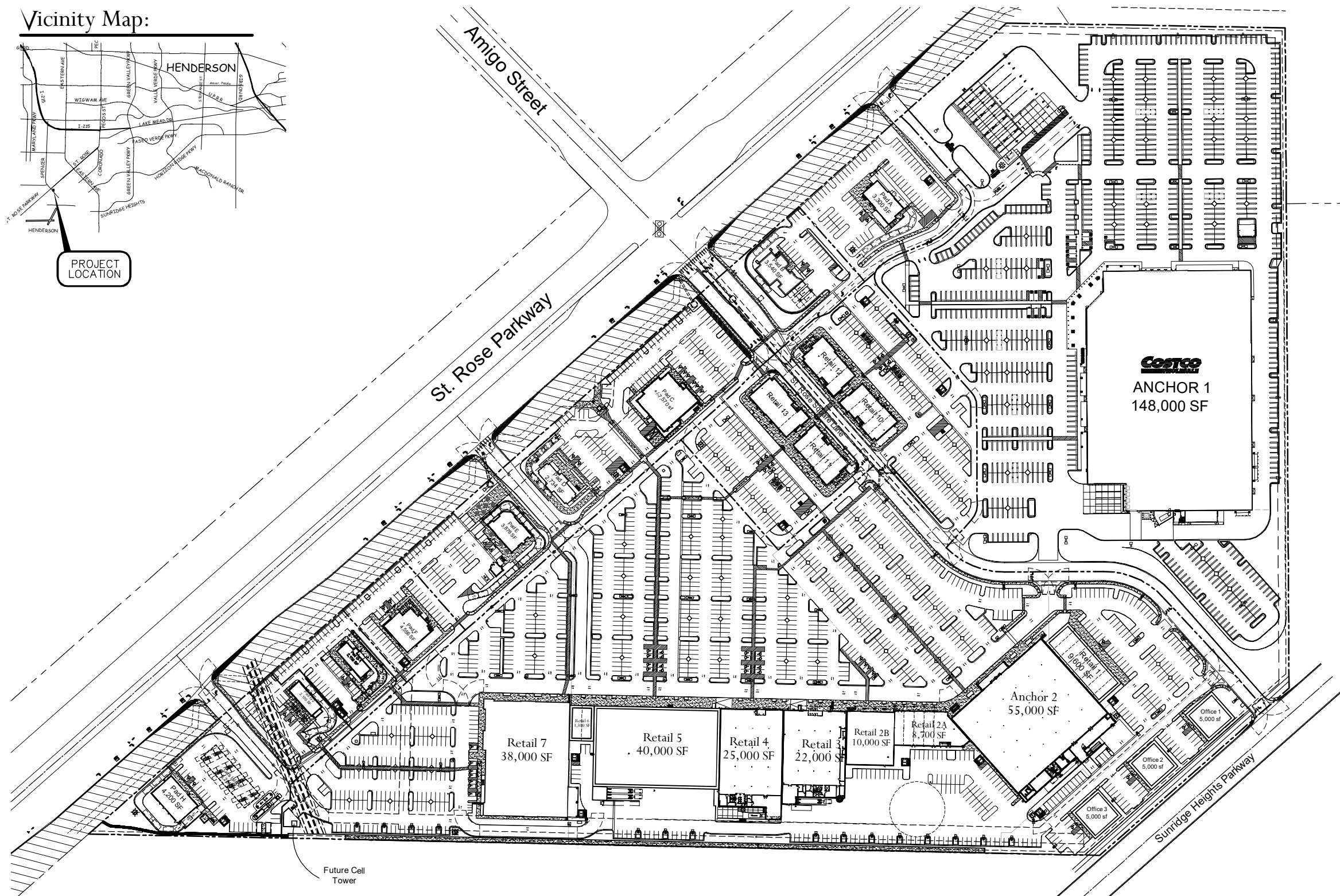
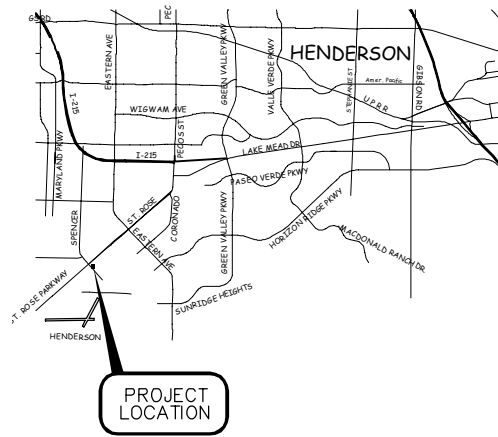


Vicinity Map:



Site Data: DRA-2017-881523

ASSESSORS PARCEL NUMBER (APN) 177-34-812-003, 004,005, 006  
 CURRENT ZONING (C-C) COMMUNITY COMMERCIAL  
 PARCEL AREA +/- 54.31 ACRES GROSS 2,365,789 S.F. 18.5%  
 BUILDING SITE COVERAGE +/- 414,633 Gross S.F.  
 BUILDING AREA GROSS 27% 113,577 S.F.  
 COMMON AREA OPEN SPACE REQUIRED 28% 114,897 S.F.

Building & Parking Data:

USE	AREA	RATIO	REQ'D	PROVIDED
Anchor 1 Retail	148,000 SF	1/250	597	809
Anchor 2 Retail	55,000 SF	1/250	220	274
Retail 1 Retail	9,600 SF	1/250	39	87
Retail 2 Retail	15,700 SF	1/250	354	569
Retail 3 Retail	12,500 SF	1/250		
Retail 4 Retail	25,000 SF	1/250		
Retail 5 Retail	23,000 SF	1/250		
Retail 6 Retail	12,400 SF	1/250		
Retail 7 Retail	38,000 SF	1/250	152	266
Retail 10 Retail/Food	6,339 SF	10/1000	189	219
Retail 11 Retail/Food	6,385 SF	10/1000		
Retail 12 Retail/Food	6,153 SF	10/1000		
Retail 13 Dental	6,745 SF	4/1000	27	27
Retail/Office 1	5,000 SF	1/250	60	60
Retail/Office 2	5,000 SF	1/250		
Retail/Office 3	5,000 SF	1/250		
Pad A Food	3,300 SF	1/250	14	69 <sub>21/1000</sub>
Pad B Bank	3,540 SF	1/250	14	20 <sub>5.7/1000</sub>
Pad C Food	7,161 SF	1/250	29	87 <sub>12.3/1000</sub>
Pad D Food	2,734 SF	1/250	12	32 <sub>11.7/1000</sub>
Pad E Food	3,878 SF	1/250	16	41 <sub>10.5/1000</sub>
Pad F Medical	4,996 SF	1/250	20	45 <sub>8.6/1000</sub>
Pad G-1 Food	2,100 SF	1/250	9	25 <sub>11.9/1000</sub>
Pad G-2 Food	2,100 SF	1/250	9	24 <sub>11.4/1000</sub>
Pad H C-Store/Gas	4,200 SF	1/250	17	21 <sub>4/1000</sub>
<b>Total</b>	<b>413,833 SF</b>	<b>6.4/1,000</b>	<b>1,778</b>	<b>2,675</b>

ACCESSIBLE PARKING REQUIRED 2% UP TO 1,000 STALLS + 1/100 STALLS = 2  
 ACCESSIBLE PARKING PROVIDED

VAN ACCESSIBLE REQUIRED 1/4 OF TOTAL =  
 VAN ACCESSIBLE PROVIDED

Bicycle Parking:

Min. Long-Term Spaces .10 per 1000 SF 27 Bike Spaces  
 Min. Short-Term Spaces .60 per 1000 SF 160 Bike Spaces  
 Total Bikes spaces required 187 Bike Spaces  
 Note: Cal's based on 266,633 sf. Costco has been removed from this figure.

Owner/Developer:

ST. ROSE SQUARE, LLC  
 LAS VEGAS, NEVADA  
 CONTACT: JOE KENNEDY  
 702-304-8383  
 Project No. 18667

Site Plan #24

Scale: 1" = 100'-0"

North

St. Rose Square

Henderson, Nevada

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November 12, 2020

This design is conceptual in nature and no guarantee of its accuracy is implied.



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