

SITE AREA: 0.56 ACRES (25265 SF)  
 AREA: 162.01 512.02  
 ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)  
 SUBDIVISION: L45 VERDE HGTS 6 UNIT #5  
 LOT BLOCK: LOT 1 BLOCK 1  
 C-STORE AREA: 2,400 SF  
 FUEL CANOPY (UNDER SEPARATE PERMIT): 3,674 SF  
 LOT COVERAGE: 25%

CONVENIENCE STORE: 1 SPACE PER 250 SF

CONVENIENCE STORE: 1 SPACE PER 250 SF

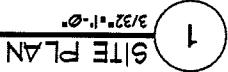
CONVENIENCE STORE: 2,400 SF/250+ 96 SPACES

TOTAL REQUIRED:  
TOTAL PROVIDED:

TOTAL PROVIDED: 12 SPACES.

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES FORTY EIGHT HOURS PRIOR TO EXCAVATION.

7. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE  
ENGINEERED GRADING REQUIREMENTS OF THE 2006 INTERNATIONAL  
BUILDING CODE AS AMENDED BY THE SOUTHERN NEVADA  
AMENDMENTS.  
8. ACCESSIBLE PARKING SPACES, ACCESSIBLE AISLES, AND PASSENGER  
LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 2%  
IN ALL DIRECTIONS.  
9. ALL ACCESSIBLE ROUTES ARE TO BE STRIPED AND HAVE ALL  
SLOPES IN THE DIRECTION OF TRAVEL 5% MAXIMUM WITH CROSBY  
SLOPES OF 2% MAXIMUM.



# A0.1

**WAGIH KAMALI**  
2901 N. RANCHO DR  
LAS VEGAS, NV  
89130  
TEL: (702) 533-3013

**gk<sup>3</sup>**  
ARCHITECTURE  
PLANNING • INTERIOR DESIGN

2111 EDGEWOOD AVENUE  
LAS VEGAS, NEVADA 89102  
Tel. (702) 932-0455 • Fax (702) 932-0456  
Mobile (702) 250-9416

- [kay@gk3architecture.com](mailto:kay@gk3architecture.com)
- [patrick@gk3architecture.com](mailto:patrick@gk3architecture.com)

[WWW.GK3ARCHITECTURE.COM](http://WWW.GK3ARCHITECTURE.COM)

**ARCO at 3701 W. Sahara Avenue (SDR-34010)**

**Date:** 08/31/11

**Reviewer:** Steve Gebeke, Planning Supervisor

**Reason for Revision:** Provision of a bus turnout and shelter on Valley View Boulevard

**Additional Info:**

The site plan is revised to depict a bus turnout and shelter on Valley View Blvd., south of Sahara Avenue. The single driveway shown in the plans originally approved will be replaced with two driveways on either side of the shelter area. Landscaping is revised along Valley View only to create two planter areas north and south of the shelter, with trees and shrubs per Title 19.08.

Staff is administratively approving this revision as the addition of the bus turnout and shelter is need at this location, and the impact to the site is minimal. Landscaping will be provided to comply with Title 19.08 where possible. The reduction in landscape buffer width along Valley View is approved as consistent with Title 19.14.090 Nonconformity Resulting from City Action.

**Conditions:**

1. Conformance to the site plan and landscape plan date stamped 08/30/11.



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

September 8, 2011

Mr. Wagih Kamar  
2020 Red Rock Street  
Las Vegas, Nevada 89146

RE: EOT-42573 – EXTENSION OF TIME  
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011  
EXTENSION OF TIME RELATED TO EOT-42574 AND EOT-42575 - SITE  
DEVELOPMENT PLAN REVIEW

Dear Mr. Kamar:

The City Council at a regular meeting held September 7, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34010) FOR A PROPOSED 3,018 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres at 3701 West Sahara Avenue (APN 162-07-512-010), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-34010) shall expire on October 7, 2013 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-34010) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Gemie Knisely  
GK3 Architecture  
2111 Edgewood Avenue  
Las Vegas, Nevada 89102

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov





LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

August 25, 2011

Mr. Wagih Kamar  
2020 Red Rock Street  
Las Vegas, Nevada 89146

**RE: EOT-42573 - EXTENSION OF TIME RELATED TO EOT-42574  
AND EOT-42575 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011**

Dear Mr. Kamar:

Please be advised the City Council at its regular meeting on **September 7, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will available on-line on **Thursday, September 1, 2011** at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP  
Director  
Department of Planning

FF:clb

cc: Ms. Gemie Knisely  
GK3 Architecture  
2111 Edgewood Avenue  
Las Vegas, Nevada 89102

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

To: Department of Planning and Development  
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*  
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)  
Date: July 21, 2011  
Re: **EOT-42573** Wagih W. Kamar 3701 W. Sahara Ave.  
Request for an Extension of Time of an approved Site Development Plan Review (SDR-34010)

**COMMENTS:**

We have no comment on the Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34010) for a proposed 2,400 square-foot convenience store with fuel pumps and a Waiver to allow a zero-foot landscape buffer on a portion of the south and west perimeter where eight feet is the minimum required and to allow a Waiver of the building placement and orientation standards at 3701 West Sahara Avenue.

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Department of Planning**  
**Case Planning Division**  
**333 North Rancho Drive, 3<sup>rd</sup> Floor**  
**Las Vegas, Nevada 89106**  
**(702) 229-6301 phone (702) 385-7268 fax**

**EOT-42573 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER:**  
**WAGIH W. KAMAR** - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34010) FOR A PROPOSED 3,018 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres at 3701 West Sahara Avenue (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

CITY COUNCIL: **SEPTEMBER 7, 2011**

CASE PLANNER: **DEBBIE SULLIVAN** ☒ **PUBLIC HEARING**

Comments Due: **AUGUST 10, 2011**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** ([cburney@lasvegasnevada.gov](mailto:cburney@lasvegasnevada.gov)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**



City of Las Vegas

400 Stewart Ave

Las Vegas, NV 89101-2927

EOT Application

Report Date

07/20/2011 08:29 AM

Submitted By

Page 1

A/P #

42573

EXTENSION OF TIME

Application Information

Stages

Processed

Approved

Final

Date / Time

07/19/2011 15:52

By

983510

Temp COO

COO Issued

Expires

Date / Time

By

Associated Information

Type of Work

Dept of Commerce

Priority

# Plans

0

# Plans

0

Bill Group

Valuation

Declared Valuation

Calculated Valuation

Actual Valuation

0.00

0.00

0.00

Auto Reviews

Description of Work

EOT-42573 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: WAGIH W. KAMAR - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-34010) FOR A PROPOSED 3,018 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres at 3701 West Sahara Avenue (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #

Project #

Size/Area

Proposed Start

% Complete Formula

34010

42573

0.58 ACRE

Project/Phase Name

ARCO AM/PM

Phase #

Subdivision Code

% Completed

0.00

Property/Site Information

Parcel

16207512010

Location

Owner/Tenant

Contact ID

Mailing Address

City

ZIP/PC

Day Phone

Fax

AC1801599

1625 S DECATUR BLVD

LAS VEGAS

89102-8514

Name

MR K S L V L L C

Organization

State/Province

Country

Evening Phone

Mobile #

NV

☐

Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3701 W SAHARA AVE

LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16207512010

City of Las Vegas  
400 Stewart Ave  
Las Vegas, NV 89101-2927

EOT Application

Report Date07/20/2011 08:29 AMSubmitted ByPage 2

Applicants/Contacts

Primary

Effective

Name

Day Phone

Pager

Fax

E-Mail

Address

Seasonal Addr

Valid From

Comments

CONTACT ADDITIONAL

N

MR K S L V L L C

1625 S DECATUR BLVD  
LAS VEGAS, NV 89102-8514

No Comments

Capacity

Eve Phone

PIN #

Mobile

OWNER

Contact ID

AC1801599

Foreign

Expire

Organization

Position

Profession

WORKCARD: Work Card #0

Expiration Date

CONTACT REQUIREMENTS

License #

Orientation Attended

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

There are no items in this list

Primary

Effective

Name

Day Phone

Pager

Fax

E-Mail

Address

Seasonal Addr

Valid From

Comments

Y

GK3 ARCHITECTURE  
(702)932-0455 x

(702)932-0456

2111 EDGEWOOD AVE  
LAS VEGAS, NV 89102

Gemie Knisely

Capacity

Eve Phone

PIN #

Mobile

OTHER

Other

REP

Organization

Position

Profession

Contact IDAC1602094Foreign



|                                                                  |  |                        |                 |                              |  |
|------------------------------------------------------------------|--|------------------------|-----------------|------------------------------|--|
| City of Las Vegas<br>400 Stewart Ave<br>Las Vegas, NV 89101-2927 |  |                        | EOT Application |                              |  |
| Report Date                                                      |  | 07/20/2011 08:29 AM    |                 | Submitted By                 |  |
| Page 3                                                           |  |                        |                 |                              |  |
| CONTACT ADDITIONAL                                               |  |                        |                 |                              |  |
| WORKCARD: Work Card # 0                                          |  |                        |                 |                              |  |
| Expiration Date                                                  |  |                        |                 |                              |  |
| CONTACT REQUIREMENTS                                             |  |                        |                 |                              |  |
| License #                                                        |  | Percent Owned          |                 | Waiver                       |  |
| Orientation Attended                                             |  | Health Card            |                 | Director Letter              |  |
|                                                                  |  |                        |                 | Original Transcripts         |  |
| There are no items in this list                                  |  |                        |                 |                              |  |
| Contractors                                                      |  |                        |                 |                              |  |
| No Contractors                                                   |  |                        |                 |                              |  |
| Project #                                                        |  | A/P Type               |                 | Status                       |  |
|                                                                  |  |                        |                 | Stage                        |  |
|                                                                  |  |                        |                 | Relation                     |  |
| No children exist for this project                               |  |                        |                 |                              |  |
| Planning Condition                                               |  | Description            |                 | Effective                    |  |
|                                                                  |  |                        |                 | Expire                       |  |
|                                                                  |  |                        |                 | Comments                     |  |
| There is no planning condition for this project.                 |  |                        |                 |                              |  |
| EXTENSION OF TIME                                                |  |                        |                 |                              |  |
| Y Will this go to the City Council?                              |  |                        |                 | Hearing Type                 |  |
| Y Will this go DIRECTLY to City Council?                         |  |                        |                 | Public, Non-Public or Admin? |  |
| NON-PUBLIC                                                       |  |                        |                 |                              |  |
| Parent Application Type SDR                                      |  |                        |                 |                              |  |
| Parent Project # 34010                                           |  |                        |                 |                              |  |
| Staff Recommendation                                             |  | Entitlement Exercised? |                 |                              |  |
| Meeting Information                                              |  |                        |                 |                              |  |
| Meeting Grid                                                     |  | Meeting Type           |                 | Meeting Status               |  |
| Meeting Date                                                     |  |                        |                 |                              |  |
| Comments                                                         |  |                        |                 |                              |  |
| Added By                                                         |  | Add Date               |                 | Modified by                  |  |
|                                                                  |  |                        |                 | Modified Date                |  |
|                                                                  |  |                        |                 | YES Votes                    |  |
|                                                                  |  |                        |                 | NO Votes                     |  |
|                                                                  |  |                        |                 | ABSTENTIONS                  |  |
| 09/07/2011                                                       |  | CC                     |                 | SCHEDULED                    |  |
|                                                                  |  |                        |                 | 0                            |  |
| BSTICKA                                                          |  | 07/19/2011             |                 | 0                            |  |
|                                                                  |  |                        |                 | 0                            |  |

No children exist for this project

| <u>Employee ID</u> | <u>Last</u> | <u>First</u> | <u>MI</u> | <u>Comments</u> |
|--------------------|-------------|--------------|-----------|-----------------|
| 984478             | SULLIVAN    | DEBORAH      | J         | Planning x6895  |

| Log<br>Action | Description | Entered By | Start | Stop | Hours |
|---------------|-------------|------------|-------|------|-------|
| Comments      |             |            |       |      |       |

|                                                       |                                |        |                  |      |
|-------------------------------------------------------|--------------------------------|--------|------------------|------|
| PAYMNT                                                | CO NAME WHO PICKED UP CONTACT# | 890381 | 07/19/2011 16:12 | 0.00 |
| GEMIE KNISELY; GK3 ARCHITECTURE; MC CC; 702-932-0445; |                                |        |                  |      |



# DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: EOT FOR SDR-34010  
Project Address (Location) 3701 W SAHARA AVE  
Project Name ARCO AM/PM Proposed Use C-Store  
Assessor's Parcel #(s) 162-07-512-010 Ward # \_\_\_\_\_  
General Plan: existing \_\_\_\_\_ proposed \_\_\_\_\_ Zoning: existing C-1 proposed C-1  
Commercial Square Footage 2400 Floor Area Ratio 25%  
Gross Acres 0.58 Lots/Units 1 Density \_\_\_\_\_  
Additional Information 2400 SF C-Store w/6 pump gas canopy

PROPERTY OWNER Wagih W KAMAR Contact Wagih KAMAR  
Address 2020 Red Rock St Phone: 702 5333813 Fax: 702 948 5109  
City LAS Vegas State NEVADA Zip 89146  
E-mail Address WAGIH55@GMAIL.COM

APPLICANT owner Contact \_\_\_\_\_  
Address \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
E-mail Address \_\_\_\_\_

REPRESENTATIVE gk3 architecture Contact gemie knisely  
Address 2111 Edgewood Ave Phone: 9320455 Fax: 9320456  
City LV State NV Zip 89102  
E-mail Address gemie@gk3architecture.com

Property Owner Signature\* [Signature]

\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name WAGIH KAMAR

Subscribed and sworn before me

This 18th day of July, 20 11

[Signature]

Notary Public in and for said County and State

### FOR DEPARTMENT USE ONLY

|                |                    |
|----------------|--------------------|
| Case #         | <u>EOT-42573</u>   |
| Meeting Date:  | <u>9/7/11</u>      |
| Total Fee:     | <u>8300</u>        |
| Date Received: | <u>7/19/11</u>     |
| Received By:   | <u>[Signature]</u> |

RECEIVED

JUL 19 2011

City of Las Vegas

\*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf





## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-42573** APN: 162 07 512 010

Name of Property Owner: Wagih Kamar

Name of Applicant: Owner

Name of Representative: Gemie Knisely

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

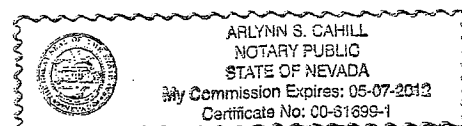
Signature of Property Owner: Wagih Kamar

Print Name: Wagih Kamar

Subscribed and sworn before me  
State of Nevada County of Clark

This 14 day of July, 2011

Arlynn S. Cahill  
Notary Public in and for said County and State



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JUL 19 2011

2111 Edgewood Ave. • Las Vegas, NV 89102  
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

July 19, 2011

City of Las Vegas  
Planning & Development Department  
731 S. Fourth Street  
Las Vegas, NV 89101

**Justification Statement for 3701 West Sahara**

Ladies and Gentlemen:

GK<sup>3</sup> Architecture, on behalf of Mr. K, S LV LLC is requesting the review and approval of an extension of time for: SDR-34010, SUP-34006 and VAR-34008 for the rebuild of the South West corner of Sahara Ave. and Valley View Blvd. The site design includes a 6 pump Gas Station with a 2,400 SF convenience store. The existing auto maintenance building and canopy will be removed and new structures will be built. The site design is consistent with originally approved plans. The building entrance, site parking and fuel canopy face Sahara Ave. The site layout utilizes the building to buffer the traffic from the single family residential to the South. The project meets City of Las Vegas parking and landscape requirements.

The building permit application was submitted 06-27-2011, the permit application numbers are: 190713 and 190714. Since obtaining original approval 10-27-2009, the current owner has completed the purchase the property, obtained Arco Am/Pm franchise approval and has had the construction documents completed. The project is scheduled to begin construction with-in 6 months time and be fully improved with-in 1 year. This site plan conforms with the development pattern in the surrounding area and is an appropriate use for this corner site. The benefits for the project are to support the goals of the City of Las Vegas by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted without a special use permit in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

RECEIVED

JUL 19 2011

EOT-42575  
EOT-42574  
EOT-42573

gk<sup>3</sup>

ARCHITECTURE • PLANNING • INTERIOR DESIGN  
USA 3856 Badgerbrook St., Las Vegas, NV 89129 Tel. 702.932-0455 Fax 702.932-0456  
EMAIL kevin@gk3architecture.com • gemie@gk3architecture.com



October 27, 2009

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

RICKI Y. BARLOW  
STAVROS S. ANTHONY

Mr. Thanh Pham  
Pham Capital, LLC  
3701 West Sahara Avenue  
Las Vegas, Nevada 89102

RE: SDR-34010 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF OCTOBER 7, 2009  
RELATED TO VAR-34008 AND SUP-34006

Dear Mr. Pham:

The City Council at a regular meeting held October 7, 2009, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,018 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ON A PORTION OF THE SOUTH AND WEST PERIMETER WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A WAIVER OF THE BUILDING PLACEMENT AND ORIENTATION STANDARDS on 0.58 acres at the southwest corner of Sahara Avenue and Valley View Boulevard (APN 162-07-512-010), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 8, 2009. This approval is subject to:

Added Conditions

- A. The convenience store shall not exceed 2,400 square feet in size.
- B. A revised site plan depicting all parking on site shall be submitted to Planning and Development Department prior to or at the time of submittal for building permit.

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-34006) and Variance (VAR-34008), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, floor plan and building elevations date stamped 09/17/09, except as amended by conditions herein.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

RECEIVED

JUL 19 2011

City of Las Vegas

EOT-42573

Printed with environmentally friendly soy ink.



Mr. Thanh Pham  
SDR-34010 – Page Two  
October 27, 2009

4. A Waiver from Title 19.18.050 Commercial and Industrial District Development Standards to allow no Building Placement and Orientation Standards where buildings on corner lots are to be oriented to the corner and to the street fronts is hereby approved.
5. A Waiver from Title 19.12 Landscape and Buffer Standards to allow a zero-foot landscape buffer on a portion of the south and west perimeter where eight feet is the minimum required is hereby approved.
6. No signage is permitted as a part of the subject application; a building permit is required for all signage, if approved.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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Mr. Thanh Pham  
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14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate an additional six feet of right-of-way for a total half-street width of 81 feet on Sahara Avenue adjacent to this site prior to the issuance of any permits. Relocation of existing curb line on Sahara Avenue is not required at this time.
16. Dedicate an additional 31.5 feet of right-of-way for a total radius of 54 feet on the southwest corner of Sahara Avenue and Valley View Boulevard prior to the issuance of any permits. This condition shall be modified if the applicant submits information acceptable to Staff that shows a portion of any existing private signage or building is located on or over the area being requested for dedication.
17. Remove all substandard public street and alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and Valley View Boulevard adjacent to this site.
20. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Valley View Boulevard and Sahara Avenue public rights of way adjacent to this site prior to the issuance of any permits.
21. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

cc: See attached list

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Mr. Thanh Pham  
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cc: Mr. James R. Adams  
American West Petroleum  
8681 W. Sahara Avenue, Ste. #280  
Las Vegas, Nevada 89117

Mr. Ken Ballard  
Suzana Rutar Architect  
1950 E. Warm Springs Road  
Las Vegas, Nevada 89119

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City of Las Vegas

**MR. K, S LV LLC**

|                                    |                                    |                       |               |
|------------------------------------|------------------------------------|-----------------------|---------------|
| <b>Business Entity Information</b> |                                    |                       |               |
| Status:                            | Active                             | File Date:            | 9/11/2009     |
| Type:                              | Domestic Limited-Liability Company | Entity Number:        | E0490212009-0 |
| Qualifying State:                  | NV                                 | List of Officers Due: | 9/30/2011     |
| Managed By:                        | Managing Members                   | Expiration Date:      |               |
| NV Business ID:                    | NV20091042453                      | Business License Exp: | 9/30/2011     |

|                                     |                                |                    |                       |
|-------------------------------------|--------------------------------|--------------------|-----------------------|
| <b>Registered Agent Information</b> |                                |                    |                       |
| Name:                               | CRISTY LYNN KAMAR              | Address 1:         | 1625 S. DECATUR BLVD. |
| Address 2:                          |                                | City:              | LAS VEGAS             |
| State:                              | NV                             | Zip Code:          | 89102                 |
| Phone:                              |                                | Fax:               |                       |
| Mailing Address 1:                  |                                | Mailing Address 2: |                       |
| Mailing City:                       |                                | Mailing State:     | NV                    |
| Mailing Zip Code:                   |                                |                    |                       |
| Agent Type:                         | Noncommercial Registered Agent |                    |                       |

|                                         |      |
|-----------------------------------------|------|
| <b>Financial Information</b>            |      |
| No Par Share Count:                     | 0    |
| Capital Amount:                         | \$ 0 |
| No stock records found for this company |      |

|                                 |                    |                                                    |    |
|---------------------------------|--------------------|----------------------------------------------------|----|
| <b>Officers</b>                 |                    | <input type="checkbox"/> Include Inactive Officers |    |
| Managing Member - WAGIH W KAMAR |                    |                                                    |    |
| Address 1:                      | 1625 S. DECATUR BL | Address 2:                                         |    |
| City:                           | LAS VEGAS          | State:                                             | NV |
| Zip Code:                       | 89102              | Country:                                           |    |
| Status:                         | Active             | Email:                                             |    |

|                            |                          |                 |   |
|----------------------------|--------------------------|-----------------|---|
| <b>Actions\Amendments</b>  |                          |                 |   |
| Action Type:               | Articles of Organization |                 |   |
| Document Number:           | 20090676847-49           | # of Pages:     | 1 |
| File Date:                 | 9/11/2009                | Effective Date: |   |
| (No notes for this action) |                          |                 |   |
| Action Type:               | Initial List             |                 |   |
| Document Number:           | 20100409158-80           | # of Pages:     | 1 |
| File Date:                 | 6/07/2010                | Effective Date: |   |
| (No notes for this action) |                          |                 |   |
| Action Type:               | Amended List             |                 |   |
| Document Number:           | 20100422878-74           | # of Pages:     | 1 |
| File Date:                 | 6/11/2010                | Effective Date: |   |
| (No notes for this action) |                          |                 |   |
| Action Type:               | Annual List              |                 |   |
| Document Number:           | 20100840686-15           | # of Pages:     | 1 |
| File Date:                 | 11/08/2010               | Effective Date: |   |
| (No notes for this action) |                          |                 |   |

JUL 19 2011

City of Las Vegas

A.P.N.: 162-07-512-010  
File No: NCS-410549-HHLV (mf)  
R.P.T.T.: \$6,267.90 C

Inst #: 201006290000595  
Fees: \$15.00 N/C Fee: \$0.00  
RPTT: \$6267.90 Ex: #  
06/29/2010 08:12:13 AM  
Receipt #: 405997  
Requestor:  
FIRST AMERICAN TITLE HOWARD  
Recorded By: GWC Pgs: 3  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Mr. K, S LV, LLC  
1625 S. Decatur Blvd  
Las Vegas, NV 89102

***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Pham Capital LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Mr. K, S LV, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

**LOTS ONE (1), TWO (2), AND THE EASTERLY 42.09 FEET OF THREE (3) IN BLOCK ONE (1) OF LAS VERDES HEIGHTS 6, UNIT NO. 5, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 8 OF PLATS, PAGE 88, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

**TOGETHER WITH THAT PORTION OF THE FRONTAGE ROAD LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EASTERLY 42.09 FEET OF SAID LOT THREE (3) AND BEING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS ONE (1), TWO (2) AND THREE (3) AS SAID ROAD WAS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED SEPTEMBER 1, 1964 IN BOOK 566 AS DOCUMENT NO. 455978, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD AND HIGHWAY PURPOSES, AS CONVEYED BY DEED RECORDED MARCH 27, 1969 IN BOOK 939 AS DOCUMENT NO. 753740, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**

**FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS FOR ROAD PURPOSES, AS CONVEYED BY DEED RECORDED JULY 19, 1996 IN BOOK 960719 AS DOCUMENT NO. 01784, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.**

Subject to

**RECEIVED**

1. All general and special taxes for the current fiscal year

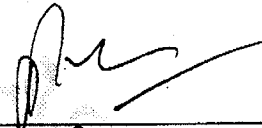
**JUL 19 2011**  
City of Las Vegas

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

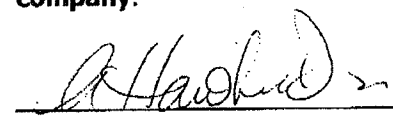
Date: 06/07/2010

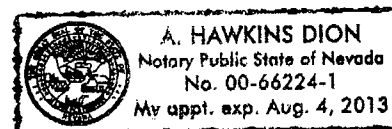
Pham Capital LLC, a Nevada limited liability company

  
By: Thanh T. Pham  
Its: Managing Member

STATE OF **NEVADA** )  
COUNTY OF **CLARK** )  
: ss.

This instrument was acknowledged before me on June 25, 2010 by Thanh T. Pham, manager of Pham Capital LLC, a Nevada limited liability company.

  
Notary Public  
(My commission expires: Aug 4, 2013)



A. Hawkins Dion  
No. 00-66224-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 07, 2010** under Escrow No. **NCS-410549-HHLV**.

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City of Las Vegas

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 162-07-512-010  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Fam. Res.  
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural h) ☐ Mobile Home  
i) ☒ Other Service Station

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property: \$1,229,000.00  
b) Deed in Lieu of Foreclosure Only (value of) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$1,229,000.00  
d) Real Property Transfer Tax Due \$6,267.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]  
Signature: [Signature]

Capacity: Grantee  
Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Pham Capital LLC  
Address: 71 Ocean Harbour Lane  
City: Las Vegas  
State: NV Zip: 89148

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Mr. K, S LV, LLC  
Address: 1625 S. Decatur Blvd  
City: Las Vegas  
State: NV Zip: 89102

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Company National Commercial  
Print Name: Services File Number: NCS-410549-HHLV mf/mf  
Address: 2490 Paseo Verde Parkway, #100  
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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City of Las Vegas

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JUL 19 2011

**EOT-42573**

**EOT-42573**



EQUIPMENT SCHEDULE

| EQUIPMENT |     |                  |             |              |             |             |             |             |             | EQUIPMENT |     |                  |             |              |             |             |             |             |             |  |  |
|-----------|-----|------------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|-----------|-----|------------------|-------------|--------------|-------------|-------------|-------------|-------------|-------------|--|--|
| EQUIPMENT |     |                  | ELECTRICAL  |              |             | PLUMBING    |             |             | REMARKS     | EQUIPMENT |     |                  | ELECTRICAL  |              |             | PLUMBING    |             |             | REMARKS     |  |  |
| NO.       | QTY | ITEM DESCRIPTION | VEHICLE     | MODEL NUMBER | V           | PH          | AMP         | KVA         |             | NO.       | QTY | ITEM DESCRIPTION | VEHICLE     | MODEL NUMBER | V           | PH          | AMP         | KVA         |             |  |  |
|           |     |                  |             |              |             |             |             |             |             |           |     |                  |             |              |             |             |             |             |             |  |  |
|           |     |                  |             |              |             |             |             |             |             |           |     |                  |             |              |             |             |             |             |             |  |  |
| 1         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 1         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 2         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 2         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 3         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 3         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 4         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 4         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 5         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 5         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 6         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 6         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 7         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 7         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 8         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 8         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 9         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 9         | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 10        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 10        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 11        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 11        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 12        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 12        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 13        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 13        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 14        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 14        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 15        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 15        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 16        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 16        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 17        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 17        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 18        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 18        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 19        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 19        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 20        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 20        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 21        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 21        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 22        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 22        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 23        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 23        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 24        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 24        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 25        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 25        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 26        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 26        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 27        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 27        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 28        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 28        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 29        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 29        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 30        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 30        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 31        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 31        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 32        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 32        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 33        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 33        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 34        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 34        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 35        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 35        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 36        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 36        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 37        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 37        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 38        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 38        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 39        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 39        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 40        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 40        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 41        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 41        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 42        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 42        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 43        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 43        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 44        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 44        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 45        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 45        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 46        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 46        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 47        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 47        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 48        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 48        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 49        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 49        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 50        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 50        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 51        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 51        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 52        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 52        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 53        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 53        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 54        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 54        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 55        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 55        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 56        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 56        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 57        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 57        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 58        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 58        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 59        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 59        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 60        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 60        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 61        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 61        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 62        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 62        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 63        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 63        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 64        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 64        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 65        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 65        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA |  |  |
| 66        | 1   | COFFEE AREA      | COFFEE AREA | COFFEE AREA  | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | COFFEE AREA | 66        | 1   | COFF             |             |              |             |             |             |             |             |  |  |

## EQUIPMENT SCHEDULE

20  
●  
●  
●  
**gk<sup>3</sup>**  
**architecture**  
DESIGN • ARCHITECTURE • INTERIORS • LANDSCAPE  
2111 EDGEWOOD AVENUE  
LAS VEGAS, NEVADA 89182  
Tel: (702) 932-4455 • Fax: (702) 932-0156  
Mobile: (702) 250-9415  
• [benedict@3karch.com](mailto:benedict@3karch.com)  
• [patrick@3karch.com](mailto:patrick@3karch.com)  
WWW.GK3ARCHITECTURE.COM

**WAGIH KAMAR**  
2901 N. RANCHO DR.  
LAG VEGAS, NV  
89330  
TEL.  
(702) 533-3073

**C-STORE  
REBUILD  
3701 WEST  
SAHARA AVE  
LAS VEGAS, NV  
89102  
APR 16, 01 512 010**

**SHEET TITLE:**  
**EQUIPMENT**  
**SCHEDULE**

|        |          |
|--------|----------|
| SCALE: | AS NOTED |
| DATE:  | 05-05-11 |

RECEIVED  
JUL 19 2011  
EOT-42573  
EOT-42574  
EOT-42573  
City of Las Vegas  
EOT-42573

SITE INFORMATION:

APR. 02.07.09  
SITE AREA: 0.56 ACRES (23,965 SF PROJECT)  
SUBDIVISION: 1.25 ACRES (54,000 SF)  
LOT BLOCK: LOT 1 BLOCK 1

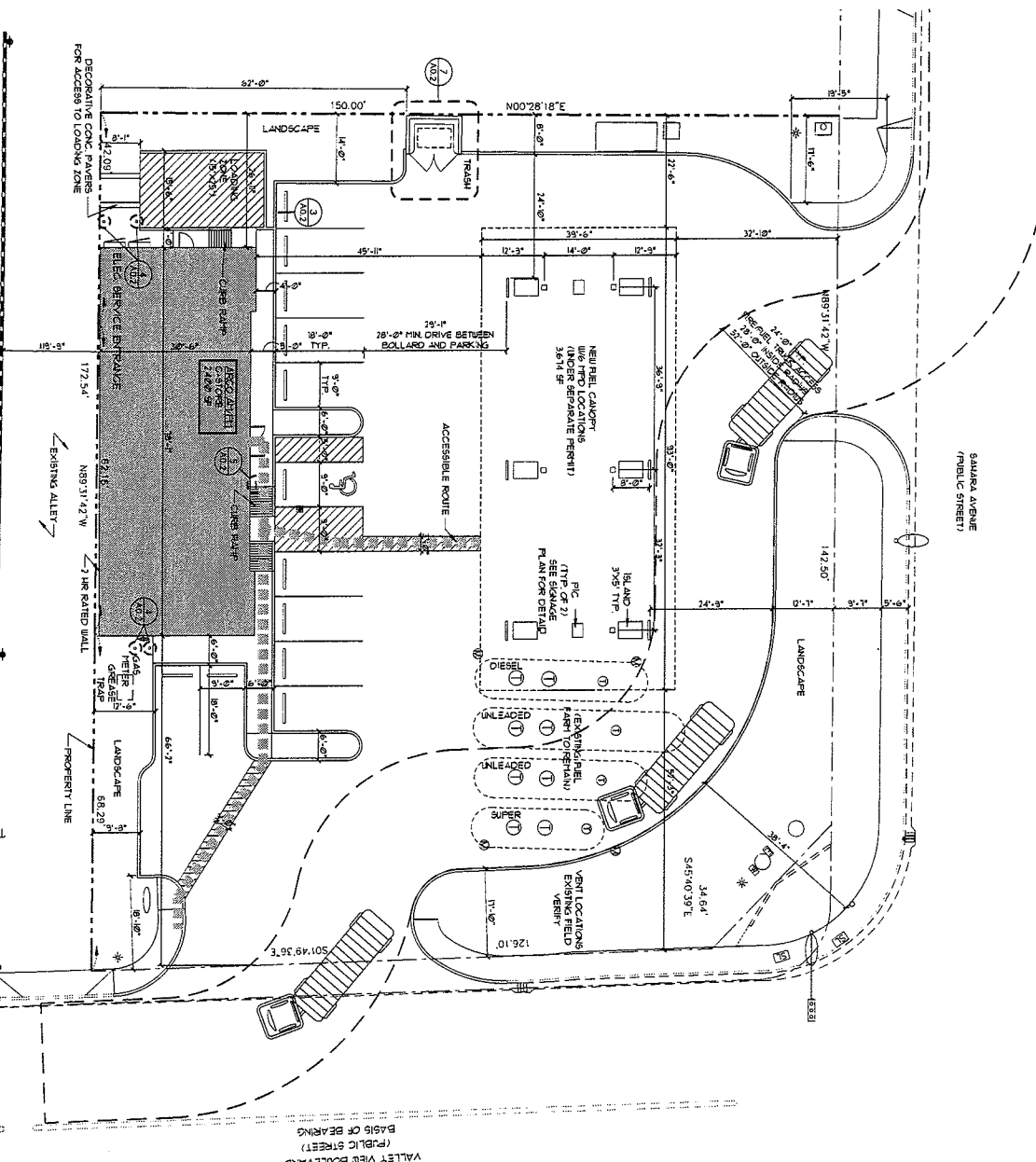
CANOPY AREA: 2,400 SF  
FUEL CANOPY (UNDER SEPARATE PERMIT): 3,674 SF  
LOT COVERAGE: 25%

PARKING ANALYSIS:

CONFORMANCE SLOPE: 1 SPACE PER 250 SF  
TOTAL REQUIRED: 96 SPACES  
TOTAL PROVIDED: 10 SPACES  
# REGULAR SPACES: 1 VAN ACCESSIBLE SPACE AS APPROVED

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES FORTY-EIGHT HOURS PRIOR TO EXCAVATION.
2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE ENGINEERED GRADING REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE, AS ATTACHED BY THE ENGINEER VIA DATA ADDENDUMS.
3. ACCESSIBLE PARKING SPACES, ACCESS ALLEYS, AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 2% IN ALL DIRECTIONS.
4. ALL ACCESSIBLE ROUTES ARE TO BE STRIPPED AND HAVE ALL SLOPES IN THE DIRECTION OF TRAVEL 5% MAXIMUM WITH CROSS SLOPES OF 2% MAXIMUM.



1 SITE PLAN  
3/27/11

**gk3**  
gk3 architecture  
1111 BORDO AVENUE  
SUITE 200  
LAS VEGAS, NV 89102  
PHONE: 702.733.8000  
FAX: 702.733.8000  
WWW.GK3ARCHITECTURE.COM

**cmr**  
cmr  
pnn  
1702.733.8000  
TEL: 702.733.8000  
FAX: 702.733.8000  
WWW.CMRPNN.COM

**WAGH KAMAR**  
2501 N. RANCHO DR.  
LAS VEGAS, NV 89102  
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FAX: 702.733.8000  
WWW.WAGHKAMAR.COM

PROJECT:  
C-STORE  
REBUILD  
3701 WEST  
SAHARA AVE  
LAS VEGAS, NV  
89102  
APR. 02.07.09

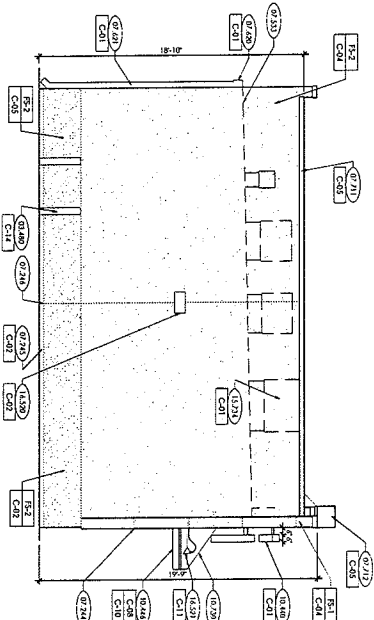
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|----------|-------------|
| REVISION | DESCRIPTION |
| NO.      |             |
| 1        |             |
| 2        |             |
| 3        |             |
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| 5        |             |
| 6        |             |
| 7        |             |
| 8        |             |
| 9        |             |
| 10       |             |

SHEET TITLE:  
SITE PLAN

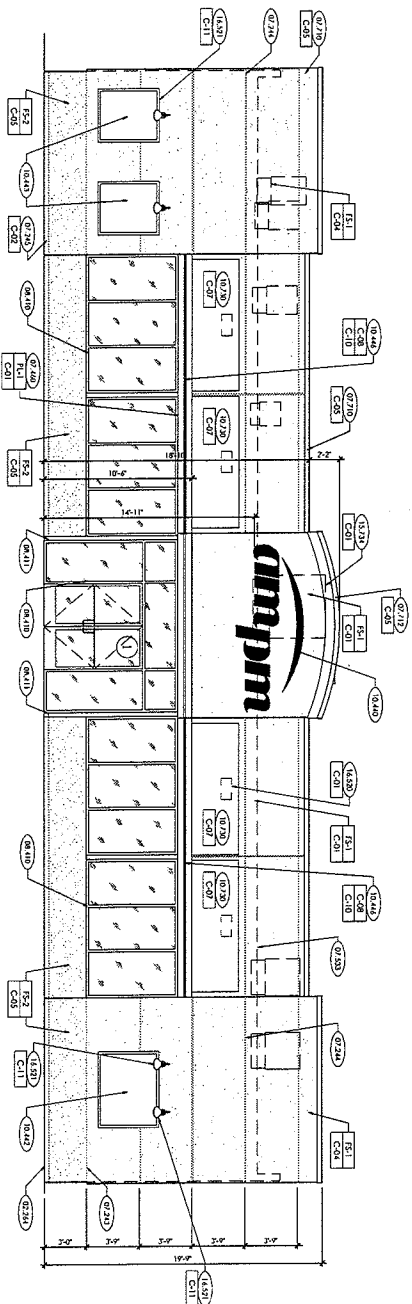
TOTALS:  
AS NOTED  
DATE: 06-07-11

RECEIVED  
EOT-42575  
EOT-425740.1  
JUL 1 2011  
City of Las Vegas  
EOT-42573





2 LEFT (EAST) ELEVATION  
1/4"=1'-0"



1 FRONT (NORTH) ELEVATION  
1/4"=1'-0"

**GENERAL NOTES:**  
1. REFER TO ALL OTHER DRAWINGS FOR DETAILS.  
2. REFER TO ALL OTHER DRAWINGS FOR MATERIALS.  
3. REFER TO ALL OTHER DRAWINGS FOR FINISHES.  
4. REFER TO ALL OTHER DRAWINGS FOR EQUIPMENT.  
5. REFER TO ALL OTHER DRAWINGS FOR UTILITIES.  
6. REFER TO ALL OTHER DRAWINGS FOR STRUCTURE.  
7. REFER TO ALL OTHER DRAWINGS FOR MECHANICAL.  
8. REFER TO ALL OTHER DRAWINGS FOR ELECTRICAL.  
9. REFER TO ALL OTHER DRAWINGS FOR TELECOMMUNICATIONS.  
10. REFER TO ALL OTHER DRAWINGS FOR SPECIALTIES.  
11. REFER TO ALL OTHER DRAWINGS FOR INTERIORS.  
12. REFER TO ALL OTHER DRAWINGS FOR EXTERIORS.  
13. REFER TO ALL OTHER DRAWINGS FOR LANDSCAPE.  
14. REFER TO ALL OTHER DRAWINGS FOR SITEWORK.  
15. REFER TO ALL OTHER DRAWINGS FOR CONSTRUCTION.  
16. REFER TO ALL OTHER DRAWINGS FOR MAINTENANCE.  
17. REFER TO ALL OTHER DRAWINGS FOR OPERATION.  
18. REFER TO ALL OTHER DRAWINGS FOR DEMOLITION.  
19. REFER TO ALL OTHER DRAWINGS FOR AS-BUILT.  
20. REFER TO ALL OTHER DRAWINGS FOR RECORD.

**KEYED NOTES:**  
01/19 - 01/20 - 01/21 - 01/22 - 01/23 - 01/24 - 01/25 - 01/26 - 01/27 - 01/28 - 01/29 - 01/30 - 01/31 - 01/32 - 01/33 - 01/34 - 01/35 - 01/36 - 01/37 - 01/38 - 01/39 - 01/40 - 01/41 - 01/42 - 01/43 - 01/44 - 01/45 - 01/46 - 01/47 - 01/48 - 01/49 - 01/50 - 01/51 - 01/52 - 01/53 - 01/54 - 01/55 - 01/56 - 01/57 - 01/58 - 01/59 - 01/60 - 01/61 - 01/62 - 01/63 - 01/64 - 01/65 - 01/66 - 01/67 - 01/68 - 01/69 - 01/70 - 01/71 - 01/72 - 01/73 - 01/74 - 01/75 - 01/76 - 01/77 - 01/78 - 01/79 - 01/80 - 01/81 - 01/82 - 01/83 - 01/84 - 01/85 - 01/86 - 01/87 - 01/88 - 01/89 - 01/90 - 01/91 - 01/92 - 01/93 - 01/94 - 01/95 - 01/96 - 01/97 - 01/98 - 01/99 - 01/100.

**EXTERIOR FINISHES:**  
01/19 - 01/20 - 01/21 - 01/22 - 01/23 - 01/24 - 01/25 - 01/26 - 01/27 - 01/28 - 01/29 - 01/30 - 01/31 - 01/32 - 01/33 - 01/34 - 01/35 - 01/36 - 01/37 - 01/38 - 01/39 - 01/40 - 01/41 - 01/42 - 01/43 - 01/44 - 01/45 - 01/46 - 01/47 - 01/48 - 01/49 - 01/50 - 01/51 - 01/52 - 01/53 - 01/54 - 01/55 - 01/56 - 01/57 - 01/58 - 01/59 - 01/60 - 01/61 - 01/62 - 01/63 - 01/64 - 01/65 - 01/66 - 01/67 - 01/68 - 01/69 - 01/70 - 01/71 - 01/72 - 01/73 - 01/74 - 01/75 - 01/76 - 01/77 - 01/78 - 01/79 - 01/80 - 01/81 - 01/82 - 01/83 - 01/84 - 01/85 - 01/86 - 01/87 - 01/88 - 01/89 - 01/90 - 01/91 - 01/92 - 01/93 - 01/94 - 01/95 - 01/96 - 01/97 - 01/98 - 01/99 - 01/100.

**EXTERIOR PAINTS:**  
01/19 - 01/20 - 01/21 - 01/22 - 01/23 - 01/24 - 01/25 - 01/26 - 01/27 - 01/28 - 01/29 - 01/30 - 01/31 - 01/32 - 01/33 - 01/34 - 01/35 - 01/36 - 01/37 - 01/38 - 01/39 - 01/40 - 01/41 - 01/42 - 01/43 - 01/44 - 01/45 - 01/46 - 01/47 - 01/48 - 01/49 - 01/50 - 01/51 - 01/52 - 01/53 - 01/54 - 01/55 - 01/56 - 01/57 - 01/58 - 01/59 - 01/60 - 01/61 - 01/62 - 01/63 - 01/64 - 01/65 - 01/66 - 01/67 - 01/68 - 01/69 - 01/70 - 01/71 - 01/72 - 01/73 - 01/74 - 01/75 - 01/76 - 01/77 - 01/78 - 01/79 - 01/80 - 01/81 - 01/82 - 01/83 - 01/84 - 01/85 - 01/86 - 01/87 - 01/88 - 01/89 - 01/90 - 01/91 - 01/92 - 01/93 - 01/94 - 01/95 - 01/96 - 01/97 - 01/98 - 01/99 - 01/100.

**EXTERIOR FINISHES:**  
01/19 - 01/20 - 01/21 - 01/22 - 01/23 - 01/24 - 01/25 - 01/26 - 01/27 - 01/28 - 01/29 - 01/30 - 01/31 - 01/32 - 01/33 - 01/34 - 01/35 - 01/36 - 01/37 - 01/38 - 01/39 - 01/40 - 01/41 - 01/42 - 01/43 - 01/44 - 01/45 - 01/46 - 01/47 - 01/48 - 01/49 - 01/50 - 01/51 - 01/52 - 01/53 - 01/54 - 01/55 - 01/56 - 01/57 - 01/58 - 01/59 - 01/60 - 01/61 - 01/62 - 01/63 - 01/64 - 01/65 - 01/66 - 01/67 - 01/68 - 01/69 - 01/70 - 01/71 - 01/72 - 01/73 - 01/74 - 01/75 - 01/76 - 01/77 - 01/78 - 01/79 - 01/80 - 01/81 - 01/82 - 01/83 - 01/84 - 01/85 - 01/86 - 01/87 - 01/88 - 01/89 - 01/90 - 01/91 - 01/92 - 01/93 - 01/94 - 01/95 - 01/96 - 01/97 - 01/98 - 01/99 - 01/100.

**EXTERIOR PAINTS:**  
01/19 - 01/20 - 01/21 - 01/22 - 01/23 - 01/24 - 01/25 - 01/26 - 01/27 - 01/28 - 01/29 - 01/30 - 01/31 - 01/32 - 01/33 - 01/34 - 01/35 - 01/36 - 01/37 - 01/38 - 01/39 - 01/40 - 01/41 - 01/42 - 01/43 - 01/44 - 01/45 - 01/46 - 01/47 - 01/48 - 01/49 - 01/50 - 01/51 - 01/52 - 01/53 - 01/54 - 01/55 - 01/56 - 01/57 - 01/58 - 01/59 - 01/60 - 01/61 - 01/62 - 01/63 - 01/64 - 01/65 - 01/66 - 01/67 - 01/68 - 01/69 - 01/70 - 01/71 - 01/72 - 01/73 - 01/74 - 01/75 - 01/76 - 01/77 - 01/78 - 01/79 - 01/80 - 01/81 - 01/82 - 01/83 - 01/84 - 01/85 - 01/86 - 01/87 - 01/88 - 01/89 - 01/90 - 01/91 - 01/92 - 01/93 - 01/94 - 01/95 - 01/96 - 01/97 - 01/98 - 01/99 - 01/100.

**PROJECT:**  
C-STORE  
REBUILD  
3701 WEST  
SAHARA AVE  
LAS VEGAS, NV  
89102  
APRIL 16, 2011 01:17 01:00

**SHEET TITLE:**  
ELEVATIONS  
FRONT (NORTH) &  
LEFT (EAST)

**SCALE:**  
AS NOTED  
DATE: 04-16-11  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

**EOT-42573**  
**EOT-42574**  
**2.1**

**RECEIVED**  
**JUL 19 2011**  
**City of Las Vegas**

**EOT-42573**

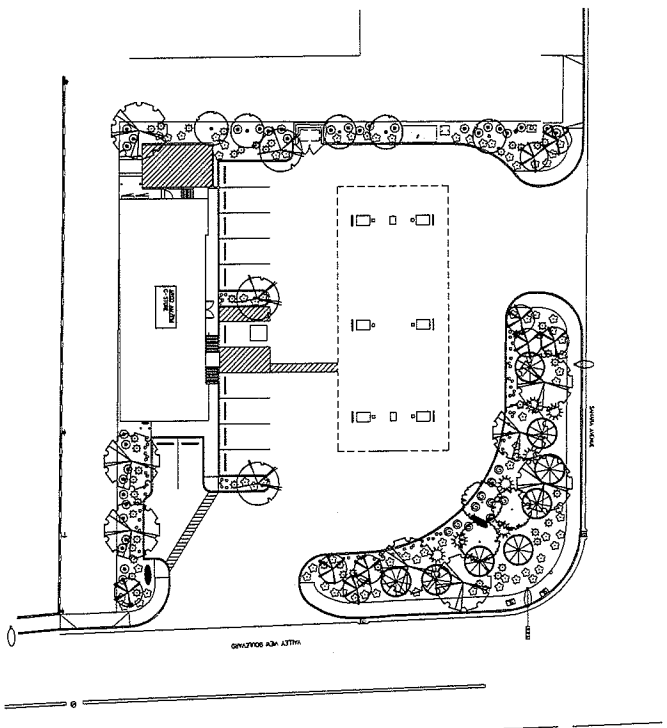


[illegible]

All trees planted within five feet (5') of a sidewalk or wall shall have a root barrier installed adjacent to the sidewalk or wall extending a minimum of fifteen feet (15') in either direction from the center of the tree. No trees shall be planted within three feet (3') of a Right of Way (ROW).

All shrubs planted within the site viability zones shall not exceed two feet (2').

## 611

[illegible][illegible]

NOTE: PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT PLANT COUNTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PLANTS MUST HAVE NUMBERED TAGS SHOWING TAGNUMBER.

PLANTING PLAN JUL 19 2011

SCALE 1" = 20'-0"

**Northrup**

et Number  
L-1

21525  
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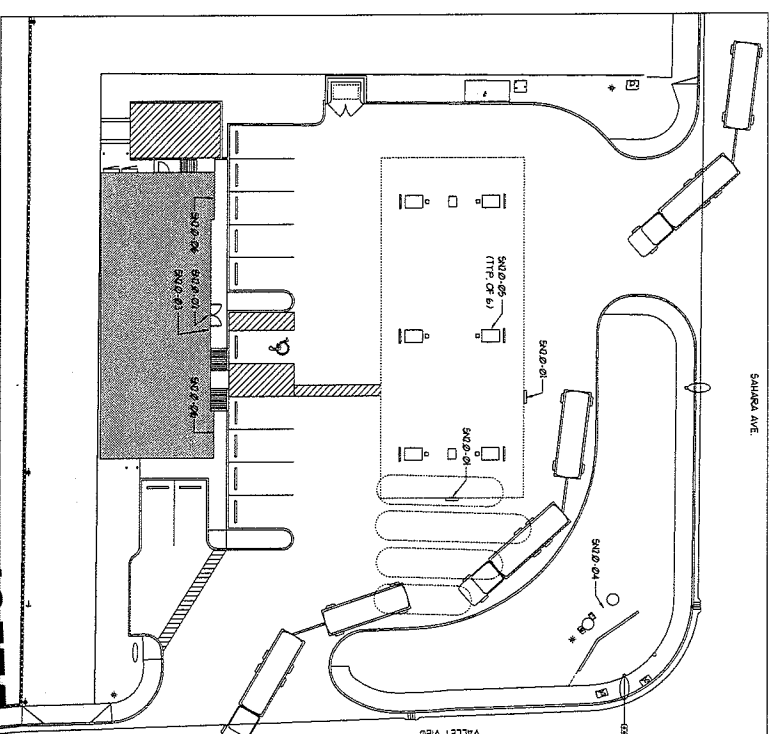
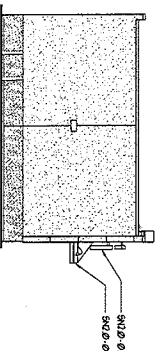
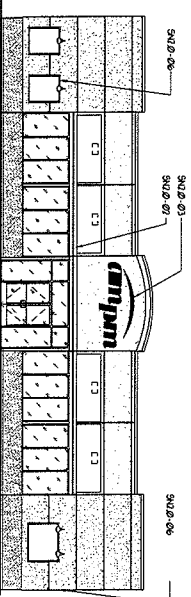
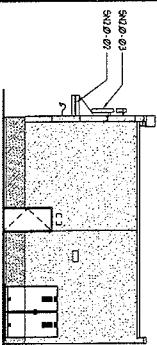
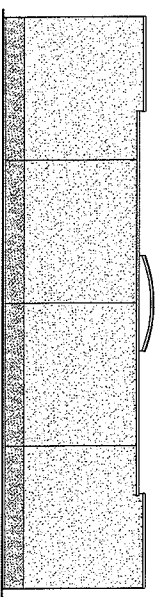
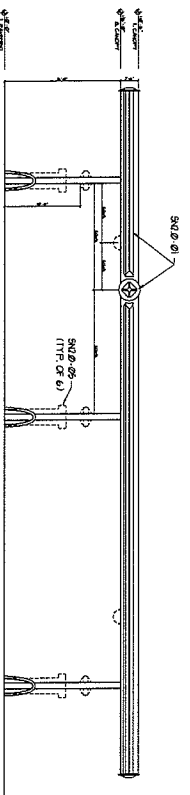
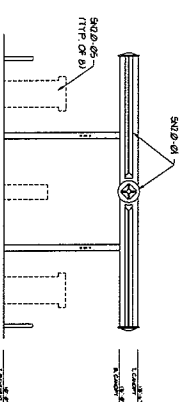
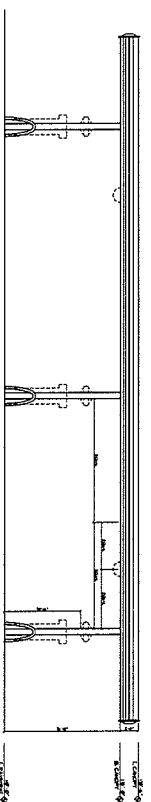
| <b>REVISIONS</b> |             |                    |
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CONVIENCE STORE  
SAHARA AVE AND VALLEY VIEW BLVD  
LAS VEGAS, NEVADA 89102

**MFE INC.**  
55 TEMPLE VIEW DR.  
LAS VEGAS, NV 89110  
TEL: (702) 375-7084  
FAX: (702) 452-2058

The logo for MFE Inc. features the letters "MFE" in a bold, stylized font. The "M" and "F" are connected, and the "E" is separate. The letters are black with a white outline, giving them a three-dimensional appearance. The logo is positioned at the bottom left of the advertisement.

**MIA** Mariotti Landscape Architecture  
P.O. Box 93562  
Las Vegas Nevada 89193  
Tel 702.269.7808 Fax 702.269.7538



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**WAGIH KAMAR**  
2901 N. RANCHO DR.  
LAS VEGAS, NV  
89130  
TEL:  
(702) 533-3013

(mm)

PROJECT:  
**C-STORE  
REBUILD**  
**3701 WEST  
SAHARA AVE**  
LAS VEGAS, NV  
05102  
APR 16 2 07 512 @D

**SHEET TITLE:**  
**SIGNAGE PLAN**

|             |          |
|-------------|----------|
| SCALE:      | AS NOTED |
| DATE:       | 09-09-11 |
| ISSUED FOR: | PERMIT   |
| SHEET:      |          |

# SN1.0

RECEIVED  
JUL 19 2011

1 SITE PLAN  
16-1-0

~~EOT-42575~~  
~~EOT-42574~~<sup>AN</sup>

City of Las Vegas

**EOT-42573**