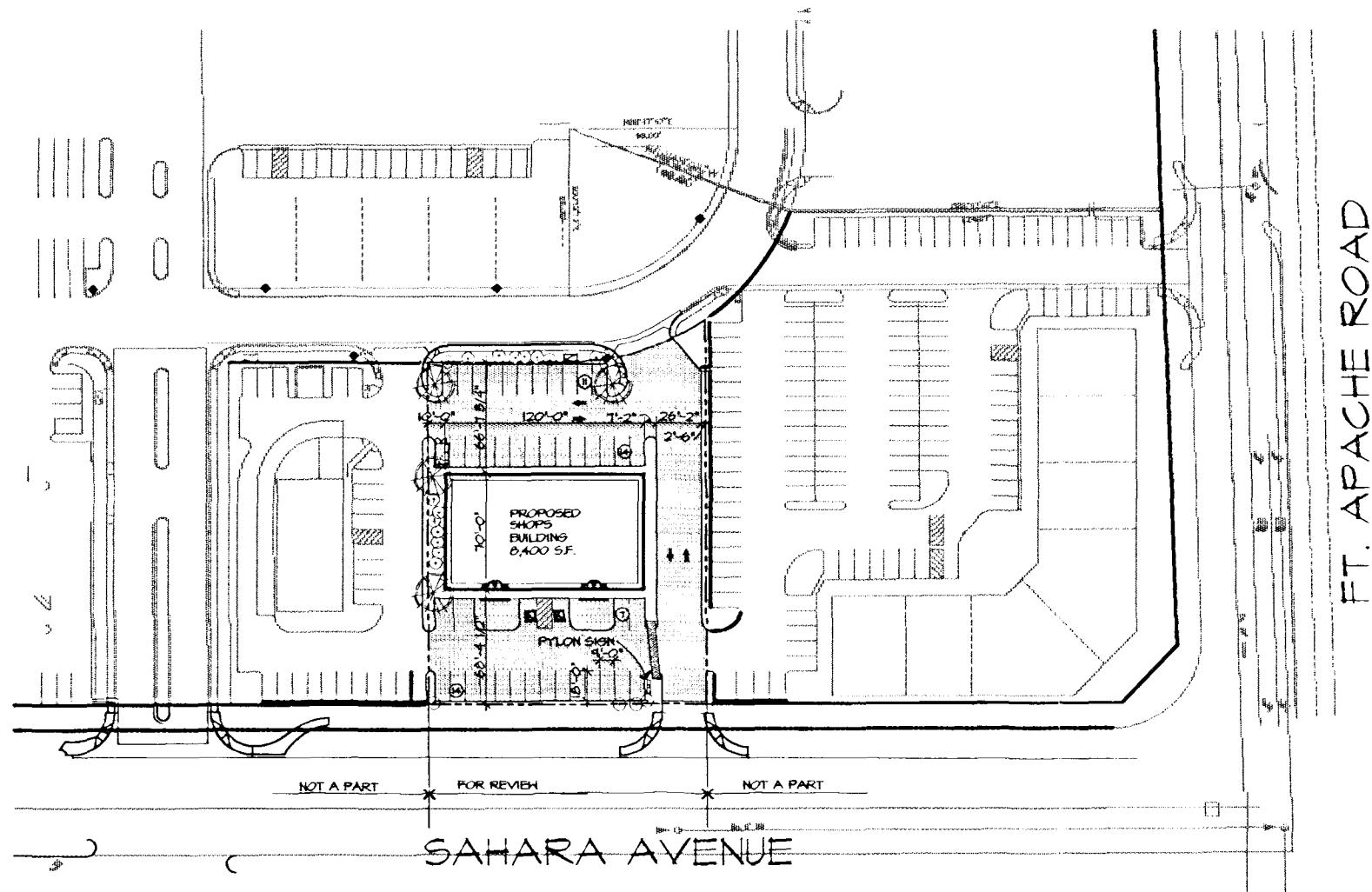
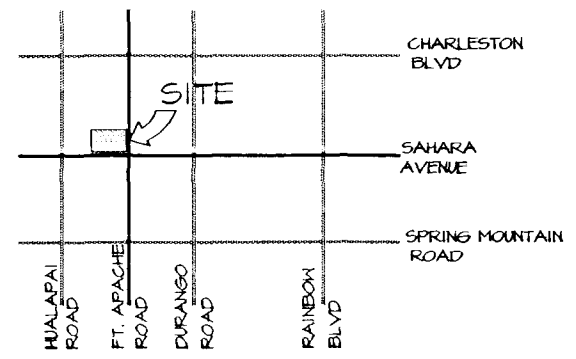
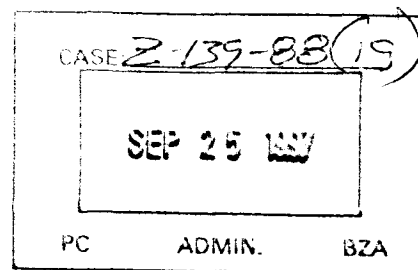




PROJECT DATA		(CITY OF LAS VEGAS)
NET SITE AREA	=	34142.3 S.F. (APPROX.)
	=	.790 ACRES (GROSS)
COVERAGE	=	24.1 % (DOB ALLOWED)
BUILDING HEIGHT	=	25 FT. (95 FT. ACTUAL)
	=	1 STORY (2 STORY ALLOWED)
SITE ADJACENCIES: RETAIL NORTH, EAST AND WEST.		RETAIL ACROSS SAHARA SOUTH
SETBACK REQUIREMENTS		
FRONT	=	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

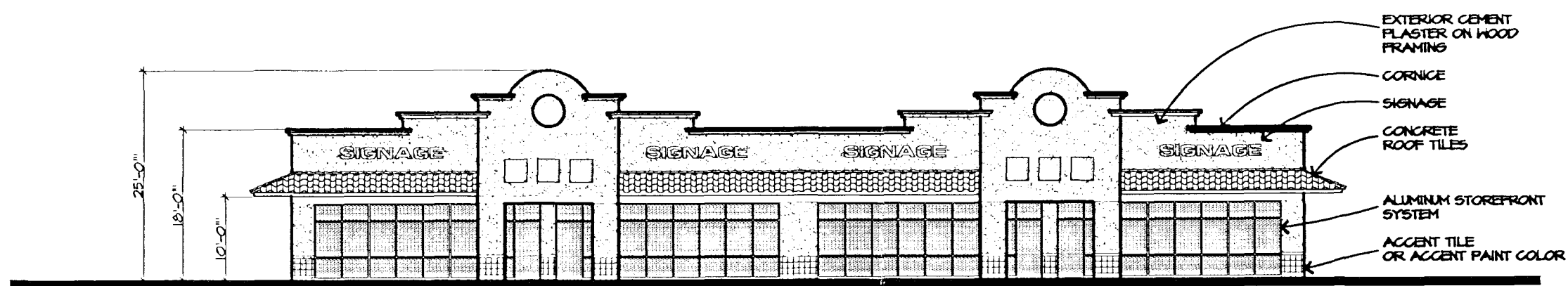


9-25-97 PC
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VICINITY MAP

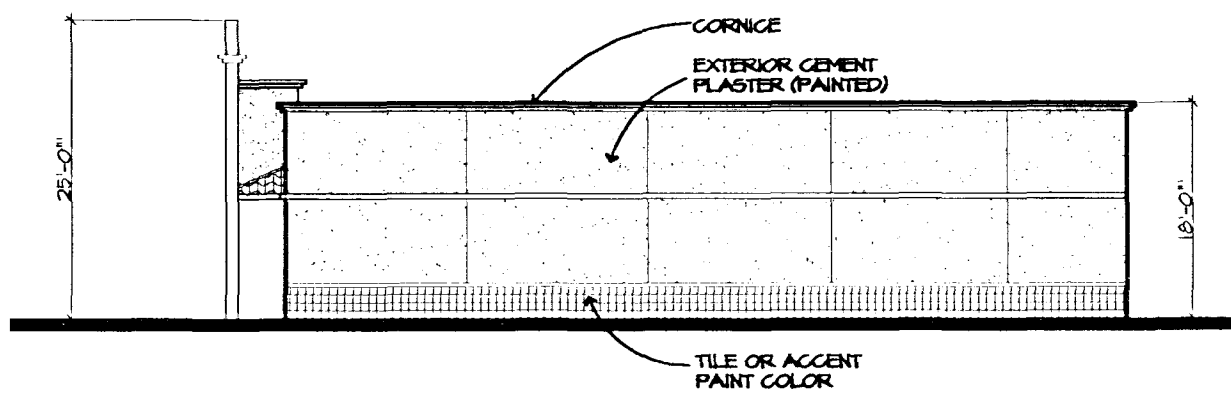


STAFF



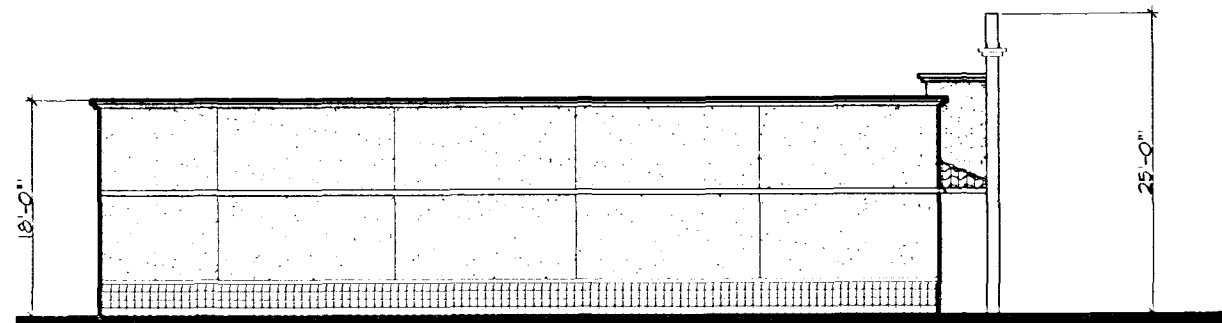
SOUTH ELEVATION

1/8" = 1'-0"



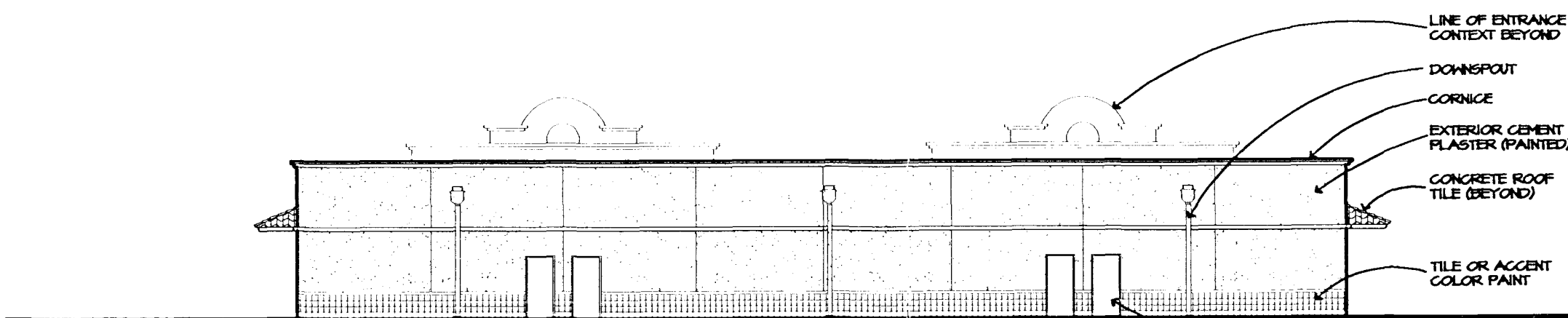
EAST ELEVATION

1/8" = 1'-0"



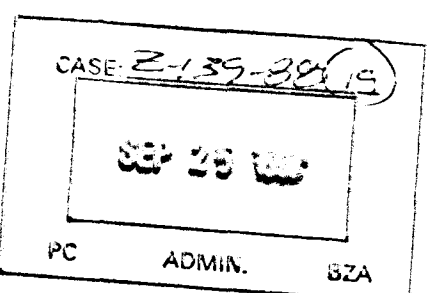
WEST ELEVATION

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: STAFF
CHECK: STAFF

PRELIMINARY SITE PLAN

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

design: STAFF
drawn: STAFF
check: STAFF

sheet A4.1 of 4

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

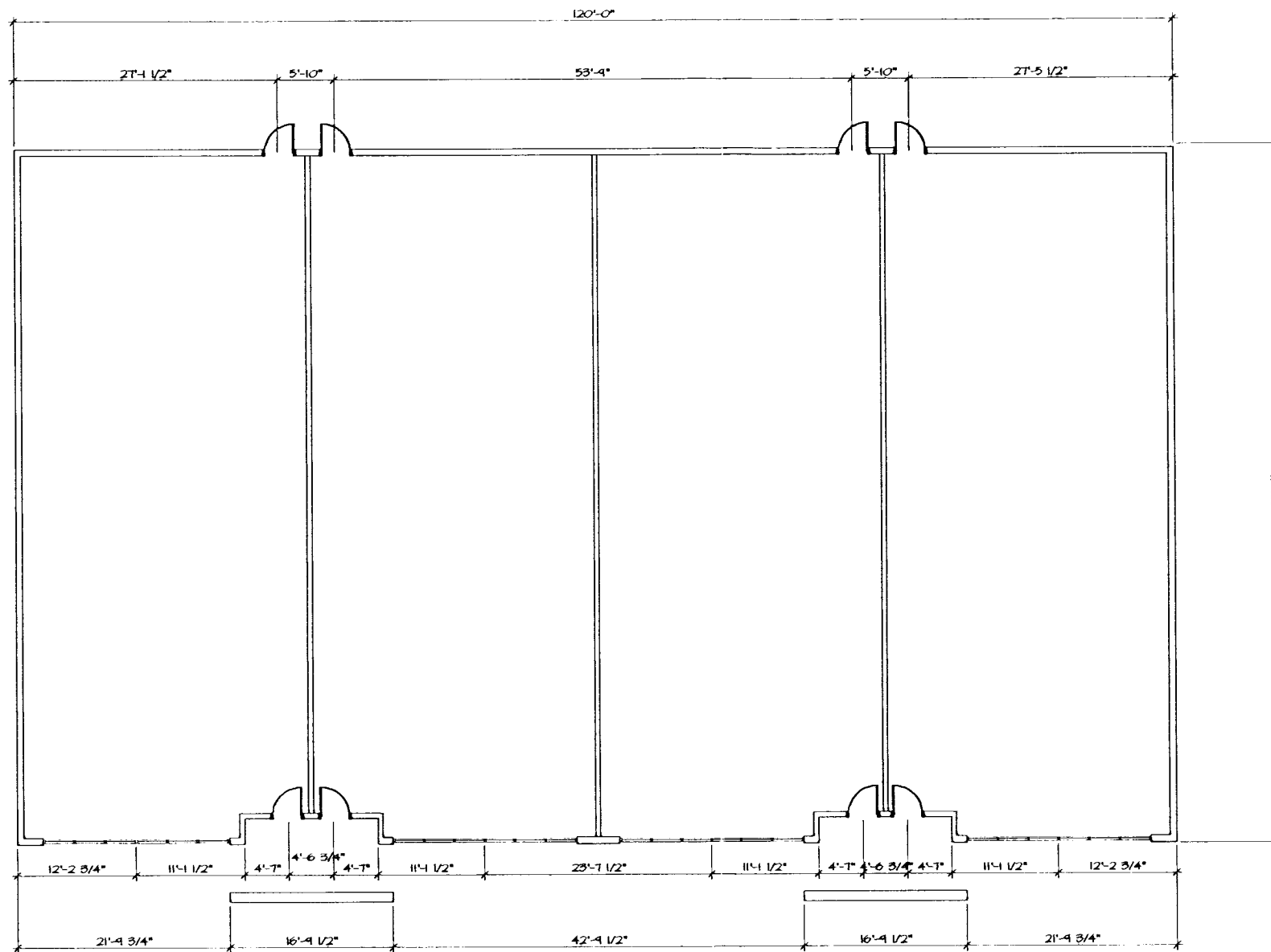
DATE: 8.26.97
BY: STAFF
CHECK: STAFF

ELEVATIONS

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

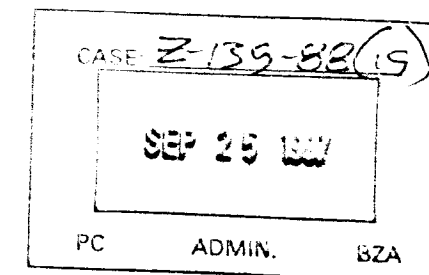
design: STAFF
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check: STAFF

sheet A4.1 of 4



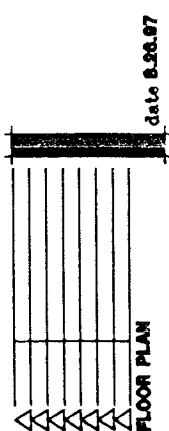
SCHEMATIC FLOOR PLAN

SCALE 1/8" = 1'-0"



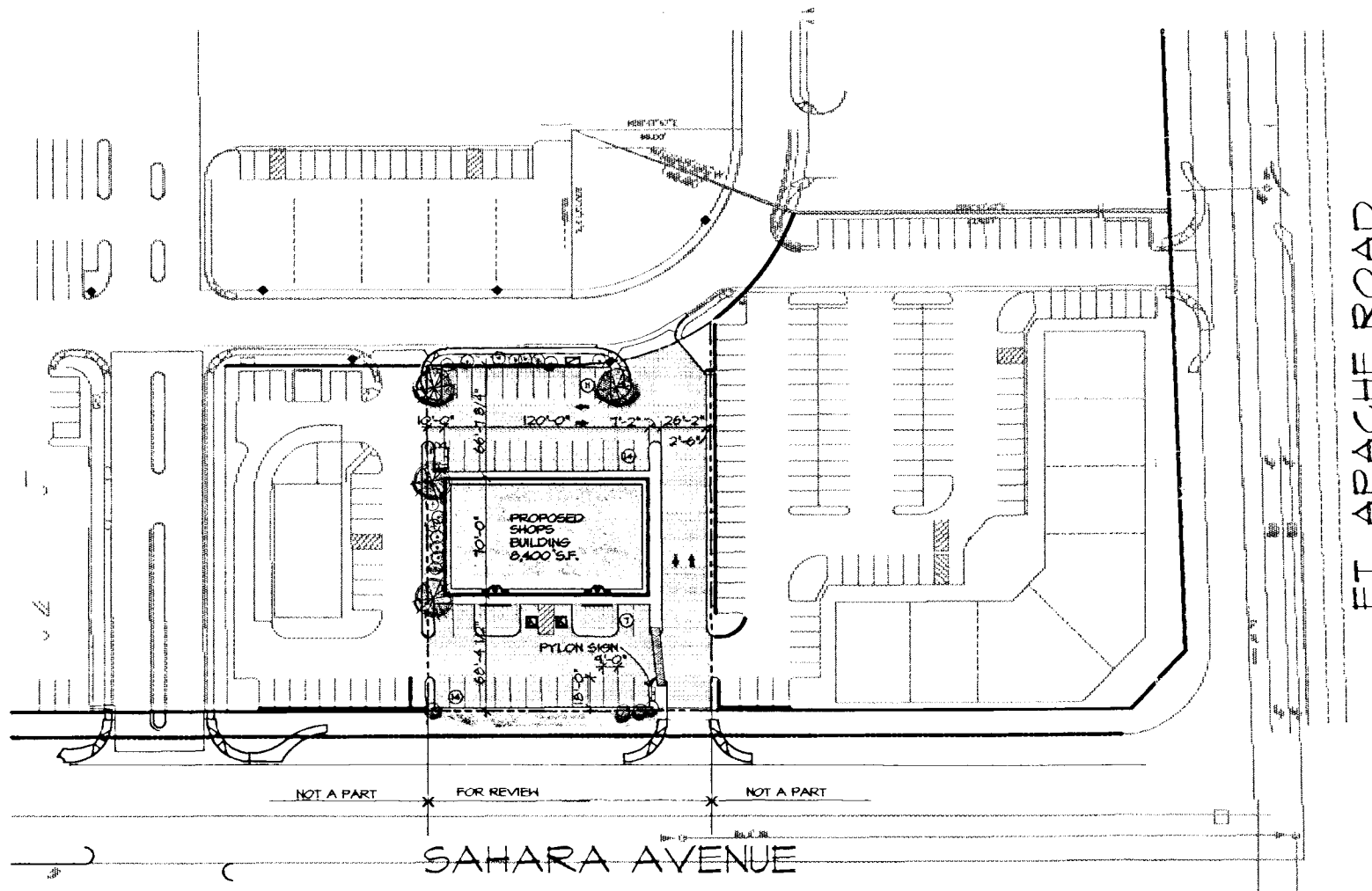
Z-139-88(19)
9-25-97 PC
STAFF

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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

sheet **A2.1** of 1
design **RSJ**
drawn **RSJ**
check **RSJ**
job **8782**



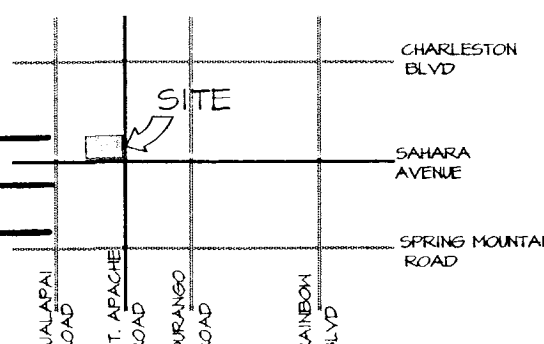
PRELIMINARY SITE PLAN



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	34,142.3 S.F. (APPROX.)	780 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	60'-4 1/2"	20 FT. MIN.
FRONT	60'-1 3/4"	20 FT. MIN.
REAR	10'-6"	10 FT. MIN.
SIDE		
BUILDING AREAS		RECY. PARKING
SHOPS BUILDING	8,400 S.F.	
TOTAL	8,400 S.F. • 41000	54 SPACES
ON SITE PARKING		
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)

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LAS VEGAS, NEVADA 89118
FAX NO. (702) 798-4300

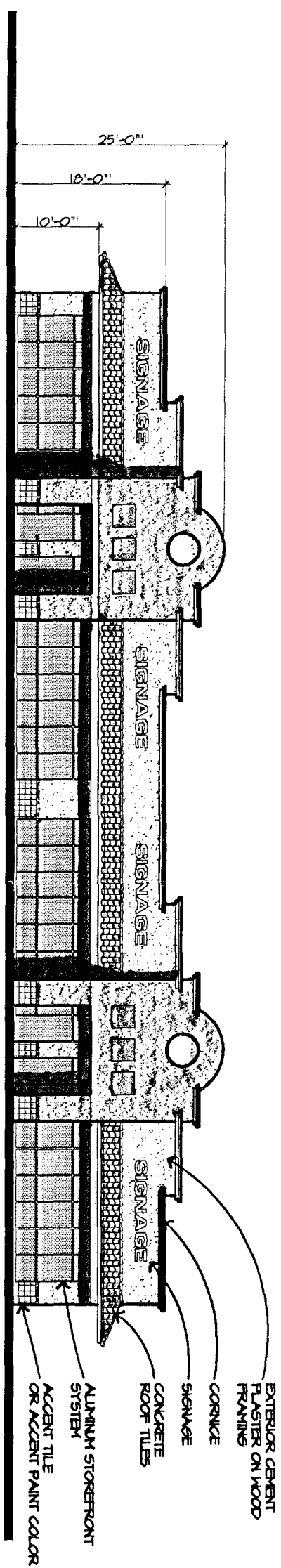


SHELL BUILDING
NWS SAHARA AVENUE AND FT. APACHE ROAD
LAS VEGAS, NEVADA

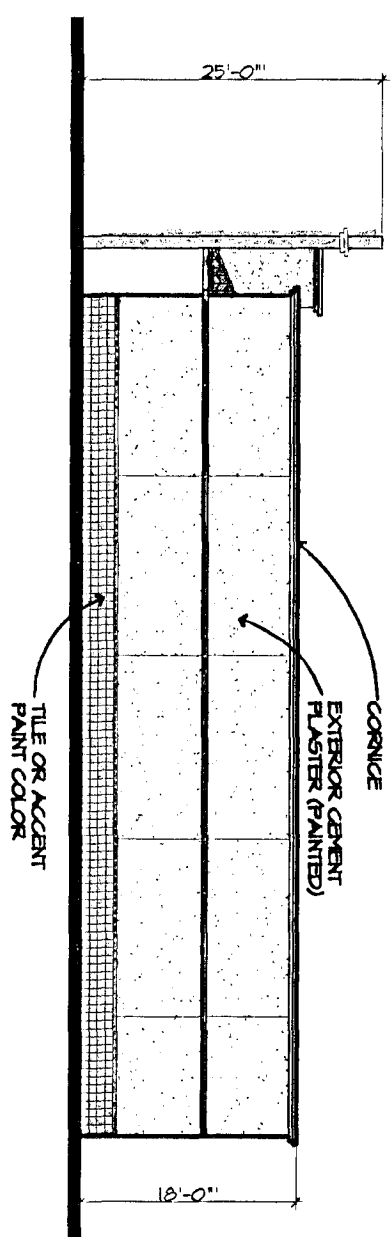
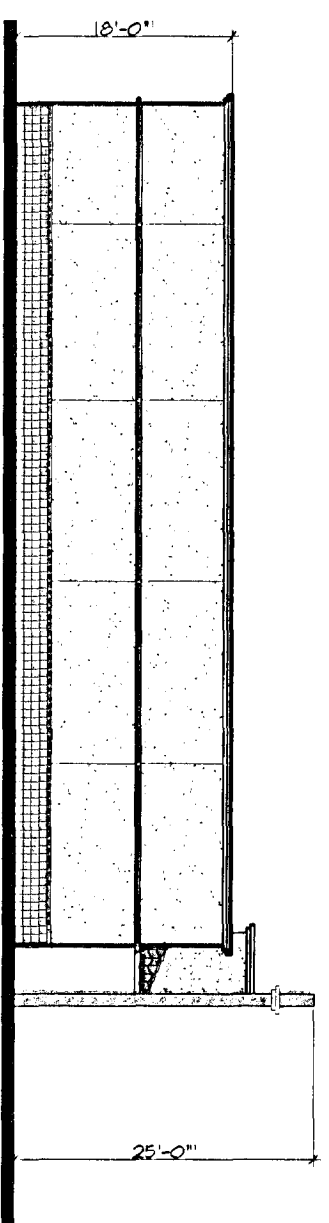
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design **RSJ**
drawn **RSJ**
check **RSJ**
job **8782**

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

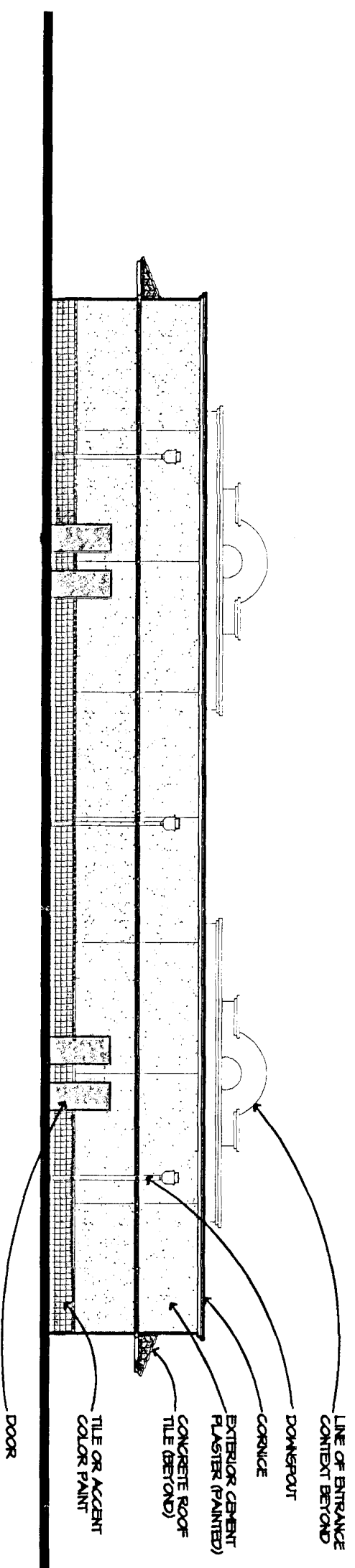
SOUTH ELEVATION



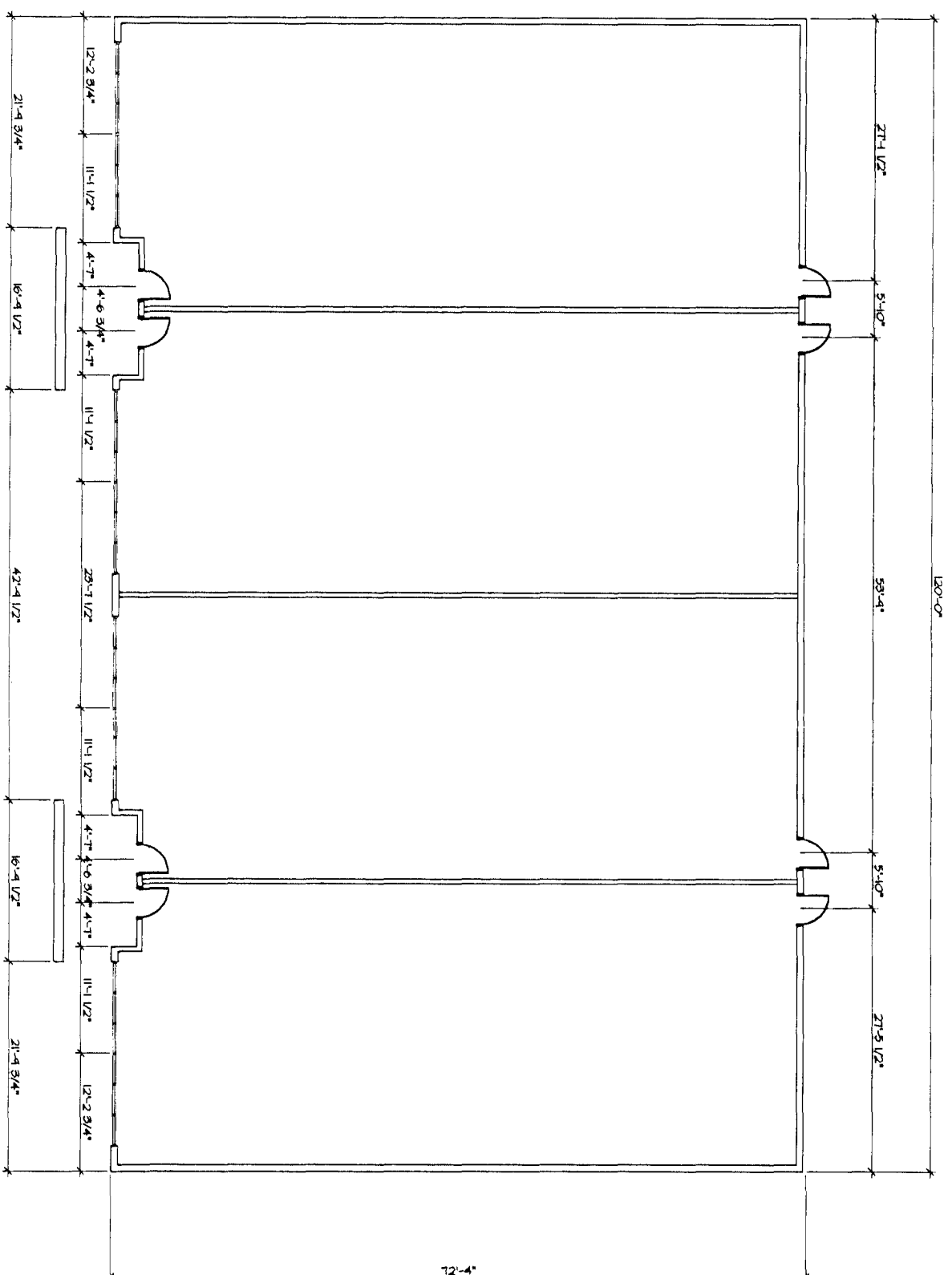
EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION



SHELL BUILDING SCHEMATIC FLOOR PLAN



sheet design **RSJ**
A2.1 drawn **RSJ**
of
job **37182** check **RSJ**

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

date 8.26.97

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

sheet
A4.1
of
job **87102**

design RBJ
drawn RBJ
check RBJ

SHELL BUILDING
 1100 SAHARA AVENUE AND FT. APACHE
 LAS VEGAS, NEVADA

ELEVATIONS

DATE
DEVELOPMENT
PLAN SUBMITTAL

date 8.26.87

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