

LEGEND

STUDIO & ONE BEDROOM UNIT

TWO BEDROOM UNIT

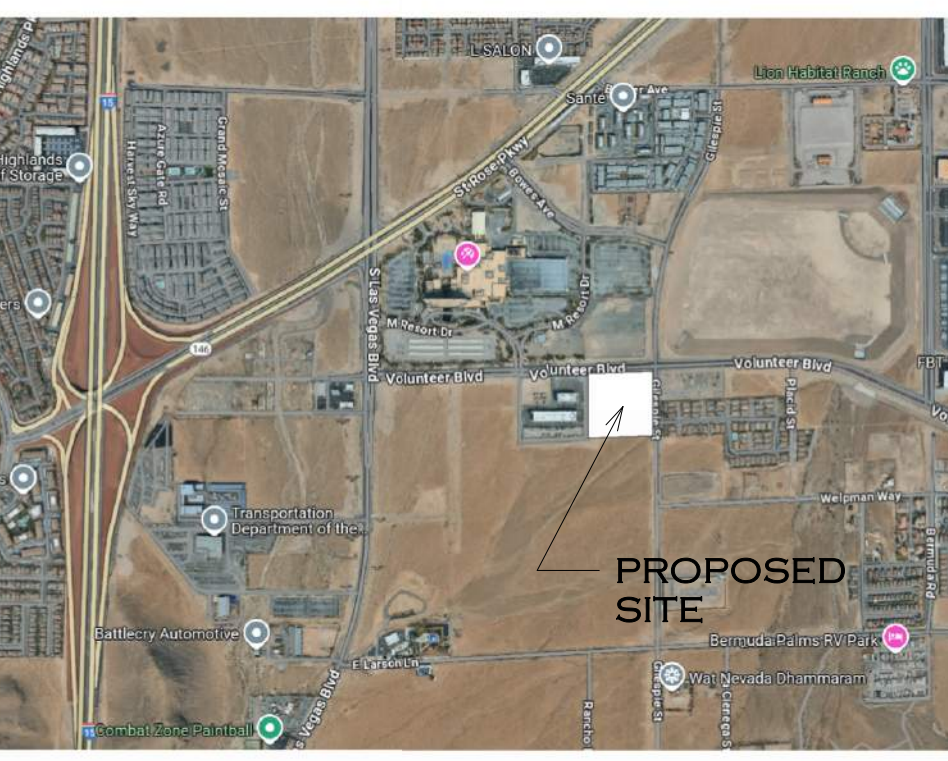
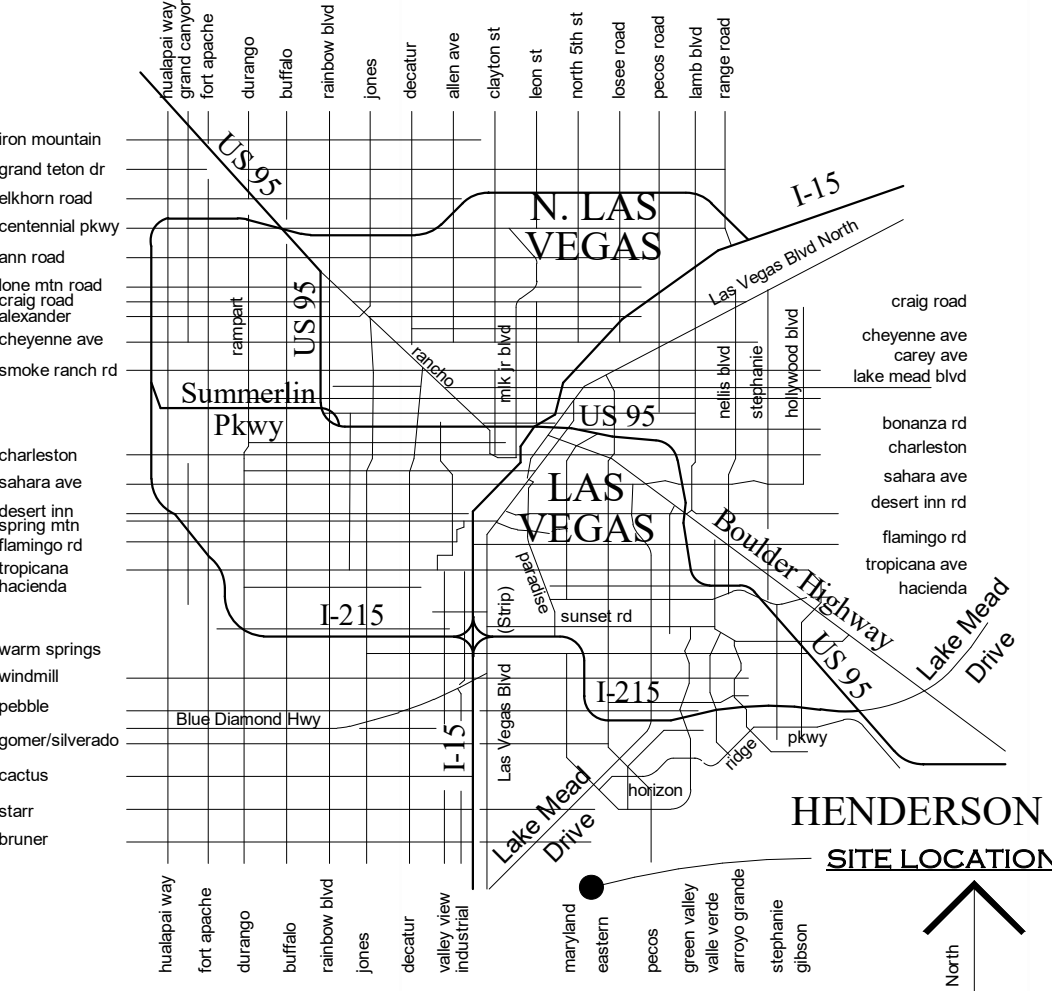
THREE BEDROOM UNIT

CLUBHOUSE

24' FIRE ACCESS LANE

CARPORT, SEE CARPORT EXHIBIT (SPACES PER SITE PLAN)

BIKE RACK, SEE LANDSCAPE PLANS (SPACES PER SITE PLAN)



*NOTE: ALL PARKING IS STANDARD PARKING U.N.O.

STANDARD

COMPACT

STANDARD ELECTRICAL VEHICLE

ACCESSIBLE SPACE

VAN ACCESSIBLE

ACCESSIBLE ELECTRICAL VEHICLE

APN: 191-09-301-015

ZONING: TOURIST COMMERCIAL (CT)



SITE INFORMATION

LOCATION	SW CORNER OF GILESPIE STREET AND VOLUNTEER BLVD HENDERSON, NEVADA 89044
JURISDICTION	CITY OF HENDERSON
PARCEL	APN: 191-09-301-005 & 191-09-301-010
ZONING	CURRENT: NO ZONING (NO ZONING) PROPOSED: HIGH-DENSITY MULTIFAMILY RESIDENTIAL 36 (RH-36)
PARCEL AREA	(TO BE VERIFIED) ± 397,702.8 NSF ± 9.13 ACRES
SETBACKS	FRONT SETBACK 10'-0" INTERIOR SIDE SETBACK 10'-0" CORNER SIDE SETBACK 5'-0" REAR SETBACK 15'-0"
DENSITY	GROSS DENSITY PERMITTED: 36 DU / ACRE GROSS DENSITY PROVIDED: 30.23 DU / ACRE
HEIGHT	PERMITTED 60'-0" PROVIDED 5-STORIES AT 59'-6"
LOT COVERAGE	BUILDING FOOTPRINT 73,482 SF % OF LOT COVERED BY BUILDING FOOTPRINT 73,482 SF / 397,702.8 SF X 100 = 18.5

UNIT COUNT	STUDIO 20 UNITS (7%) ONE BEDROOM UNITS 130 UNITS (47%) ONE BEDROOM W/ DEN UNITS 16 UNITS (6%) TWO BEDROOM UNITS 40 UNITS (14%) TWO BEDROOM UNITS (CORNER) 50 UNITS (19%) THREE BEDROOM UNITS 20 UNITS (7%) TOTAL # OF UNITS 276 UNITS
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BUILDING AREA	BUILDING #1 (LEVELS 1-5) 67,738 GSF BUILDING #2 (LEVELS 1-5) 67,738 GSF BUILDING #3 (LEVELS 1-5) 92,522 GSF BUILDING #4 (LEVELS 1-5) 92,522 GSF CLUBHOUSE & POOL EQUIP. ROOM 8,290 GSF TOTAL BUILDING AREA 328,810 GSF
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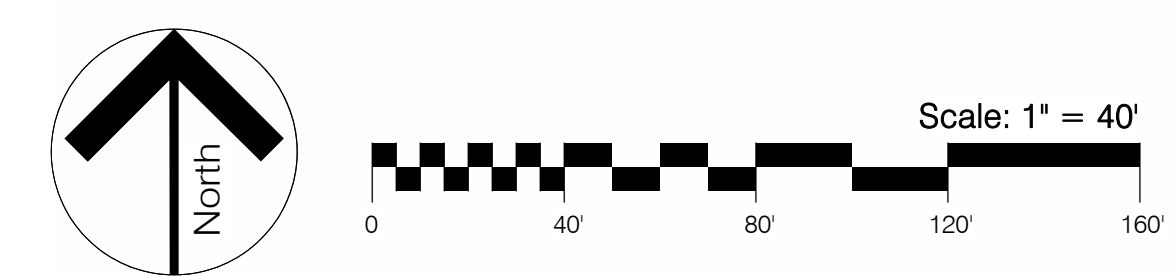
PARKING REQUIRED	STUDIO & ONE BEDROOM 1.5 PER UNIT 249 TWO BEDROOM 2.0 PER UNIT 180 THREE BEDROOM 2.0 PER UNIT 40 TOTAL REQUIRED 469
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PARKING REDUCTION	TRANSIT ACCESSIBILITY - 10% REDUCED PARKING PER 19.12.4(H) -47 TOTAL REQUIRED REDUCED 422
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PARKING PROVIDED	STANDARD SURFACE PARKING 113 COMPACT SURFACE PARKING 1 COVERED STANDARD PARKING 296 COVERED COMPACT PARKING 12 TOTAL PROVIDED 422
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SPECIAL PARKING:	REQUIRED	PROVIDED	TOTAL
HANDICAP PARKING	9	STD 8 VAN 2	10
BICYCLE PARKING	5% OF PARKING REQ. (22)		24
EV PARKING	3% EV-INSTALLED	13	

OPEN SPACE REQUIREMENTS:	REQUIRED	PROVIDED
300 SF X 276 UNITS =	82,800 S.F.	SEE OPEN SPACE EXHIBIT
TABLE 19.2.2-1		



SITE PLAN (5-STORY, 276 UNITS)

VOLUNTEER & GILESPIE

HENDERSON, NEVADA 89044

WOODFIELD

DEVELOPMENT

1.0

Perلمان
ARCHITECTS

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PROJECT NO:925105 07/10/26