



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) GPA Zone Change, Site Plan Review and Variance

Project Address (Location) 2601 Sunrise Avenue

Project Name Sunrise & 28th Street **Proposed Use** Multi-family

Assessor's Parcel #(s) 139-36-302-005 **Ward #** 3

General Plan: Existing PF Proposed M **Zoning:** Existing Civic Proposed R3

Additional Information Multifamily Development.

Property Owner Southern Nevada Regional Housing Authority **Contact** Cody Roskelley
Address 340 North 11th Street **City** Las Vegas **State** NV **Zip** 89101
E-mail croskelley@tmo.com **Phone** 713-254-8031

Applicant Michael's Development Company I L.P. **Contact** Cody Roskelley
Address PO Box 90708 **City** Camden **State** NJ **Zip** 08101
E-mail croskelley@tmo.com **Phone** 713-254-8031

Representative Kaempfer Crowell **Contact** Bob Gronauer
Address 1980 Festival Plaza Drive, Ste. 650 **City** Las Vegas **State** NV **Zip** 89135
E-mail mfehrman@kcnvlaw.com **Phone** 702-792-7085

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature _____

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

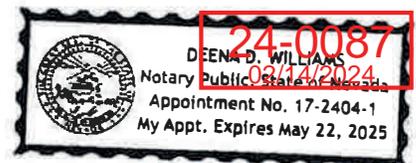
Print Name Lewis Jordan

Subscribed and sworn before me

This 13th day of February, 2024

Deena D. Williams

Notary Public in and for said County and State





Board of Commissioners:

William McCurdy II, Chairperson
Tick Segerblom, Vice-Chairperson
Marissa Brown, Commissioner
Nancy E. Brune, Commissioner
Richard Cherchio, Commissioner
Carrie Cox, Commissioner
Valarie Craig, Commissioner
Michael Dismond, Commissioner
LuChana Turner, Commissioner
Lewis Jordan, Executive Director

**AGENDA FOR THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF
THE SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ON THURSDAY, FEBRUARY 8, 2024
AT 12:00 PM
IN THE COMMISSION CHAMBERS
340 N. 11TH STREET, LAS VEGAS, NEVADA**

If you wish to speak on an item marked "For Discussion and Possible Action" appearing on this agenda, please fill out a Public Comment Interest Card, which is located in front of the Commission Chambers, and submit the comment card to staff sitting in the Commission Chambers. If you wish to speak to the Board about items within its authority but not appearing as an "Action" item on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address, and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

The agenda is available on the Southern Nevada Regional Housing Authority website, <http://www.snrha.org>. For copies of agenda items and supporting backup materials, please contact Ms. Jessica Walker, Executive Coordinator, at (702) 477-3110 or jwalker2@snvrha.org. A recording of the meeting is posted on the agency's website or can be obtained on a flash drive by contacting Mr. Tommy Albert, Information Technology Specialist, at (702) 477-3160 or talbert@snvrha.org. For more information regarding the Southern Nevada Regional Housing Authority, you may call (702) 477-3100 or visit our website at <http://www.snrha.org>.

To practice social distancing, a limited number of seats will be available to the public. If you would like to provide public comment or citizen participation, please provide your statements to include your name and address to Ms. Jessica Walker, Executive Coordinator, at jwalker2@snvrha.org before 9:00 AM on Thursday, February 8, 2024. Your comments and participation will be read into the record.

The meeting has been properly noticed and posted in the following locations:

Southern Nevada Regional Housing Authority
Administrative Office (North Campus)
340 N. 11th Street
Las Vegas, NV 89101
(Principal Office)

Southern Nevada Regional Housing Authority
Housing Programs Office
380 N. 11th Street
Las Vegas, NV 89101

Southern Nevada Regional Housing Authority
Administrative Office (South Campus)
5390 E. Flamingo Rd
Las Vegas, NV 89122

Clark County Government Center
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

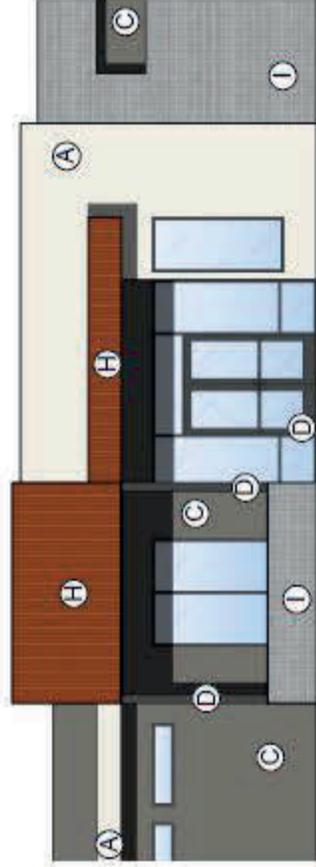
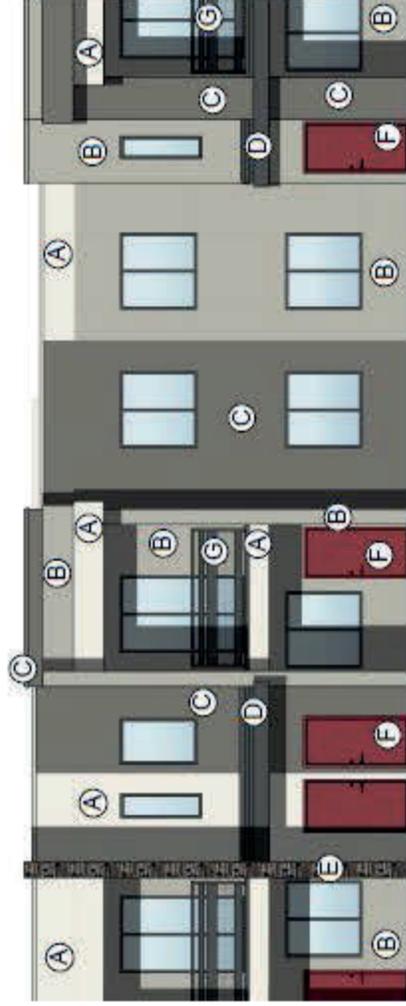
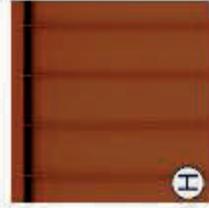
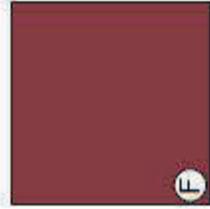
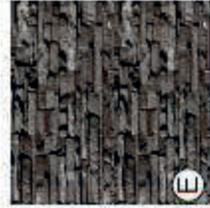
City of Henderson
240 Water Street
Henderson, NV 89015

City of North Las Vegas
2250 N. Las Vegas Blvd.
North Las Vegas, NV 89030

24-0087
02/14/2024

EXTERIOR MATERIALS SCHEDULE

- A - PAINTED STUCCO
 - PPG PAINTS PPG0988-1 COTTON TAIL
- B - PAINTED STUCCO
 - PPG PAINTS PPG0988-2 HIKERS PARADISE
- C - PAINTED STUCCO
 - PPG PAINTS PPG0988-6 ON THE EDGE
- D - PAINTED STUCCO
 - PPG PAINTS PPG0987-7 BLACK WIDOW
- E - STACKED STONE
 - ELDORADO STONE DARK RUNDLE
- F - PAINTED DOORS
 - PPG PAINTS PPG13-12 CRAZED CRANBERRY
- G - PAINTED RAILINGS
 - PPG PAINTS PPG0986-7 STARLESS SKY
- H - STANDING SEAM METAL ROOF
- I - STACKED BRICK

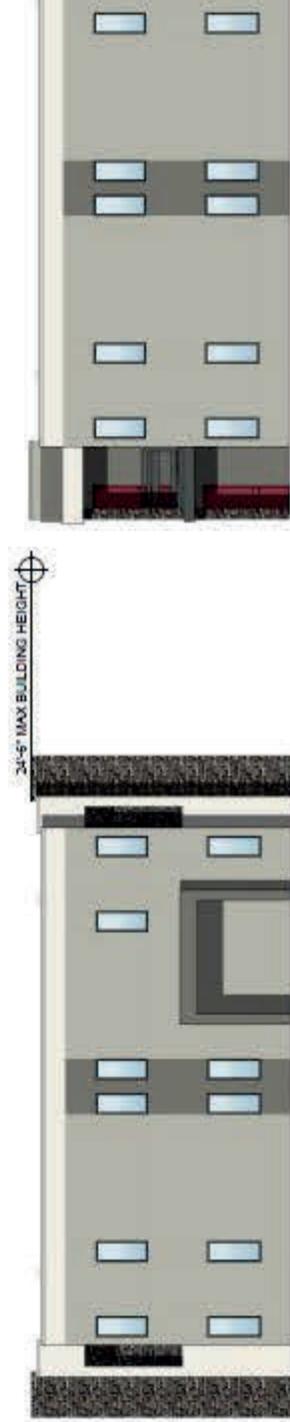


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02/14/2024

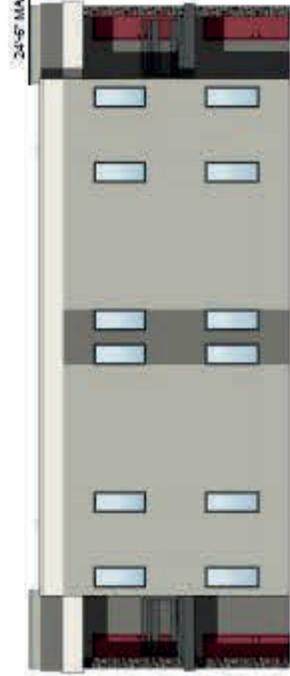




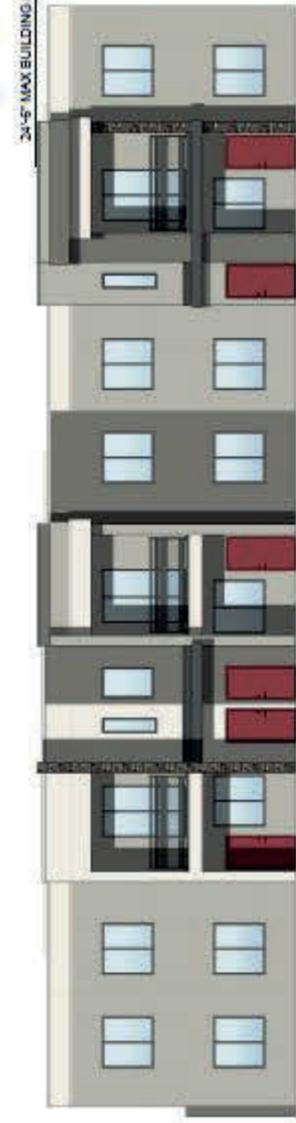
4 BUILDING #1 WEST FACING ELEVATION
SEE SHEET



3 BUILDING #1 NORTH FACING ELEVATION
SEE SHEET



2 BUILDING #1 SOUTH FACING ELEVATION
SEE SHEET

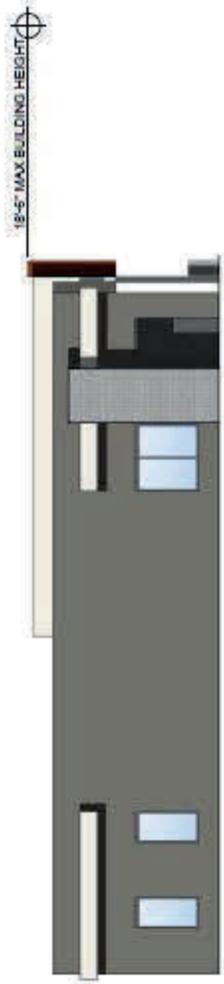


1 BUILDING #1 EAST FACING ELEVATION
SEE SHEET

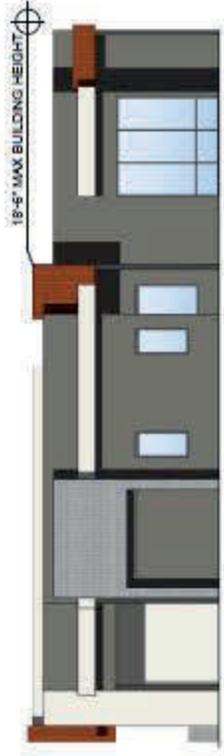
NOTE
24 NOV 2023
EQUIPMENT TO BE PROVIDED FROM PUBLIC
02-16-2024
NET WALLS



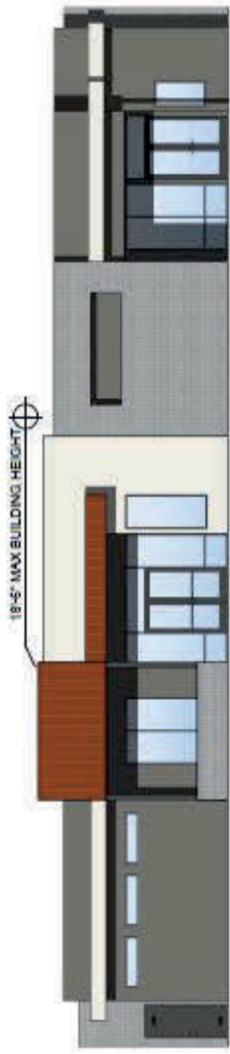
4 CLUBHOUSE REAR ELEVATION
REV. 08/17



3 CLUBHOUSE SIDE ELEVATION
REV. 08/17



2 CLUBHOUSE SIDE ELEVATION
REV. 08/17



1 CLUBHOUSE FRONT ELEVATION
REV. 08/17

NOTE
24 HOUR TYP EQUIPMENT TO
BE SCREENED FROM PUBLIC
0.2' MIN. 2' MAX. 8' H. MET WALLS



UNIT BUILDING - FRONT



UNIT BUILDING - SIDE FRONT

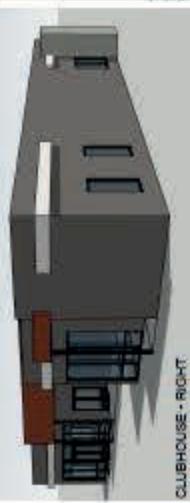


UNIT ENLARGED

CLUBHOUSE - FRONT



CLUBHOUSE - REAR



CLUBHOUSE - RIGHT



UNIT ENLARGED



UNIT BUILDING - REAR



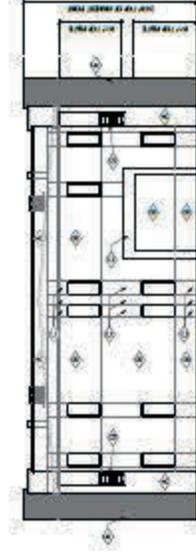
EXTERIOR MATERIALS
LEGEND

-  A. PAINTED STUCCO-PPG PAINTS
PPG3995-1 COTTON TAIL
-  B. PAINTED STUCCO-PPG PAINTS
PPG3984-2 HIKERS PARADISE
-  C. PAINTED STUCCO-PPG PAINTS
PPG3994-3 ON THE EDGE
-  D. PAINTED STUCCO-PPG PAINTS
PPG3987-7 BLACK WISDOM
-  E. STACKED STONE
ELDONADO STONE DARK RUMBLE
-  F. PAINTED DOOR/SWP PAINTS
PPG13-3 CRAZED CHANGEBIT
-  G. WROUGHT IRON RAILINGS
PPG3995-7 STABILIZER BOX
-  H. STANDING SEAM
METAL ROOF
-  I. STACKED BRICK

NOTE:
X ALL FINISHES UNLESS
SPECIFIED SHALL BE
SCHEDULED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PERMITS WALLS



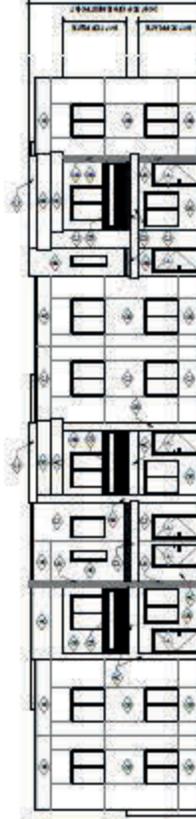
4 BUILDING #1 WEST FACING ELEVATION



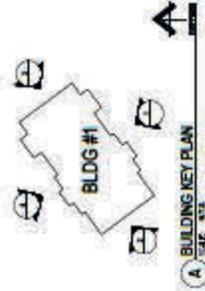
3 BUILDING #1 NORTH FACING ELEVATION



2 BUILDING #1 SOUTH FACING ELEVATION



1 BUILDING #1 EAST FACING ELEVATION



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02/14/2024



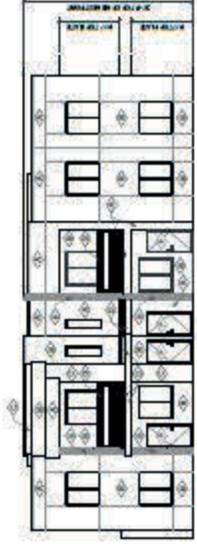


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EXTERIOR MATERIALS
LEGEND

-  A PAINTED STUCCOING FINISH
POSSIBLY COTTON TAIL
-  B PAINTED STUCCOING FINISH
POSSIBLY HEAVY RAUOSE
-  C PAINTED STUCCOING FINISH
POSSIBLY ON THE EDGE
-  D PAINTED STUCCOING FINISH
POSSIBLY BLACK WOOD
-  E STACKED STONE
ELBORADO STONE DARK RUMBLE
-  F PAINTED DOORWAYS FINISH
POSSIBLY CONCRETE CHAMBERLY
-  G WOODROT IRON BALINGS
POSSIBLY STAINLESS STEEL
-  H STAINING OAK
METAL ROOF
-  I STACKED BRICK

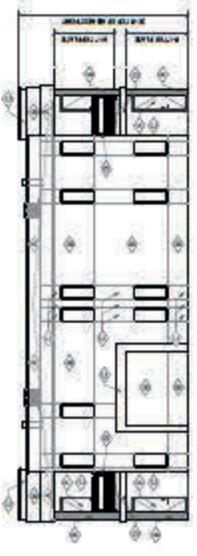
NOTE:
A ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
CONCEALED FROM VIEW AND
NEW AND EXISTING FINISH
FINISH WALLS



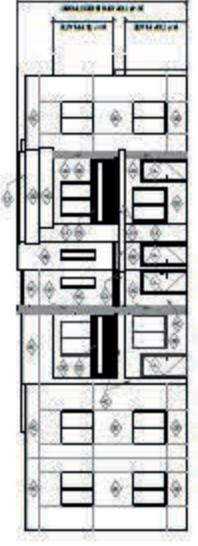
4 BUILDING #2 WEST FACING ELEVATION
DATE: 02/14/2024



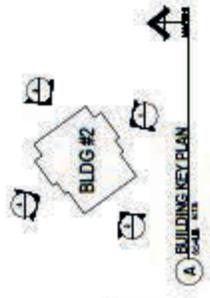
2 BUILDING #2 SOUTH FACING ELEVATION
DATE: 02/14/2024



3 BUILDING #2 NORTH FACING ELEVATION
DATE: 02/14/2024



1 BUILDING #2 EAST FACING ELEVATION
DATE: 02/14/2024



A BUILDING KEY PLAN
SCALE: 1/8" = 1'-0"



EXTERIOR MATERIALS
LEGEND



A PAINTED STUCCO-PPG PAINTS
PPG2098A-1 COTTON TAIL

B PAINTED STUCCO-PPG PAINTS
PPG2098A-2 HINERS PARADISE

C PAINTED STUCCO-PPG PAINTS
PPG2098A-4 ON THE EDGE

D PAINTED STUCCO-PPG PAINTS
PPG2098A-3 BLACK WISDOM

E STACKED STONE
ELDONADO STONE DARK RUMBLE

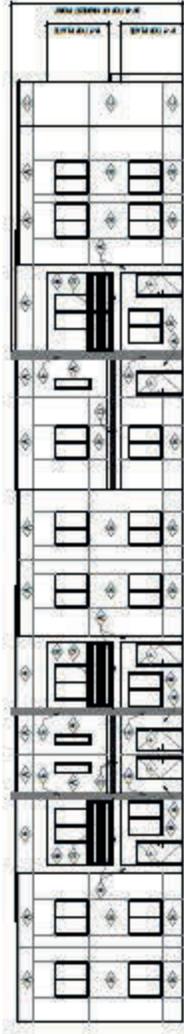
F PAINTED DOOR&PG PAINTS
PPG13-3 CRAVED CORNBERT

G WROUGHT IRON BALINGS
PPG2098A-2 STAINLESS SKY

H STANDING SEAM
METAL ROOF

I STACKED BRICK

NOTE
A ALL EXTERIOR MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PROJECT WALLS



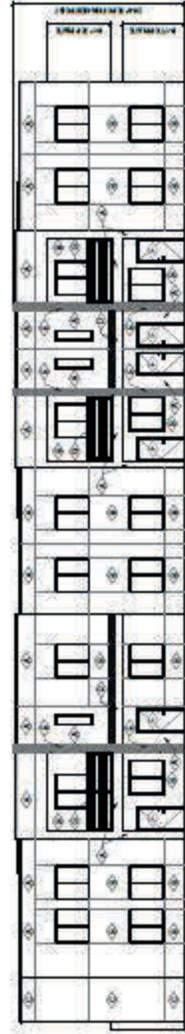
4 BUILDING #3 WEST FACING ELEVATION
DATE: 02/14/2024



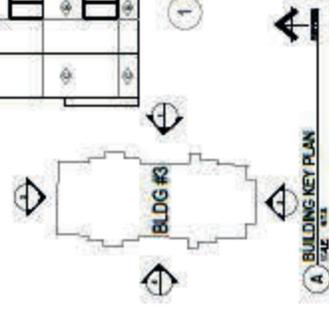
2 BUILDING #3 SOUTH FACING ELEVATION
DATE: 02/14/2024



3 BUILDING #3 NORTH FACING ELEVATION
DATE: 02/14/2024



1 BUILDING #3 EAST FACING ELEVATION
DATE: 02/14/2024



A BUILDING KEY PLAN
DATE: 02/14/2024



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02/14/2024



EXTERIOR MATERIALS
LEGEND



A. PAINTED STUCCO-PPG PAINTS
PPG2095-1 COTTON TAIL

B. PAINTED STUCCO-PPG PAINTS
PPG2095-2 HICKORY PARADISE

C. PAINTED STUCCO-PPG PAINTS
PPG2095-3 ON THE EDGE

D. PAINTED STUCCO-PPG PAINTS
PPG2095-7 BLACK WISDOM

E. STACKED STONE
ELDONADO STONE DARK RUMBLE

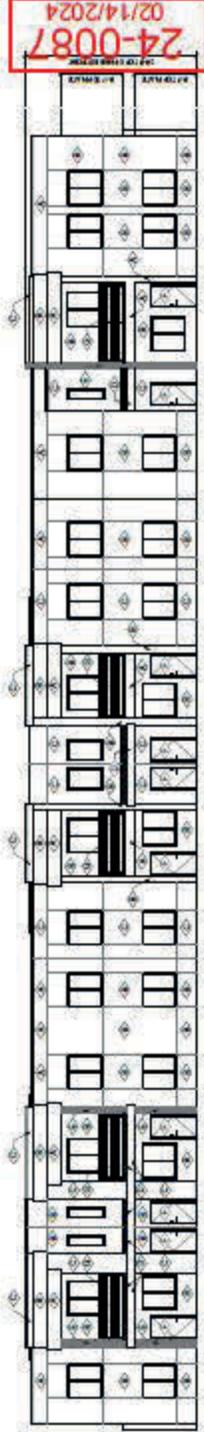
F. PAINTED DOOR/SWING PAINTS
PPG15-2 CRAZED CHANGEBIT

G. WROUGHT IRON BALINGS
PPG2095-7 STABLES BOX

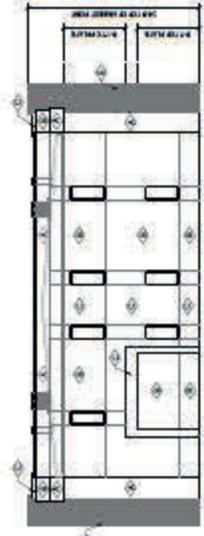
H. STANDING SEAM
METAL ROOF

I. STACKED BRICK

NOTE:
X ALL EXTERIOR PAINTS
COLOR MATCHED TO
SCHEDULED FROM PUBLIC
VIEW AND RIGHT-OF-WAY BY
PAINT SWATCHES



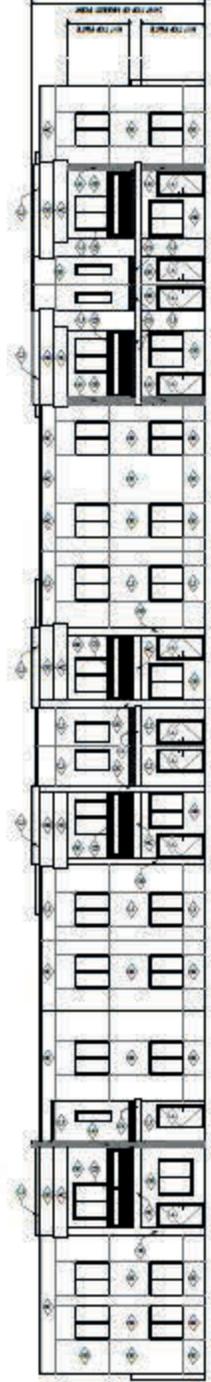
4 BUILDING #4 SOUTH FACING ELEVATION



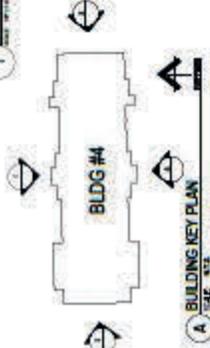
2 BUILDING #4 EAST FACING ELEVATION



3 BUILDING #4 WEST FACING ELEVATION



1 BUILDING #4 NORTH FACING ELEVATION



A. BUILDING KEY PLAN



EXTERIOR MATERIALS
LEGEND



A. PAINTED STUCCO AND PAINTS
PY20891 COTTON TAIL



B. PAINTED STUCCO AND PAINTS
PY20884 HISSERS PARADISE



C. PAINTED STUCCO AND PAINTS
PY20884 ON THE EDGE



D. PAINTED STUCCO AND PAINTS
PY20887 BLACK MELON



E. STACKED STONE
ELDORADO STONE DARK RUMBLE



F. PAINTED DOOR AND PAINTS
PY215 SPICED CRANBERRY



G. WROUGHT IRON SILLINGS
PY20951 STAINLESS SKY

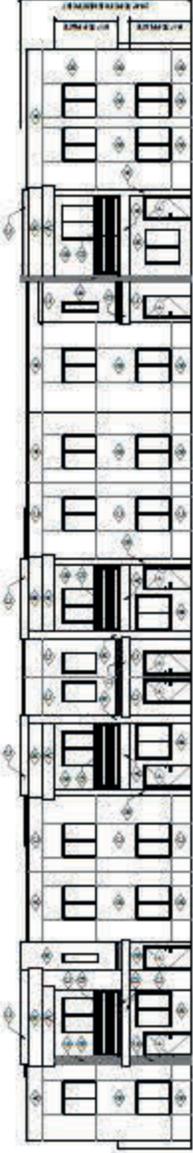
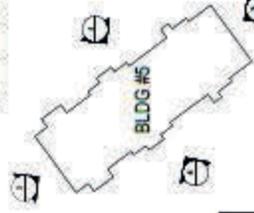


H. STANDING SEAM
METAL ROOF

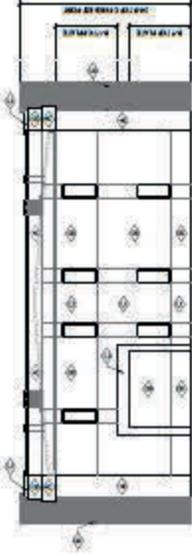


I. STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND RIGHT-OF-WAY BY PORTABLE WALLS



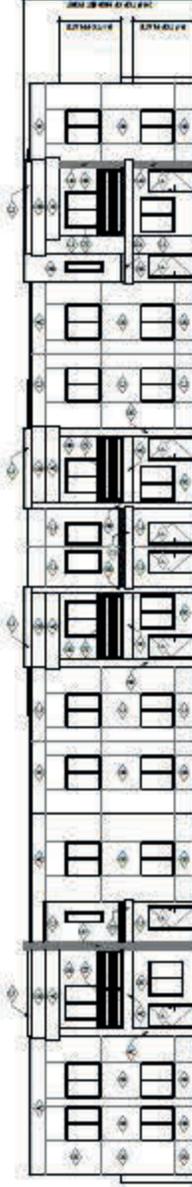
4 BUILDING #5 WEST FACING ELEVATION
DATE: 02/14/2024



2 BUILDING #5 SOUTH FACING ELEVATION
DATE: 02/14/2024



3 BUILDING #5 NORTH FACING ELEVATION
DATE: 02/14/2024



1 BUILDING #5 EAST FACING ELEVATION
DATE: 02/14/2024



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EXTERIOR MATERIALS
LEGEND

-  A. PAINTED STUCCOING PAINTS
PP02895-1 (OUTRION TAL)
-  B. PAINTED STUCCOING PAINTS
PP02894-2 (HIBERS) (MADISE)
-  C. PAINTED STUCCOING PAINTS
PP02894-4 (ON THE EDGE)
-  D. PAINTED STUCCOING PAINTS
PP02897-2 (BLACK WOOD)
-  E. STACKED STONE
ELDORADO STONE (DARK RUNDLE)
-  F. PAINTED DOOR/SG PAINTS
PP015-12 (CRANES) (CHAMBERY)
-  G. WROUGHT (IRON) BALUNES
PP02895-1 (STANGLED SKY)
-  H. STANDING SEAM
METAL ROOF
-  I. STACKED BRICK

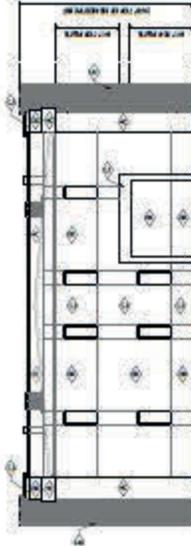
NOTE:
A. ALL ROOFTOP MATERIALS
SHOWN ARE TO BE
EXCEEDED FROM PUBLIC
VIEW AND FRONT-OF-WAY BY
FINISHET WALLS



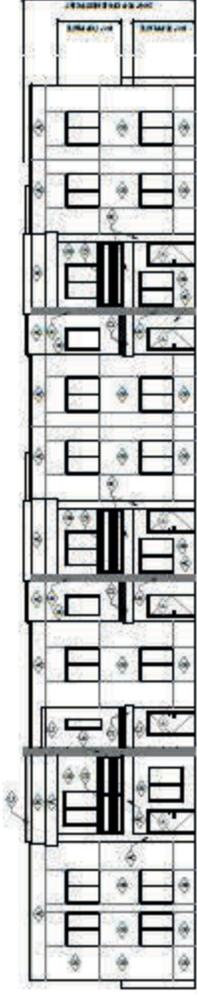
4 BUILDING #6 WEST FACING ELEVATION



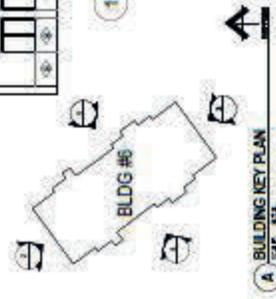
2 BUILDING #6 NORTH FACING ELEVATION



3 BUILDING #6 SOUTH FACING ELEVATION



1 BUILDING #6 EAST FACING ELEVATION



A BUILDING KEY PLAN



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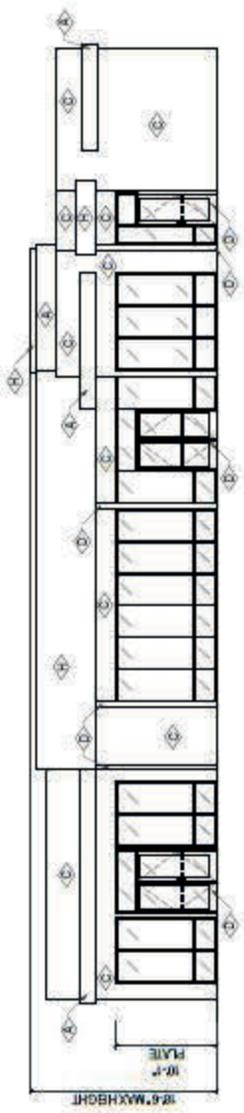


24-0087
02/14/2024

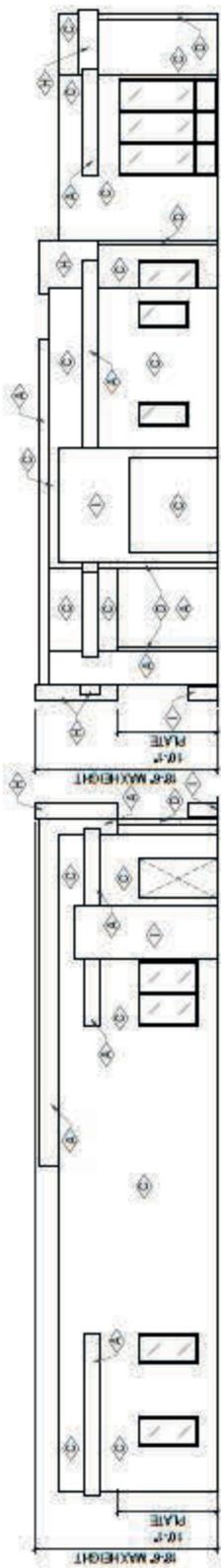
EXTERIOR MATERIALS
LEGEND

-  A. PAINTED STUCCO AND PAINTS
PRO596-1 COTTON TAIL
-  B. PAINTED STUCCO AND PAINTS
PRO596-2 BRISTOL HOUSE
-  C. PAINTED STUCCO AND PAINTS
PRO596-4 ON THE EDGE
-  D. PAINTED STUCCO AND PAINTS
PRO597-2 BLACK WOOD
-  E. STACKED STONE
ELDORADO STONE DARK HANDLE
-  F. PAINTED DOOR AND PAINTS
PRO596-7 CRUISED CHERRY
-  G. WROUGHT IRON RAILINGS
PRO596-7 STALLION SKY
-  H. STAINING BEAM
METAL ROOF
-  I. STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
COLORED TO MATCH
NEW AND EXISTING
PAINTS WALLS

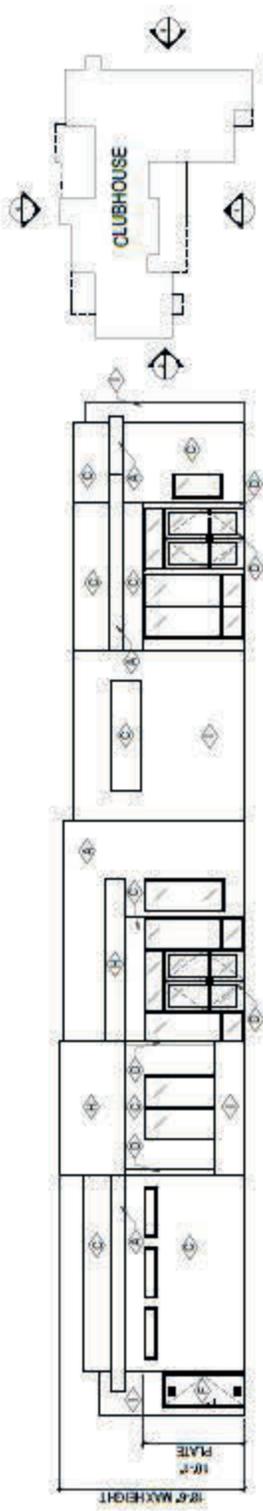


4 CLUBHOUSE REAR ELEVATION
SEE PLAN

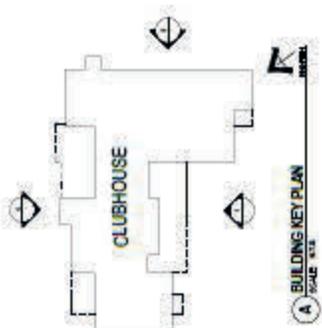


3 CLUBHOUSE SIDE ELEVATION
SEE PLAN

2 CLUBHOUSE SIDE ELEVATION
SEE PLAN



1 CLUBHOUSE FRONT ELEVATION
SEE PLAN

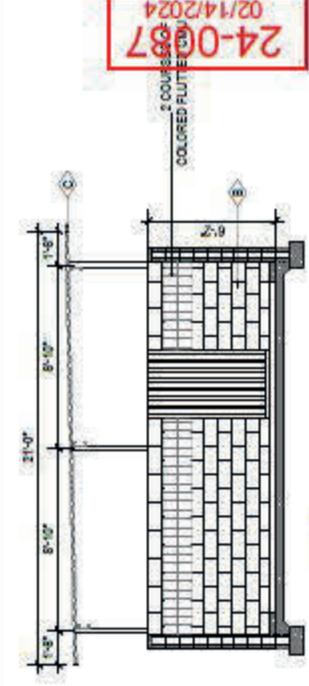
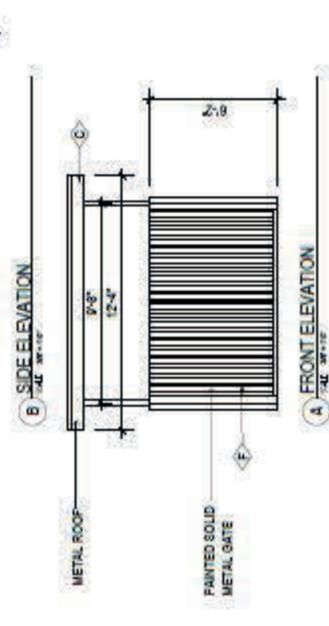
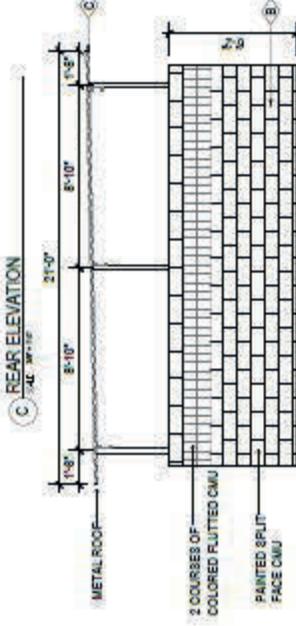
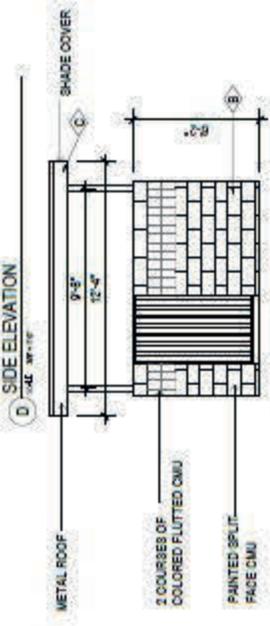
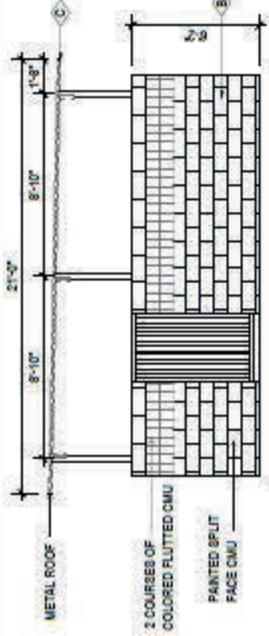


A BUILDING KEY PLAN
SEE PLAN

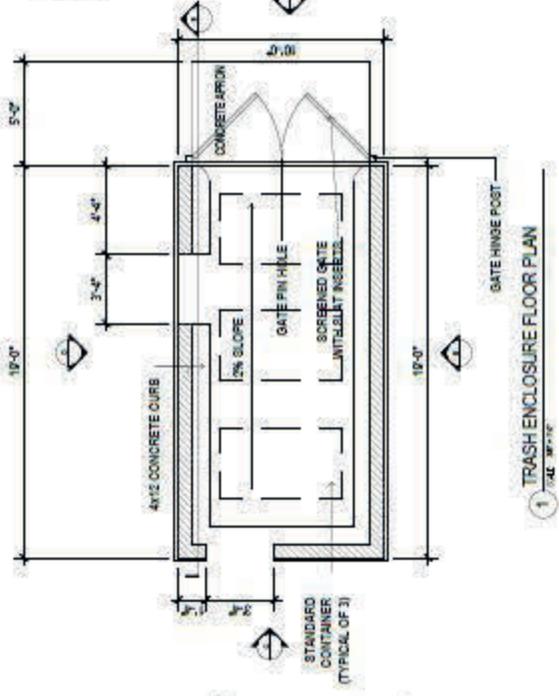
EXTERIOR MATERIALS
LEGEN

-  A. PAINTED STUCCO-IMP PAINTS
FG0886-1 COTTON LIN
-  B. PAINTED STUCCO-IMP PAINTS
FG0886-2 HIBER PRADISE
-  C. PAINTED STUCCO-IMP PAINTS
FG0886-3 HIBER PRADISE
-  D. PAINTED STUCCO-IMP PAINTS
FG0887-7 BLACK WIDOW
-  E. STACKED STONE
EL DORADO STONE DARK RUMBLE
-  F. PAINTED DOORS-IMP PAINTS
FG015-11 CHASED CHANSBERRY
-  G. WROUGHT IRON RAILINGS
FG0867-7 STRILLED DRY
-  H. STANDING SEAM
METAL ROOF
-  I. STACKED BRICK

NOTE:
ALL ROOFING MOUNTED
ON WALLS SHALL BE
CONCRETE OR CMU
VIEW AND SPECIFY BY
PAINTS WALLS



NOTE:
ALL TRASH ENCLOSURES TO CONTAIN A
RECYCLE BIN PER TITLE 30.04.05



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EXTERIOR MATERIALS LEGEND

A PAINTED STUCCO-WING PAINTS PROGRAM-1 COTTON TAIL

B PAINTED STUCCO-WING PAINTS PROGRAM-1 RUBBED MARBLESE

C PAINTED STUCCO-WING PAINTS PROGRAM-1 ON THE EDGE

D PAINTED STUCCO-WING PAINTS PROGRAM-2 BLACK WOOD

E STACKED STONE ELDERADO STONE DARK RUMBLE

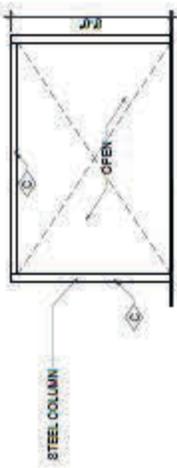
F PAINTED DOOR-WING PAINTS PROGRAM-4 CHAIRED CHERRYBRY

G WROUGHT IRON BALANCE PROGRAM-7 STAINLESS SKY

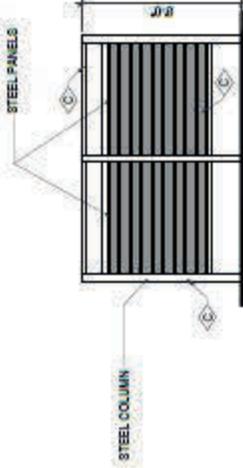
H STAINING BEAM METAL TOOP

I STACKED BRICK

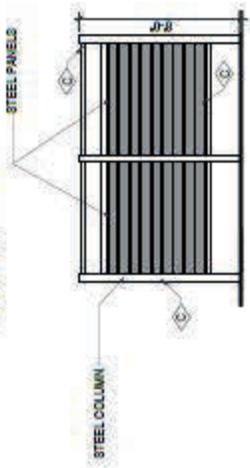
NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE COLLECTORLY WASHED WITH NEW AND SOFT-CEMENT BY FINISHET WALLS



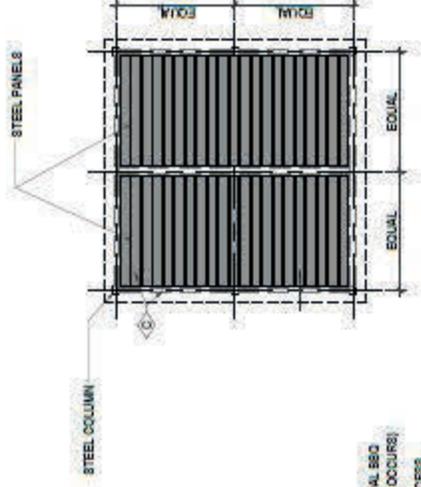
5 FRONT ELEVATION
SCALE: 3/8"=1'-0"



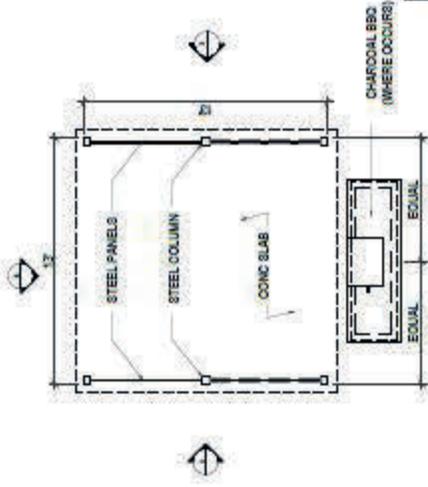
4 LEFT SIDE ELEVATION
SCALE: 3/8"=1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 3/8"=1'-0"



2 ROOF PLAN
SCALE: 3/8"=1'-0"



1 FLOOR PLAN
SCALE: 3/8"=1'-0"

NOTE:
CHARCOAL BBQ'S DO NOT OCCUR AT ALL LOCATIONS. SEE SITE PLAN FOR EXACT LOCATIONS.





EXTERIOR MATERIALS
LEGEND



PAINTED STUCCOING PAINTS
PROGRAM# COTTON TAIL

PAINTED STUCCOING PAINTS
PROGRAM# RUBENS PARADISE

PAINTED STUCCOING PAINTS
PROGRAM# ON THE EDGE

PAINTED STUCCOING PAINTS
PROGRAM# BLACK WIDOW

STACKED STONE
ELDORADO STONE DARK RUNDLE

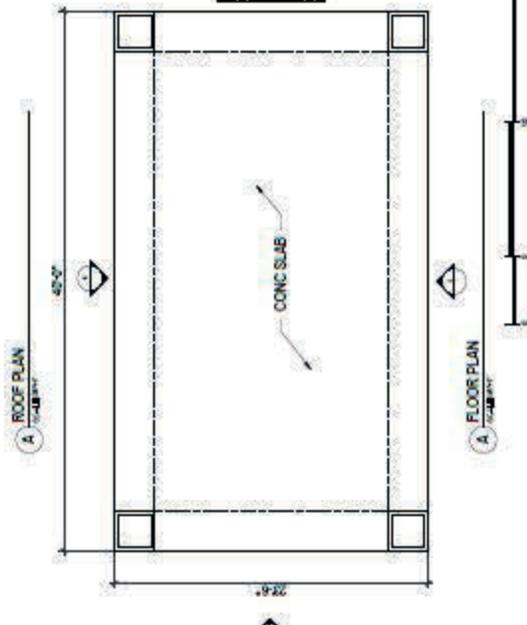
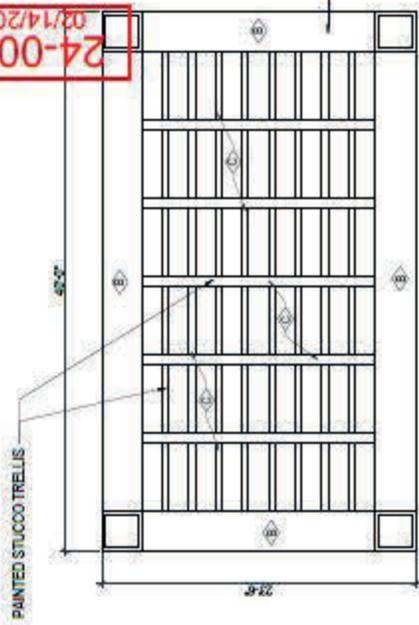
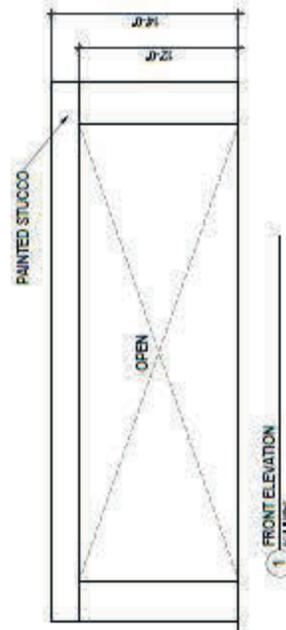
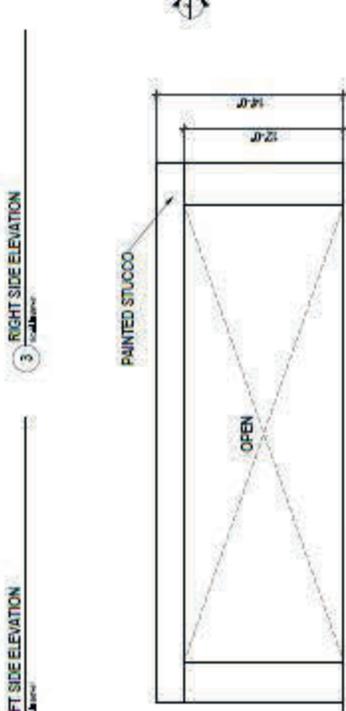
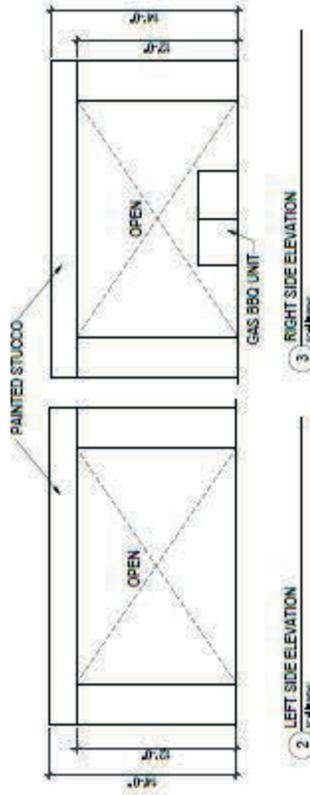
PAINTED DOOR/GP/PAINTS
PROGRAM# CRACKED CHAMBERLAIN

WROUGHT IRON RAILINGS
PROGRAM# 7 STAINLESS STEEL

STAINING SUM
METAL ROOF

STACKED BRICK

NOTE:
A. ALL ROOFTOP MOUNTED EQUIPMENT WILL BE EQUIPPED WITH 6" SLIC NEW AND SOFT-CURVE BY PINKET WALLS



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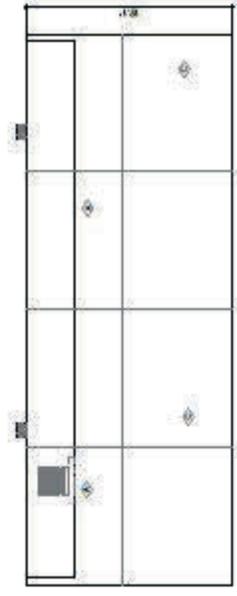
EXTERIOR MATERIALS
LEGEND

-  A. PAINTED STUCCOING FINISH
PG02686-1 COTTON TAIL
-  B. PAINTED STUCCOING FINISH
PG02686-2 HIKERS PARADISE
-  C. PAINTED STUCCOING FINISH
PG02686-4 ON THE EDGE
-  D. PAINTED STUCCOING FINISH
PG02687-2 BLACK WILSON
-  E. STACKED STONE
ELBORADO STONE DARK RUMBLE
-  F. PAINTED DOOR/SLIP FINISH
PG02687-3 CRACKED CHERRY
-  G. WROUGHT IRON SAILINGS
PG02685-2 STAINLESS SKY
-  H. STANDING SEAM
METAL ROOF
-  I. STACKED BRICK

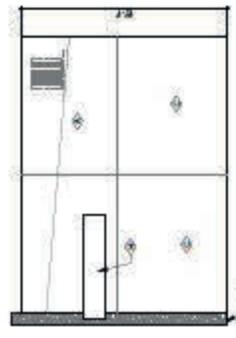
NOTE:
A. ALL ROOFTOP MOUNTED
EQUIPMENT WILL BE
SCREENED FROM PUBLIC
VIEW AND FENCED BY
PROJECT PANELS



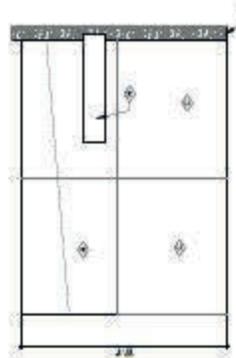
24-0087
02/14/2024



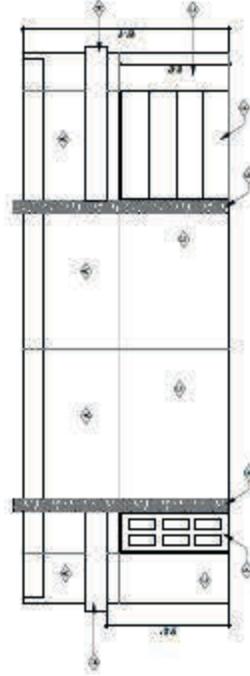
C. REAR ELEVATION
12'-0" 0'-0" 0'-0"



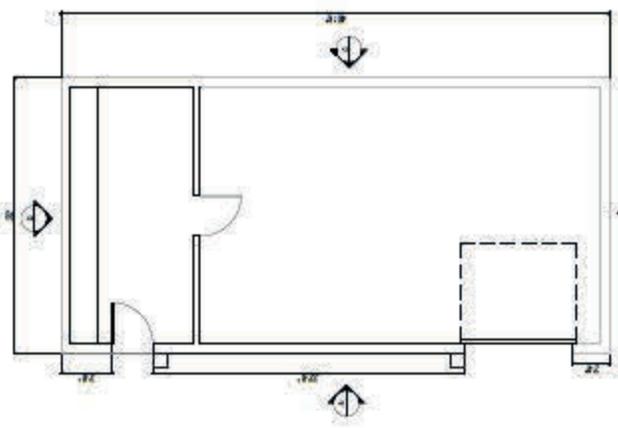
B. RIGHT ELEVATION
12'-0" 0'-0" 0'-0"



D. LEFT ELEVATION
12'-0" 0'-0" 0'-0"



A. FRONT ELEVATION
12'-0" 0'-0" 0'-0"

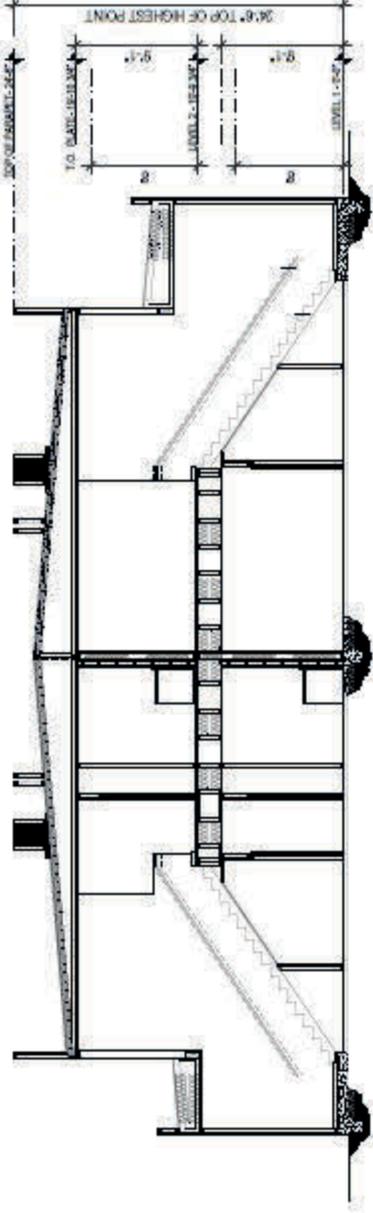


FLOOR PLAN
1 1/4" 0'-0" 0'-0"

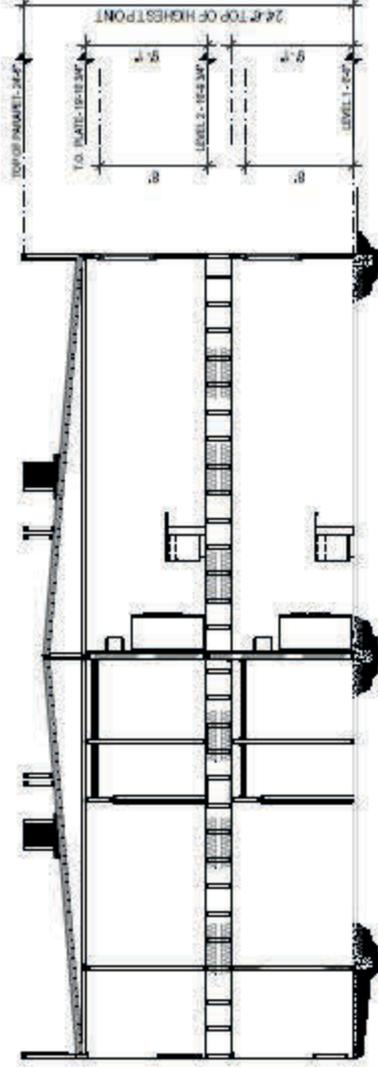




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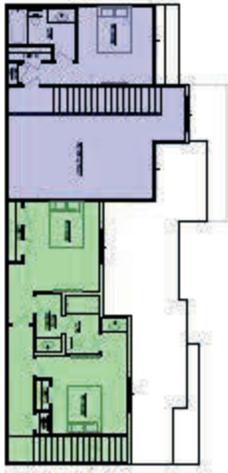


2 BUILDING SECTION
SEE PLAN

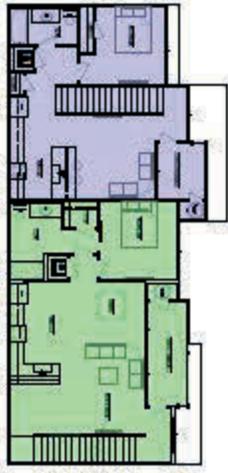


1 BUILDING SECTION
SEE PLAN





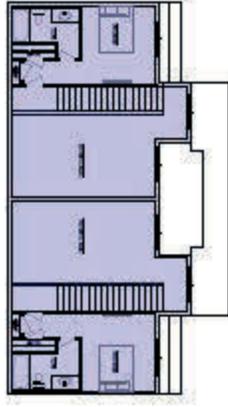
2.3 CLUSTER #2 - THIRD FLOOR
UNIT #101-102



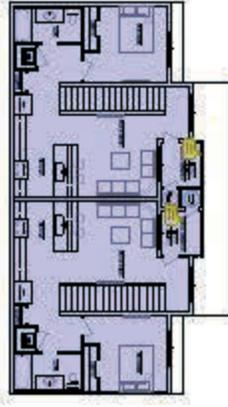
2.2 CLUSTER #2 - SECOND FLOOR
UNIT #103-104



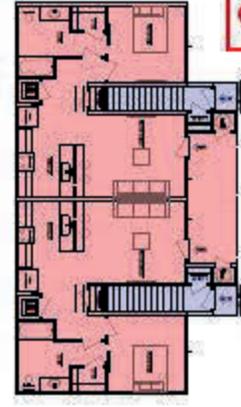
2.1 CLUSTER #2 - FIRST FLOOR
UNIT #105-106



1.3 CLUSTER #1 - THIRD FLOOR
UNIT #201-202



1.2 CLUSTER #1 - SECOND FLOOR
UNIT #203-204



1.1 CLUSTER #1 - FIRST FLOOR
UNIT #205-206



UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

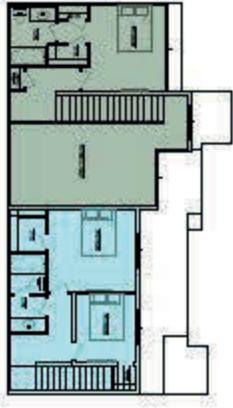
24-0087
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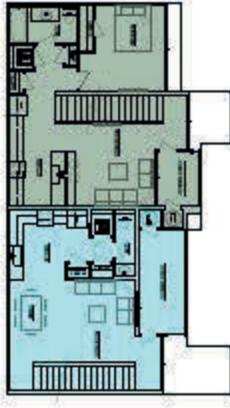


UNIT LEGEND

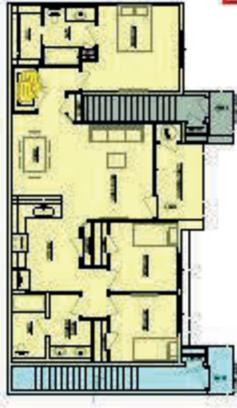
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT



3.3 CLUSTER #3 - THIRD FLOOR

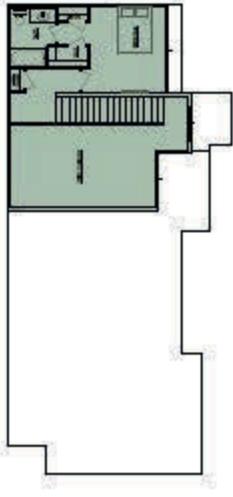


3.2 CLUSTER #3 - SECOND FLOOR



3.1 CLUSTER #3 - FIRST FLOOR

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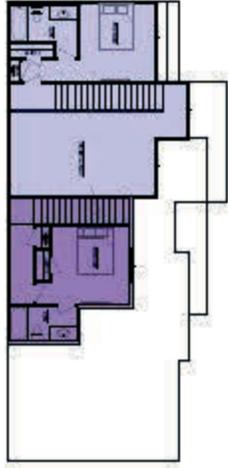
4.3 CLUSTER #4 - THIRD FLOOR



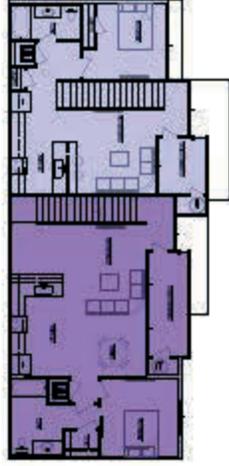
4.2 CLUSTER #4 - SECOND FLOOR



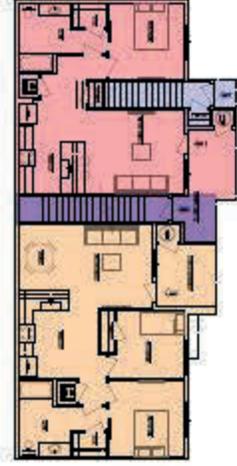
4.1 CLUSTER #4 - FIRST FLOOR



5.3 CLUSTER #5 - THIRD FLOOR



5.2 CLUSTER #5 - SECOND FLOOR



5.1 CLUSTER #5 - FIRST FLOOR

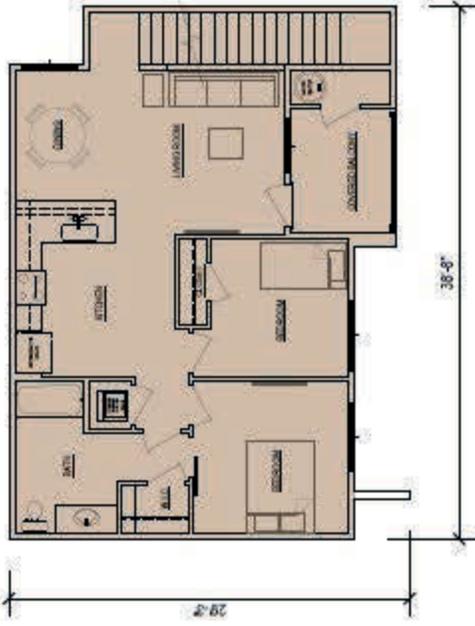


UNIT LEGEND

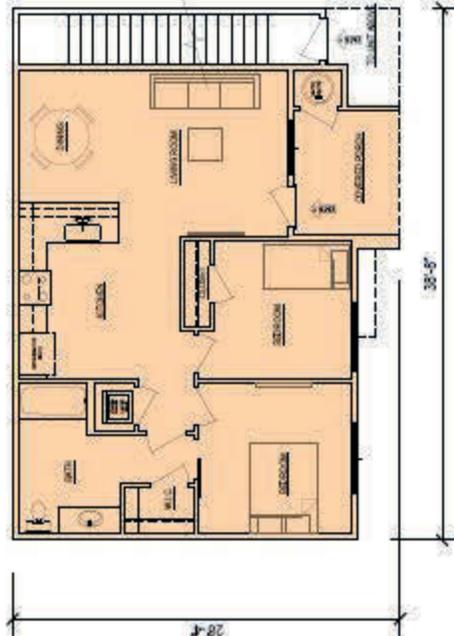
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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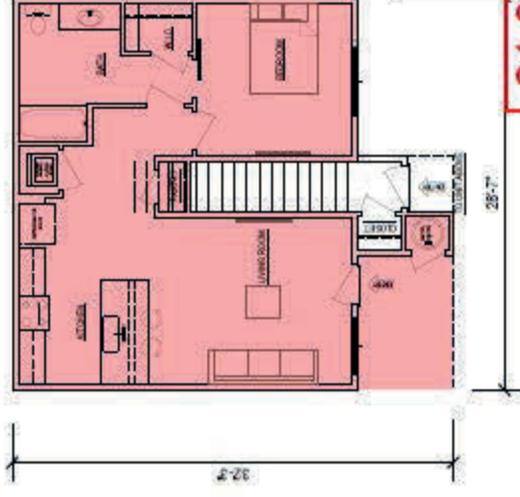




3 3 BEDROOM FLAT (SECOND FLOOR) PLAN
889 SF



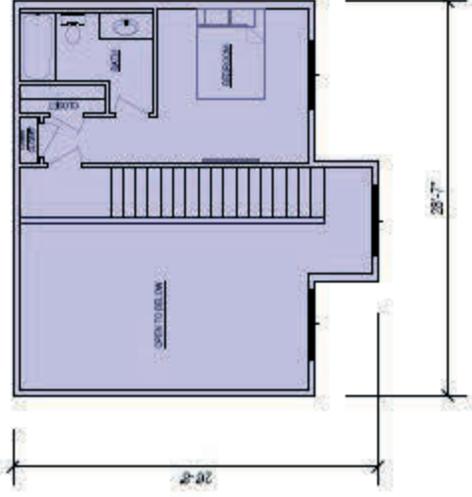
2 2 BEDROOM FLAT (FIRST FLOOR) PLAN
714 SF



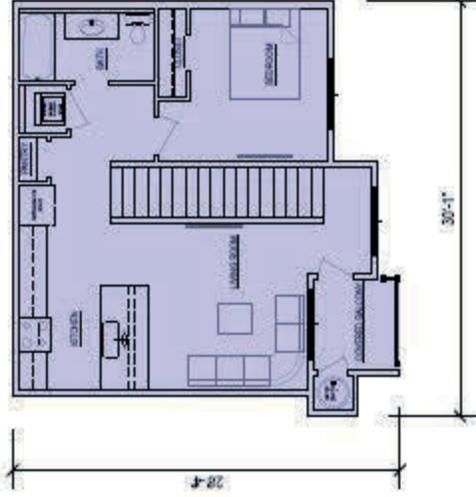
1 1 BEDROOM FLAT (FIRST FLOOR) PLAN
658 SF

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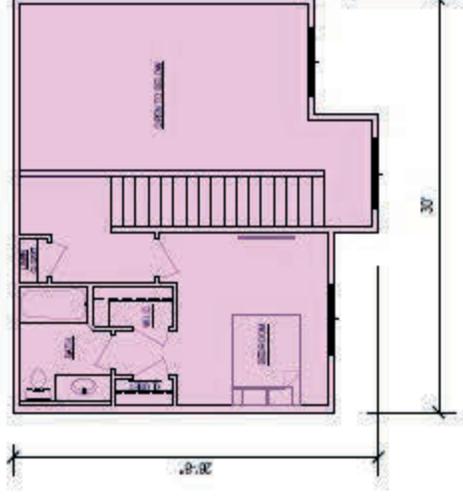




4 2 BEDROOM LOFT (SMALL) THIRD FLOOR PLAN
1081 SF



3 2 BEDROOM LOFT (SMALL) SECOND FLOOR PLAN
1081 SF



2 2 BEDROOM LOFT (LARGE) THIRD FLOOR PLAN
1130 SF



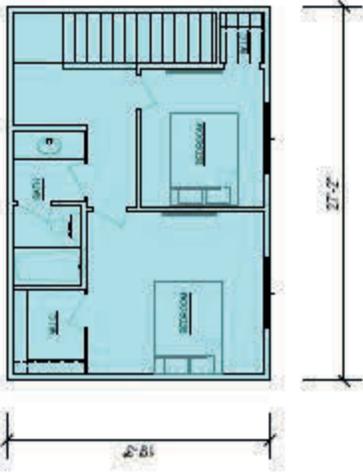
1 2 BEDROOM LOFT (LARGE) SECOND FLOOR PLAN
1130 SF

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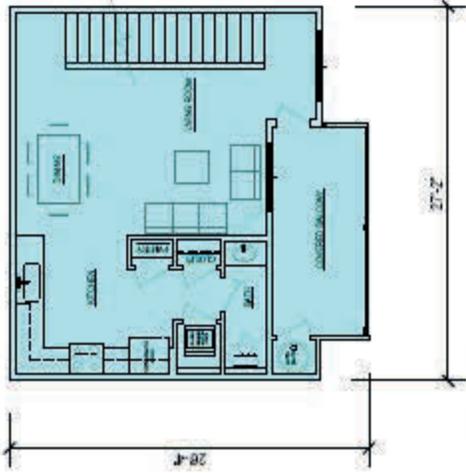




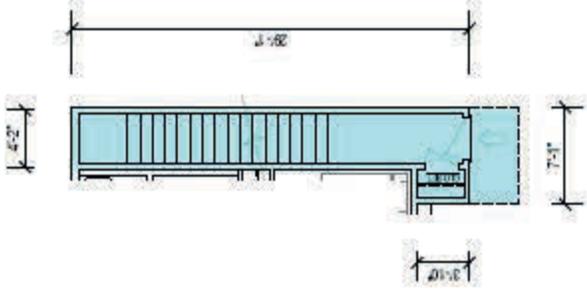
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02/14/2024



3 2 BEDROOM (SMALL) THIRD FLOOR PLAN
1129 SF



2 2 BEDROOM (SMALL) SECOND FLOOR PLAN
1129 SF

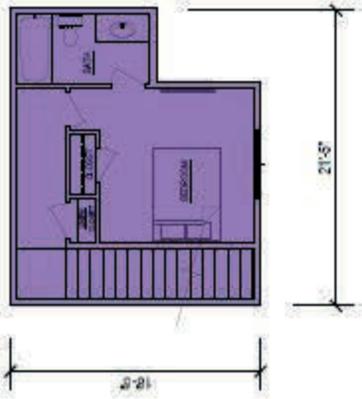


1 2 BEDROOM (SMALL) FIRST FLOOR PLAN
1129 SF

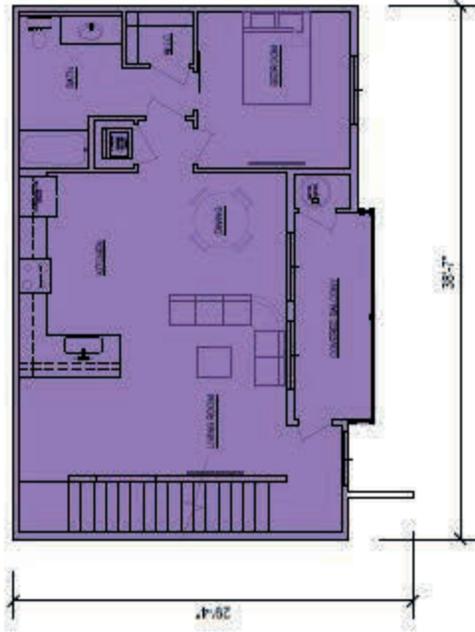




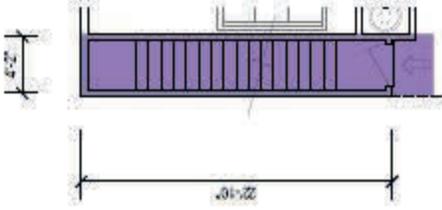
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02/14/2024



3 2 BEDROOM (LARGE) THIRD FLOOR PLAN



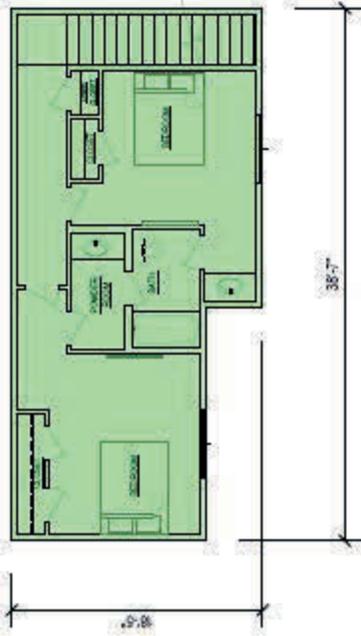
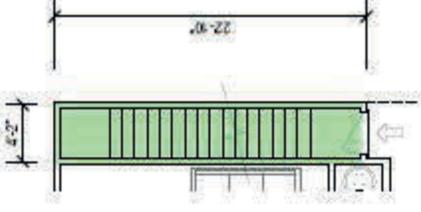
2 2 BEDROOM (LARGE) SECOND FLOOR PLAN



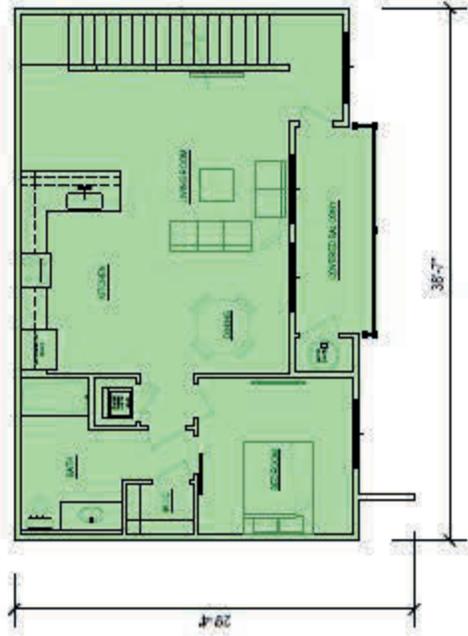
1 3 BEDROOM (LARGE) FIRST FLOOR PLAN



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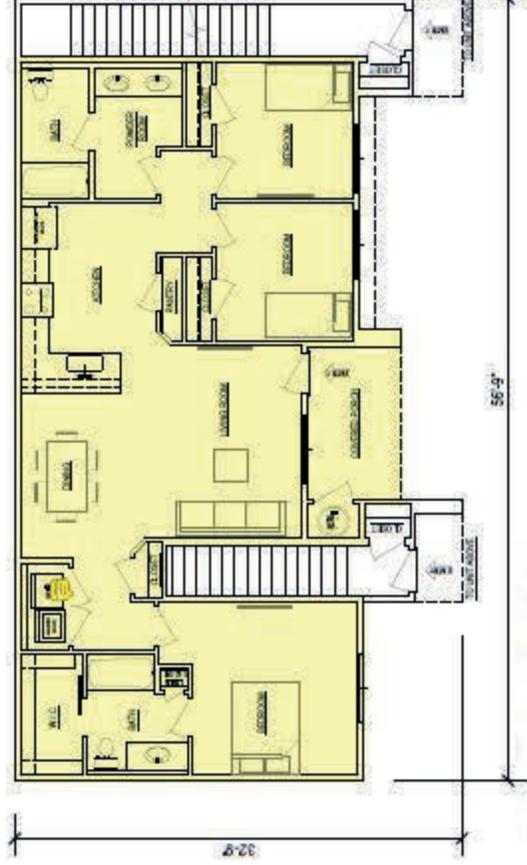


4 3 BEDROOM THIRD FLOOR PLAN
1520 SF

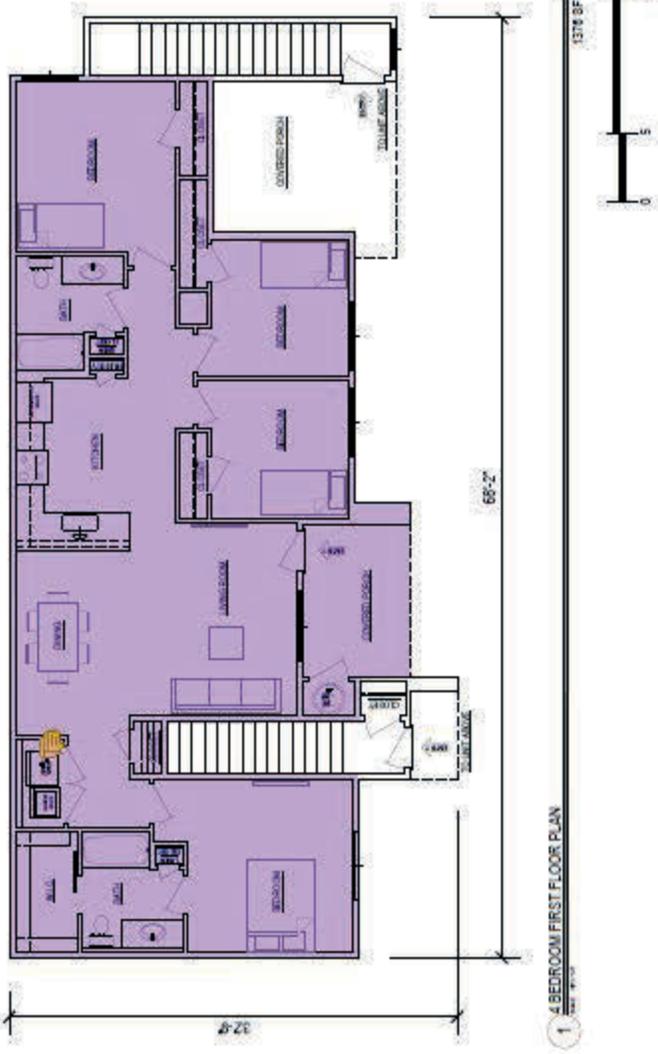


3 3 BEDROOM SECOND FLOOR PLAN
1400 SF

2 3 BEDROOM FIRST FLOOR PLAN
1520 SF



1 3 BEDROOM FLAT (FIRST FLOOR) PLAN
1200 SF



1 4-BEDROOM FIRST FLOOR PLAN
1374 SF

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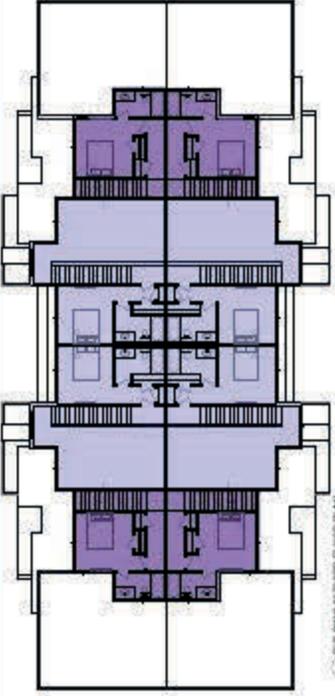
UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

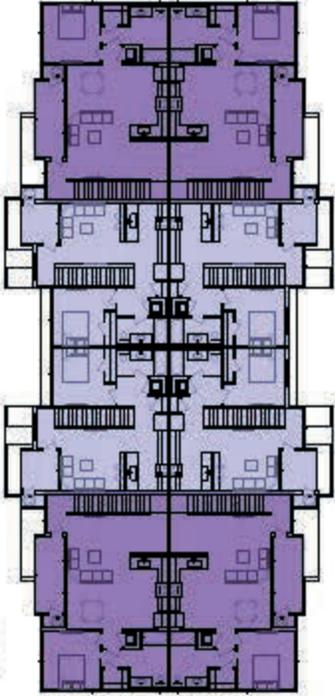


24-0087
07/17/2024

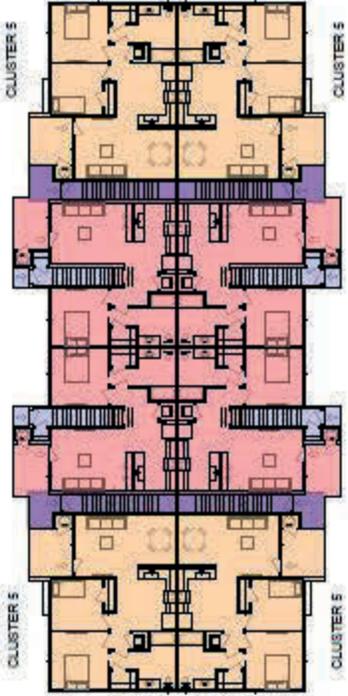
A2.31
02.15.2024



1 BUILDING #1 THIRD FLOOR PLAN



2 BUILDING #1 SECOND FLOOR PLAN



1 BUILDING #1 FIRST FLOOR PLAN

GENERAL DIMENSION: 103'-0" X 60'-0"

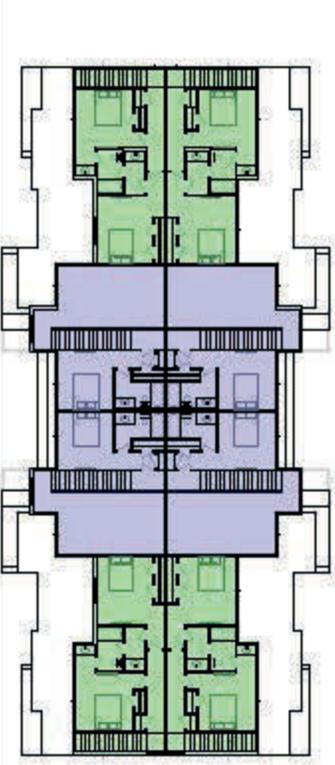


UNIT LEGEND

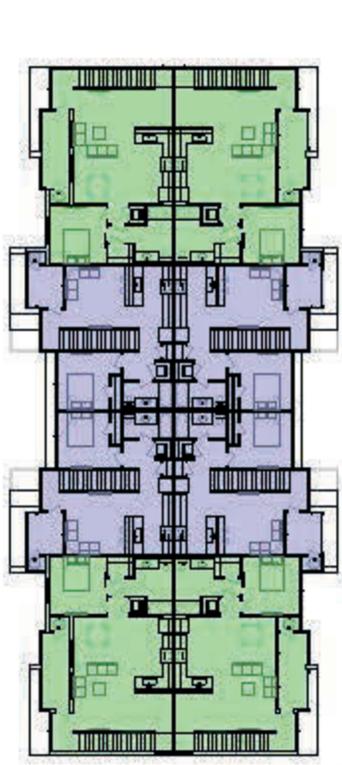
- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM FLAT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

24-0087

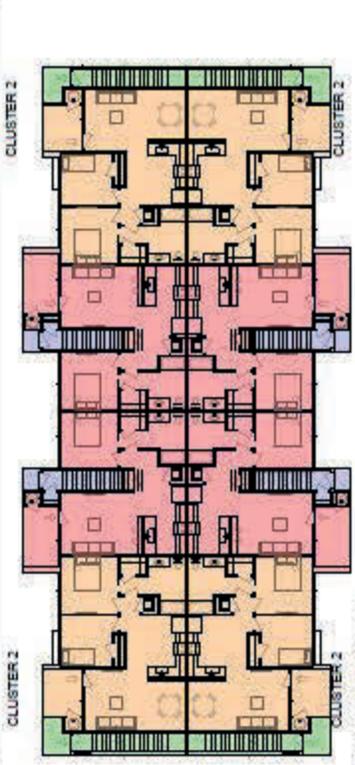
0.5/1.4/2.0/4



3 BUILDING #2 THIRD FLOOR PLAN



2 BUILDING #2 SECOND FLOOR PLAN



1 BUILDING #2 FIRST FLOOR PLAN

OVERALL DIMENSION: 132'0" X 72'0"

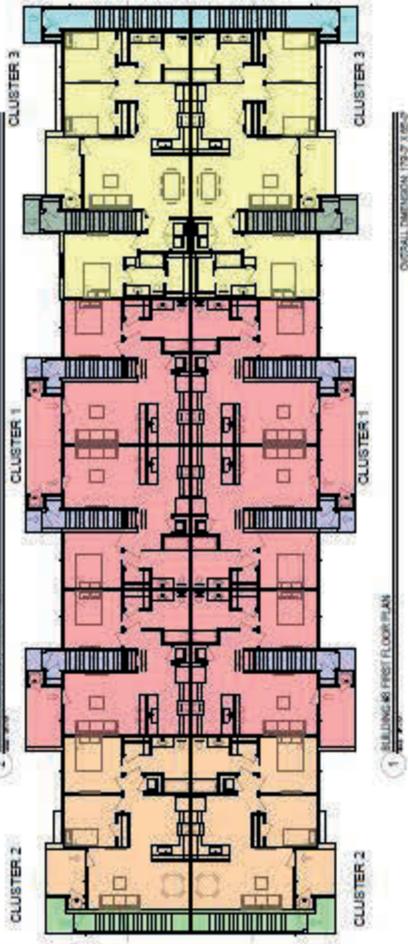
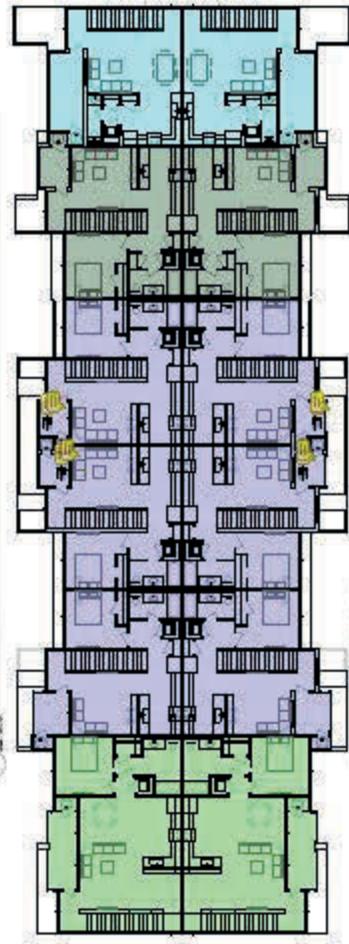
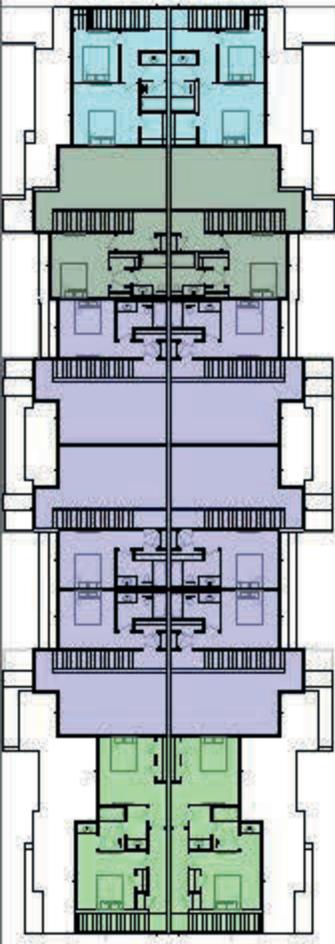


UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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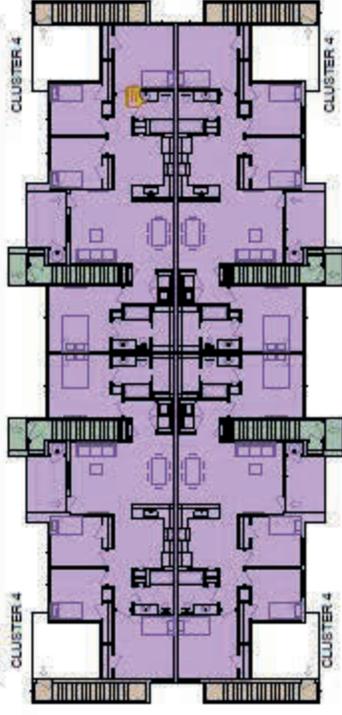
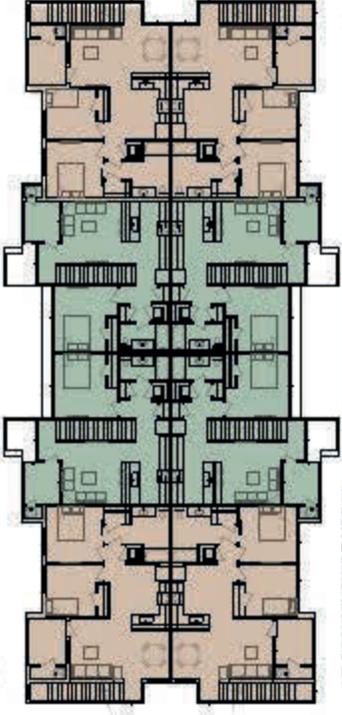
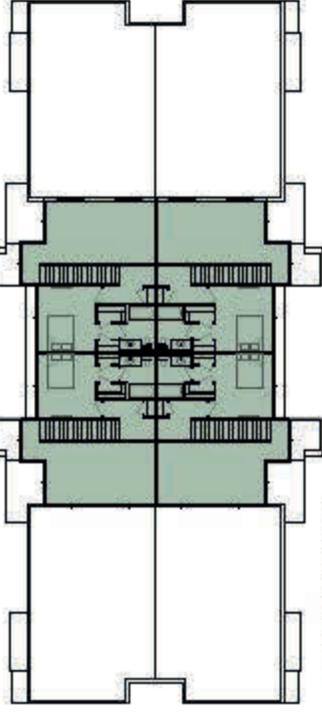


UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

24-0087

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OVERALL DIMENSION: 126'x175'x20'

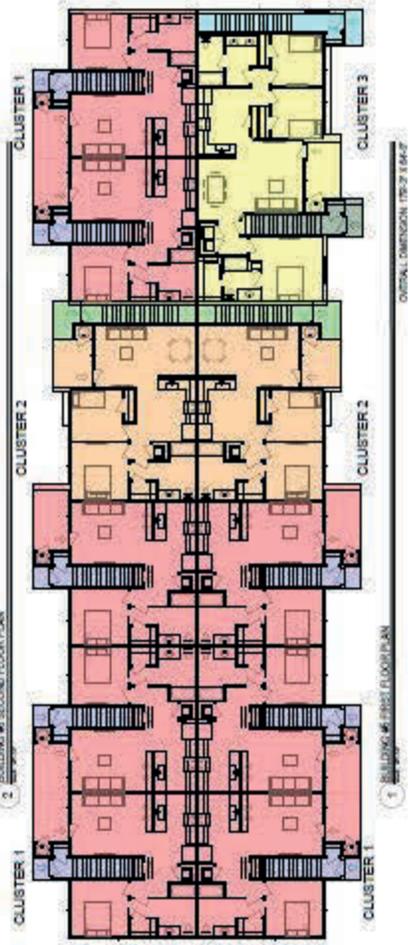
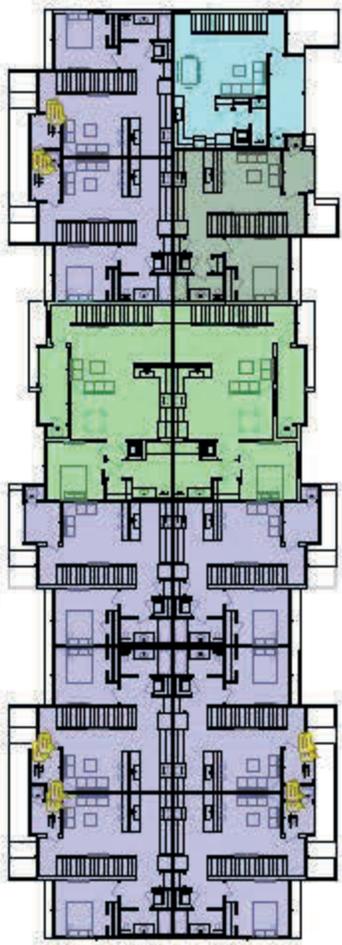
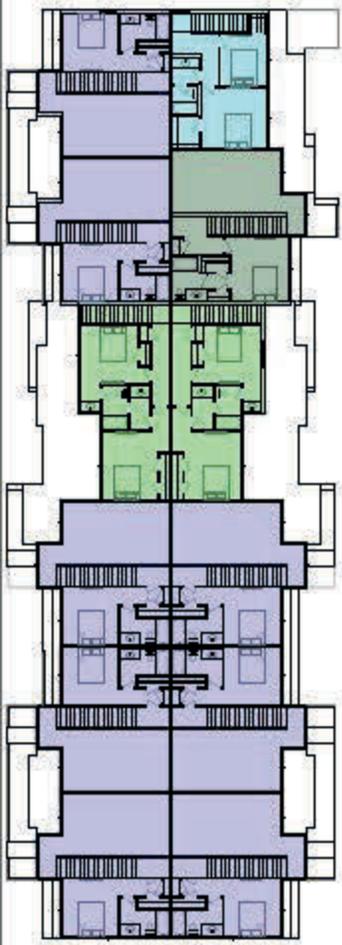


UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

24-0087

0.2446-2024

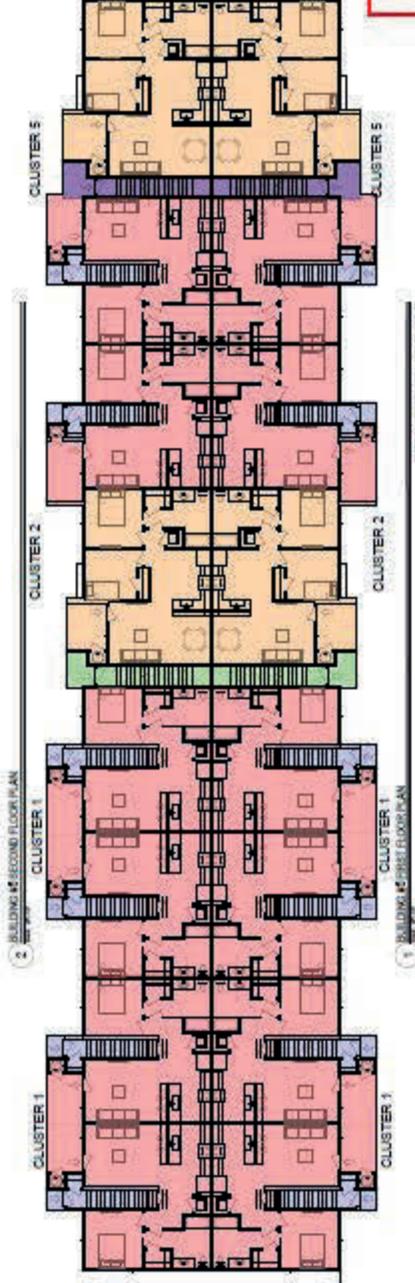
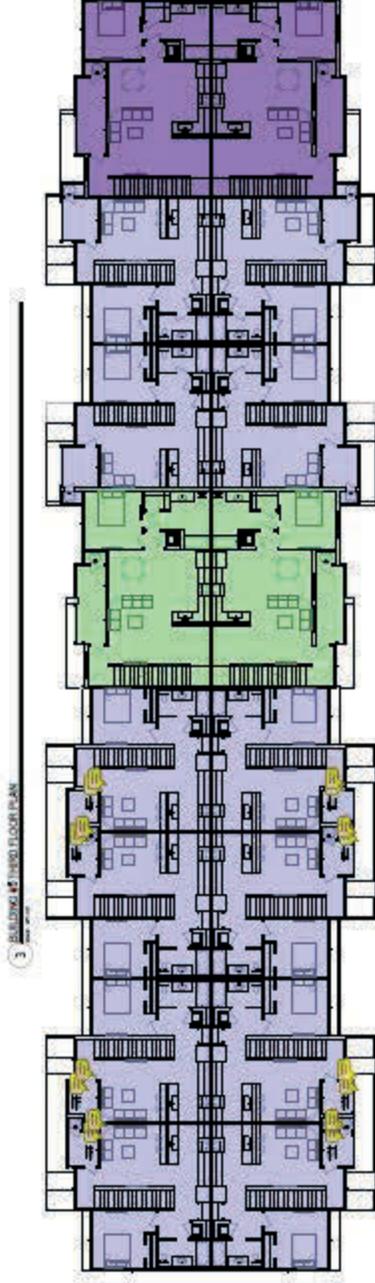
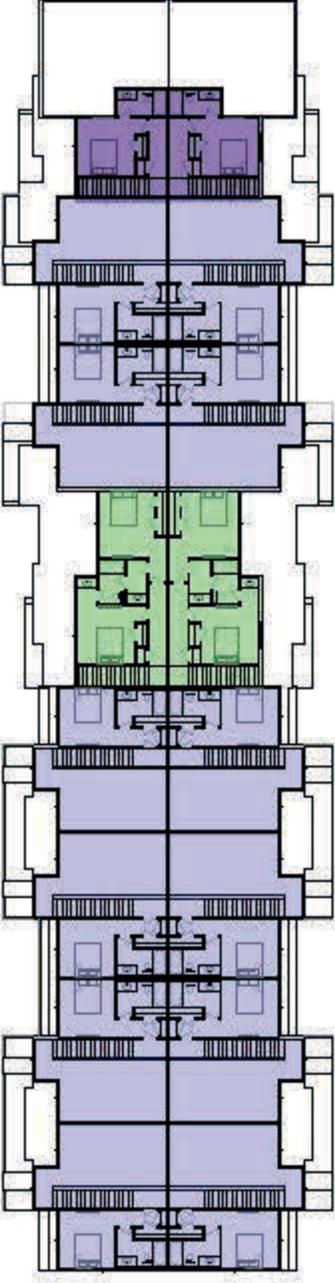




UNIT LEGEND

- 1 BEDROOM FLAT
- 2 BEDROOM FLAT (FF)
- 2 BEDROOM FLAT (SF)
- 2 BEDROOM LOFT (SM)
- 2 BEDROOM LOFT (LG)
- 2 BEDROOM (SM)
- 2 BEDROOM (LG)
- 3 BEDROOM FLAT
- 3 BEDROOM
- 4 BEDROOM FLAT

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ORITAL OVERLOOK 366 FT 04-2



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NOTE:
ALL BUILDING ENTRANCES SHALL
BE ADA ACCESSIBLE, NO MORE
THAN 1/2" THRESHOLD



THE MICHAELS ORGANIZATION | GREENE TINDALL DESIGN | SUNRISE AVE AND 28TH STREET | CLUBHOUSE FLOOR PLAN

3047 MARLBOROUGH ROAD, SUITE 500
SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY

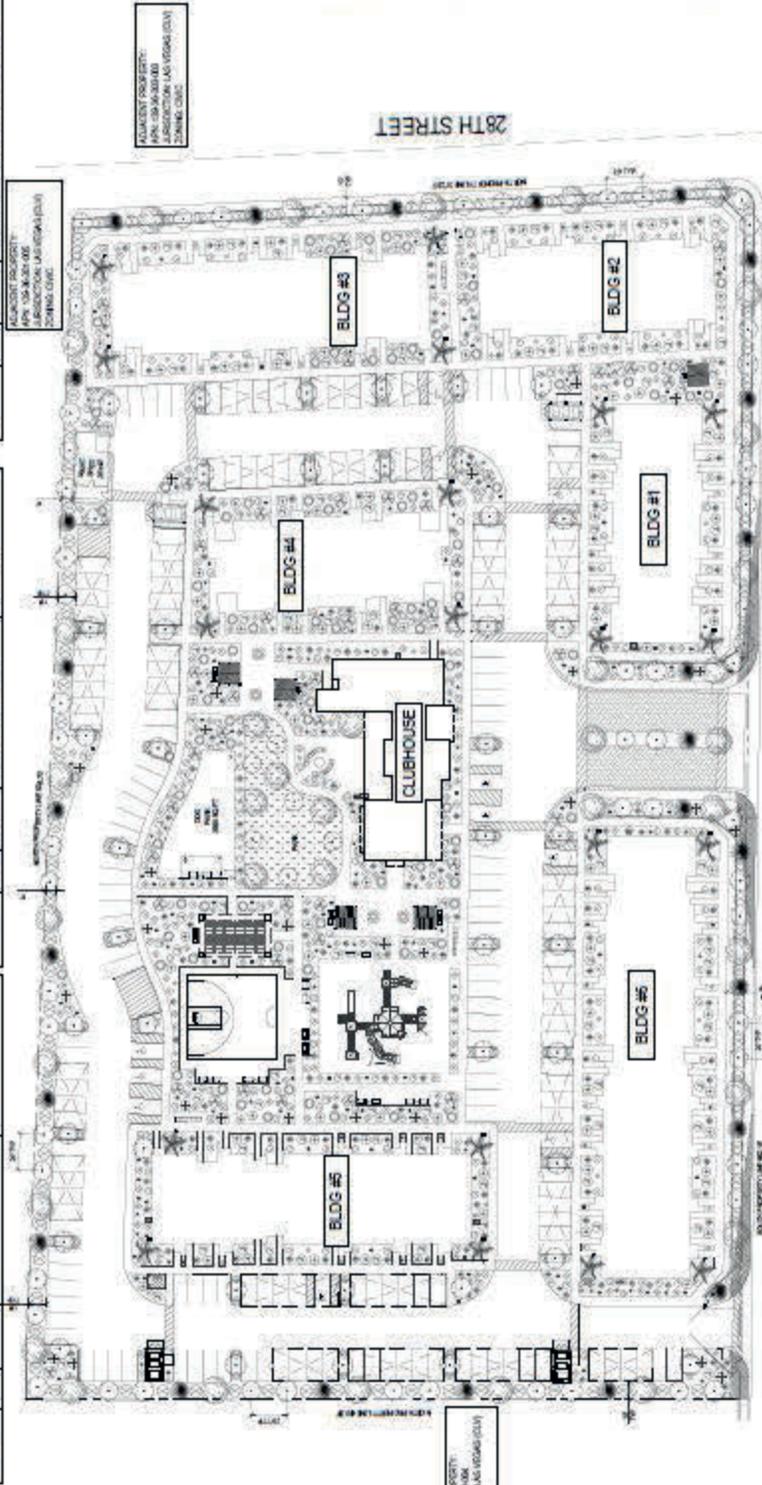
A2.37
02.15.2024

PLANTING LEGEND - TREES, SHRUBS AND GRASSES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	20	18" TDB	CHAMBERSOPUS FUMIDA	MEDITERRANEAN PANTANUM
	30	30" TDB	QUERCUS LAEVA	HOLLY OAK
	30	30" TDB	RHUS LAMARCA	ARTISAN SLIMAC
	40	24" TDB	PRODRONIS CHALLENGE	THORNLESS CHILEAN MESQUITE
	20	30" TDB	ACOKIA STENOXYLLA	SHOOTING ACOKIA

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	20	5" GALL	XYCOPUS C. COMPACTA	COMPACT GIBBY LEAF
	30	5" GALL	CRASSULA AUCUBA	SHRUBBY CRASSULA
	20	5" GALL	DRACOPAN WHEELER	DESERT SPOON
	40	5" GALL	LEUCOPHYLLUM	TEJALOMANCAN WAXWOOD
	10	5" GALL	CHONOPUS FUSCUS	SPRINGWOOD
	10	5" GALL	SEBASTIAA	SEBASTIAA
	20	5" GALL	WEST LUCIDA	WEST LUCIDA
	20	5" GALL	STENOXYLLA	STENOXYLLA
	20	5" GALL	CHONOPUS	CHONOPUS

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME
	0	5" GALL	DALIA CAPITATA	DALIA GOLD DALLIA
	0	5" GALL	PALEOPSEPS COOPERI	PALEOPSEPS COOPERI
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER
	0	5" GALL	ACOKIA WHEELER	ACOKIA WHEELER



ALUMINIUM PROPERTY:
APN: 04-340-000-000
SUBDIVISION: LAS VEGAS (04)
ZONING: CMC

ALUMINIUM PROPERTY:
APN: 04-340-000-000
SUBDIVISION: LAS VEGAS (04)
ZONING: CMC



ALUMINIUM PROPERTY:
APN: 04-340-000-000
SUBDIVISION: LAS VEGAS (04)
ZONING: RESIDENTIAL, MULTI-FAMILY

ALUMINIUM PROPERTY:
APN: 04-340-000-000
SUBDIVISION: LAS VEGAS (04)
ZONING: RESIDENTIAL, MULTI-FAMILY

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LANDSCAPING STANDARDS

STANDARDS	SCALE	SCALE	SCALE	SCALE
BURIED TREES	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')
• NORTH	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')
• EAST	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')
• WEST	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')

TOTAL PERIMETER TREES

STANDARDS	SCALE	SCALE	SCALE	SCALE
BURIED TREES	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')
• NORTH	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')
• EAST	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')
• WEST	1 TREE (20' HIGHER) (20')	20 TREES (20')	20 TREES (20')	20 TREES (20')

LANDSCAPE BUFFER WIDTHS

STANDARDS	REQUIRED	PROPOSED
MIN. TREE WIDTH	8 FT	8 FT
• NORTH	8 FT	8 FT
• EAST	8 FT	8 FT
• WEST	8 FT	8 FT

TREES



BOTANICAL NAME	COMMON NAME
CHAMBEROPUS HUMILIS	MEDITERRANEAN FAN PALM



BOTANICAL NAME	COMMON NAME
QUERCUS SERR	HOLLY OAK



BOTANICAL NAME	COMMON NAME
FRAX LANCEA	ATRICAN ZIMAC



BOTANICAL NAME	COMMON NAME
PROSOPIS JULIFLORUS	THORNLESS CHILICAN MESQUITE



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BOTANICAL NAME	COMMON NAME
ACICIA STEUDERIANA	SPICEWING ACICIA

SHRUBS



BOTANICAL NAME	COMMON NAME
ENCORBALIC TOMPAKIA	COMPACT SHINY LEAF



BOTANICAL NAME	COMMON NAME
CASSIA WILSONII	SHERBEEY GRAMA



BOTANICAL NAME	COMMON NAME
DAVIDSON WHEELERII	DESSERT SPOON



BOTANICAL NAME	COMMON NAME
LEUCOPHYLLUM	TEASE DIMORPHIC BANNER



BOTANICAL NAME	COMMON NAME
ESCHINOCAULUS ENGELMANNI	STRAWBERRY HEDGECOCK



BOTANICAL NAME	COMMON NAME
FRAX DOMATA	SHADE BURN



BOTANICAL NAME	COMMON NAME
LESTRAEA TANGIENSIS	RED YUCCA



BOTANICAL NAME	COMMON NAME
SEMIOPIA SPRENGERII	SEMIOPIA



BOTANICAL NAME	COMMON NAME
LEUCOPHYLLUM	TEASE DIMORPHIC BANNER



LANDSCAPE ROCK	
SP - APACHE BROWN LANDSCAPE ROCK	





7 HALF BASKETBALL COURT
DATE: 08/2024



4 PAVILION
DATE: 08/2024



1 PLAYGROUND
DATE: 08/2024

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02/14/2024



8 OUTDOOR LOUNGE SEATING
DATE: 08/2024



5 BBQ - CHARCOAL UNO
DATE: 08/2024



2 DOG PADS
DATE: 08/2024



9 DOG PARK
DATE: 08/2024



6 ARTIFICIAL TURF PARK
DATE: 08/2024



3 SHADE STRUCTURE
DATE: 08/2024

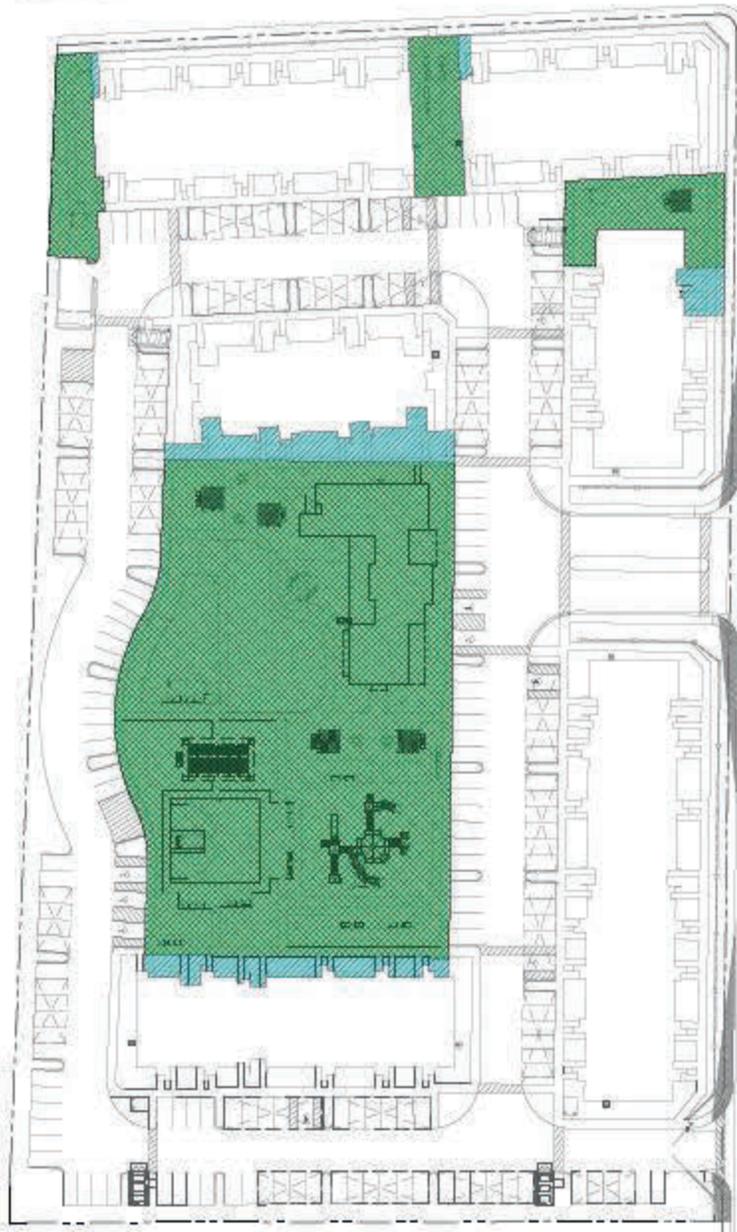




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02/14/2024

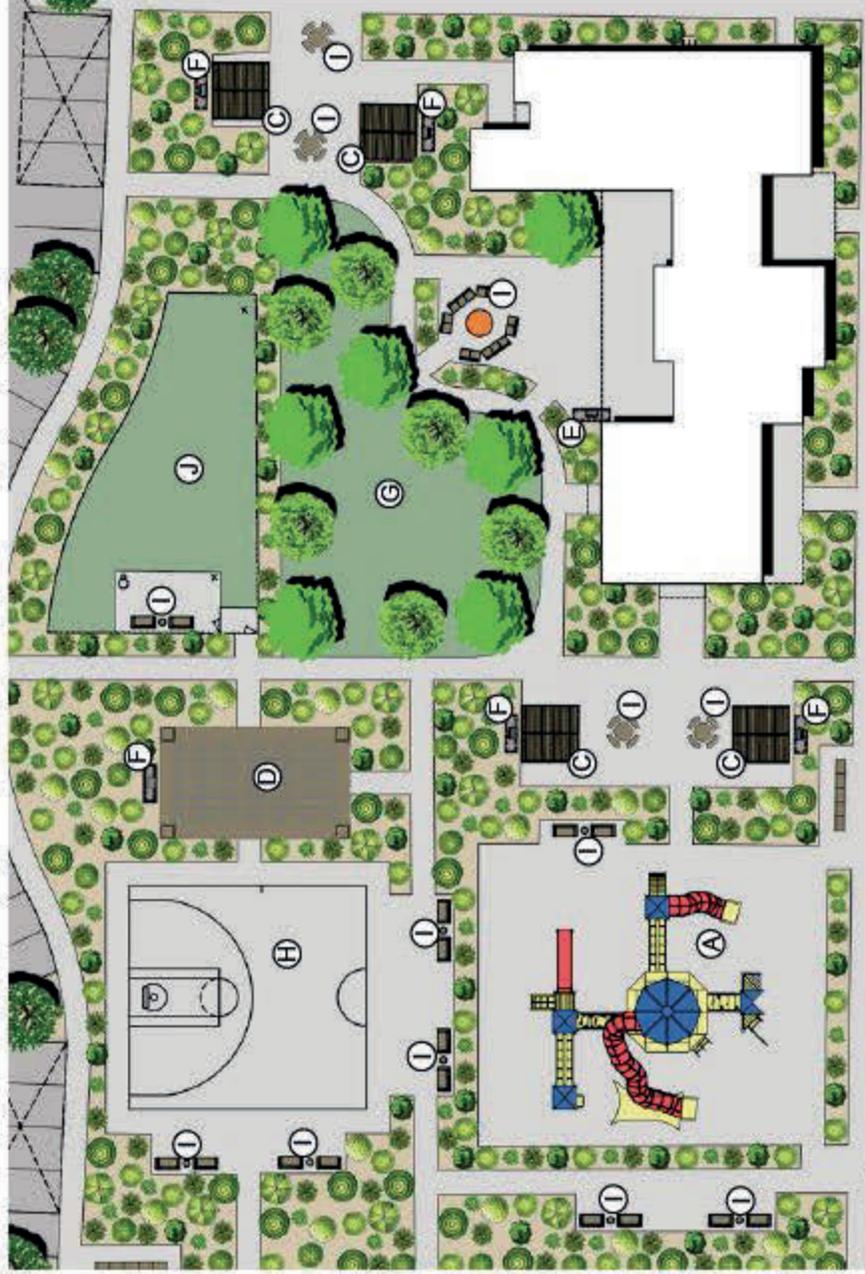
OPEN SPACE REQUIREMENTS:
 OPEN SPACE REQUIRED (ON GROSS ACRE)
 0.36 ACRE X 0.30 = 1.08 ACRE
 0.221% SF REQUIRED
 82,473 SF, 23.9%
 86,007 SF, 27.6%

OPEN SPACE PROVIDED:
 USABLE OPEN SPACE PROVIDED



LEGEND

- A. PLAYGROUND
- B. DOG PADS
- C. SHADE STRUCTURE
- D. PAVILION
- E. BBQ - GAS
- F. BBQ - CHARCOAL
- G. ARTIFICIAL TURF PARK
- H. HALF BASKETBALL COURT
- I. OUTDOOR LOUNGE SEAT
- J. DOG PARK



1 COURTYARD - CENTRAL
2024 02/14/2024



2 COURTYARD - SOUTHEAST
2024 02/14/2024

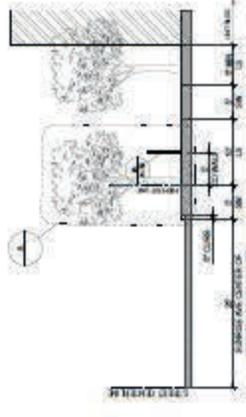
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02/14/2024



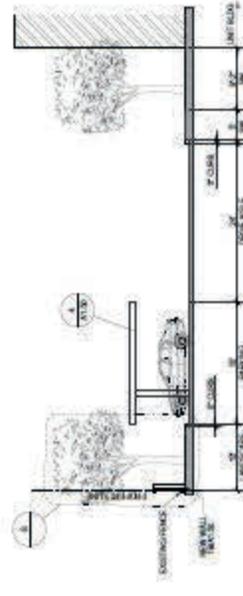
24-0087
02/14/2024



1 PROJECT ENTRY STREET SECTION
SCALE: 1/8" = 1'-0"



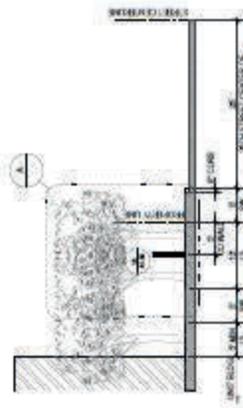
2 SOUTH PROPERTY LINE STREET SECTION
SCALE: 1/8" = 1'-0"



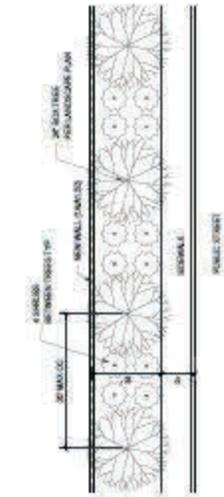
4B NORTH PROPERTY LINE STREET SECTION - BLDG 5
SCALE: 1/8" = 1'-0"



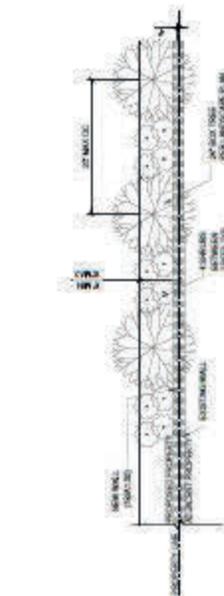
4A NORTH PROPERTY LINE STREET SECTION - BLDG 4
SCALE: 1/8" = 1'-0"



3 EAST PROPERTY LINE STREET SECTION
SCALE: 1/8" = 1'-0"



A LANDSCAPE BUFFER - 28TH STREET & SUNRISE AVE
SCALE: 1/8" = 1'-0"



B LANDSCAPE BUFFER - NORTH & WEST PROPERTY LINE
SCALE: 1/8" = 1'-0"



5 WEST PROPERTY LINE STREET SECTION
SCALE: 1/8" = 1'-0"

SITE INFO:
 APN: 128-38-002-005
 SITE ADDRESS: 2601 SUNRISE AVE
 LAS VEGAS, NV 89101
 GROSS ACREAGE: 5.98 AC
 16.85 UNIT/ACRE
 UNIT DENSITY (CRUSH): R-3
 46.87%
 LOT COVERAGE: 2%
 SITE SETBACKS:

BUILDING HEIGHT:
 MAXIMUM ALLOWED (IN-FLAT ROOF): 58'-0"
 MAXIMUM PROPOSED: 58'-0"
 BUILDING STORIES: 5
 MAXIMUM ALLOWED: 3
 MAXIMUM PROPOSED: 5
 CONSTRUCTION TYPE: VA
 FULLY SPRINKLED: YES
 OCCUPANCY: R-2 APARTMENTS

PHASES:
 PHASE 1: 74 UNITS
 PHASE 2: 44 UNITS
 3.98 AC
 2.90 AC

SQUARE FOOTAGE:
 GROSS UNIT S.F.: 122,719 S.F.
 GROSS CLUBHOUSE S.F.: 4,154 S.F.
 SHADE STRUCTURE S.F.: 1,506 S.F.
 GROSS PROJECT S.F.: 128,379 S.F.



NEIGHBORHOOD MAP
 A
 1/4" = 100'



UNIT COUNT:

1 BDRM FLAT	34	668 S.F.	25%
2 BDRM FLAT (FIRST FLOOR)	16	794 S.F.	13%
2 BDRM FLAT (SECOND FLOOR)	4	860 S.F.	3%
2 BDRM LOFT (SMALL)	34	191 S.F.	25%
2 BDRM LOFT (LARGE)	7	133 S.F.	8%
2 BDRM (SMALL)	3	109 S.F.	2%
2 BDRM (LARGE)	6	150 S.F.	5%
3 BDRM FLAT	3	120 S.F.	3%
3 BDRM	10	150 S.F.	9%
4 BDRM FLAT	4	159 S.F.	3%
TOTAL NEW UNITS	121		100%

ALUMINUM PROPERTY:
 APN: 128-38-002-005
 JURISDICTION: LAS VEGAS (LV)
 ZONING: O-20

ALUMINUM PROPERTY:
 APN: 128-38-002-005
 JURISDICTION: LAS VEGAS (LV)
 ZONING: O-20

28TH STREET

SUNRISE AVE

27TH ST

COLOR SITE PLAN
 SCALE (WHEN PRINTED AT 24x36): 1:30
 NORTH

ALUMINUM PROPERTY:
 APN: 128-38-002-005
 JURISDICTION: LAS VEGAS (LV)
 ZONING: O-20

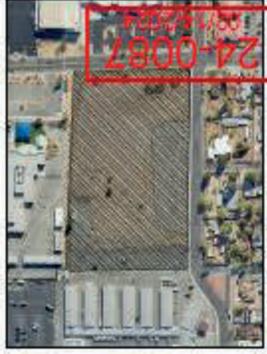
PARKING REQUIREMENTS:

1 BDRM UNITS 1.25 PER	54 units	42
2 BDRM UNITS 1.75 PER	70 units	122
3 BDRM UNITS 2.0 PER	13 units	26
4 BDRM UNITS 2.0 PER	4 units	8
GUEST PARKING 1 PER 4		21
TOTAL REQUIRED		321
PARKING PROVIDED (10% REDUCTION)		166
COVERED SURFACE PARKING PROVIDED		121
UNCOVERED PARKING PROVIDED		45
COMPACT CAR PARKING		6
COVERED COMPACT (INCLUDED IN TOTAL)		6
UNCOVERED COMPACT (INCLUDED IN TOTAL)		39
TOTAL PARKING PROVIDED		205
ADA PARKING REQUIRED		7
ADA PARKING PROVIDED		11
ADA UNITS (TOTAL)		2
BI-CYCLES (TOTAL)		38
BI-CYCLES PROVIDED		38

REQUESTED PARKING:

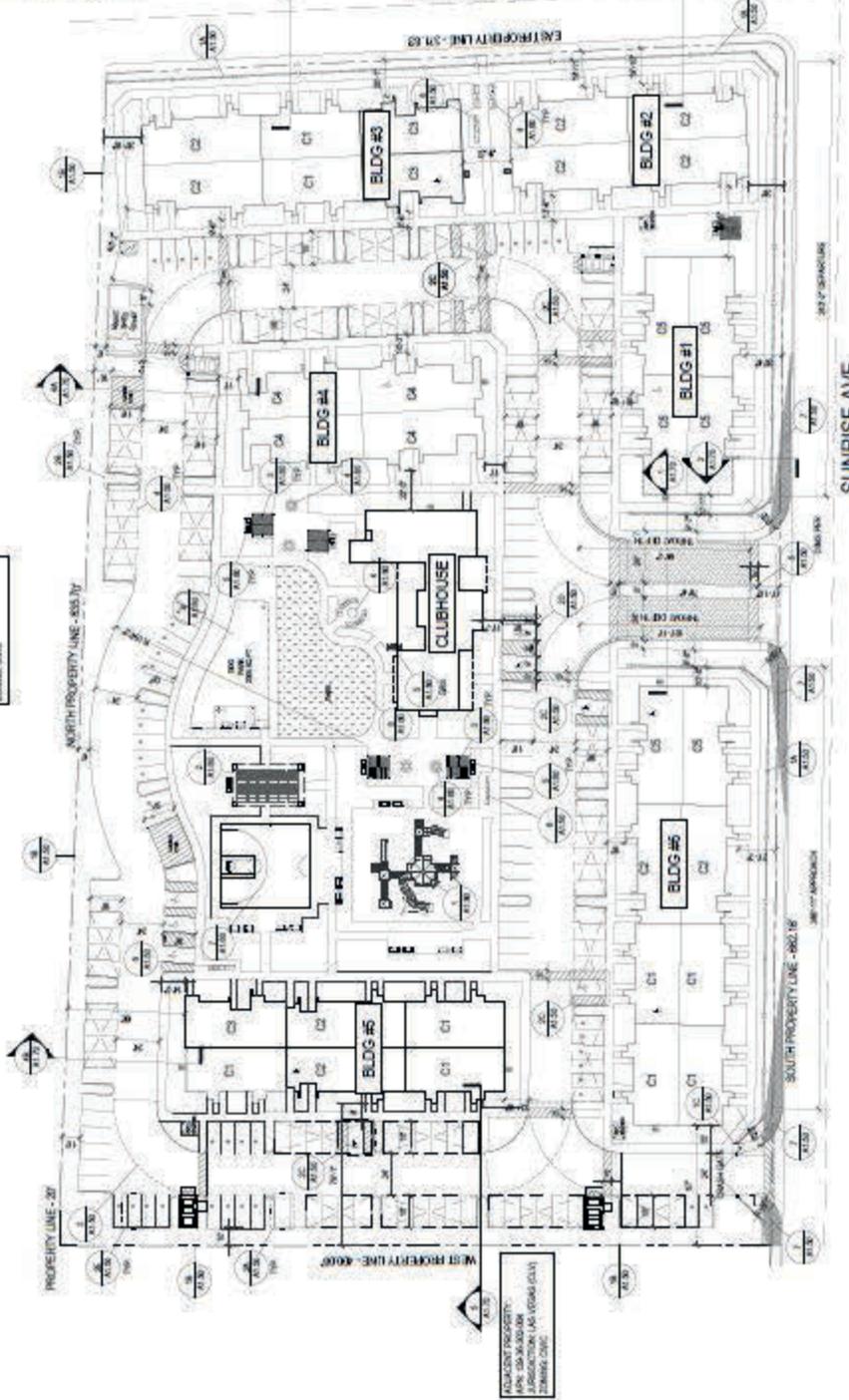
171 UNITS 1.5 PER	121 units	182
GUEST PARKING 1 PER 4		21
TOTAL		203

24-0087
 24-0087
 24-0087



A VICINITY MAP

CLUSTER #1: RESOURCES
APN: 38-34-040
JURISDICTION: LAS VEGAS (CLV)
ZONING: RESORT/MULTIFAMILY



CLUSTER SUMMARY

CLUSTER #1:
SEE SHEET A2.11

CLUSTER #2:
SEE SHEET A2.12

CLUSTER #3:
SEE SHEET A2.11

CLUSTER #4:
SEE SHEET A2.13

CLUSTER #5:
SEE SHEET A2.12

CLUSTER #6:
APN: 38-34-040
JURISDICTION: LAS VEGAS (CLV)
ZONING: RESORT/MULTIFAMILY



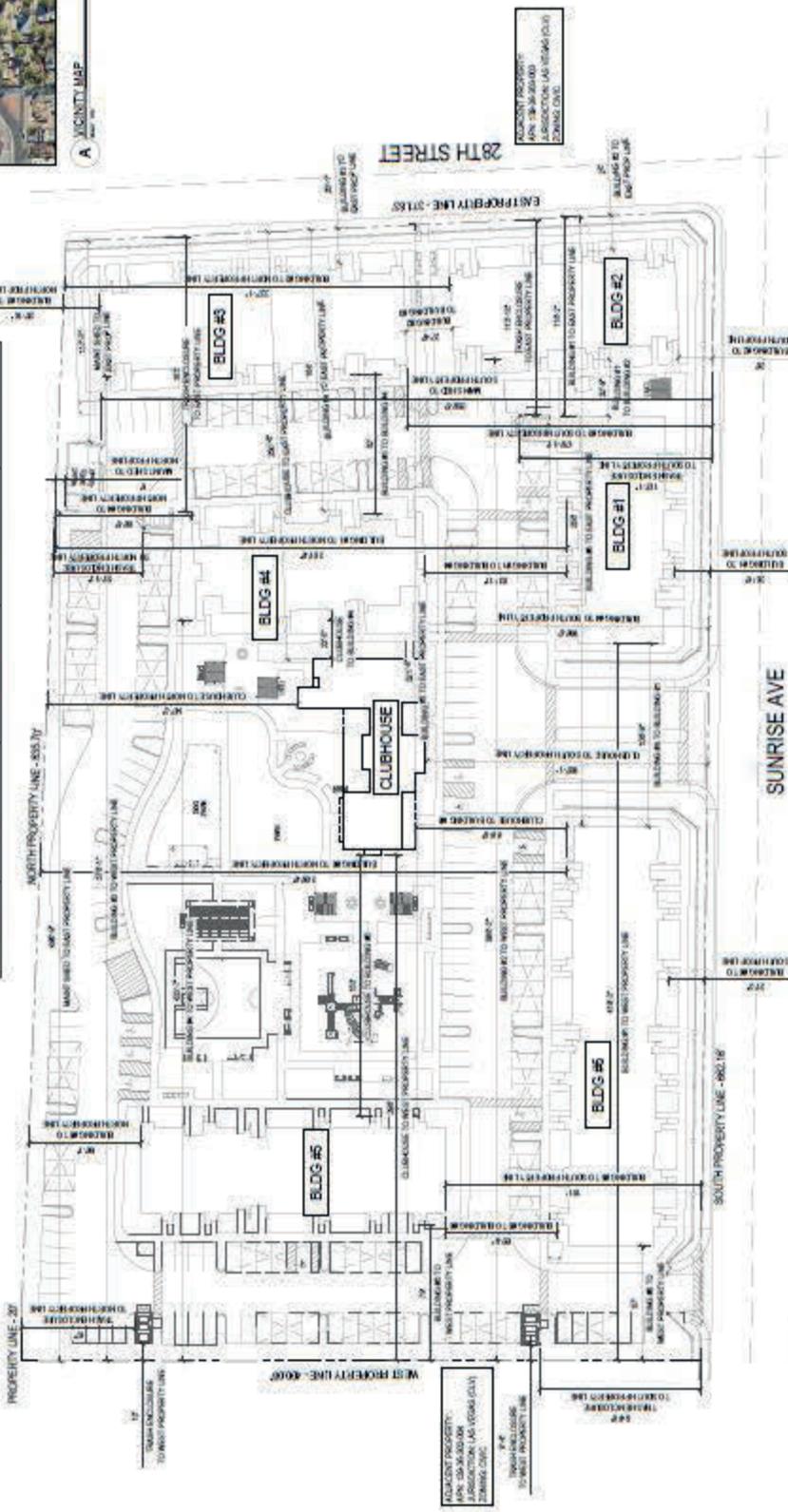


A VICINITY MAP

SUMMARY

BUILDING NUMBER	TO NORTH PROPERTY LINE	TO WEST PROPERTY LINE	TO SOUTH PROPERTY LINE	TO EAST PROPERTY LINE
BUILDING #1	301'-4"	416'-2"	116'-2"	117'-7"
BUILDING #2	227'-1"	516'-1"	20'-4"	20'-4"
BUILDING #3	20'-10"	179'-11"	20'-4"	20'-4"
BUILDING #4	86'-5"	435'-1"	154'-2"	154'-2"
BUILDING #5	65'-1"	79'-2"	151'-4"	50'-4"
BUILDING #6	308'-4"	67'-4"	21'-2"	56'-2"
CLUBHOUSE	147'-7"	296'-2"	165'-1"	256'-2"
MAIN SHED	6'-2"	496'-2"	362'-5"	117'-7"

ADJACENT PROPERTY:
 ASSOCIATION UNINCORPORATED CO.
 ZONING RESIDENTIAL, MULTIFAMILY

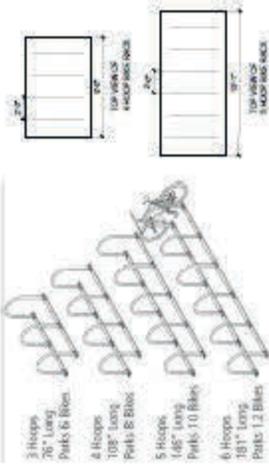


PROPERTY LINE / SETBACK
 DIMENSIONED SITE PLAN
 SCALE (WHEN PRINTED AT 24x36): 1/320



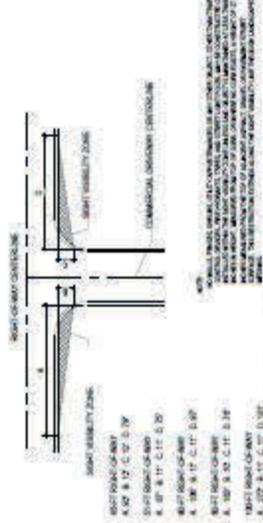
ADJACENT PROPERTY:
 ASSOCIATION UNINCORPORATED CO.
 ZONING RESIDENTIAL, MULTIFAMILY

ADJACENT PROPERTY:
 ASSOCIATION UNINCORPORATED CO.
 ZONING RESIDENTIAL, MULTIFAMILY



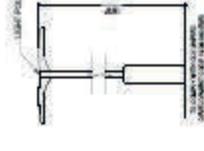
6 BIKE RACK DETAILS
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



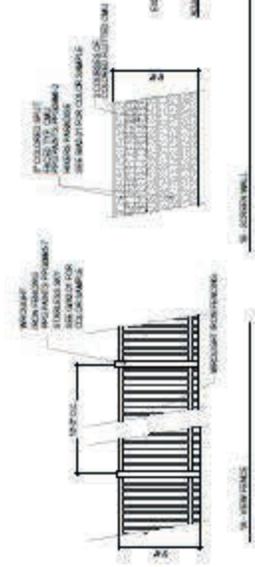
7 CLARK COUNTY UNIFORM STANDARD DRAWING 201.2 (SHEET 3)
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



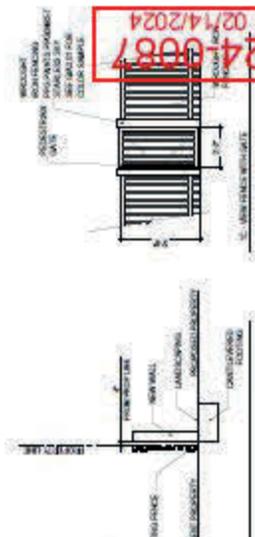
8 LIGHT POLE
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



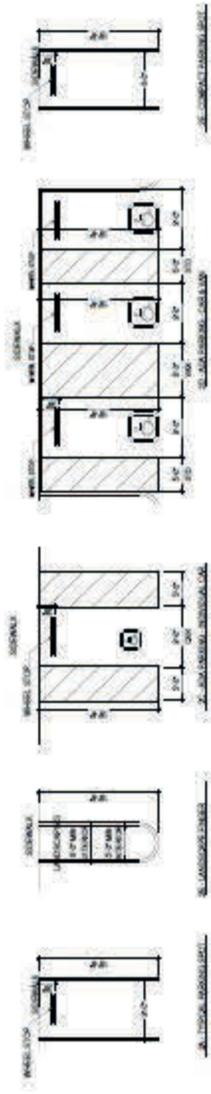
1 FENCE TYPES
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



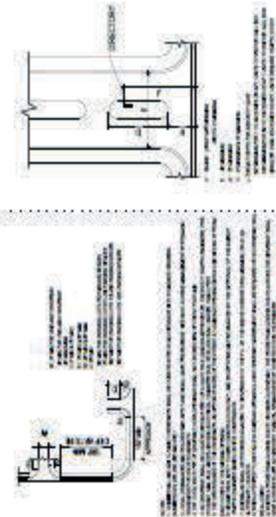
24-0087
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



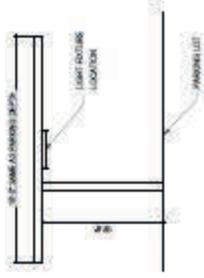
2 TYPICAL PARKING
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



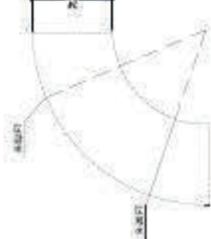
3 CLARK COUNTY UNIFORM STANDARD DRAWING 222.1
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



4 CAR PORT
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS:



3 FIRETRUCK TURN RADIUS
DATE: 02/14/2024

1. UNITS SHALL BE ASSEMBLED TO MEET THE FOLLOWING REQUIREMENTS: