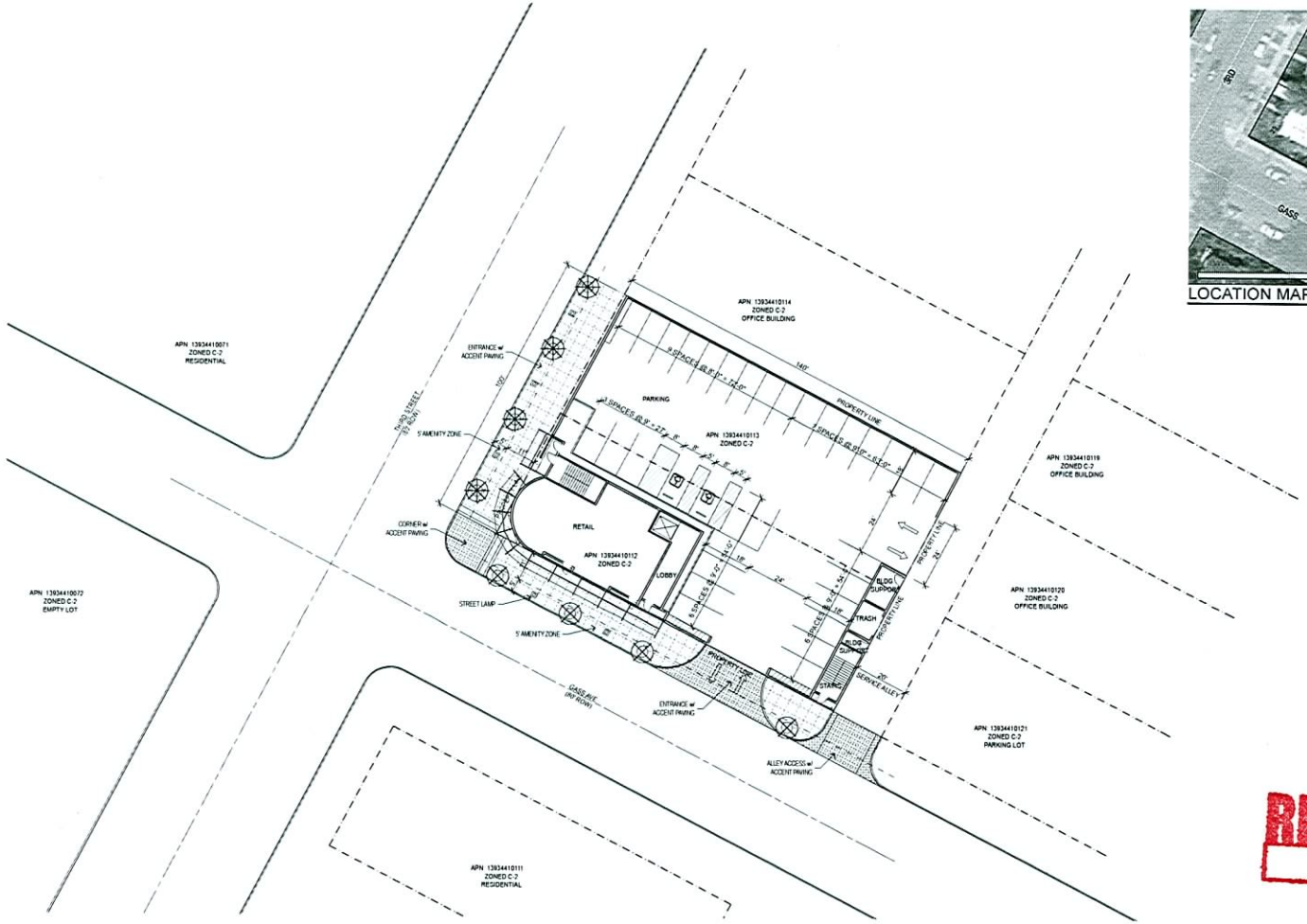


SITE PLAN

1" = 20'

LOCATION MAP

VICINITY MAP

Site Zoning & Data

SITE DATA

PARCEL NUMBERS	139-34-410-113 139-34-410-112
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	MEDIUM LOW
EXISTING ZONING	R-4 w/ ROI C-2
SITE AREA	14,000 NSF .32 NET ACRES .60 GROSS ACRES
DENSITY (30 DWELLING UNITS / .32 ACRES)	93.75 UNITS/ACRE
FLOOR AREA RATION (58,420 SF /14,0000 SF)	4.17

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

MAX HEIGHT	NO LIMIT
ACTUAL HEIGHT	80'-0"
LOT COVERAGE ALLOWED	100%
ACTUAL LOT COVERAGE	100%

BUILDING AREA

BUILDING AREAS

RETAIL	1,640 SF
RESIDENTIAL	32,000 SF
COMMON SPACE	3,200 SF
DECK	3,300 SF
BUILDING SUPPORT	7,626 SF
PARKING AREA	10,950 SF
TOTAL SQUARE FOOTAGE	58,716 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
RETAIL	0	3 NORMAL
RESIDENTIAL	0	9 COMPACT
	0	19 NORMAL
HANDICAPPED PARKING	1.25	2
TOTAL		33

LANDSCAPE BUFFERS

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

REVISED

RECEIVED

DEC 27 2006

APTUS|Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

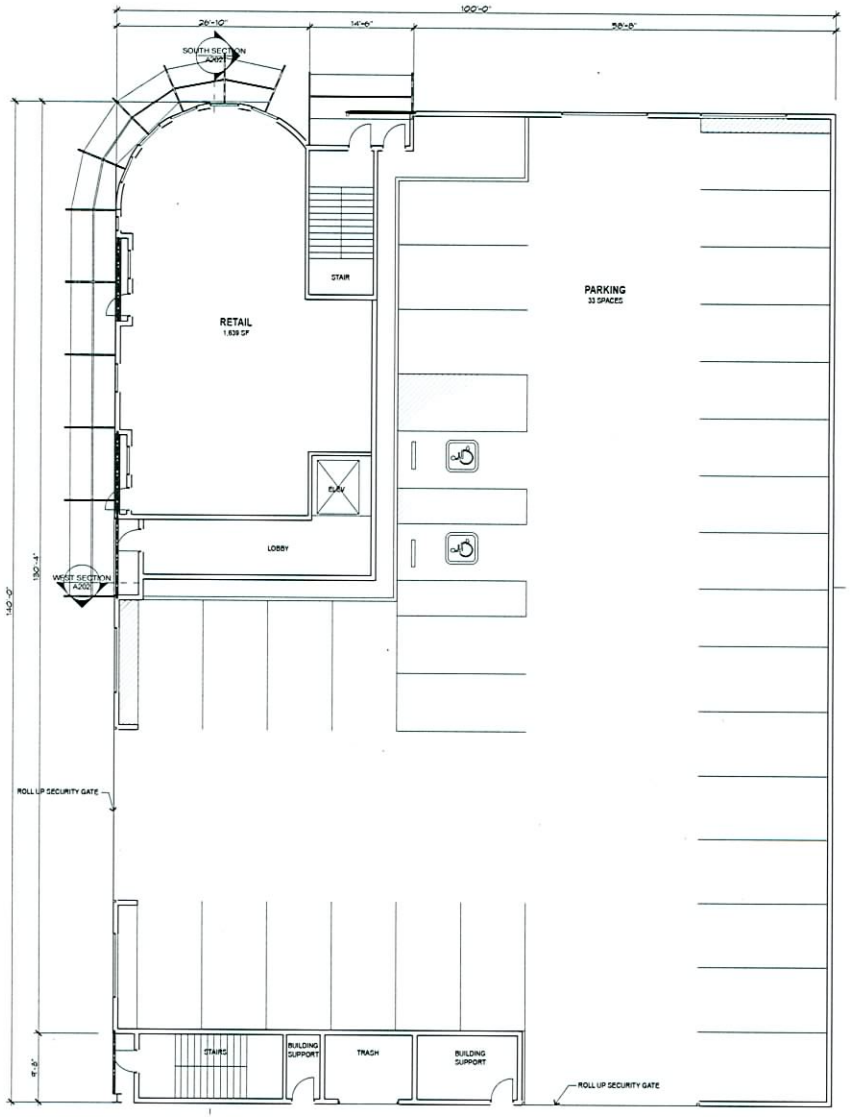
City of Las Vegas SDR Submittal 12.21.06

SITE PLAN

AS101

06.044 3rd & Gass Lofts

SUP-17729 SDR-17731 01-03-07 CC



FIRST FLOOR

1/8" = 1'-0"

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3rd & Gass Lofts

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310 Gass Avenue
Las Vegas, Nevada 89101

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FLOOR PLAN

A100

06.044 3rd & Gass Lofts

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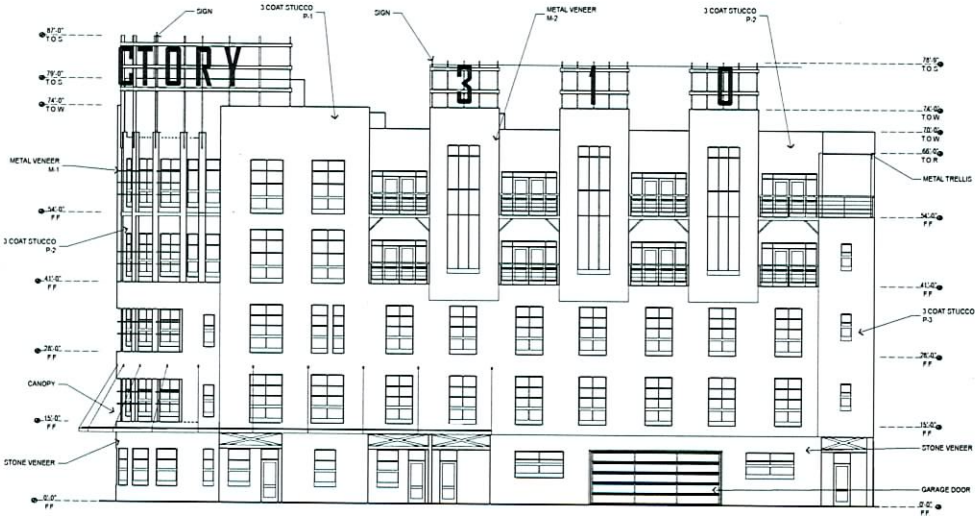
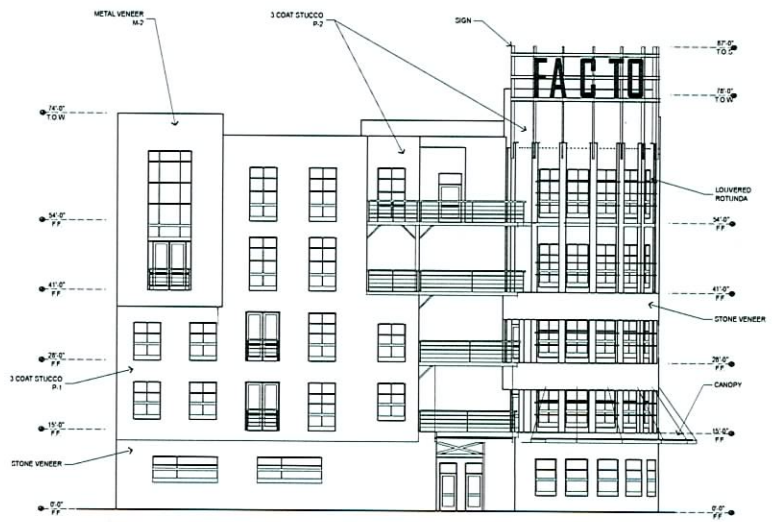


SOUTH ELEVATION



WEST ELEVATION

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Las Vegas, Nevada 89101

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ELEVATIONS

A201

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