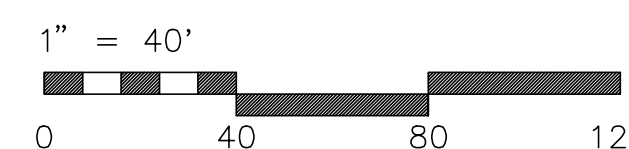
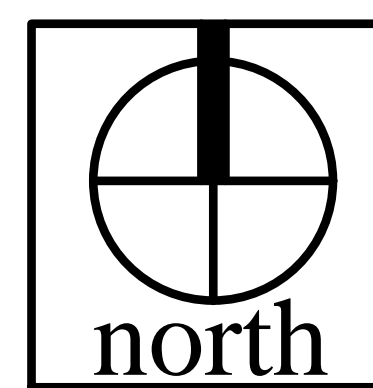


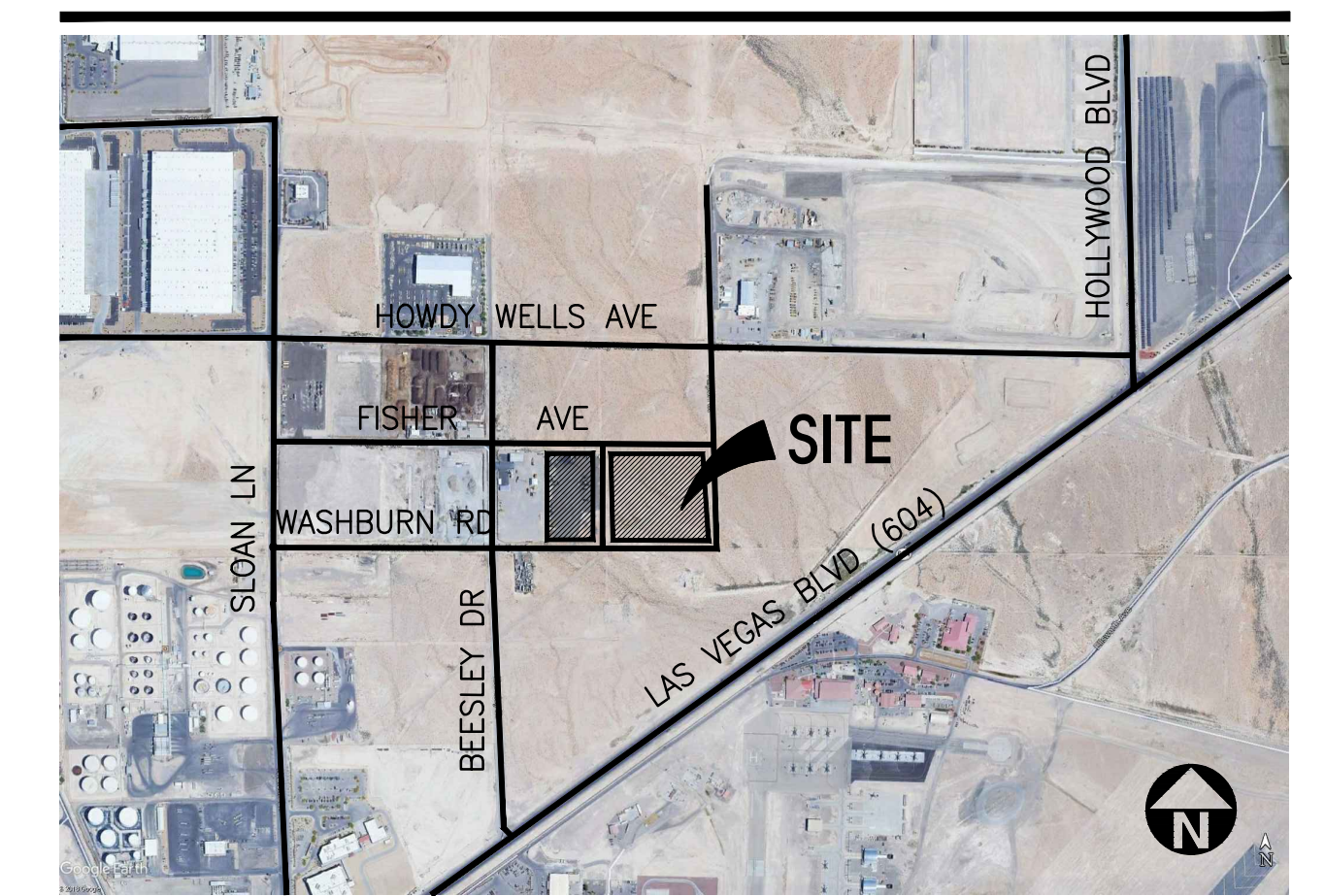
Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan Speedway 11

City of North Las Vegas, NV

Aerial Map



Tabulation

SITE AREA	
In s.f.	607,264 s.f.
In acres	13.94 ac
BUILDING AREA	
Office	10,000 s.f.
Warehouse	299,184 s.f.
TOTAL	309,184 s.f.
COVERAGE	
	50.9%
AUTO PARKING REQUIRED	
Office : 1/250 s.f. (if exceed 10% of GFA)	0 stalls
Warehouse : 1st 125K @1/1,000 s.f.	125 stalls
above 125K @ 1/2,000 s.f.	93 stalls
TOTAL	218 stalls
AUTO PARKING PROVIDED	
Standard (9' x 18')	214 stalls
ADA VAN (9' x 12')	5 stalls
ADA Standard (9' x 18')	4 stalls
TOTAL	223 stalls
TRAILER PARKING PROVIDED	
Trailer (12' x 55')	43 stalls
TOTAL PARKING PROVIDED	266 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - Light Manufacturing (M-2)	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 50'	
MAXIMUM LOT COVERAGE	
Coverage - 80%	
SETBACKS	
Building	Landscape
Front / Street Side- 20',	10'
Interior Side - none, adjacent to non-industrial zone - 20'	
Rear - none, adjacent to non-industrial zone - 20'	

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

