

# SITE INFORMATION

ZONING - City of North Las Vegas  
C-2 General Commercial District

AREA (Approximate, to be verified)

Net Area 660,445 sf 15.16 acres

## BUILDING NUMBER

Building 1	5,600 gsf
Building 2	29,987 gsf
Building 3	11,500 gsf
Building 4	39,910 gsf
Building 5	4,200 gsf
Building 6	9,432 gsf
Building 7	8,400 gsf
Building 8	10,293 gsf
Building 9	10,105 gsf
Building 10	5,112 gsf
Building 11	6,055 gsf

Total Building Area	140,594 gsf
F.A.R.	0.213

## PARKING REQUIREMENTS (approx)

Grocery	40k * 3 =	120 spaces
Retail & In-Line	89,517/250 =	358 spaces
Building 10	5,112 / 100 =	51 spaces
Building 11	5000 / 100 + 1055 / 200 =	55 spaces
Total Code Required:		584 spaces

Parcel 1	246 Spaces	4.69 per 1000 gsf
Parcel 2	195 Spaces	4.88 per 1000 gsf
Parcel 3	210 Spaces	4.97 per 1000 gsf
Parcel 4	61 Spaces	9.72 per 1000 gsf

Provided:		
Anchor	195 Spaces	
Remainder	517 Spaces	

Total **712 Spaces**

Compact spaces: 46 spaces provide where 106 allowed  
(710 \* .15 = 106.50)

Ratio Provided: 1 per 198 gsf 5.06 per 1000 gsf

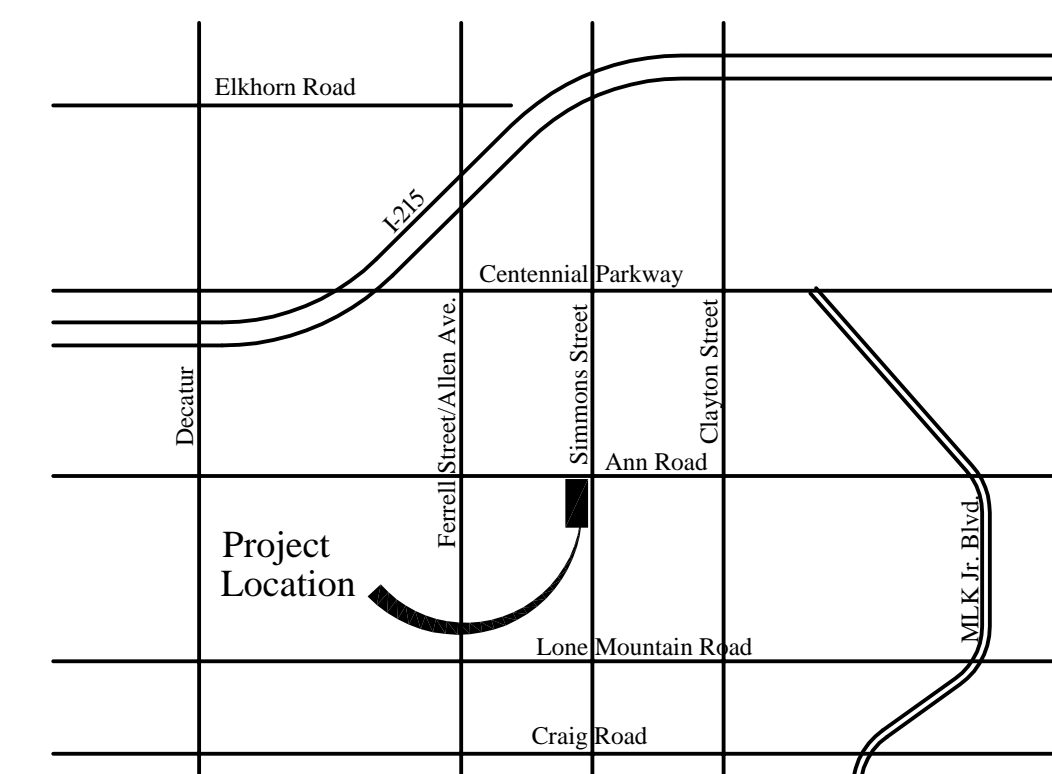
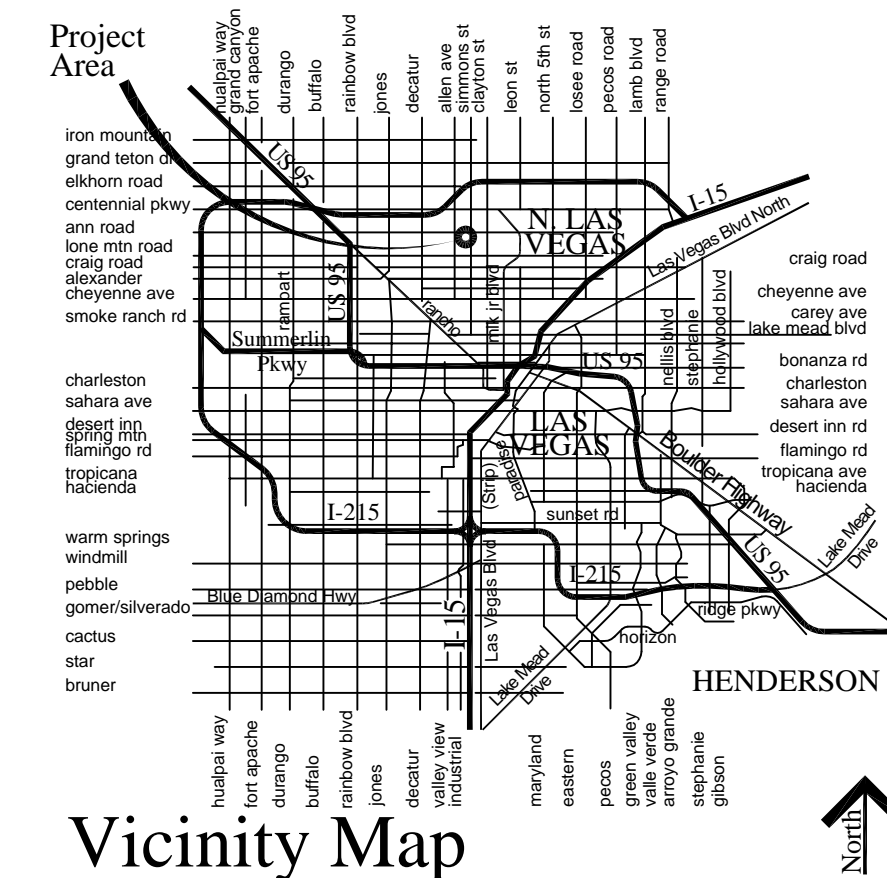
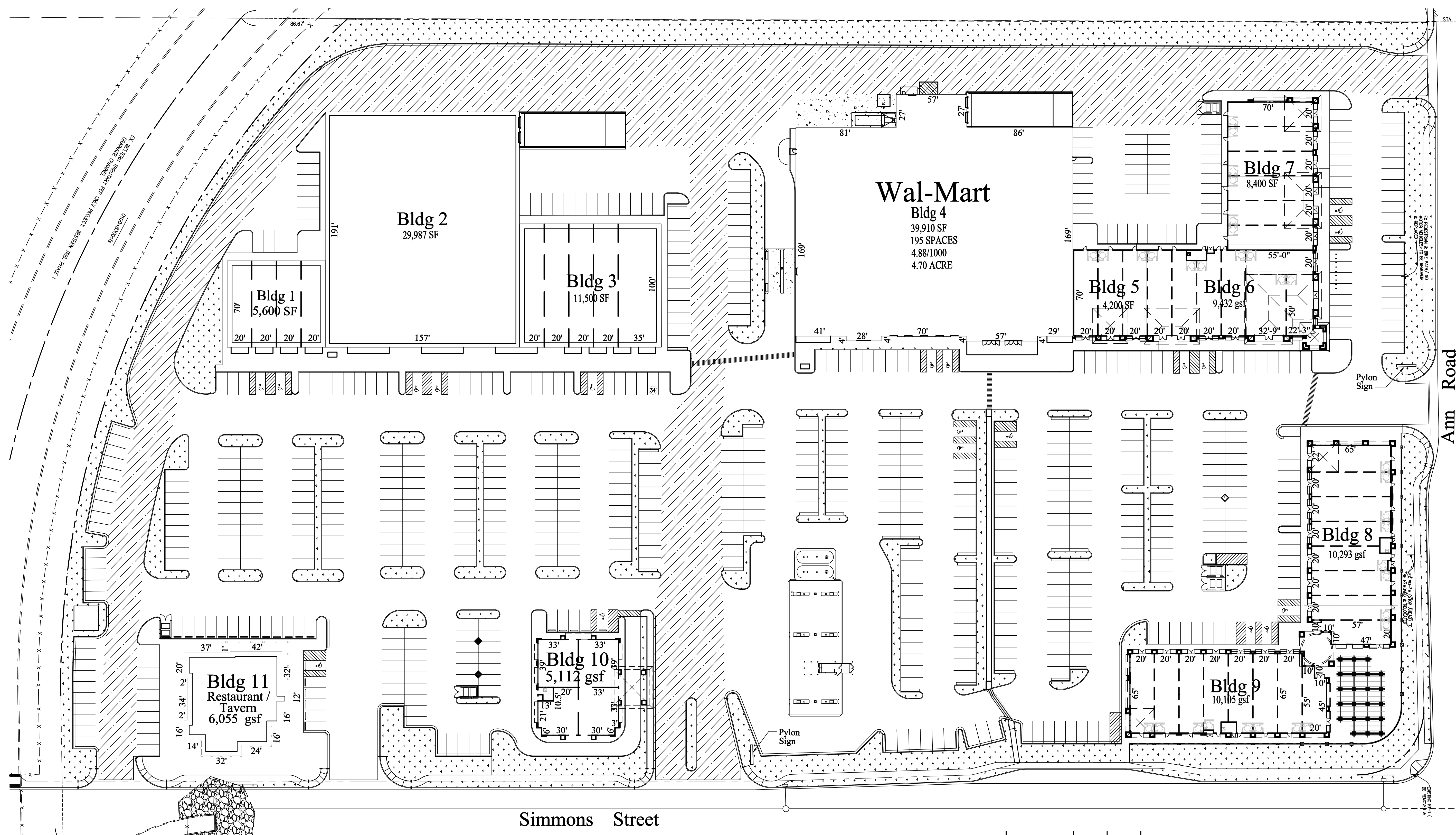
## SETBACKS

Building		
Front:		20 ft
Rear:		None
Side:		None
Corner Street Side:		20 ft
Residential Zone Boundary		30 ft
Parking		
Front:		20 ft
Rear:		None
Side:		None
Corner Street Side:		20 ft
Residential Zone Boundary		20 ft

## BUILDING HEIGHT

Allowed:	60 feet
Provided:	1-Story - 24 to 40 feet

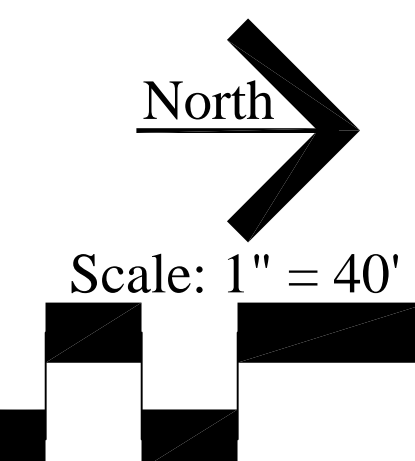
Note:  
This plan has been prepared without benefit of a complete survey. It is Conceptual in Nature and No Guarantee of its accuracy or liability for its design is assumed.



# Simmons Market Place

Ann Road and Simmons Street, North Las Vegas, Nevada

Development and Leasing By:  
**MARATHON**  
COMMERCIAL REAL ESTATE, INC.  
702-990-3033



**Perlman**  
ARCHITECTS  
PERLMAN ARCHITECTS, INC.  
2230 CORPORATE CIRCLE, SUITE 200  
HENDERSON, NEVADA 89074  
702.990.9900 702.932.3222 fax

Final Site Plan

Date: November 06, 2002  
Project Number: 100103