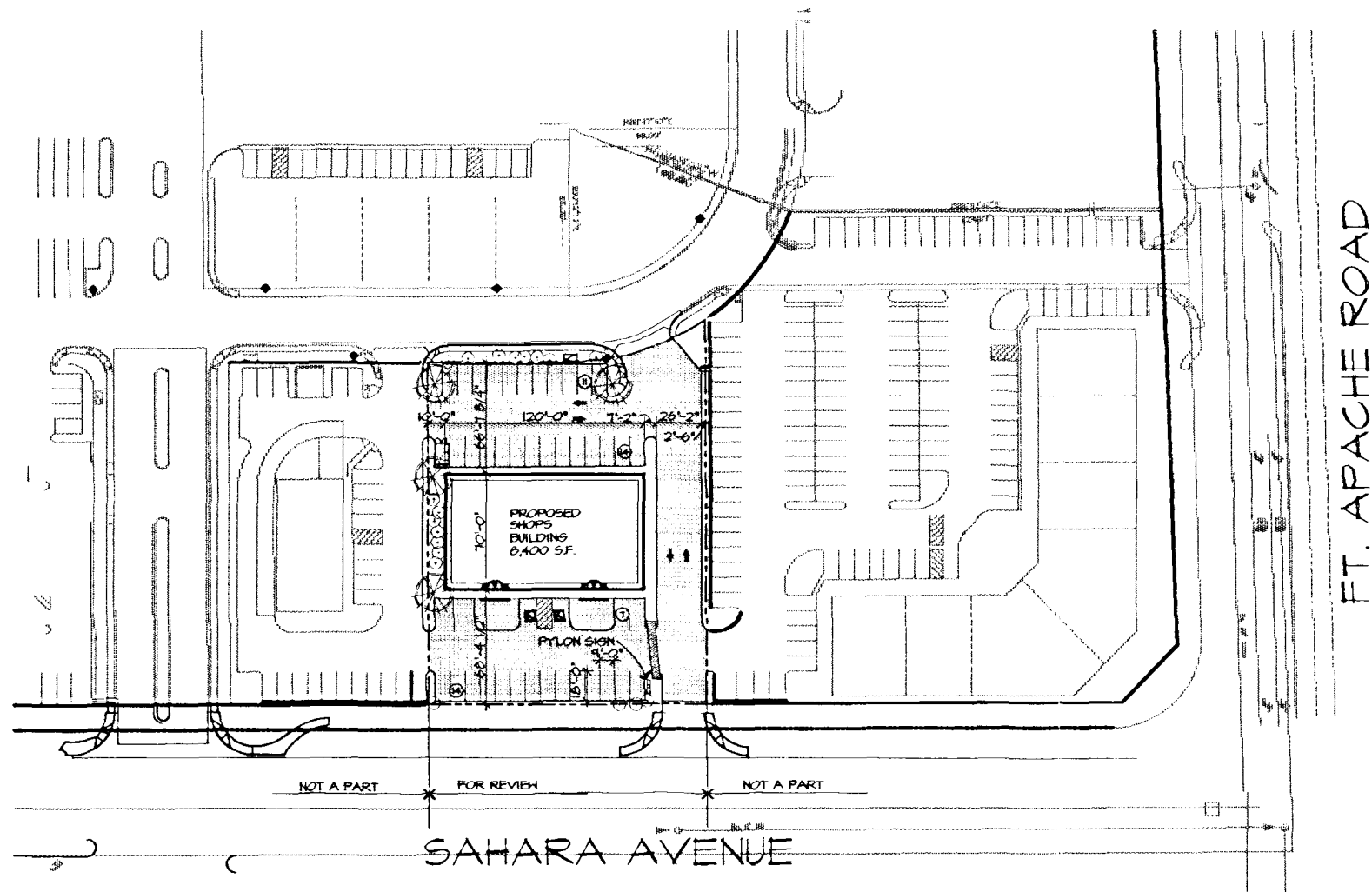
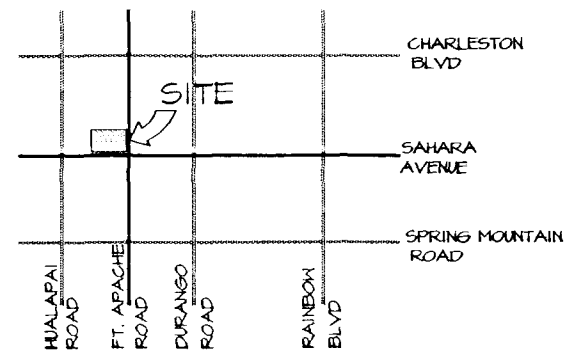
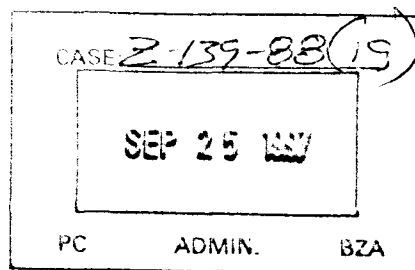




PROJECT DATA		(CITY OF LAS VEGAS)
NET SITE AREA	=	34142.3 S.F. (APPROX.)
	=	.790 ACRES (GROSS)
COVERAGE	=	24.1 % (DOB ALLOWED)
BUILDING HEIGHT	=	25 FT. (95 FT. ACTUAL)
	=	1 STORY (2 STORY ALLOWED)
SITE ADJACENCIES: RETAIL NORTH, EAST AND WEST.		RETAIL ACROSS SAHARA SOUTH
SETBACK REQUIREMENTS		
FRONT	=	60'-4 1/2" 20 FT. MIN.
REAR	=	60'-1 3/4" 20 FT. MIN.
SIDE	=	10'-0" 10 FT. MIN.
BUILDING AREAS		BUILDING AREAS
SHOPS BUILDING	=	8,400 S.F.
TOTAL		8,400 S.F. @ 41000
ON SITE PARKING		
REQUIRED	=	34 SPACES
EXISTING	=	46 SPACES

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
(1) (1)	BACCHARIS SAROTROIDS	DESERT BLOOM	3-6 FT.	45	
(2) (1)	JUNIPER SPECIES	JUNIPER	3 FT.	50	
(3) (1)	NOTINA SPECIES	BEAR GRASS	3-6 FT.	22	
(4) (1)	PALM TREE	PALM TREE	20 FT.	4	
(5) (1)	ULMUS PARVIFOLIA	EVERGREEN ELM	20-30 FEET	3	
(6) (1)	FICUS CARICA	EVERGREEN ELM	20-30 FEET	7	

PRELIMINARY SITE PLAN

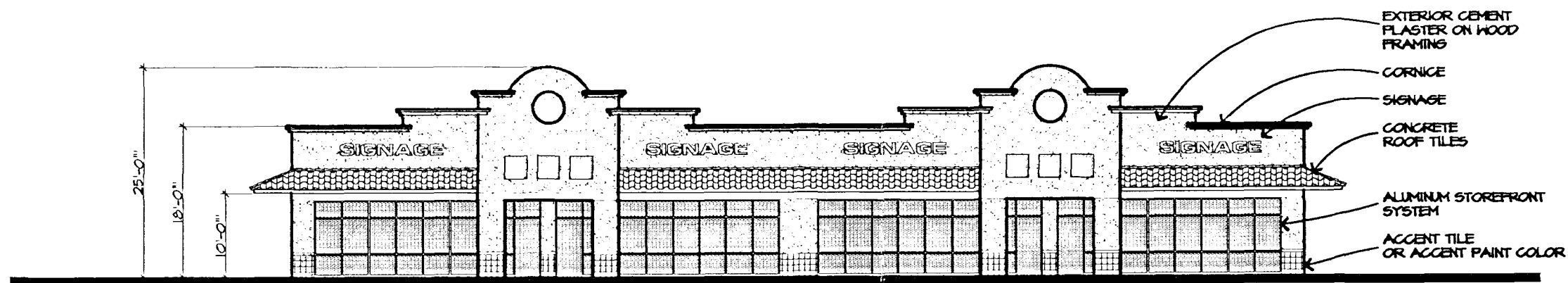


9-25-97 PC
Z-139-88(19)

VICINITY MAP

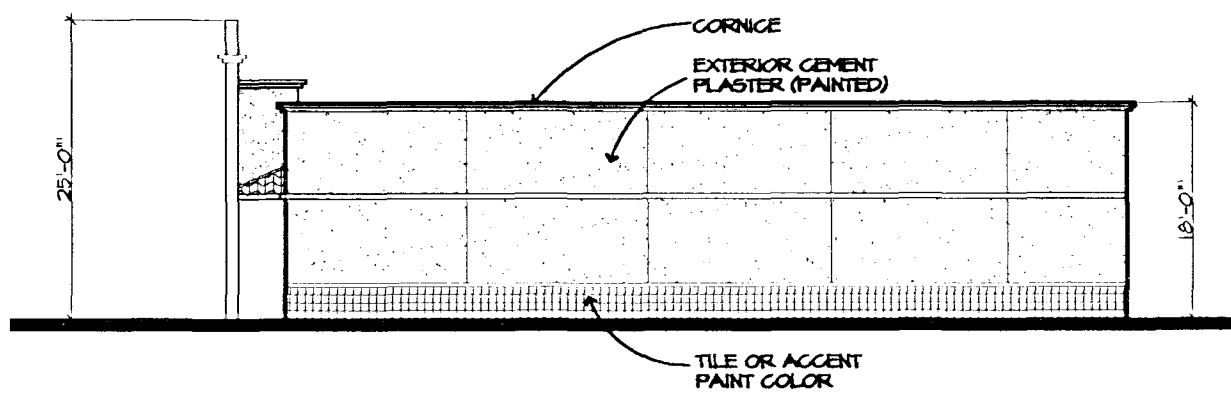


STAFF



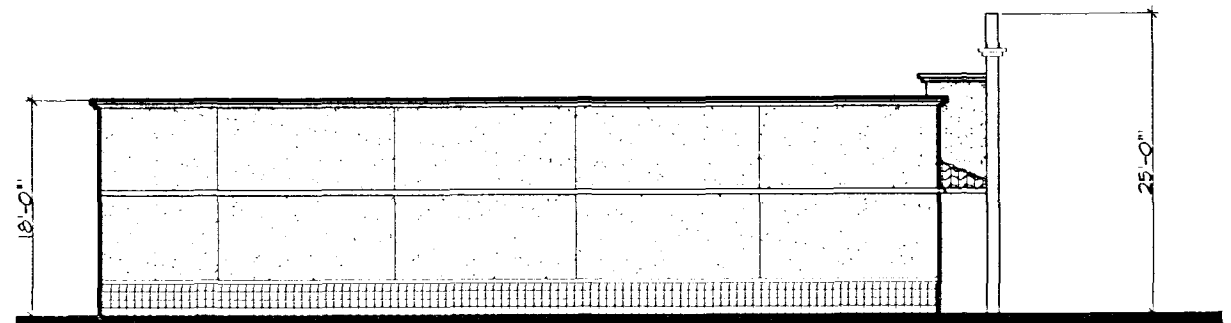
SOUTH ELEVATION

1/8" = 1'-0"



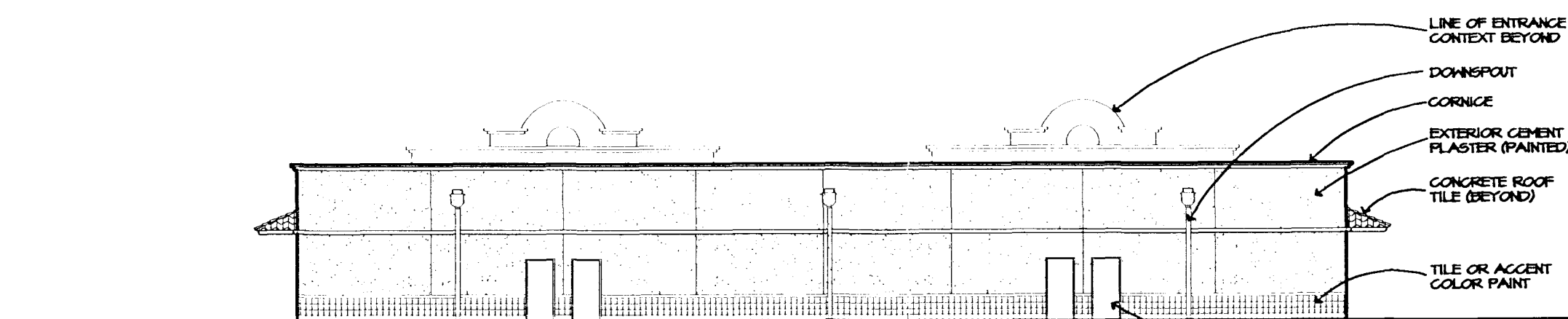
EAST ELEVATION

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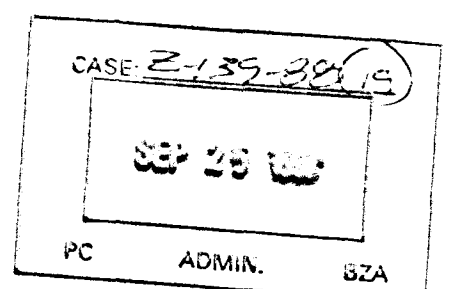
WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



9-25-97 PC
Z-139-88(19)

STAFF

ROBERT KUBICEK ARCHITECTS AND ASSOCIATES
5190 SOUTH VALLEY VIEW, SUITE 108
LAS VEGAS, NEVADA 89118
(702) 798-3753
FAX NO. (702) 798-4300

DATE: 8.26.97
BY: [Signature]
CHECK: [Signature]

PRELIMINARY SITE PLAN

SHELL BUILDING
5190 SAHARA AVENUE AND FT. APACHE ROAD
LAS VEGAS, NEVADA

sheet A4.1 of 4
design: [Signature]
drawn: [Signature]
check: [Signature]
job: 87982

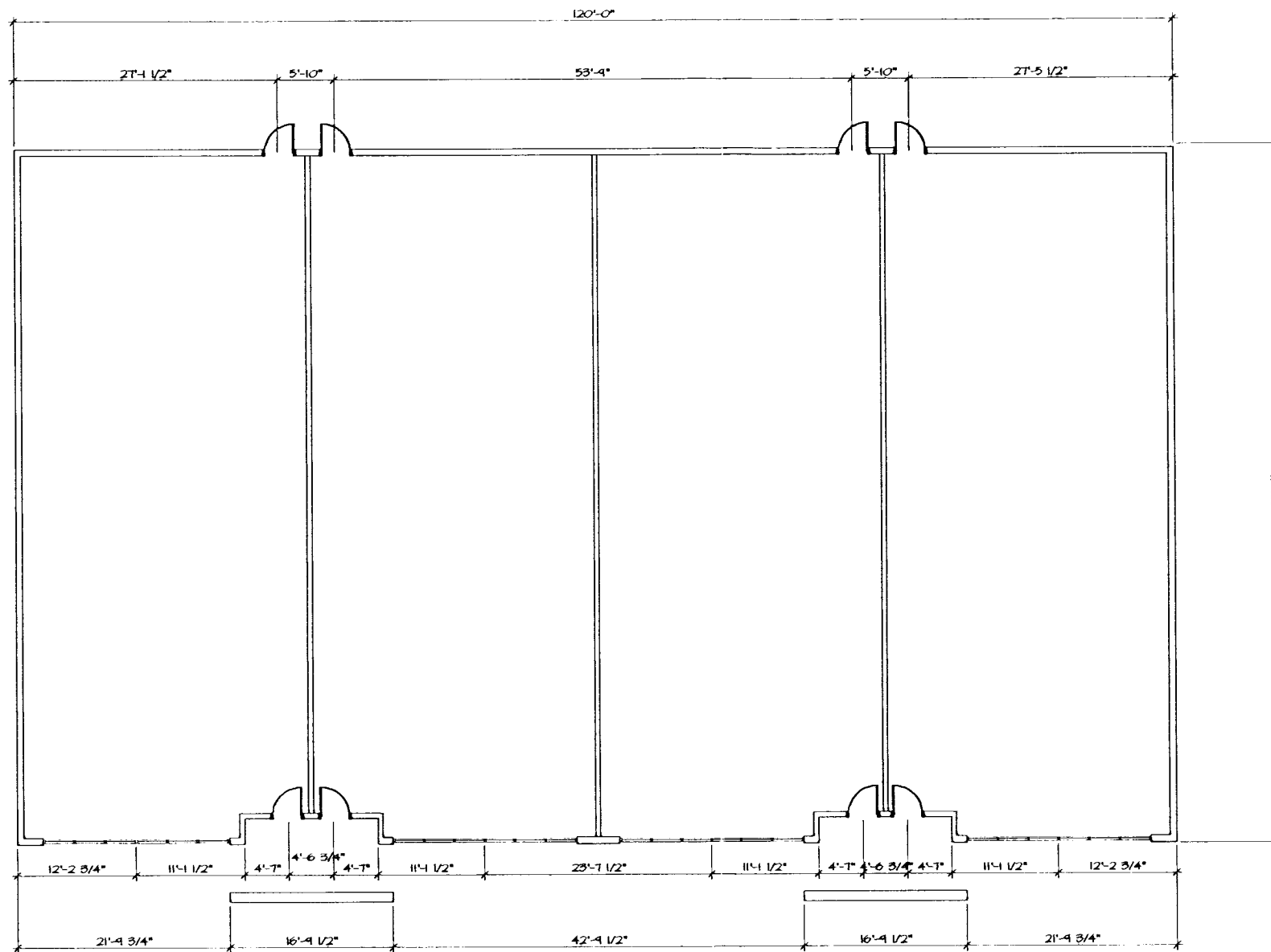
ROBERT KUBICEK ARCHITECTS AND ASSOCIATES
5190 SOUTH VALLEY VIEW, SUITE 108
LAS VEGAS, NEVADA 89118
(702) 798-3753
FAX NO. (702) 798-4300

DATE: 8.26.97
BY: [Signature]
CHECK: [Signature]

ELEVATIONS

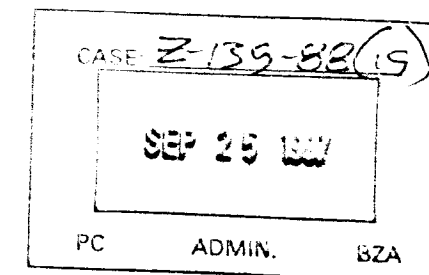
SHELL BUILDING
5190 SAHARA AVENUE AND FT. APACHE ROAD
LAS VEGAS, NEVADA

sheet A4.1 of 4
design: [Signature]
drawn: [Signature]
check: [Signature]
job: 87982



SCHEMATIC FLOOR PLAN

SCALE 1/8" = 1'-0"



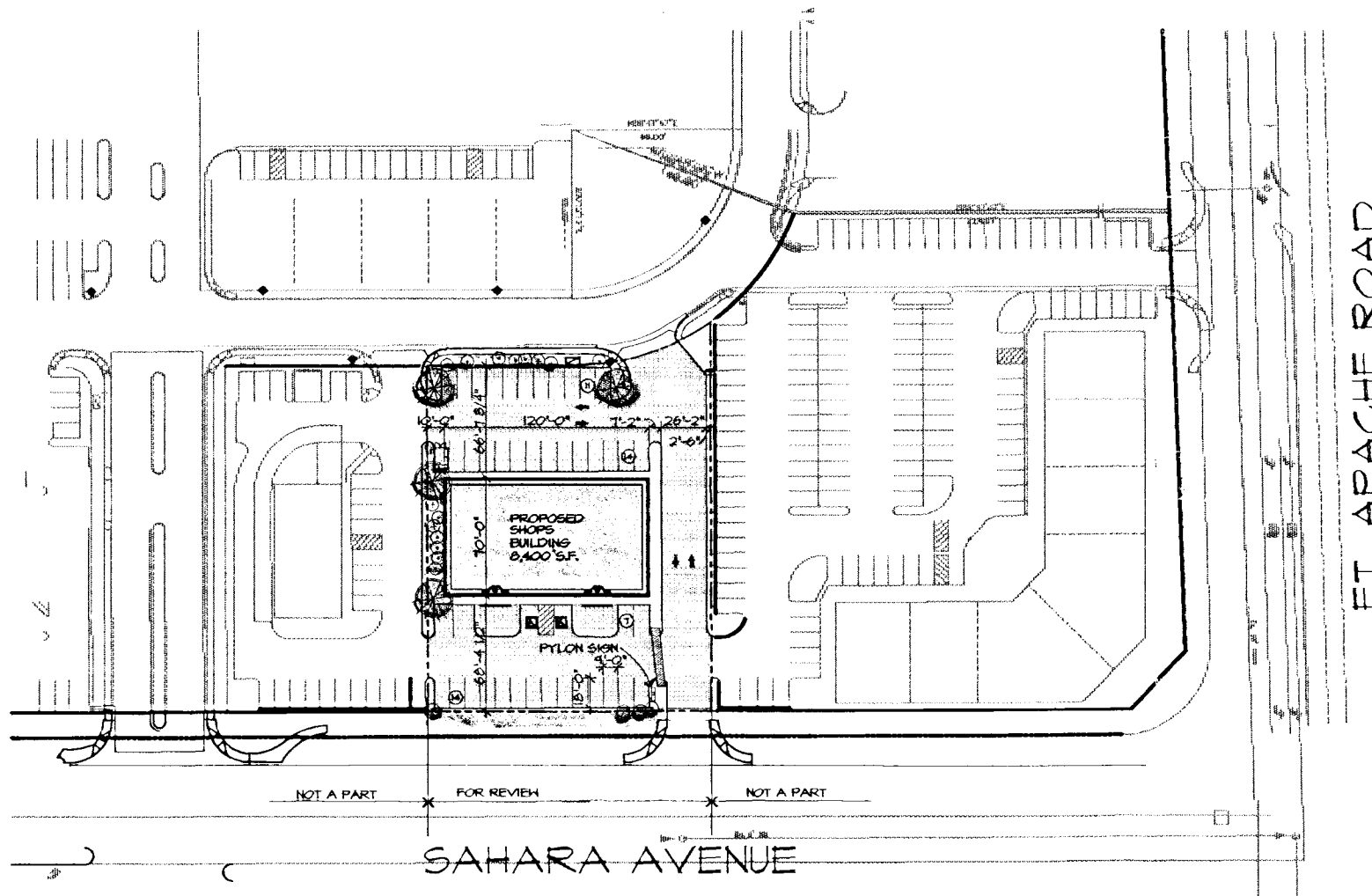
Z-139-88(19)
9-25-97 PC
STAFF

ROBERT KUBICEK ARCHITECTS AND ASSOCIATES
5190 SOUTH VALLEY VIEW, SUITE 108
LAS VEGAS, NEVADA 89118
FAX NO. (702) 798-4300



SHELL BUILDING
NWS SAHARA AVENUE AND FT. APACHE
LAS VEGAS, NEVADA
date 8.28.97

sheet A2.1 of job 8782
design RBJ
drawn RBJ
check RBJ



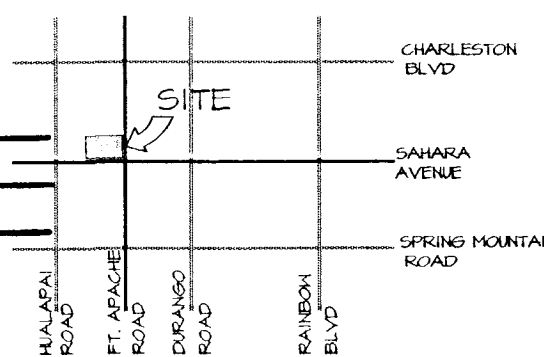
PRELIMINARY SITE PLAN



APPROVED
CITY COUNCIL DATE 10/27/97
PLANNING COMMISSION DATE 9/15/97
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

PROJECT DATA		(CITY OF LAS VEGAS)
NET SITE AREA	=	34142.3 SF. (APPROX.) .786 ACRES (GROSS)
COVERAGE	=	241 % (50% ALLOWED)
BUILDING HEIGHT	=	25 FT. (95 FT. ACTUAL) 1 STORY (2 STORY ALLOWED)
SITE ADJACENCIES: RETAIL NORTH, EAST AND WEST. RETAIL ACROSS SAHARA SOUTH		
SETBACK REQUIREMENTS		
FRONT		60'-4 1/2" 20 FT. MIN.
REAR		60'-1 3/4" 20 FT. MIN.
SIDE		10'-6" 10 FT. MIN.
<u>BUILDING AREAS</u>	<u>BUILDING AREAS</u>	<u>RECY. PARKING</u>
SHOPS BUILDING	=	8,400 SF.
TOTAL	=	8,400 SF. @ 40000 34 SPACES
<u>ON SITE PARKING</u>		
REQUIRED	=	34 SPACES
PROVIDED	=	46 SPACES

PLANT SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
(1)	BACCHARIS SAROTHRUIDS	DESERT BLOOM	3-6 FT.	45	
(2)	JUNIPER SPECIES	JUNIPER	5 FT.	50	
(3)	NOTHA SPECIES	BEAR GRASS	3-6 FT.	22	
(4)	PALM TREE	PALM TREE	20 FT.	4	
(5)	ULMUS PARVIFOLIA	EVERGREEN ELM	20-30 FEET	5	
(6)	FICUS CARICA	EVERGREEN ELM	20-30 FEET	1	



VICINITY MAP

Z-139-88(19)

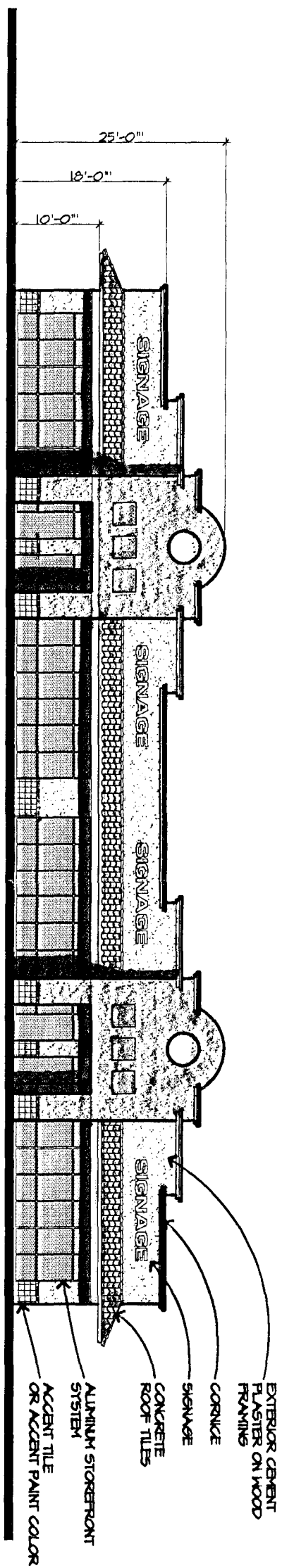
ROBERT KUBICEK ARCHITECTS AND ASSOCIATES
5190 SOUTH VALLEY VIEW, SUITE 108
LAS VEGAS, NEVADA 89118
FAX NO. (702) 798-4300



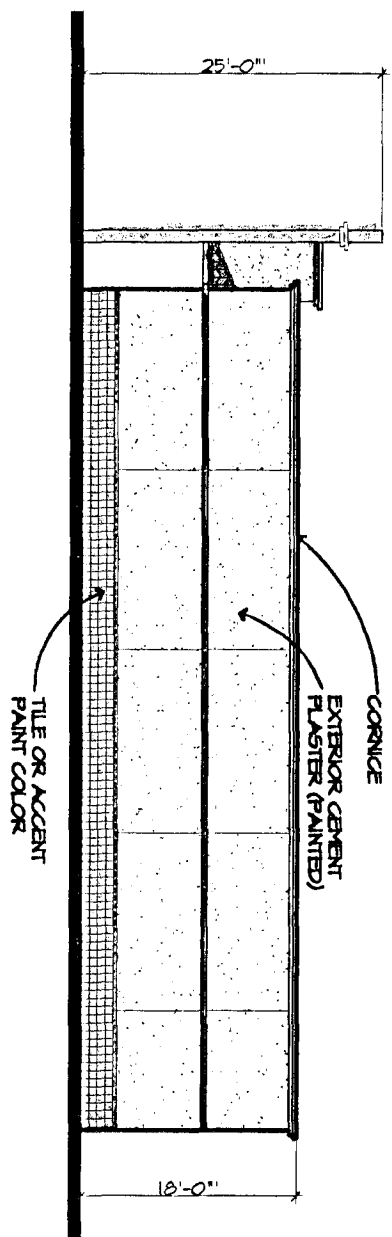
SHELL BUILDING
NWS SAHARA AVENUE AND FT. APACHE ROAD
LAS VEGAS, NEVADA
date 8.28.97

sheet A1.1 of job 8782
design RBJ
drawn RBJ
check RBJ

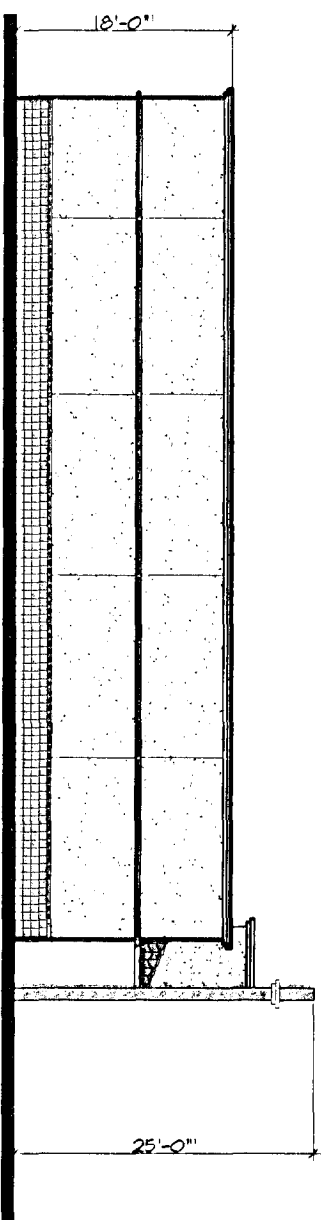
Z-139-88(19) RE: 9/25/97 APP



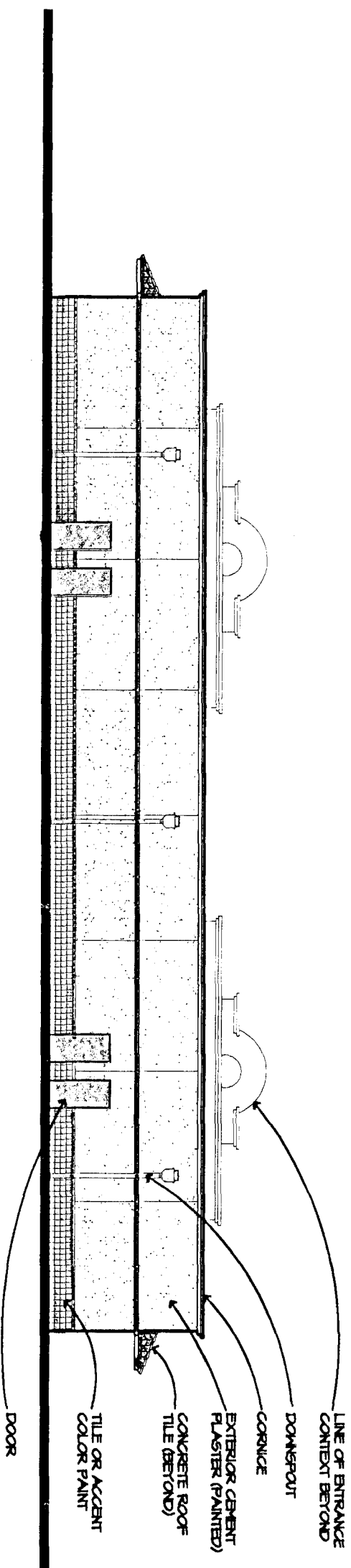
SOUTH ELEVATION



EAST ELEVATION

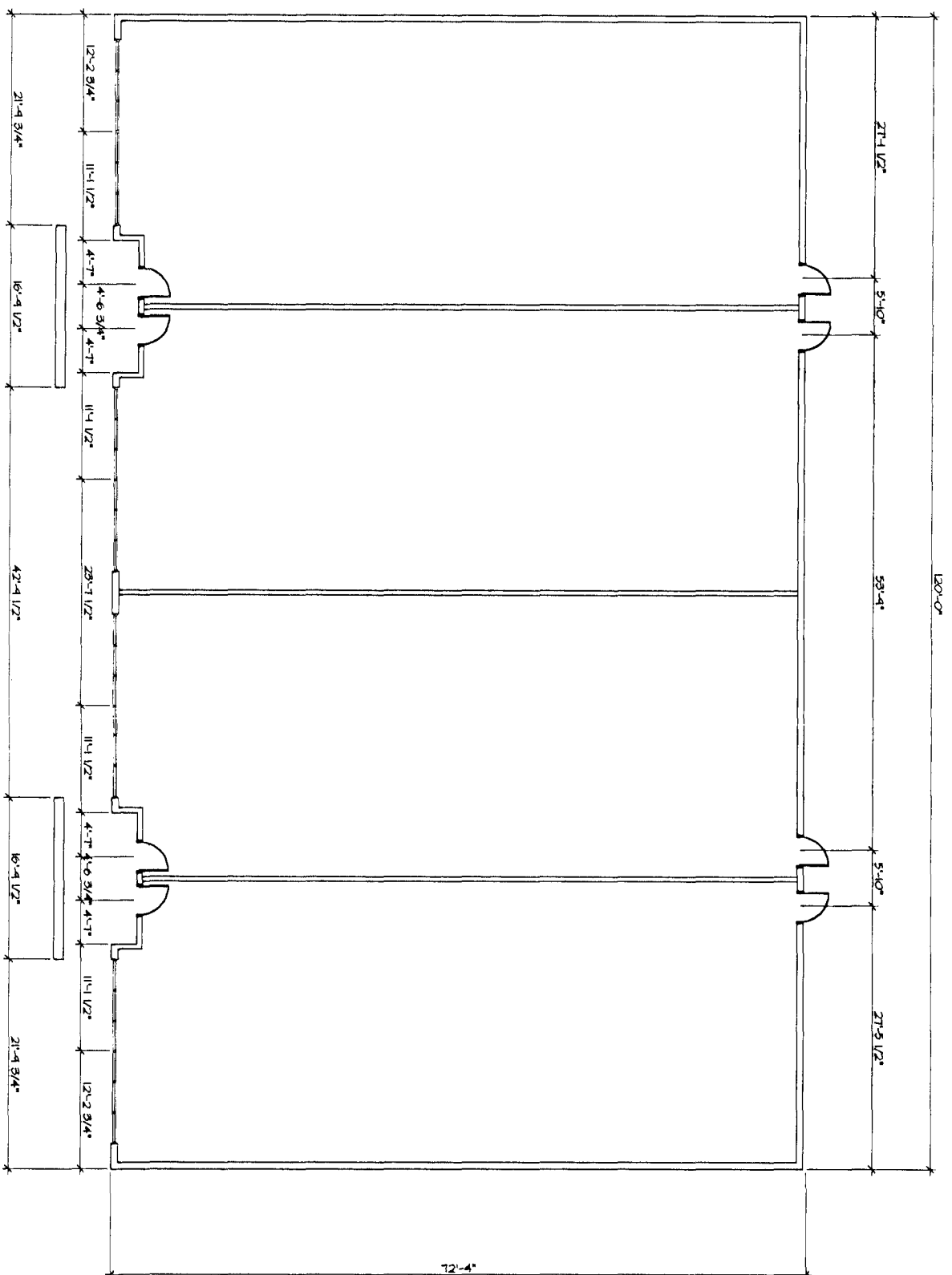


WEST ELEVATION

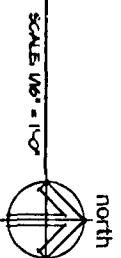


NORTH ELEVATION

Z-139-88(19)



SHELL BUILDING
SCHEMATIC FLOOR PLAN



sheet
A2.1
of
job 8782

design RBJ
drawn RBJ
check RBJ

SHELL BUILDING
NWC SAHARA AVENUE AND FT. APACHE
LAS VEGAS, NEVADA

FLOOR PLAN

date 8.26.97

**ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES**
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(702) 798-4300



sheet
A4.1
of
job 8782

design RBJ
drawn RBJ
check RBJ

SHELL BUILDING
NWC SAHARA AVENUE AND FT. APACHE
LAS VEGAS, NEVADA

ELEVATIONS

date 8.26.97

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Z-139-88(19)

Z-139-88(19) R: 9/2/97 - APP 10/27/97