

Clark County Comprehensive Planning Department
SUSTAINABILITY PROVISION
 DEVELOPMENT TYPE: MULTI-FAMILY (5pts) / NON-RESIDENTIAL (7 pts.)
 30.04.05 J Sustainability Options
 To be shown on plans

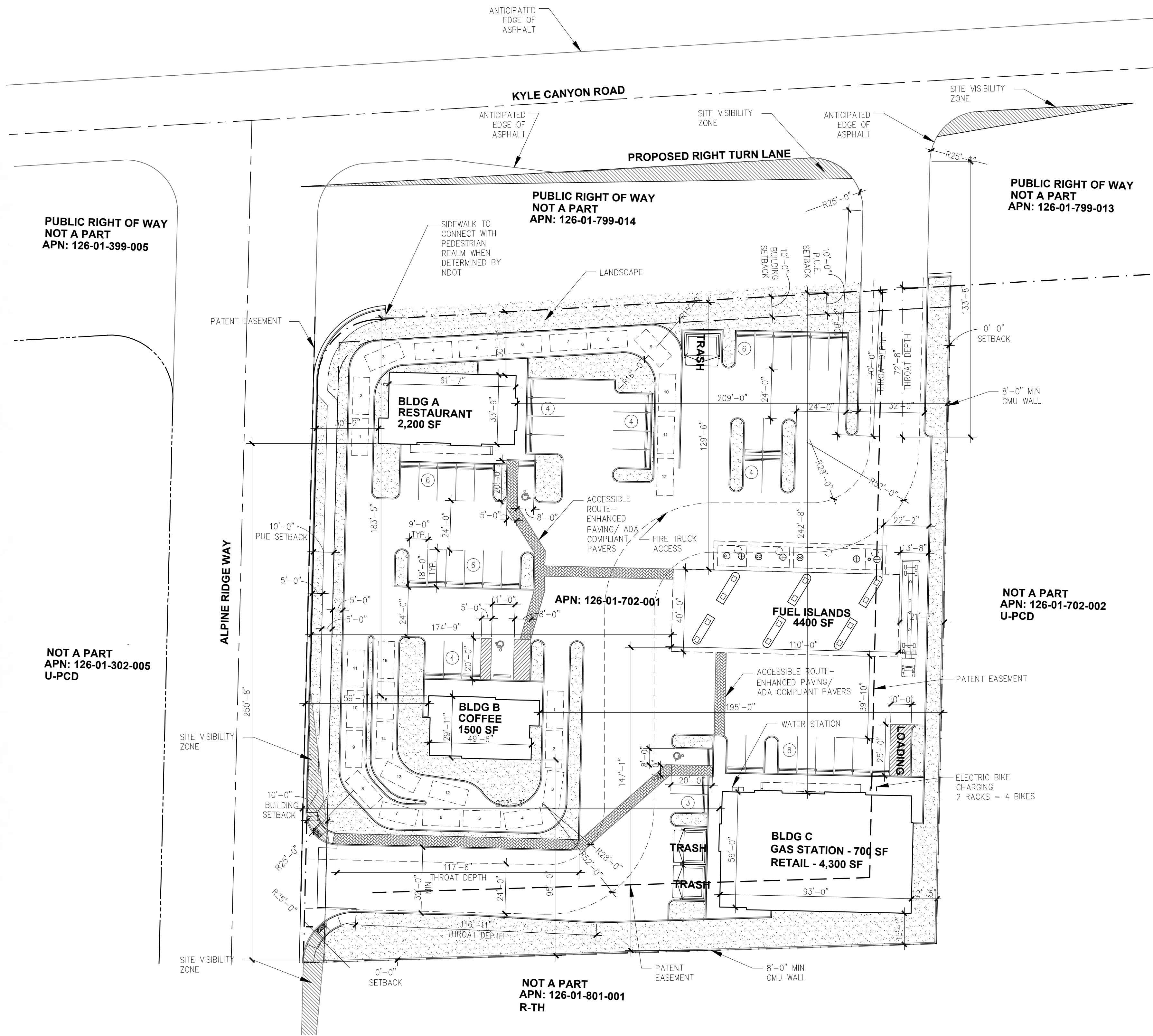
	Points
Trees: Provide 10% more than required by Title (1 pt)	1
Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1
Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)	
Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)	
Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	1/2
Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	
Cool Roofs: Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	1
Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	1
Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	
Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	1
Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	1/2
Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	1/2
Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	1/2
Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)	1/2
Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	
Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts for provide one of the 3)	
Total Points:	8
Determined by Staff	Sustainability Compliant: YES/NO
Determined by Staff	Incentives Allowed: YES/NO

OWNER/APPLICANT SHALL BE AWARE New development shall incorporate sustainability measures into the project to achieve a minimum number of points per Section 30.04.05. Compliance with Section 30.04.05 will be conducted during the design review and building permits of an applicable project. It is the applicant's responsibility to ensure the standards approved with the land use application will be implemented in the final building design. Any changes to sustainability measures after approval of a land use application may result in a delay in the issuance of applicable permits and the need for a new land use application. No points awarded for compliance with standards that are otherwise required by Title 30.

OWNER / APPLICANT declares the information provided and statements made as part of this application are true and correct.
 Signature: *[Signature]* Date: 9/24/2024

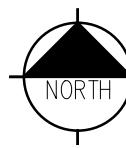
Department of Comprehensive Planning
 500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>

04/01/2024



SITE PLAN

SCALE: 1"=30'-0"



SITE DATA

ASSESSOR'S PARCEL NUMBER: 126-01-702-001
 CURRENT ZONING: RS 80
 PLANNED USE: C-G (COMMERCIAL GENERAL)

SITE AREAS:
 LOT SIZE: (2.46 ACRES)107,157 SF
 BUILDING FOOTPRINT: 8,800 SF
 LOT COVERAGE: 8%

SETBACKS:

	REQUIRED	PROVIDED
FRONT -	10'-0"	30'-7"
REAR -	0'-0"	12'-6"
SIDE	0'-0"	15'-0"

BUILDING DATA

PROPOSED USES: GAS STATION, RETAIL AND RESTAURANT

MAX BUILDING HEIGHT (30.02.14): 50'-00"
 BUILDING HEIGHT: 22'-8"

BUILDING AREAS:

	REQUIRED	PROVIDED
GAS STATION		700 SF
RETAIL		4,300 SF
COFFEE		1,500 SF
RESTAURANT		2,200 SF
TOTAL:		8,700 SF

PARKING DATA

PARKING REQUIREMENTS: REQUIRED

GAS STATION - (30.04.04- 1/250SF)	3
RETAIL - (30.04.04 - 1/350SF)	13
RESTAURANT - (30.04.04- 1/150 SF)	15
COFFEE - (30.04.04- 1/150 SF)	10

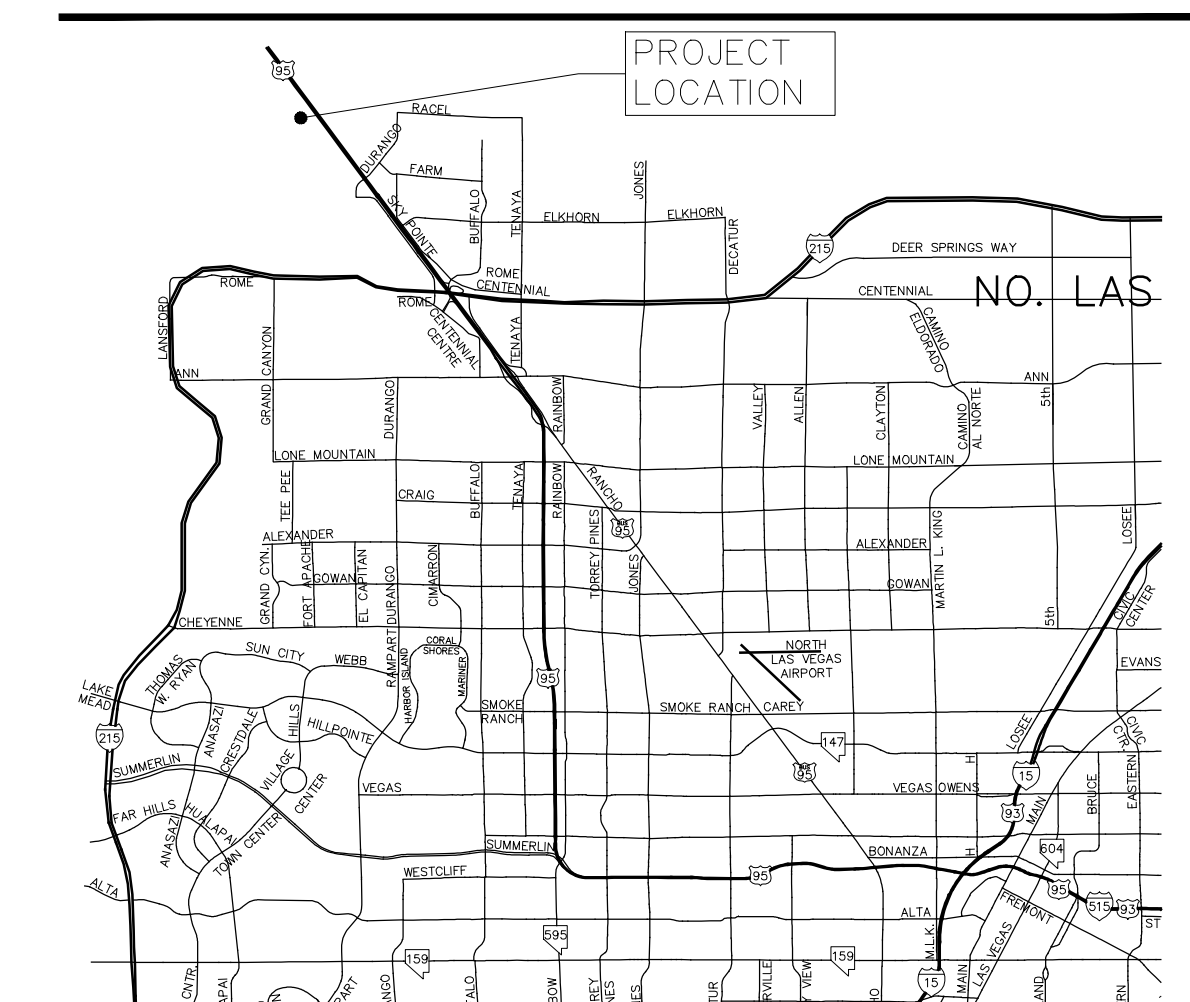
TOTAL REQUIRED PARKING: 41
 TOTAL PARKING PROVIDED: 45

ACCESSIBLE PARKING REQUIRED: 2
 ACCESSIBLE PARKING PROVIDED: 3

ACCESSIBLE VAN PARKING REQUIRED: 1
 ACCESSIBLE VAN PARKING PROVIDED: 1

LOADING ZONES REQUIRED - (30.04-7): 0
 LOADING ZONES PROVIDED - (30.04-7): 1

VICINITY MAP



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 Richardson Wetzel Architects
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ALPINE RIDGE CENTER

OWNER: PACIFIC CLASSIC LLC
 ADDRESS: ALPINE RIDGE / KYLE CANYON LAS VEGAS, NV
 JURISDICTION: LAS VEGAS
 PROJECT #: 23-062
 DATE: 10/08/2024
 APN: 126-01-702-001