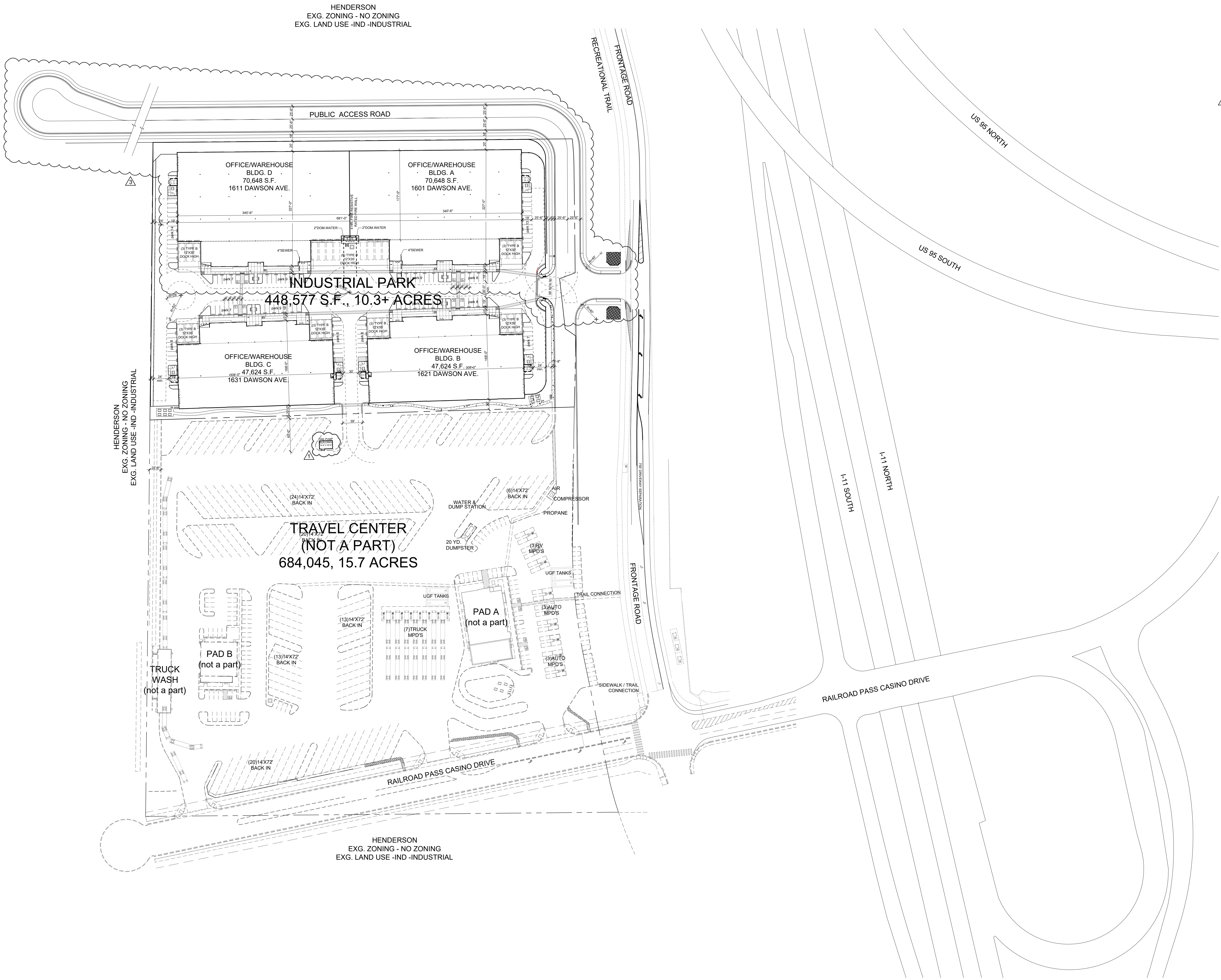




Project Data

APN #: A PORTION OF 189-11-110-003
EXISTING ZONING: IP
REQUIRED ZONING: BI
EXISTING LAND USE: BI
REQUIRED LAND USE: BI
SITE AREA: 448,577 S.F.
10.3 ACRES (NET)

BUILDING COVERAGE & FLOOR AREA RATIO: 50%

PARKING ANALYSIS

	AREA	FACTOR	PKG. REQ'D
BUILDING A & D			
OFFICE	6,000 S.F.		
WAREHOUSE	135,296 S.F.		
SUBTOTAL	141,296 S.F.		

BUILDINGS C & D

OFFICE	6,000 S.F.		
WAREHOUSE	89,248 S.F.		
SUBTOTAL	95,248 S.F.		

ALL BUILDINGS

OFFICE	12,000 S.F.	1/300	40
WAREHOUSE	224,544 S.F.	1/1000 up to 5000 then 1/3000	79
TOTAL	236,544 S.F.		119

PARKING PROVIDED: 124

LOADING SPACE ANALYSIS

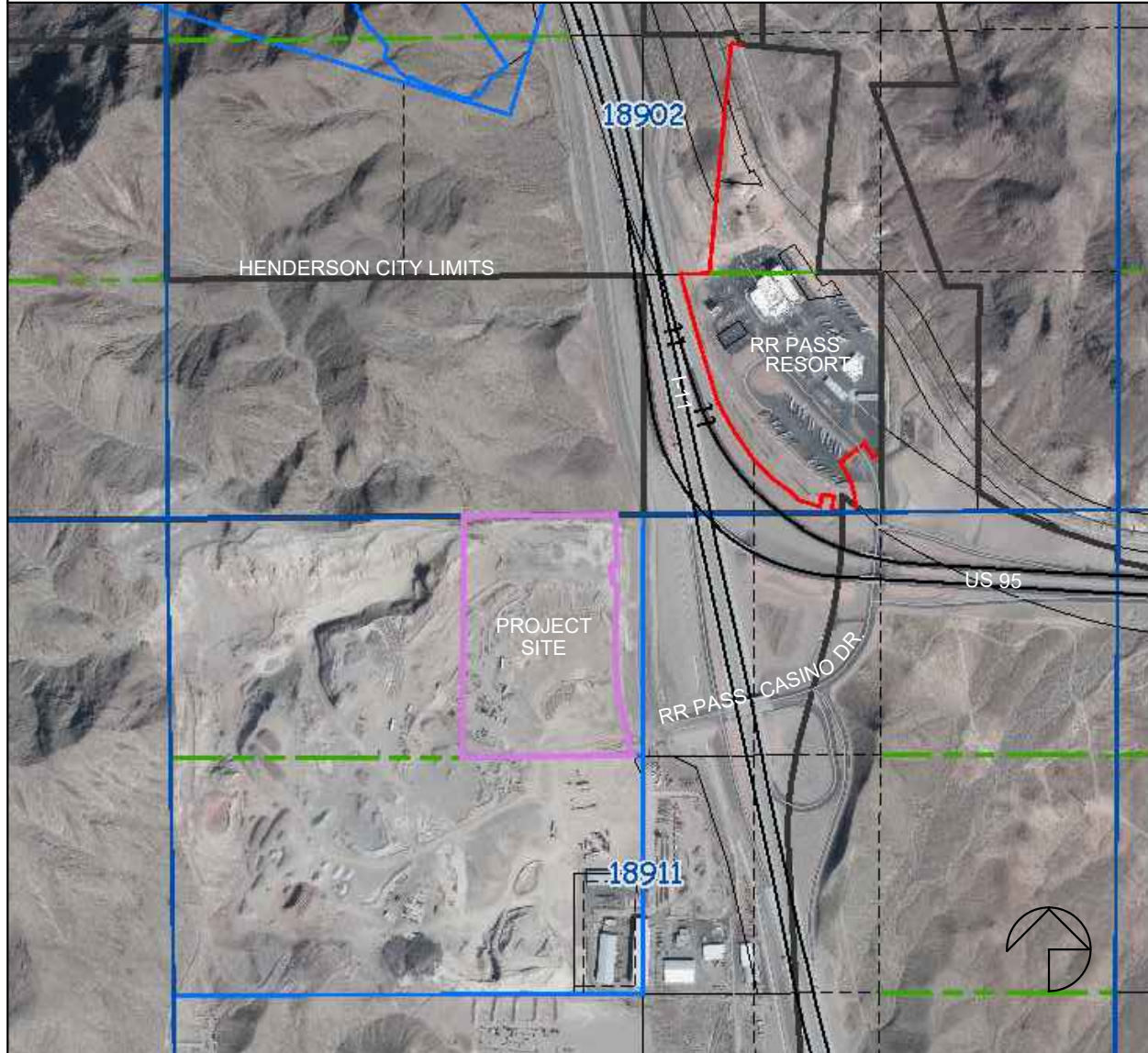
BUILDING	AREA	LOADING GROUP/ # REQUIRED	LOADING GROUP/ # PROVIDED
ALL BUILDINGS	236,544 S.F.	ONE/3-TYPE B	ONE/26-TYPE B

LOADING GROUP B - 12' X 35' LOADING ZONE

BICYCLE PARKING ANALYSIS

SHORT TERM PARKING 4 MINIMUM OR 5% OF REQUIRED (WHICHEVER IS GREATER)
SHORT TERM PARKING REQUIRED: .05 X 119 = 6.45 = 6 SPACES REQUIRED
SHORT TERM PARKING PROVIDED: 16 SPACES (4 EACH @ BLDG.'S A,B,C & D)
LONG TERM PARKING 2 MINIMUM OR 1% OF REQUIRED (WHICHEVER IS GREATER)
LONG TERM PARKING REQUIRED: .01 X 119 = 2 SPACES REQUIRED
LONG TERM PARKING PROVIDED: 4 SPACES (1 EACH @ BLDG.'S A,B,C & D)

Location Map



Atlas Industrial Park

160, 1611, 1621, 1631 Dawson Avenue
for: Joseph DeSimone, Jr.
Henderson Nevada

date	10/20/2025
proj. no.	2022-18A
drwn. by	
chkd. by	

sheet no. **ST1**

#	date	description
1	10/20/2025	REVISION TO APPROVED PLAN
2	10/20/2025	REVISION TO APPROVED PLAN

jdB architect
John David Burke, Architect, 6750 S. Fort Apache Rd., #110, Las Vegas, NV 89148 (702) 874-4403, burke@jdbarchitect.com

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