

Rural Industrial Land Bank

Preliminary Concept Plan Land Use Analysis



LEGEND

- PROPERTY LINE
 - - - DRAINAGE DITCH
 - RAILROAD
 - WETLANDS
 - WETLAND BUFFER
 - WATER QUALITY
 - DEVELOPABLE ACREAGE
 - PROPOSED TRAFFIC SIGNAL
 - VEHICULAR CROSSING WITH EXISTING TRAFFIC SIGNAL
 - EXISTING RAILROAD CROSSING
 - PROPOSED RAILROAD CROSSING
-
- ARTERIAL CLASSIFICATIONS
- INDUSTRIAL
 - COLLECTOR - 2 LANE
 - MINOR ARTERIAL - 3 LANE
 - MINOR ARTERIAL - 5 LANE W/ BIKE
 - RURAL MINOR
 - RURAL MAJOR

TOTAL	600 ACRES
WETLANDS	66 ACRES
WETLAND BUFFERS	26 ACRES
STORM SYSTEM	71 ACRES
DEVELOPABLE LAND	383 ACRES
ROW & SETBACKS	54 ACRES
-ROADS ROW (60')	
-RAILROAD ROW (60')	
-PERIMETER SETBACK (50')	



CLARK COUNTY RURAL INDUSTRIAL LAND BANK
 LAND USE ANALYSIS
 JULY 2015

MacKay + Sposito



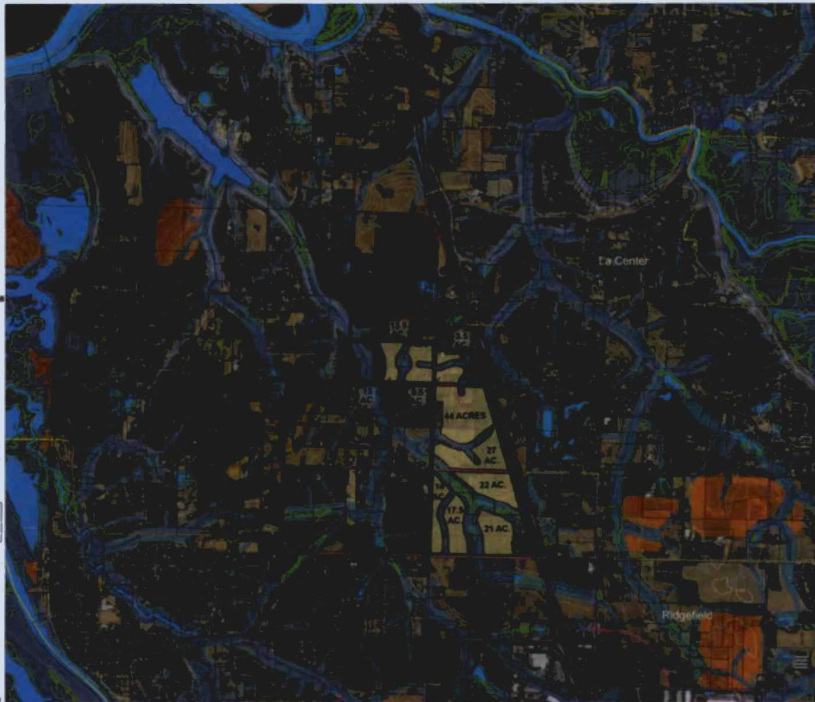
Rural Industrial Land Bank

Sites 2 & 3

LEGEND

- Site
- Agricultural Area
- City Limits
- Urban Growth Boundary
- Taxlots
- Contour Lines (100 Ft)
- Contour Lines (10 Ft)
- Watercourse
- Waterbodies
- Floodway
- Floodway Fringe
- 500 Year Flood Area
- Wetlands (NW)
- Developable Acreage
- Priority Habitats & Species
 - Species
 - Non-riparian Habitat Conservation Area
 - Riparian Habitat Conservation Area
- Arterial
 - State Route
 - Scenic Highway
 - Principal Arterial
 - Minor Arterial
 - Urban Collector
 - Rural Collector
 - Proposed
 - Unclassified

APPROXIMATED NET DEVELOPABLE
ACREAGE 179
(NOT GROSS PARCEL SIZE)

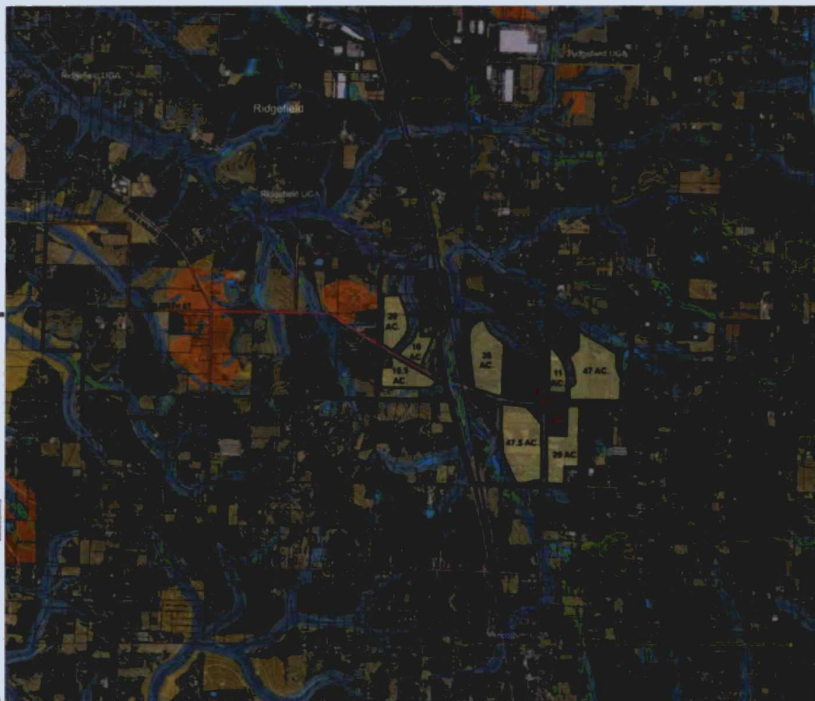


CLARK COUNTY RURAL INDUSTRIAL LAND BANK
Clark County: Critical Areas, Topography, and Arterials (Site 2)
June 2015

LEGEND

- Site
- Agricultural Area
- City Limits
- Urban Growth Boundary
- Taxlots
- Contour Lines (100 Ft)
- Contour Lines (10 Ft)
- Watercourse
- Waterbodies
- Floodway
- Floodway Fringe
- 500 Year Flood Area
- Wetlands (NW)
- Developable Acreage
- Commercial Planning Zone
- Priority Habitats & Species
 - Species
 - Non-riparian Habitat Conservation Area
 - Riparian Habitat Conservation Area
- Arterial
 - State Route
 - Scenic Highway
 - Principal Arterial
 - Minor Arterial
 - Urban Collector
 - Rural Collector
 - Proposed
 - Unclassified

APPROXIMATED NET DEVELOPABLE
ACREAGE 219
(NOT GROSS PARCEL SIZE)



CLARK COUNTY RURAL INDUSTRIAL LAND BANK
Clark County: Critical Areas, Topography, and Arterials (Site 3)
June 2015



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Sites 4 & 5

