

SITE INFORMATION:

APN: 162 01 512 010
SITE AREA: 0.58 ACRES (25,265 SF)
SUBDIVISION: LAS VEGAS HGTS 6 UNIT #5
ZONING: C-1 (LIMITED COMMERCIAL DISTRICT)
LOT BLOCK: LOT 1 BLOCK 1

PARKING ANALYSIS:

CONVENIENCE STORE: 1 SPACE PER 250 SF

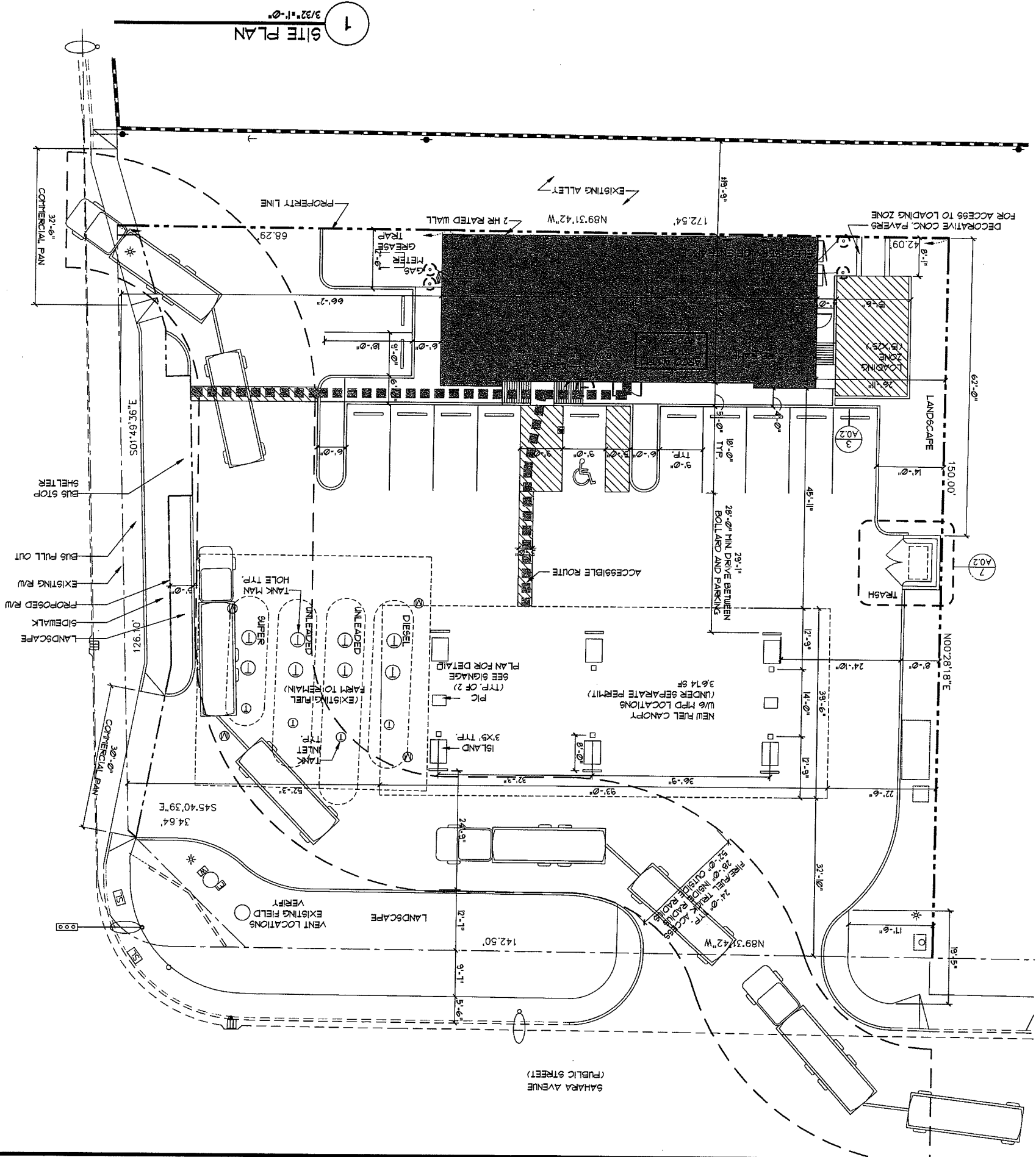
CONVENIENCE STORE: 2,400 SF/250 = 9.6 SPACES

TOTAL PROVIDED:
12 SPACES

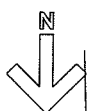
11 REGULAR SPACES, 1 VAN ACCESSIBLE SPACE AS APPROVED

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 AMENDED BY THE SOUTHERN NEVADA AMENDMENTS.
3. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL HAVE SURFACE SLOPES NOT STEEPER THAN 2% IN ALL DIRECTIONS.
4. ALL ACCESSIBLE ROUTES ARE TO BE STRIPED AND HAVE ALL SLOPES IN THE DIRECTION OF TRAVEL 5% MAXIMUM WITH CROSS SLOPES OF 2% MAXIMUM.



1
SITE PLAN
3/32" = 1'-0"



9k3 architecture

2111 EDGEMOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel: (702) 932-0456 • Fax: (702) 932-0456
Mobile: (702) 258-9416
www.9k3architecture.com

WAGIH KAMAR

2901 N. RANCHO DR.
LAS VEGAS, NV
89130
TEL: (702) 533-3213

pm

SAHARA AVE
3701 WEST
REBUILD
C-STORE

APN: 162 01 512 010

PROJECT:

SEAL:

REVISIONS

NO. DESCRIPTION

SHEET TITLE: SITE PLAN

SHEET: A0.1

SCALE: AS NOTED

DATE: 05-05-11

ISSUED FOR: PERMIT

SHEET: A0.1

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-42574 – EXTENSION OF TIME
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011
RELATED TO EOT-42573 AND EOT-42575 - SPECIAL USE PERMIT

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 Special Use Permit (SUP-34006) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT 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 Special Use Permit (SUP-34006) 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 Special Use Permit (SUP-34006) 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

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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-42574 - EXTENSION OF TIME RELATED TO EOT-42573
AND EOT-42575 - SPECIAL USE PERMIT
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. 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, 3rd 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



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 *RAA*
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-42574** Waghi W. Kamar 3701 W. Sahara Ave.
Request for an Extension of Time of an approved Special Use Permit (SUP-34006)

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Special Use Permit (SUP-34006) for a beer/wine/cooler off-sale establishment at 3701 West Sahara Avenue.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



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

EOT-42574 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: WAGIH W. KAMAR - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-34006) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT 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), 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 Date07/20/2011 08:26 AMSubmitted By

Page 1

A/P #42574EXTENSION OF TIME

Application Information

Stages

Processed	Date / Time	By	Temp COO	Date / Time	By
Approved	07/19/2011 16:02	890381	COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-42574 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: WAGIH W. KAMAR - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-34006) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 3701 West Sahara Avenue (APN 162-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #34006

Project #42574Project/Phase NameARCO AM/PM

Size/Area0.58 ACRESize Description

Proposed StartProposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed0.00

Property/Site Information

Parcel16207512010

Location

Owner/Tenant

Contact IDAC1801599NameMR K S L V L L C

Mailing Address1625 S DECATUR BLVD

CityLAS VEGAS

ZIP/PC89102-8514

Day Phone

Fax

Organization

State/ProvinceNV

Country

Evening Phone

Mobile #

☐ 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

Applicants/Contacts

Primary

Effective

Name

Day Phone

Pager

Fax

E-Mail

Address

Seasonal Addr

N

MR K S L V L L C

1625 S DECATUR BLVD
LAS VEGAS, NV 89102-8514

Capacity

Expire

Eve Phone

PIN #

Mobile

OWNER

Contact ID

AC1801599

☐

Foreign

Organization

Position

Profession

Valid From

To

Comments

No Comments

CONTACT ADDITIONAL

WORKCARD:

Work Card #

0

Expiration Date

CONTACT REQUIREMENTS

License #

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

Orientation Attended

There are no items in this list

Primary

Effective

Name

Day Phone

Pager

Fax

E-Mail

Address

Seasonal Addr

Y

GK3 ARCHITECTURE

(702)932-0455 x

(702)932-0456

2111 EDGEWOOD AVE
LAS VEGAS, NV 89102

Capacity

Expire

Eve Phone

PIN #

Mobile

OTHER

Contact ID

AC1602094

☐

Foreign

Organization

Position

Profession

Valid From

To

Comments

Gemie Knisely

CONTACT ADDITIONAL

WORKCARD: Work Card #0

Expiration Date

CONTACT REQUIREMENTS

License #

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

Orientation Attended

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

YWill this go to the City Council?

Hearing Type

YWill this go DIRECTLY to City Council?

Public, Non-Public or Admin?

NON-PUBLIC

Parent Application TypeSUP

Parent Project #34006

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid

Meeting Date

Comments

Added By

Meeting Type

Add Date

Meeting Status

Modified by

Modified Date

YES Votes

NO Votes

ABSTENTIONS

09/07/2011

CC

SCHEDULED

0

0

0

BSTICKA

07/19/2011

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date		YES Votes	NO Votes	ABSTENTIONS
Template Type	A/P #	A/P Type	Status	Stage			
No children exist for this project							
Employee Employee ID	Last	First	MI	Comments			
984478	SULLIVAN	DEBORAH	J	Planning x6895			
Log Action Comments	Description	Entered By	Start	Stop	Hours		
PAYMNT	CO NAME WHO PICKED UP CONTACT# GEMIE KNISELY; GK3 ARCHITECTURE; MC CC; 702-932-0445;	890381	07/19/2011 16:14		0.00		
FEE	FEE Duplicate fee assigned to application	983922	07/19/2011 16:10	07/19/2011 16:10	0.00		



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EOT FOR SUP-34006
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/o pump gas canopy

PROPERTY OWNER: Wagih W. Kamar Contact: Wagih Kamar
Address: 2020 Red Rock St Phone: 702-533-3013 Fax: 702-948-5109
City: Las Vegas 89146 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 Phone: 932-0455 Fax: 932-0456
City: LV State: NV Zip: 89102
E-mail Address: gemie@gk3architecture.com

Property Owner Signature* Wagih Kamar

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

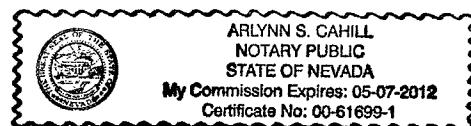
Print Name: Wagih Kamar
State of Nevada County of Clark
Subscribed and sworn before me

This 14 day of July, 20 11

Notary Public

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-42574</u>
Meeting Date:	<u>7/27/11</u>
Total Fee:	<u>\$300</u>
Date Received:*	<u>7/19/11</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials are reviewed by the Department of Planning and approved by the applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\2011\162-07-512-010\162-07-512-010 Application Form.pdf

City of Las Vegas



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-42574** 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

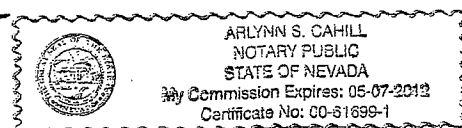
Print Name: Wagih Kamar

Subscribed and sworn before me
State of Nevada County of Clark

This 14 day of July, 2011

Mr. J. Cus

Notary Public in and for said County and State



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JUL 19 2011

City of Las Vegas

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:

GK³ 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

gk³

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

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EOT-42574
City of Las Vegas



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

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

October 12, 2009

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

RE: SUP-34006 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 7, 2009
RELATED TO VAR-34008 AND SDR-34010

Dear Mr. Pham:

The City Council at a regular meeting held October 7, 2009, APPROVED the request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT 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:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler Off-Sale use, including parking requirements.
2. Approval of and conformance to the conditions for Variance (VAR-34008) and Site Development Plan Review (SDR-34010), if approved.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. All beer and wine coolers shall remain in their original manufacturer's configuration of four or six-packs.
6. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

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City of Las Vegas

EOT-42574

Printed with environmentally friendly soy ink.

Mr. Thanh Pham
SUP-34006-- Page Two
October 12, 2009

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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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JUL 19 2011

City of Las Vegas

EOT-42574

MR. K, S LV LLC**Business Entity Information**

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

Registered Agent Information

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		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers☐ 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:	

Actions\Amendments

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)			

City of Las Vegas

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JUL 19 2011

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

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

RECEIVED

JUL 19 2011

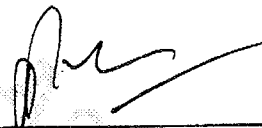
City of Las Vegas

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.

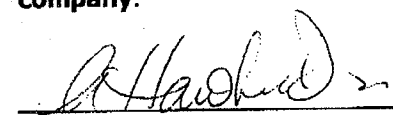
Date: 06/07/2010

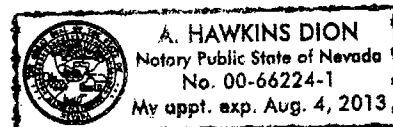
Pham Capital LLC, a Nevada limited liability company


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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JUL 19 2011

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] Capacity: Grantee
Signature: [Signature] 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

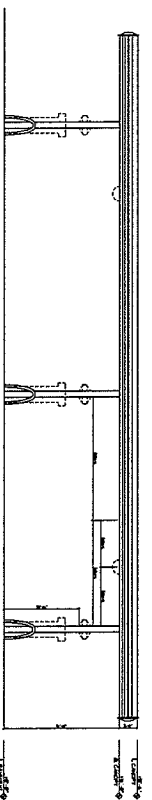
Print Name: Services File Number: NCS-410549-HHLV mf/mf
Address: 2490 Paseo Verde Parkway, #100
City: Henderson State: NV Zip: 89074

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

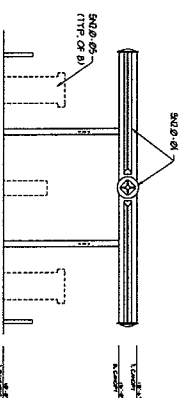
RECEIVED

JUL 19 2011

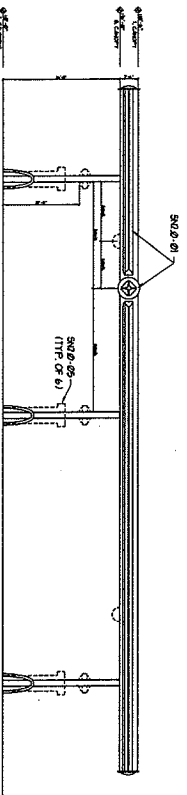
City of Las Vegas



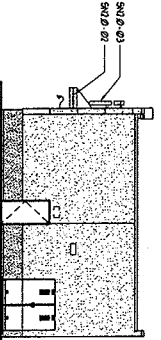
7 SOUTH CANOPY ELEVATION
1/8"=1'-0"



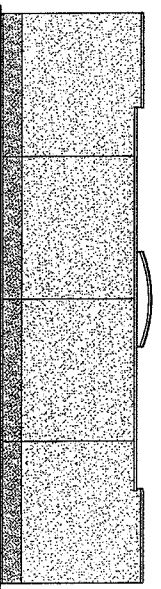
8 EAST CANOPY ELEVATION
1/8"=1'-0"
(NO SPARK ON WEST ELEVATION)



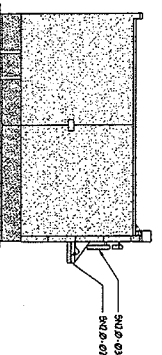
6 NORTH CANOPY ELEVATION
1/8"=1'-0"



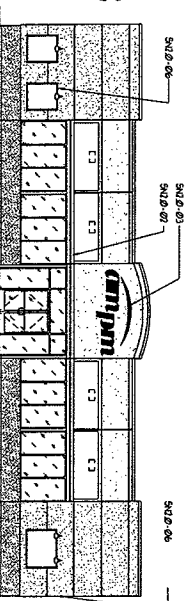
5 WEST BUILDING ELEVATION
1/8"=1'-0"



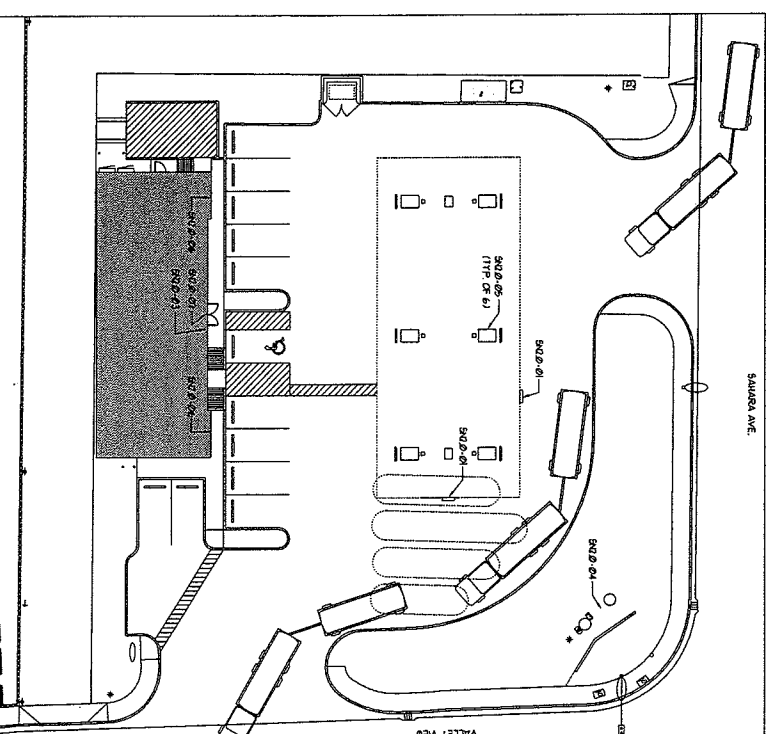
4 NORTH BUILDING ELEVATION
1/8"=1'-0"



3 EAST BUILDING ELEVATION
1/8"=1'-0"



2 SOUTH BUILDING ELEVATION
1/8"=1'-0"



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SITE PLAN
EOT-42575
EOT-42574

CITY of Las Vegas

EOT-42573

gk3
KINGSTON DESIGN
3711 BOWEN AVE
LAS VEGAS, NV 89121
TEL: (702) 434-1111
WWW.GK3DESIGN.COM

WAGH KAMAR
3501 N. RANCHO DR.
LAS VEGAS, NV
89126
TEL: (702) 531-3073

cm
pm

PROJECT:
CAYORE
REBUILD
3701 WEST
SAHARA AVE
LAS VEGAS, NV
APN: 62 01 90 010

NO.	DESCRIPTION

SHEET TITLE:
SIGNAGE PLAN

SCALE: AS SHOWN
DATE: 06-09-11
DESIGNER:
CHECKER:
DATE: 06-09-11

SN1.0


 z

JUL 19 2011

City of Las Vegas

DE PABLO AND HIS
SPEAKER OPTION.

(mm)

**C-STORE
REBUILD
3701 WEST
SAHARA AVE**

AFN: 162 01 57 010

EQUIPMENT PLAN

SCALE:
AS NOTED

DATE: 03-03-1

MEASURED FOR
PERMIT

卷之四

EOT-42575 Q1.1

EOT-42573

gk3
21180000 AVENUE
LAS VEGAS, NV 89102
702.735.1000
www.gk3.com

WAGH KAMAR
2360 N. RANCHO DR
LAS VEGAS, NV
89106
(702) 553-1013

gm
pm

PROJECT:
G-STORE
REBUILD
3701 WEST
SAHARA AVE
LAS VEGAS, NV
APR. 16, 2010 10:00 AM

SHEET TITLE:
EQUIPMENT
SCHEDULE

SCALE:
AS NOTED

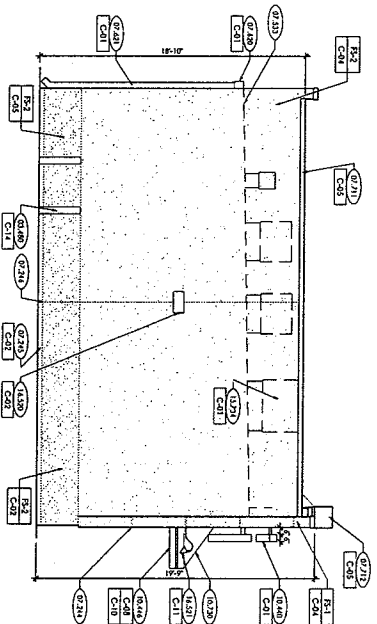
DATE:
01-05-11

DESIGNED BY:
PMP

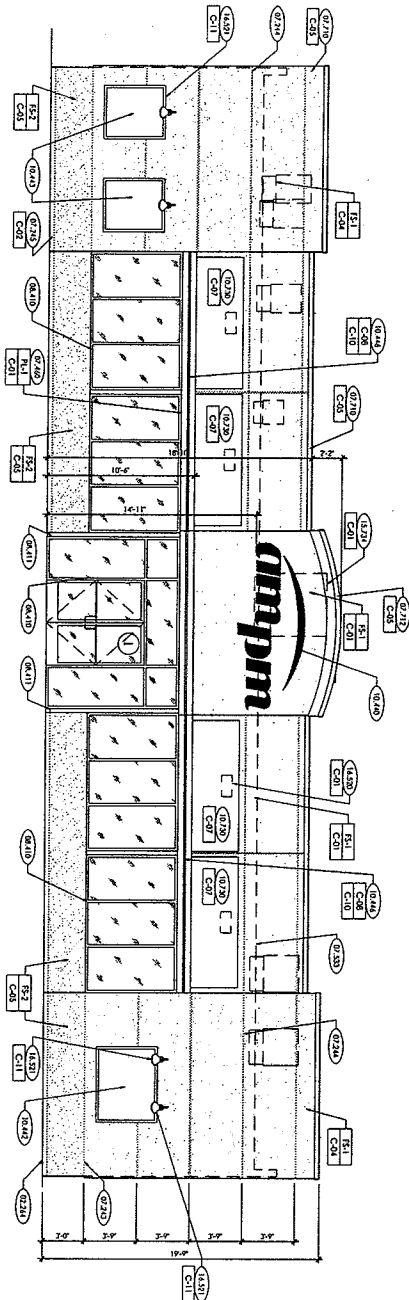
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JUL 19 2011
EOT-42573
EOT-42573
City of Las Vegas
EOT-42573

EQUIPMENT SCHEDULE

EQUIPMENT										EQUIPMENT									
NO.		QTY		ITEM / DESCRIPTION		VENDOR		MODEL NUMBER		ELECTRICAL		PLUMBING		REMARKS		INVENTORY		NO.	
OFFICE		ATM		COOLER		CASHIER		FOUNTAIN		COFFEE AREA		BACKROOM		OPTIONAL		SHELVING		TO GO	
1		2		3		4		5		6		7		8		9		10	
11		12		13		14		15		16		17		18		19		20	
11		12		13		14		15		16		17		18		19		20	
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11		12		13		14													



2 LEFT (EAST) ELEVATION
1/4\"/>



1 FRONT (NORTH) ELEVATION
1/4\"/>

GENERAL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS PROPERLY.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.

KEYED NOTES:
1. 1/4\"/>

EXTERIOR FINISHES:
1. 1/4\"/>

EXTERIOR PAINTS:
1. 1/4\"/>

GENERAL NOTES:
1. 1/4\"/>

PROJECT:
C-STORE
REBUILD
3701 WEST
SAHARA AVE
LAS VEGAS, NV
89107
APR. 07 312 000

SCALE:
AS NOTED
DATE: 09.09.11
DRAWN: [Signature]
CHECKED: [Signature]
PROJECT: [Signature]

ELEVATIONS
FRONT (NORTH) &
LEFT (EAST)

RECEIVED
JUL 19 2011
City of Las Vegas
EOT-42573
EOT-42574.2.1

