

SITE SUMMARY

PROJECT NAME
1701 S. LAS VEGAS BLVD, LAS VEGAS, NV. 89104

JURISDICTION
CITY OF LAS VEGAS

OCCUPANCY CLASSIFICATION -
SHELL PERMIT ONLY - TENANT IMPROVEMENT UNDER SEPERATE PERMIT
FUTURE PROPOSE USE - A2 - BAR/TAVERN Chapter 3

TYPE OF CONSTRUCTION
TYPE VB Section 602

FIRE PROTECTION SYSTEMS
YES...NEW FIRE SPRINKLER SYSTEMS TO BE INSTALLED IN ACCORDANCE TO SECTION 903.1.1 Chapter 9

OCCUPANT LOAD & REQUIRED EXITS
SHELL PERMIT ONLY - TENANT IMPROVEMENT UNDER SEPERATE PERMIT

SITE INFORMATION

JURISDICTION
CITY OF LAS VEGAS

ZONING
GENERAL COMMERCIAL - C-2

ASSESSOR'S PARCEL NUMBER
APN #: 162-03-331-002

PROJECT ADDRESS NUMBER
1701 S. LAS VEGAS BLVD, LAS VEGAS, NV. 89104

SITE SPECIFICS

SITE	40,510 S.F.
LEVEL 1	26,007 S.F.
ROOF DECK #1	4,404 S.F.
ROOF DECK #2	2,594 S.F.
TOTAL BUILDING SF	33,005 S.F.
FLOOR AREA RATIO	64.20%

***TOTAL PARKING REQ' (1:175 SF) 330 PS REQ'

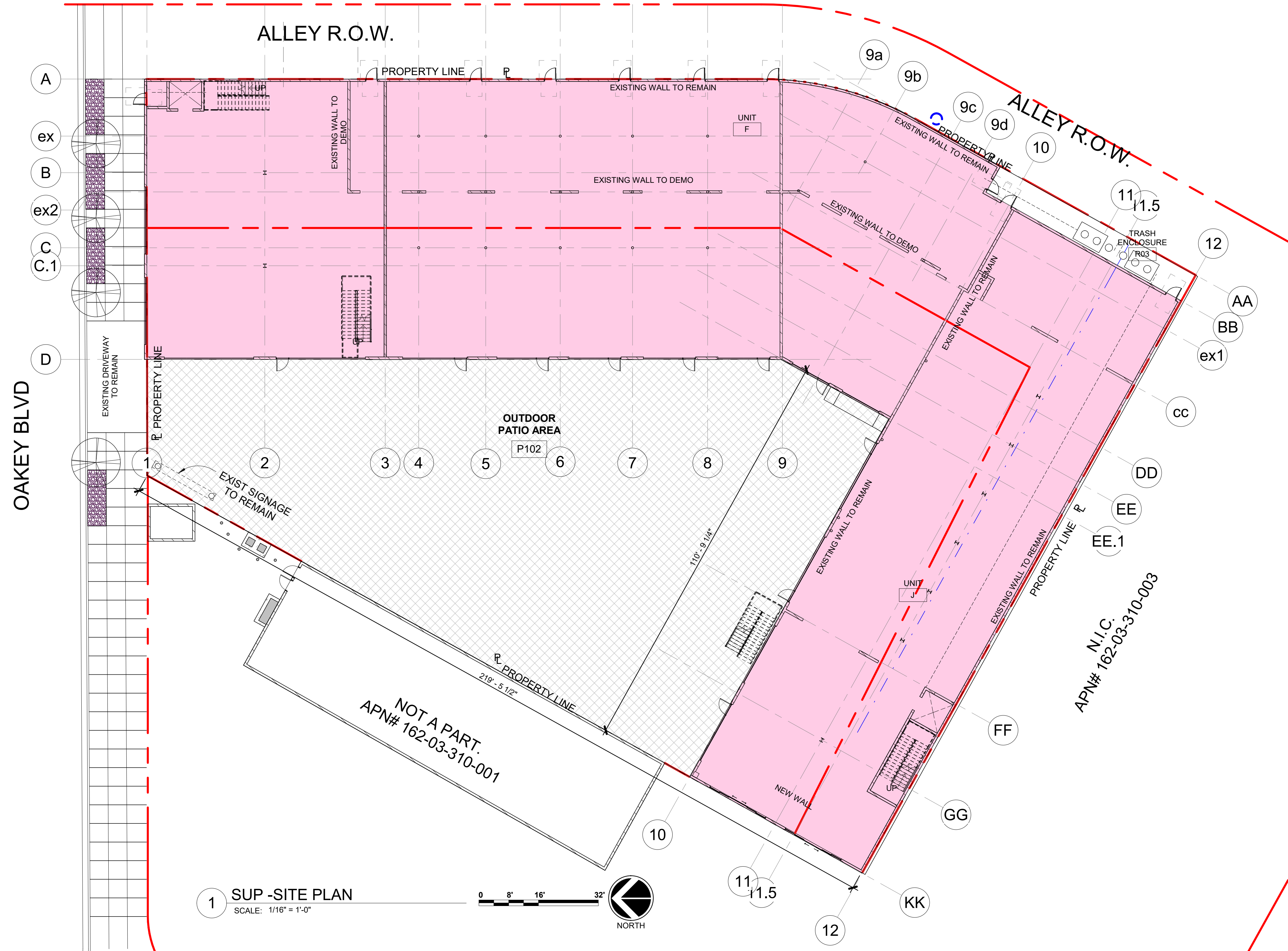
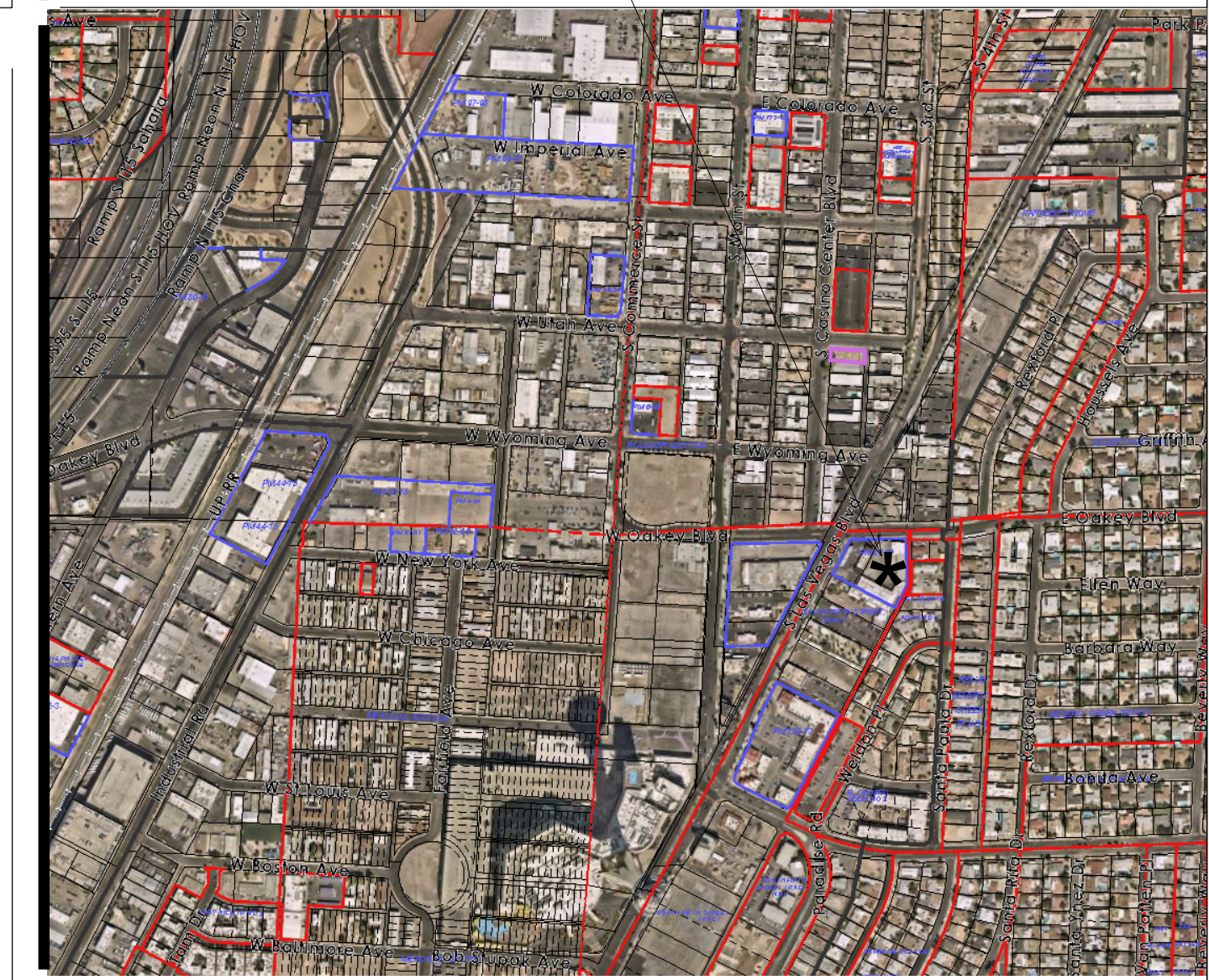
TOTAL ACCESSIBLE PARKING REQ' 6 HC + 2 VAN REQ'

TOTAL PARKING PROVIDED 0 PS PROV'

TOTAL ACCESSIBLE PARKING PROVIDED 0 HC + 0 VAN PROV'

*** SEE ATTACHED CONDITION FROM CITY COUNCIL PLANNING COMMISSION

VICINITY MAP



1 SUP -SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN

CLV PROJECT #22-0624
1701 LAS VEGAS BLVD
KLA Capital Series 6, LLC
1701LAS VEGAS BLVD, LAS VEGAS, NV. 89101

Revision #	Revision Description	Revision Date

#22-0624

11/08/22

SHEET NUMBER:

A1.00