SITE INFORMATION

ZONING - Clark County (Sunrise Manor)
APN: 161-05-115-010
Zone Change: CG to R-5 Multi-family
Master Plan Amendment: CM to EM

APN: 161-05-115-002
Zone Change: Commercial General

AREA

Net Area: (R-5)	122,619 sf	2.82 acres
Net Area: (CG)	16,552 sf	0.38 acres

OPEN SPACE
R-5 Standards 100 sf per Unit
Per 30.40-3 100*138=13,800 sf
18,300 sf (Provided)

Buildings

1 Bedroom	427 sf	114 units	48,678 sf
1 Bedroom	473 sf	12 units	5,676 sf
2 Bedroom	627 sf	12 units	7,524 sf
Total		138 Units	61,878 sf

Density: 50* 2.82=141 Units Allowed
138 Units Provided (48.9 DUA)

Restaurant (Drive-thru Only) 783 sf

Parking

		Units	Required	Provided
1 Bedroom	1.25 per unit	126	158	126
2 Bedroom	1.75 per unit	12	21	12
Visitor	1.00 per 5 units	12	28	13
Handicapped	151 to 200 (not included in total)		6*	7*
Drive-thru	10 per 1,000 sf	783 sf	8	25
Total			215	176

Bicycle Parking

Drive Thru	1	1
Apartments	4	14

** Parking stalls utilize 2-ft overhang provision allowed by Title 30, when less than 18-ft

BUILDING HEIGHT

	R-5	C-2
Allowed:	50'	35'
Provided:	46'	18'

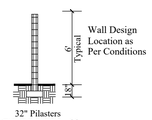
BUILDING COVERAGE

	R-5	C-2
Allowed:	NA	60%
Provided:	NA	4.7%

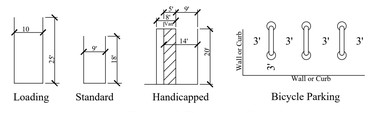
SETBACKS

	Multi-Family		Commerical	
	Required	Provided	Required	Provided
Front	10'	47'	10'	13'
Side	36'	56'	10'	18'
Rear	78'	115'	10'	137'

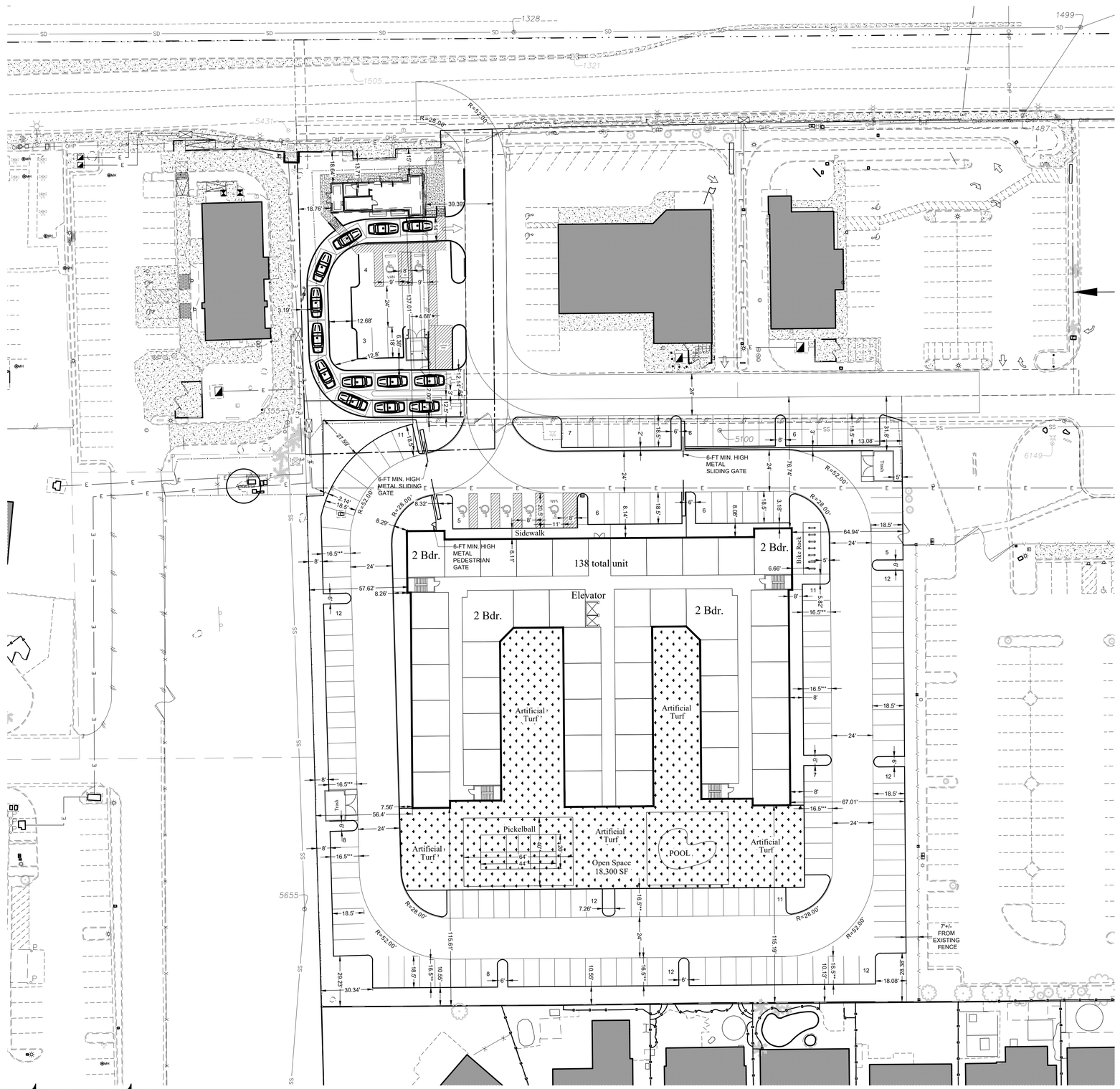
Vicinity Map



CMU Wall



Typical Parking Spaces



Charleston & Lamb Apartments

Charleston Blvd & Lamb Blvd., Clark County, Nevada

Site Plan - Scheme E

Scale: 1" = 30'

0 15 30

North

December 12, 2023