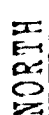




SCALE: dimensions indicated



pages: 2 of 2

The drawings provided are visual contracts between the owner, subcontractor or other and the general contractor for services to be rendered as per indicated in the description of drawings, unless expressly written in contract. The change order or agreement by the concerned parties, the drawings and design are the sole property of the Architect. The architect's signature and stamp are required for the drawings to be valid. The drawings are authorized without the signature release.

The Mega Executive Center
2001 East Flamingo Road, Suite #10
Las Vegas, Nevada 89109
Phone: (702) 735-6727

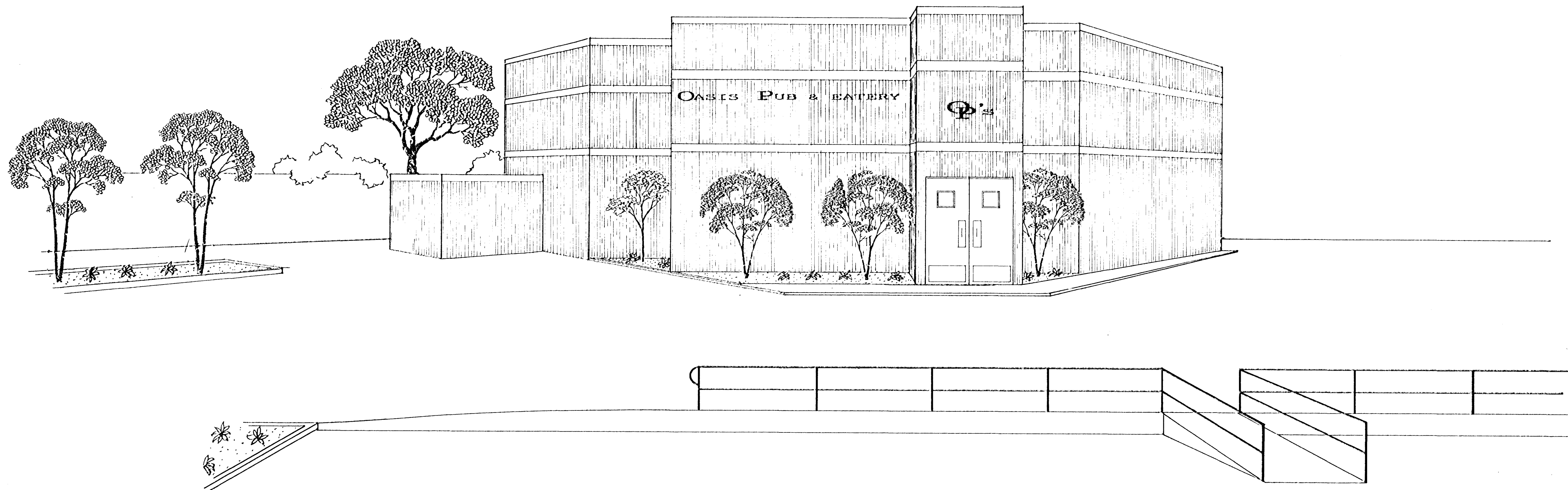
Michael Way & Marietta Avenue
Las Vegas, Nevada

scale: n/p

date: Nov 22, 1985

OASIS PUB AND EATERY

the southeast corner of Michael Way and Marietta Avenue, Las Vegas, Nevada



PERSPECTIVE VIEW viewed from center of parking lot

SCALE: not applicable

GENERAL SITE INFORMATION:

- 1) THE SITE IS LOCATED IN THE NORTHWEST SECTION OF LAS VEGAS ON THE SOUTHEAST CORNER OF MICHAEL WAY AND MARIETTA AVENUE.
- 2) THE SITE IS VACANT LAND. THE NEIGHBORING PROPERTY TO THE SOUTH IS A SEVEN ELEVEN CONVENIENCE MART WITH FUEL PUMPS. MICHAEL WAY IS ON THE WESTERN BOUNDARY. MARIETTA AVENUE IS ON THE NORTHERN BOUNDARY. AND THE NEIGHBORING PROPERTY TO THE EAST IS RESIDENTIAL.
- 3) THE SITE DIMENSIONS ARE TWO HUNDRED AND TWENTY FEET BY ONE HUNDRED AND EIGHTY-NINE FEET FOR A TOTAL OF FORTY-ONE THOUSAND FIVE HUNDRED AND EIGHTY SQUARE FEET.
- 4) PERCENTAGE OF USE: STRUCTURE 3,200 square feet or 7.7 PERCENT PLANTERS AND PARKING AREAS 38,380 square feet or 92.3 PERCENT

5) PROPOSED CONDITIONS: THE PROPERTY WILL BE BORDERED WITH CONCRETE WALKS AND DRIVE APRONS ON THE NORTH AND WEST SIDE (Marietta Avenue and Michael Way respectively). THE EASTERN PROPERTY LINE WILL HAVE A SIX FOOT HIGH BLOCK WALL FENCE THE ENTIRE LENGTH OF THE PROPERTY. THE SOUTHERN BOUNDARY LINE WILL BE FREE OF ANY ENCUMBRANCE (boundary line between site and Seven Eleven lot). THE PARKING LOT WILL BE ASPHALT PAVING. A LARGE PLANT WILL BE INSTALLED IN THE NORTHWEST CORNER OF THE SITE. THREE FOOT WIDE PLANTERS WILL PARALLEL THE CONCRETE WALKS. A THREE FOOT WIDE PLANTER WILL DIVIDE THE PARKING AREA AND THE SERVICE DRIVE. TWO TRIANGULAR PLANTER WILL BE INSTALLED AT THE END OF THE CENTER PARKING DEDICATION. LANDSCAPE PLANTERS WILL BE INSTALLED ON THE NORTHWEST SIDE OF THE BUILDING AND A SMALLER LANDSCAPED PLANTER AT THE SOUTHWEST CORNER OF THE BUILDING. ALL PLANTERS WILL BE IRRIGATED BY TIMER CONTROLLED WATERING SYSTEM. THE PARKING AREA WILL RECEIVE TWO OVERHEAD LIGHTS FOR NIGHTLY PARKING LIGHTING. FOR ADDITIONAL INFORMATION SEE THE SITE PLAN.

6) THE STRUCTURE WILL BE SLAB-ON-GROUND CONSTRUCTION WITH WOOD FRAMED WALLS AND TRUSS SYSTEM. THE EXTERIOR WALLS WILL BE COVER WITH VERTICAL WOOD SIDING AND TRIMS.

7) THE ROOF WILL BE A FLAT BUILD-UP ROOF. THE REAR OF THE BUILDING WILL RECEIVE RAIN DOWNSPOUTS FOR DEPOSIT OF RAIN WATERS TO GROUND LEVEL.

8) THE LOT WILL BE EXCAVATED TO CAUSE A SLIGHT SLOP TO MICHAEL WAY AND MARIETTA AVENUE FOR DRAINAGE. THE BUILDING WILL BE ELEVATED APPROXIMATELY EIGHTEEN INCHES HIGHER THAN THE CENTER OF THE LOT. AN EIGHTEEN INCH RETAINING WALL WILL BE INSTALLED AT THE CENTER PARKING DEDICATION WITH A RAMP FROM ONE ELEVATION TO THE OTHER. A RAILING WILL BE INSTALLED TO PREVENT ACCIDENTAL FALLS. RAMPS WILL BE INSTALLED FOR THE HANDICAP. CURB STOPS WILL BE INSTALLED AT DEDICATED PARKING AREAS AS REQUIRED.

9) A TRASH ENCLOSURE WILL BE PROVIDED AT THE NORTHEAST CORNER OF THE BUILDING. THE GATE TO THE ENCLOSED AREA WILL FACE THE SERVICE DRIVE AND REAR OF THE LOT.

10) ANY NAME OR SIGNAGE SHOWN IS PROPOSED AND IS SUBJECT TO CHANGE AND/OR VERIFICATION. A SEPARATE SIGN PLAN WILL BE SUBMITTED FOR APPROVAL AT A FUTURE DATE.

11) INQUIRER CONTACTS: OWNER JOHN BAAL (702) 457-5700 CONTRACTOR MICHAEL PANCIRO (702) 735-8727

PROJECT: OASIS PUB
OP'S

Location: Michael Way & Marietta Avenue
Las Vegas, Nevada
Scale: N/P
Date: Nov 22, 1989
Drawing: PERSPECTIVE VIEW
Sheet: 3 of 3

MICHAEL A. PANCIRO

THE MAGEA EXECUTIVE CENTER
2001 East Flamingo Road, Suite #107
Las Vegas, Nevada 89105
Phone: (702) 735-8727

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Michael A. PANCIRO

Project: OASIS PUB
OP'S

Location: Michael Way & Marietta Ave
Las Vegas, Nevada

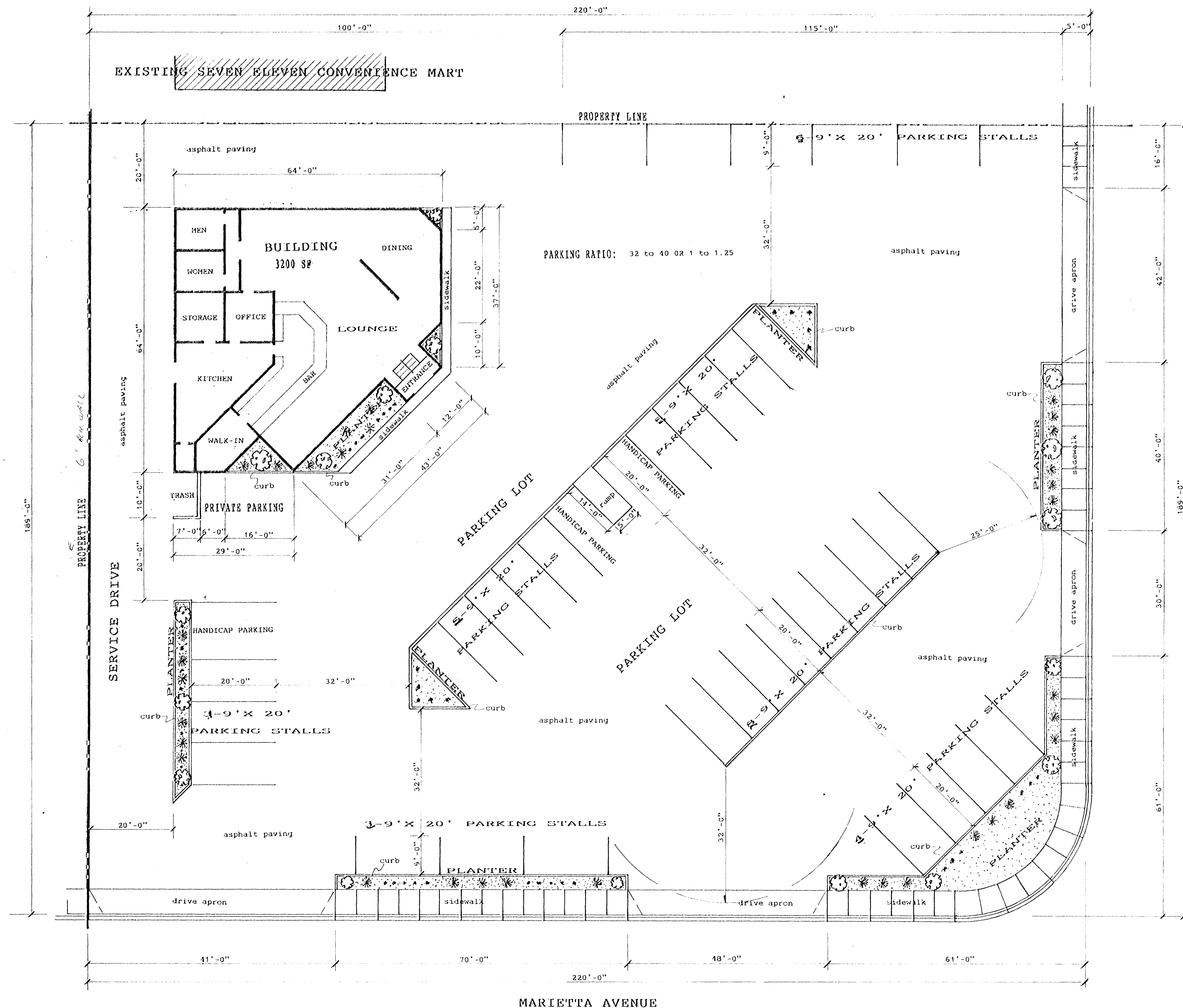
Scale: N/P
Date: Nov 22, 1989

Drawing: PERSPECTIVE
VIEW

Z-130-89
PC 12/06/89

page: 3 of 3

STAFF COPY



SITE PLAN

SCALE: dimensions indicated

PROJECT: OASIS PUB
OP'S
LOCATION: Michael Way & Marietta Avenue
Las Vegas, Nevada
SCALE: n/p
DATE: Nov 22, 1989
DRAWING: SITE PLAN - FLOOR PLAN
PAGE: 2 of 3

MICHAEL A. PANCIRO
THE INVESTOR'S CHOICE
The Nevada Executive Center
2001 East Flamingo Road, Suite #107
Las Vegas, Nevada 89119
Phone: (702) 735-0727

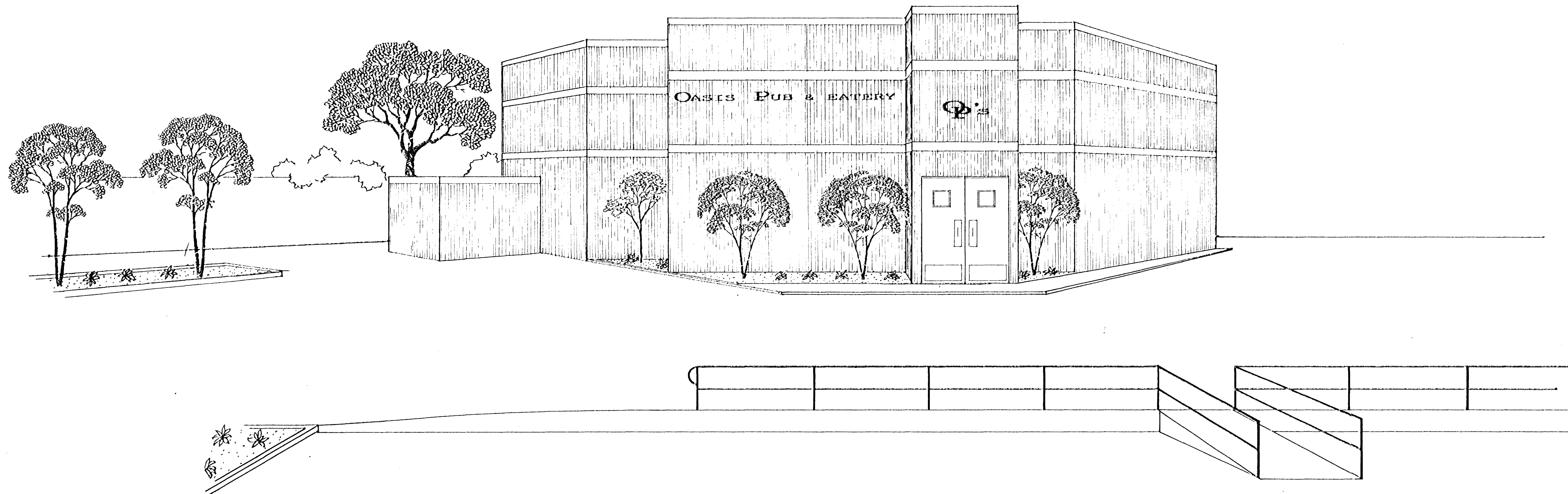
The drawings provided are visual contracts between the owner, subcontractor or other and the general contractor. They are to be used as a guide only and are not to be used for construction purposes. Any change order or agreement by the contractor, the drawings and design are the sole property of the Panciro Company and shall remain in writing and/or released by signature and date below. No reproduction of these drawings are authorized without the signature release below.

MICHAEL A. PANCIRO

PROJECT: OASIS PUB
OP'S
LOCATION: Michael Way & Marietta Ave
Las Vegas, Nevada
SCALE: n/p
DATE: Nov 22, 1989
DRAWING: SITE PLAN
FLOOR PLAN
LANDSCAPE PLAN
Z-130-89
PC 12/26/89
STAFF COPY
PAGE: 2 of 3

OASIS PUB AND EATERY

the southeast corner of Michael Way and Marietta Avenue, Las Vegas, Nevada



PERSPECTIVE VIEW viewed from center of parking lot

SCALE: not applicable

GENERAL SITE INFORMATION:

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11) INQUIRER CONTACTS: OWNER JOHN BAAL (702) 457-5700
CONTRACTOR MICHAEL PANCIRO (702) 735-8727

PROJECT: OASIS PUB
OP'S
Location: Michael Way & Marietta Avenue
Las Vegas, Nevada
Scale: N/P
Date: Nov 22, 1989
Drawing: PERSPECTIVE VIEW
Page: 3 of 3

MICHAEL A. PANCIRO
THE INVESTOR'S CHOICE
The Mega Executive Center
2001 East West Highway
Suite 800
Las Vegas, NV 89119
Phone: (702) 735-8727

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Michael A. Panciro

Project: OASIS PUB
OP'S
Location: Michael Way & Marietta Ave
Las Vegas, Nevada
Scale: n/p
Date: Nov 22, 1989
Drawing: PERSPECTIVE VIEW
Page: 3 of 3

Z-130-89

FC-12/26/89-DENIED
CC-1/17/90-ABBY
CC-2/24/90-DENY

Z-130-89