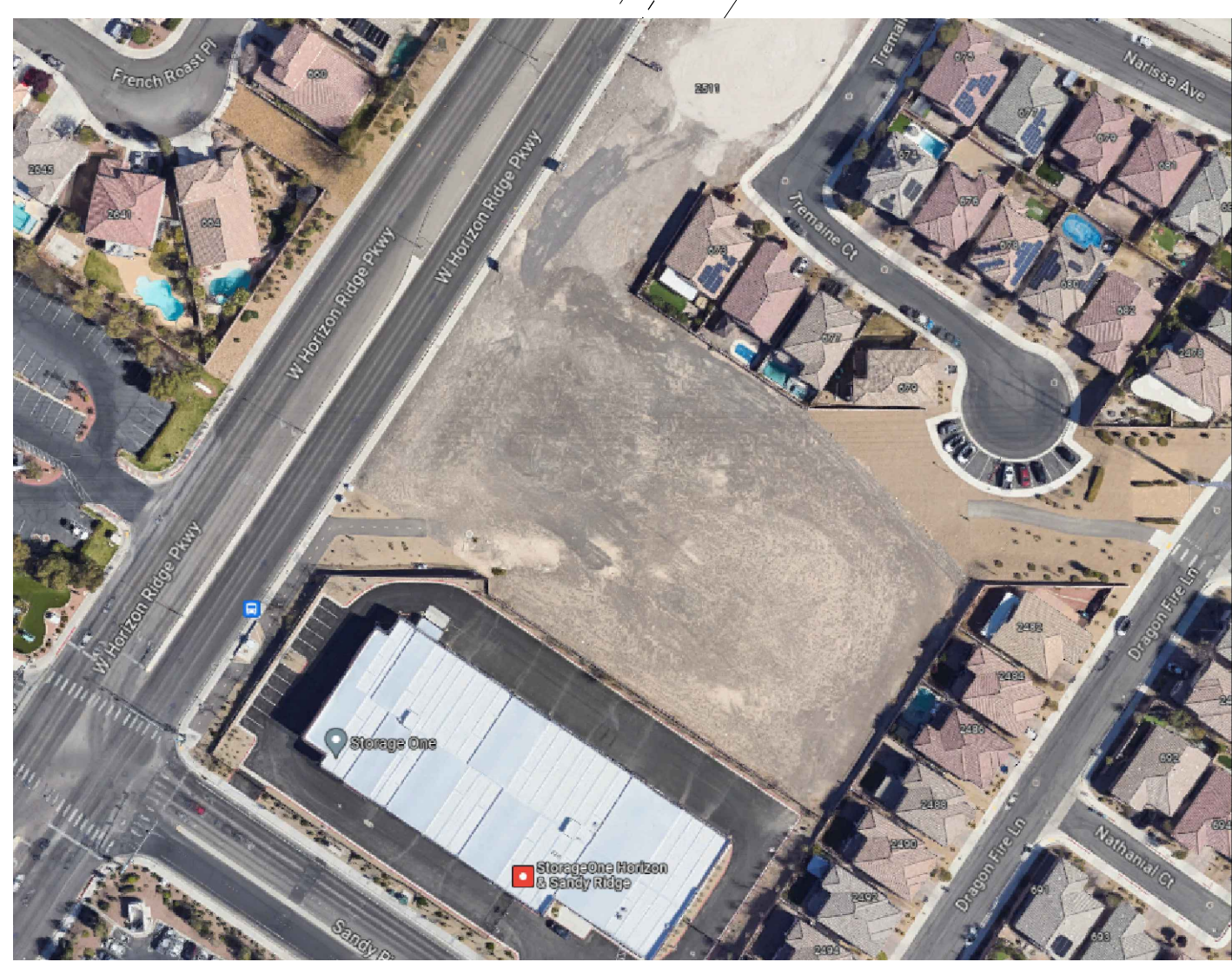
Owner . . . . . X N L MEDICAL SQUARE LLC  
 Site Area . . . . . 2.08 Acres (90,673 sf)  
 Parcel # . . . . . 178-30-302-021  
 Jurisdiction . . . . . HENDERSON 89052  
 Current Zoning . . . . . Neighborhood Commercial (CN)  
 Land Use . . . . . Incorporated Clark County (INCORP)

Building Area	
- Building A	6,000 SF
- Building B	12,500 SF
- Total	18,500 SF

Site Coverage 20 %

Setbacks Req'd	
Front	10'
Int. Side	10'
Cor. Side	10'
Rear	10'

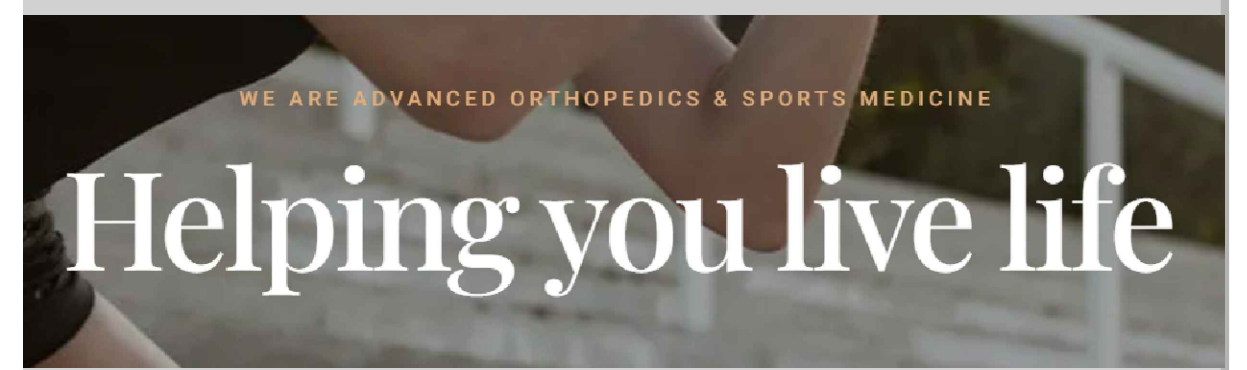
Parking  
 M.O.B. Required: 12,500 @ 1/300 = 42 spaces  
 Retail Required: 6,000 @ 1/175 = 35 spaces  
 = 77 spaces  
 Provided: = 88 spaces  
 Required Handicap Spaces = 4(included)



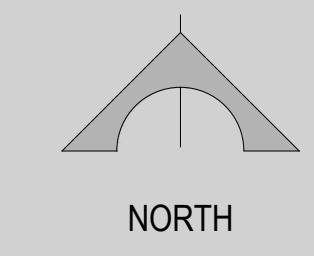
Vicinity Map

## Conceptual Site Plan

Horizon Ridge Office Park



Scale: 1"=30'-0"



Date: February 21, 2024

