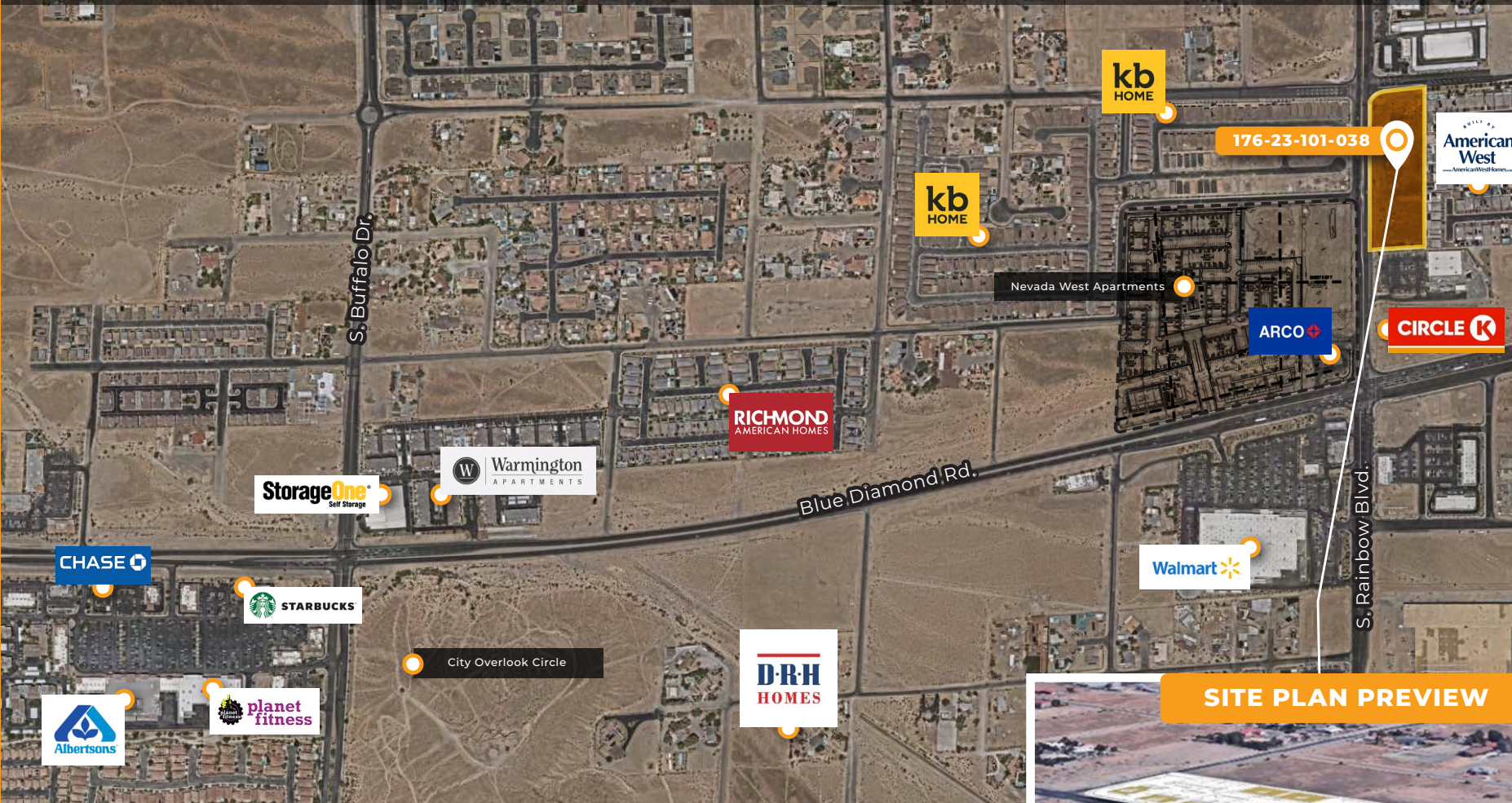


SALE LEASE BUILT TO SUIT

	CROSS STREET	SEC Blue Diamond Rd. & Pebble St
	JURISDICTION	Clark County
	APN	176 - 23 - 101 - 038
	ZONE	C- 2



SITE PLAN PREVIEW



Onyx Realty Group Inc.
PATRICK MASACHI, BROKER

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RAINBOW BOULEVARD & PEBBLE ROAD

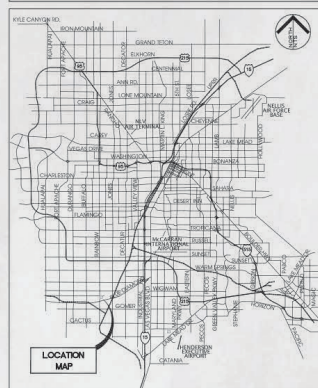
APN: 176-23-101-035

SITE PLAN

32,700 SF COMMERCIAL DEVELOPMENT



VICINITY MAP

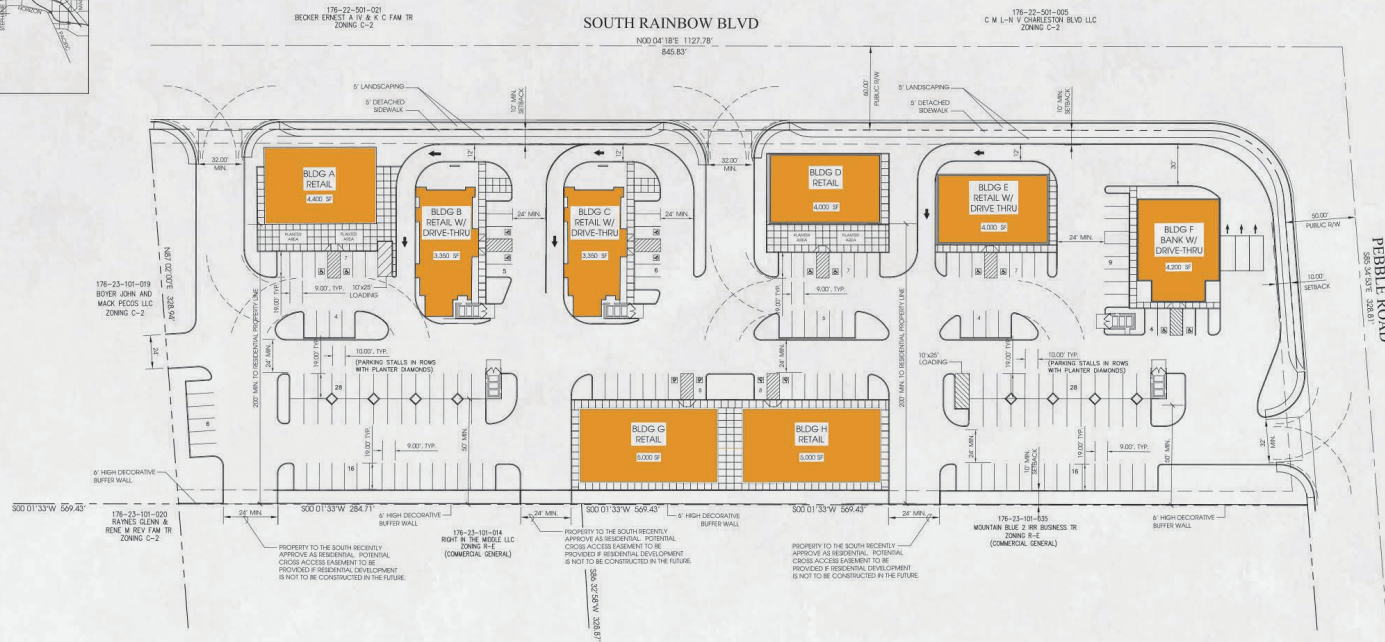
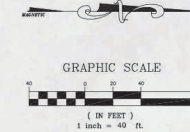


PROPERTY INFORMATION

ASSESSOR'S PARCEL NO.: 176-23-101-035
ACRES: 6.40 ACRES
JURISDICTION: CLARK COUNTY
LAND USE PLAN: CG - COMMERCIAL GENERAL
EXISTING ZONING: R-E (RURAL ESTATES RESIDENTIAL)
PROPOSED ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)

PARKING ANALYSIS

PARKING REQUIRED	
SQ. FT. PROPOSED SHOPPING CENTER	32,700 SF
PARKING SHOPPING CENTER	131 SPACES
REQ'D (1 STALL / 250 SF)	
NO. OF ADA STALLS REQUIRED (TABLE 30.00-4)	6 SPACES
NO. OF LOADING STALLS REQUIRED (TABLE 30.00-5)	2 SPACES
PARKING PROVIDED	
PARKING STALLS (STANDARD)	153 SPACES
ADA STANDARDS	16 SPACES
TOTAL PARKING PROVIDED	169 SPACES
TOTAL LOADING STALLS PROVIDED	3 SPACES



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