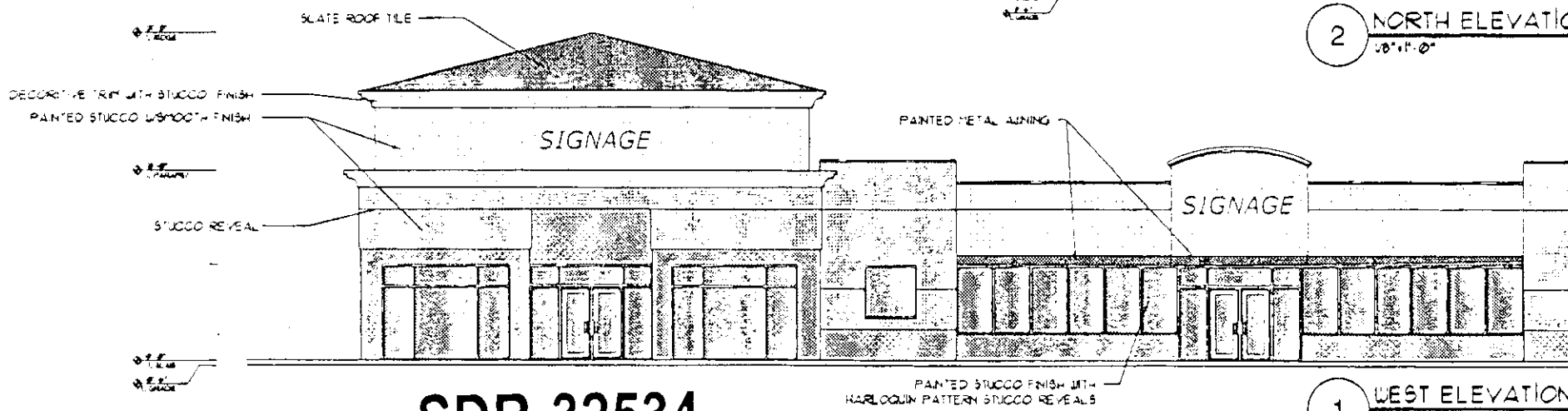
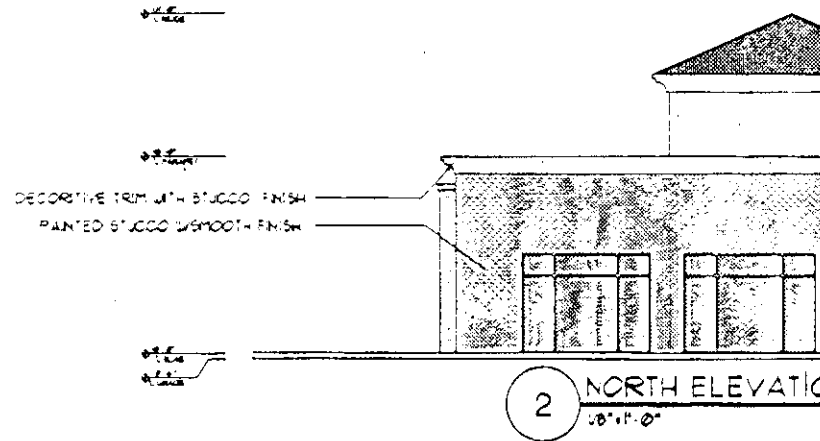
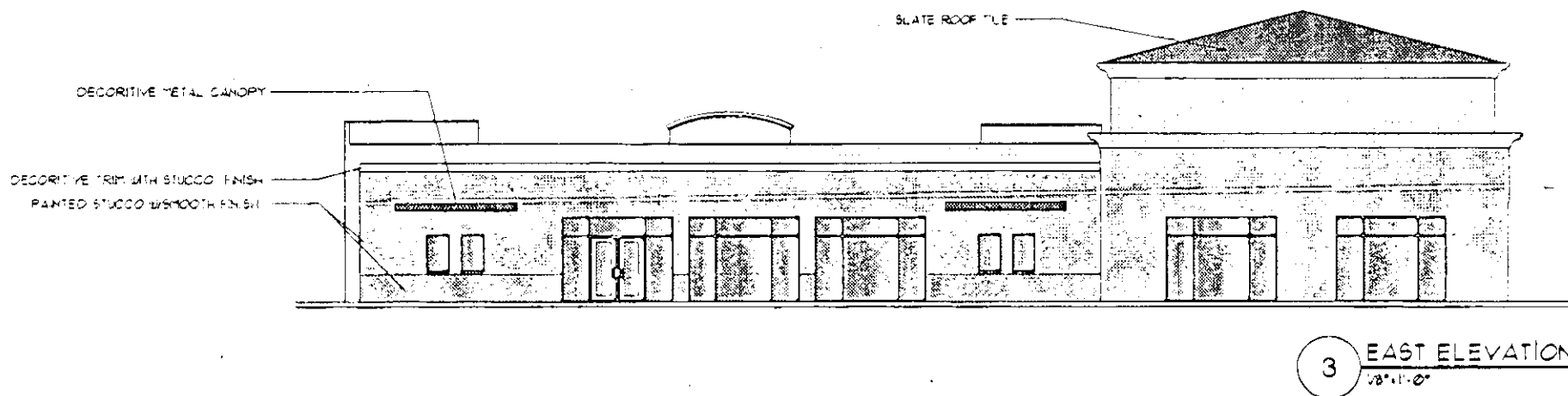
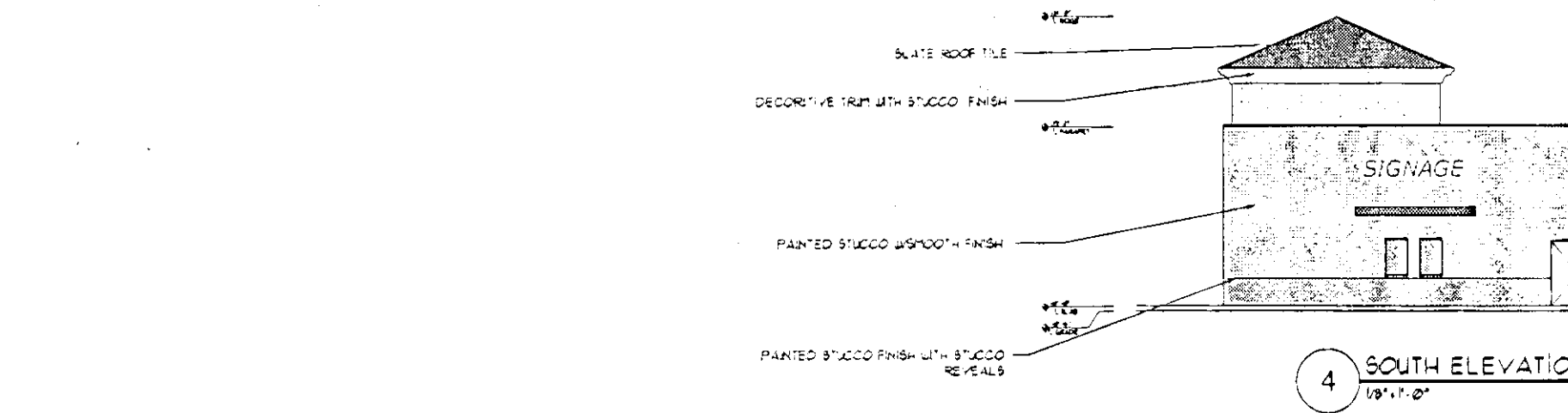




SDR-32534
REVISED
09/10/09 PC

SITE INFORMATION:

APN: 25-27-222-009
 SITE AREA: .22 ACRES
 ZONING: T-10
 SUBDIVISION: MONTECITO EAST
 LOT BLOCK: LOT 2

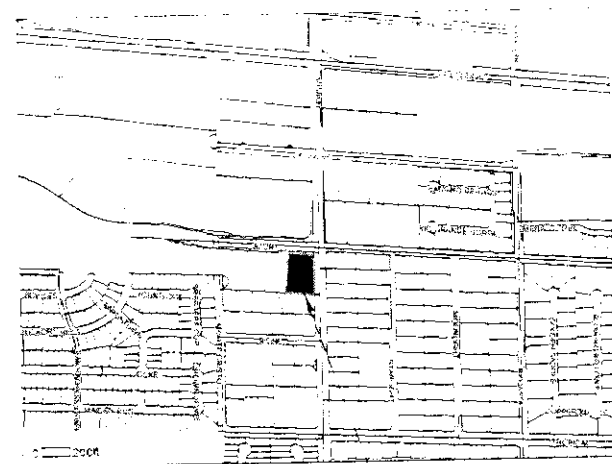
PARKING ANALYSIS:

CONVENIENCE STORE: 8 SPACE PER 75 SF
 TENANT RETAIL: 8 SPACE PER 75 SF

CONVENIENCE STORE: 332 SF / 75 SF = 4 SPACES
 LEASE SPACE RETAIL: 671 SF / 75 SF = 9 SPACES

TOTAL REQUIRED: 13 SPACES
 TOTAL PROVIDED: 13 SPACES

11 REGULAR SPACES + 2 ACCESSIBLE SPACES



1 VICINITY MAP N.T.S.



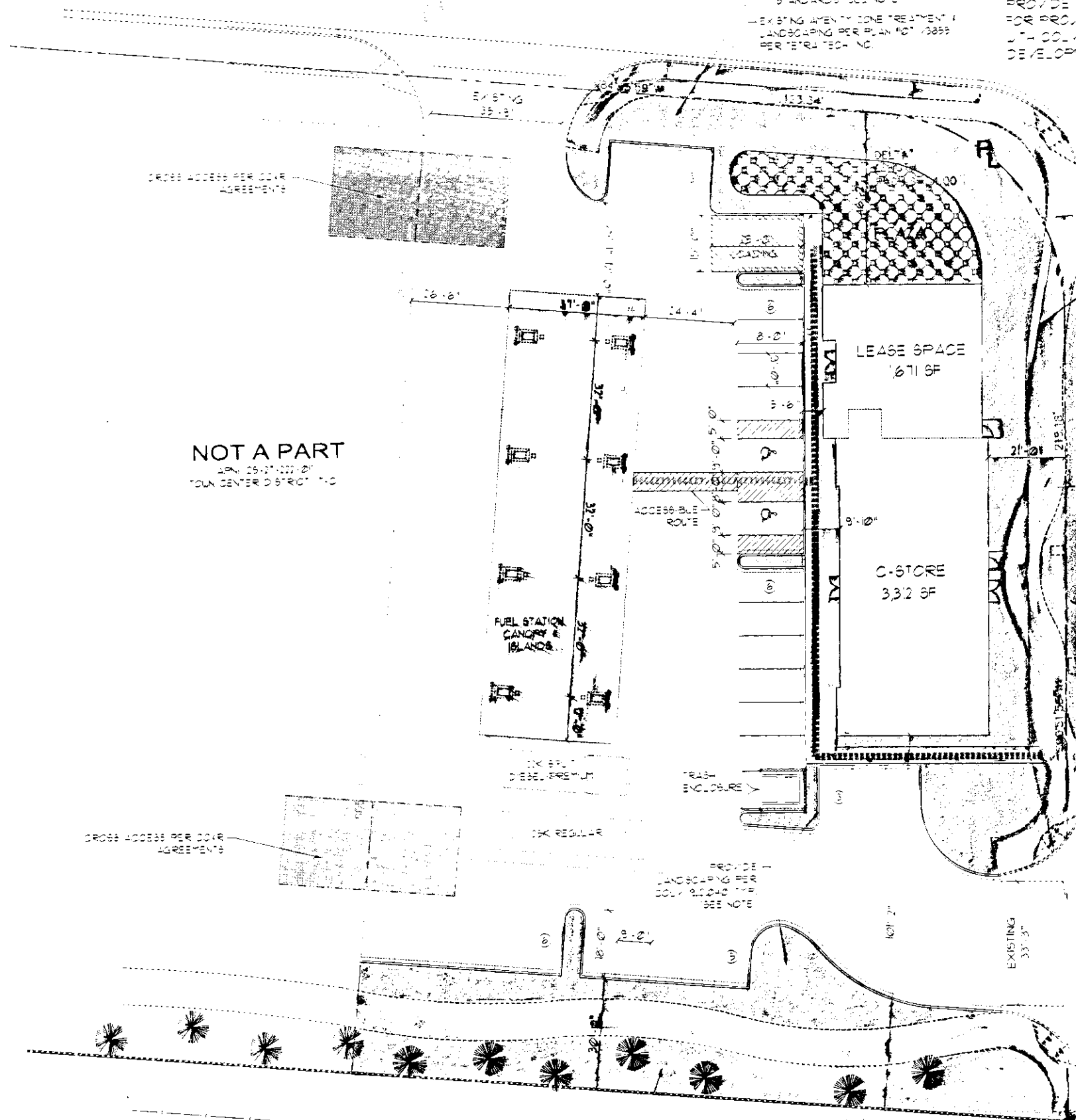
AZURE DRIVE (120' PUBLIC ROW)

PROVIDE LANDSCAPING PER TOWN
 CENTER DEVELOPMENT
 STANDARDS - SEE NOTE

EXISTING AVENUE TREE TREATMENT
 LANDSCAPING PER PLAN NO. 13855
 PER TERRA TECH. INC.

NOTE:
 PROVIDE LANDSCAPING
 FOR PROJECT CONSISTENT
 WITH CITY TITLE 9 AND T-10
 DEVELOPMENT STANDARDS

NOT A PART APN: 25-27-222-001 TOWN CENTER DISTRICT T-10



TENAYA WAY (80' PUBLIC ROW)

REQ. RED
 DEDICATION

EXISTING AVENUE TREE TREATMENT
 LANDSCAPING PER PLAN NO. 13855
 PER TERRA TECH. INC.

EXISTING 30' CENTRAL CORRIDOR LANDSCAPING PER PLAN NO. 13855 BY TERRA TECH. INC.

1 SITE PLAN 1/8" = 1'-0"

SDR-39552

gk³ architecture

2111 EDGEWOOD AVENUE
 LAS VEGAS, NEVADA 89102
 TEL: (702) 832-0455 • FAX: (702) 832-0456
 Mobile: (702) 250-9416

• kevin@gk3architecture.com
 • jennie@gk3architecture.com
 WWW.GK3ARCHITECTURE.COM

OWNER:

M F E INC.

888 TEMPLE HILL DR.
 LAS VEGAS, NV 89102
 TEL: (702) 375-1084
 FAX: (702) 480-1088



PROJECT:

CONVENIENCE
 STORE
 SW CORNER OF
 TENAYA & AZURE
 LAS VEGAS, NV

SEAL:

REVISIONS:

NO DESCRIPTION

SHEET TITLE:

SITE PLAN

SCALE:

AS NOTED

DATE:

28 NOV 2006

DESIGNED FOR:

HEALTH DEPT

SHEET:

1

DATE:

28 NOV 2006

DESIGNED FOR:

HEALTH DEPT

SHEET:

1

DATE:

28 NOV 2006

DESIGNED FOR:

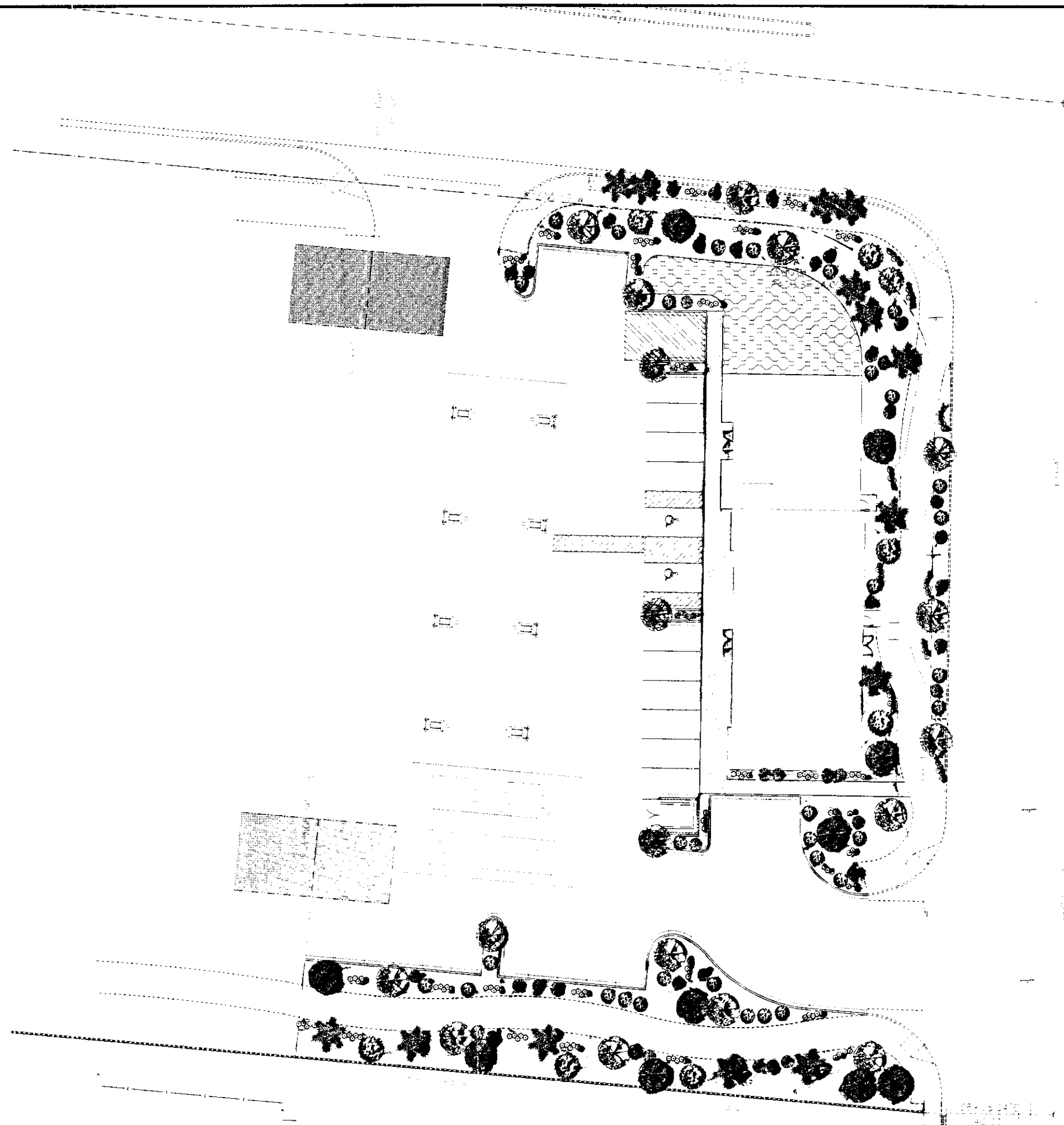
HEALTH DEPT

PLANT LEGEND

SYMBOL	SIZE	QTY.	QTY REQ.	COMMON NAME
	18 FEET T-EGH		PALM	MEXICAN PALM
	36" BOX		SHADE TREE	RIO GRANDE ASH
	36" BOX		ACCENT TREE	CHALAPA
	36" BOX		FLOWERING TREE	PURPLE ROSE LOCUST
	5 GAL.		BUSH	COYOTE BUSH
	5 GAL.		BUSH	DESERT CHASSA
	5 GAL.		GROUND COVER	RED GOLD LANTANA

LANDSCAPE NOTES:

- GROUND COVER TO BE ROCK MULCH 3/8" SCREENED 1" DEPTH.
- N ALL LANDSCAPE PLANTERS COLOR BY OWNER.
- TREES IN 60" T-EGH 1" RESTRICTIONS EASEMENTS: BRANCHES SHALL BRANCH AT OR ABOVE 24" ABOVE FINISHED GRADE. SHRUBS IN 60" SHALL BE BELOW 24" AT MATURITY.
- HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS 60" AT MATURITY. THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
- ROOT BARRIERS SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARDSCAPE OR OTHER STRUCTURES INCLUDING BUILDING WALLS AND FOUNDATIONS.
- SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
- PROVIDE TREES PER TOWN CENTER DESIGN STANDARDS.



1 LANDSCAPE PLAN
7/6" x 11/0"

SDR-39552

RECEIVED
SEP 13 2010



gk³ architecture
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LAS VEGAS, NEVADA 89102
TEL (702) 832-0455 • Fax (702) 832-0456
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• kevin@gk3architecture.com
• jenny@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

M F E INC.
888 TEMPLE AVE. DR.
LAS VEGAS, NV 89102
TEL (702) 375-1084
FAX (702) 452-1058



PROJECT
**CONVENIENCE
STORE
SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

NO.	DESCRIPTION

SHEET TITLE
LANDSCAPE PLAN

SCALE	AS NOTED
DATE	08/30/2010
DESIGNED FOR	HEATH DEPT.
SHEET	

L1.0

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
	25 FEET HEIGHT		PALM	MEXICAN FAN PALM
	36" BOX		SHADE TREE	RIO GRANDE ASH
	36" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROBE LOCUST
	5 GAL.		BUSH	COYOTE BRUSH
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS, COLOR BY OWNER
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARDCAPE OR OTHER STRUCTURES, INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
6. PROVIDE TREES PER TOWN CENTER DESIGN STANDARDS.



1 LANDSCAPE PLAN
1/16" = 1'-0"



SDR-39552

10/2010 MINOR REVIEW

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- gemie@gk3architecture.com

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OWNERS:

M F E INC.

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



PROJECT:

**CONVENIENCE
STORE
SW CORNER OF
TENAYA & AZURE
LAS VEGAS, NV**

SEAL:

REVISIONS

NO.	DESCRIPTION
-----	-------------

SHEET TITLE:

LANDSCAPE PLAN

SCALE:
AS NOTED

DATE: 08-30-2010

ISSUED FOR:
HEALTH DEPT.

SHEET:

L1.0

RECEIVED

SEP 13 2010

SITE INFORMATION:

APN: 125 21 222 003
SITE AREA: 1.12 ACRES
ZONING: T-C
SUBDIVISION: MONTECITO EAST
LOT BLOCK: LOT 2

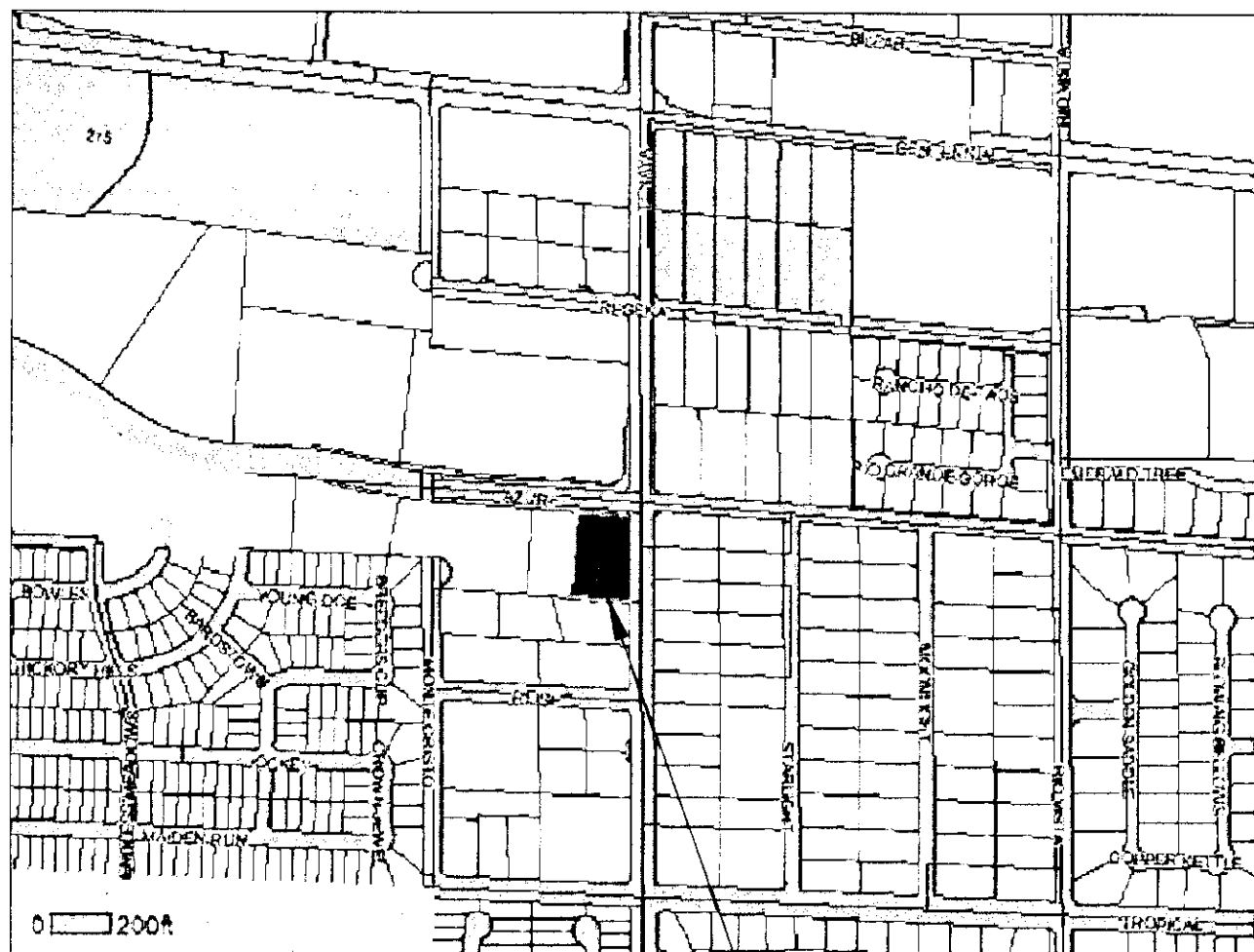
PARKING ANALYSIS:

CONVENIENCE STORE: 1 SPACE PER 175 SF
TENANT (RETAIL): 1 SPACE PER 175 SF

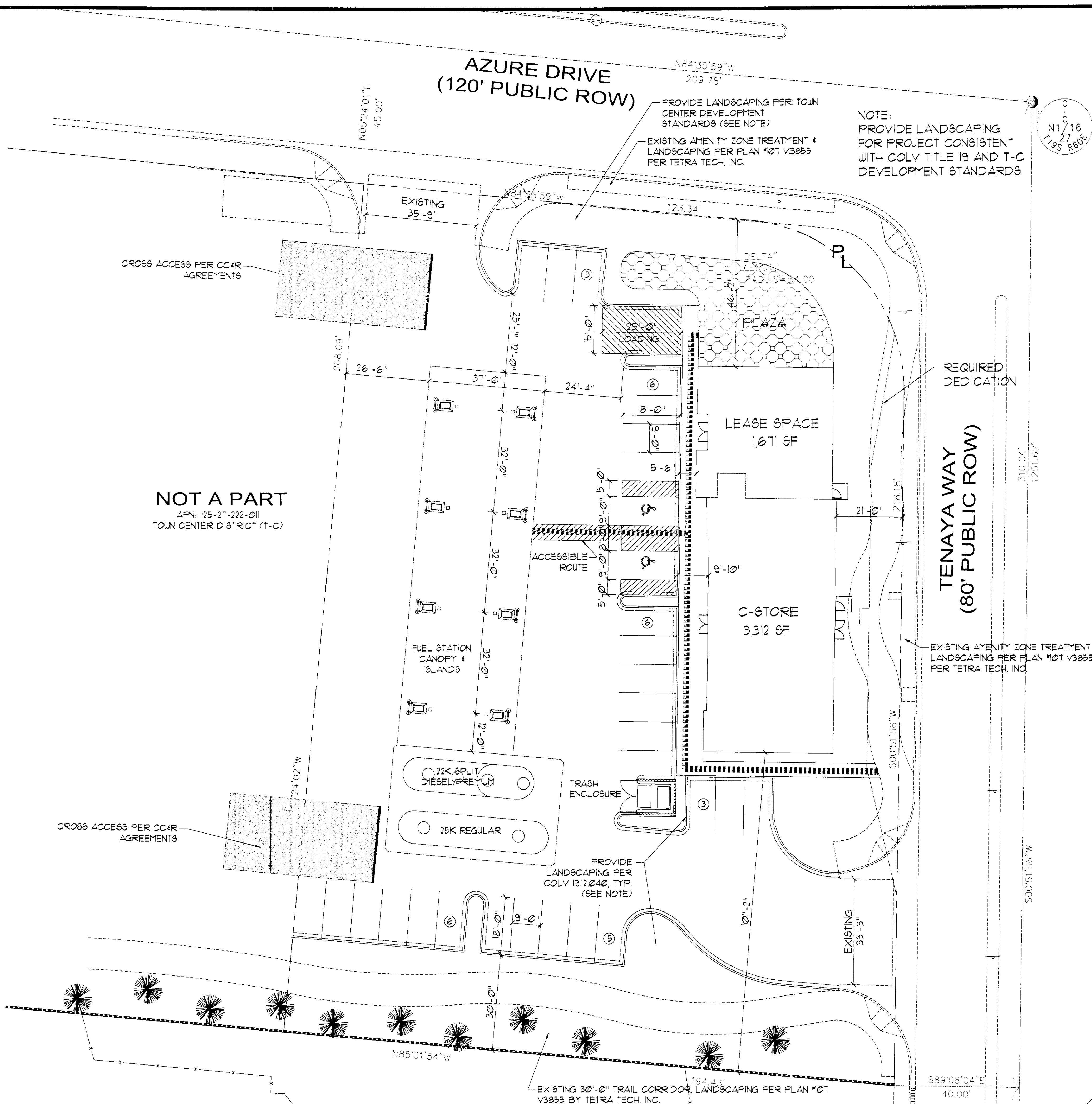
CONVENIENCE STORE: 3,312 SF/175 = 19 SPACES
LEASE SPACE (RETAIL): 1,671 SF/175 = 10 SPACES

TOTAL REQUIRED: 29 SPACES
TOTAL PROVIDED: 29 SPACES

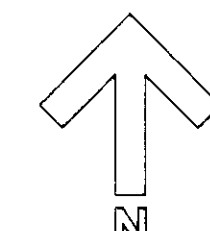
*27 REGULAR SPACES + 2 ACCESSIBLE SPACES



1 VICINITY MAP
N.T.S.



1 SITE PLAN
1/16" = 1'-0"



SDR-39552

gk³architecture
ARCHITECTURE • PLANNING • INTERIOR DESIGN
2111 EDGEWOOD AVENUE
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OWNERS:
M F E INC.
955 TEMPLE VIEW DR
LAS VEGAS, NV 89110
TEL: (702) 315-1084
FAX: (702) 452-2058

am pm

PROJECT:
**CONVENIENCE STORE
SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

SEAL:

REVISIONS	
NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

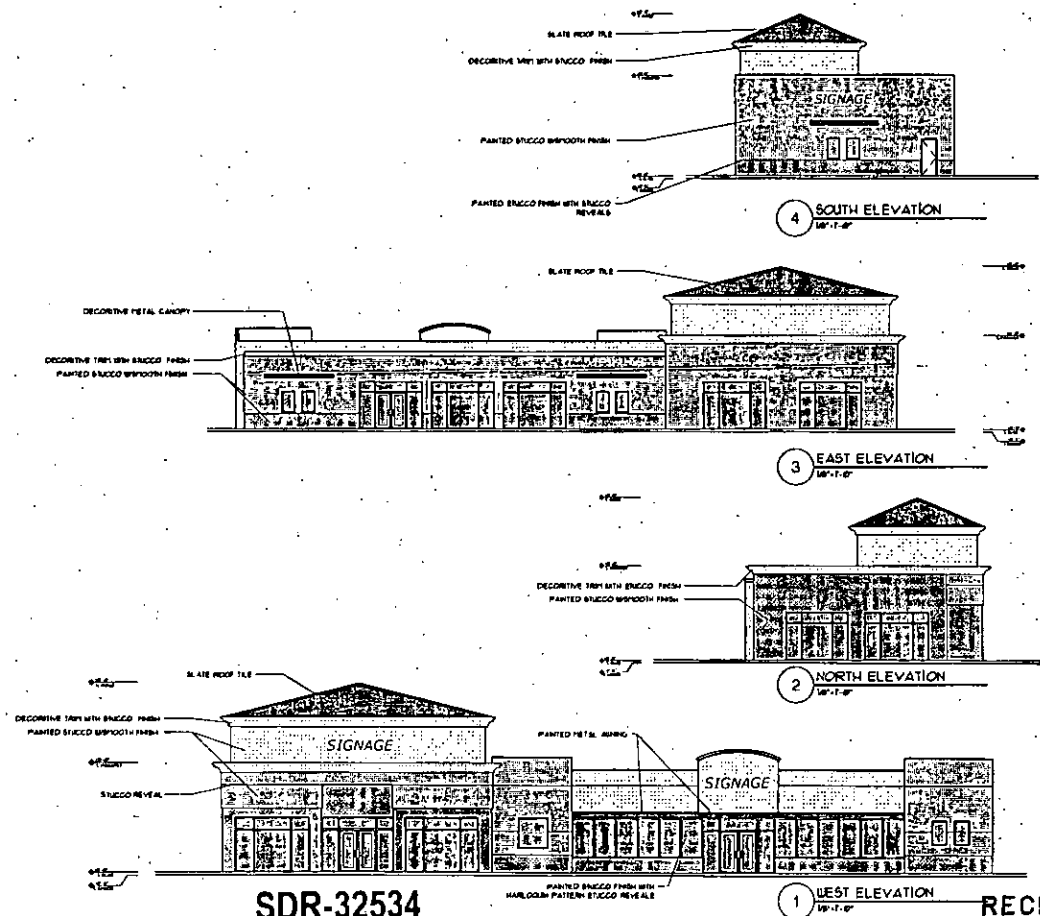
DATE:
08-30-2010

ISSUED FOR:
HEALTH DEPT.

SHEET:
A1.0

1/16" = 1'-0"

SDR-39552



SDR-32534

REVISED
09/10/09 PC

RECEIVED **A1.0**

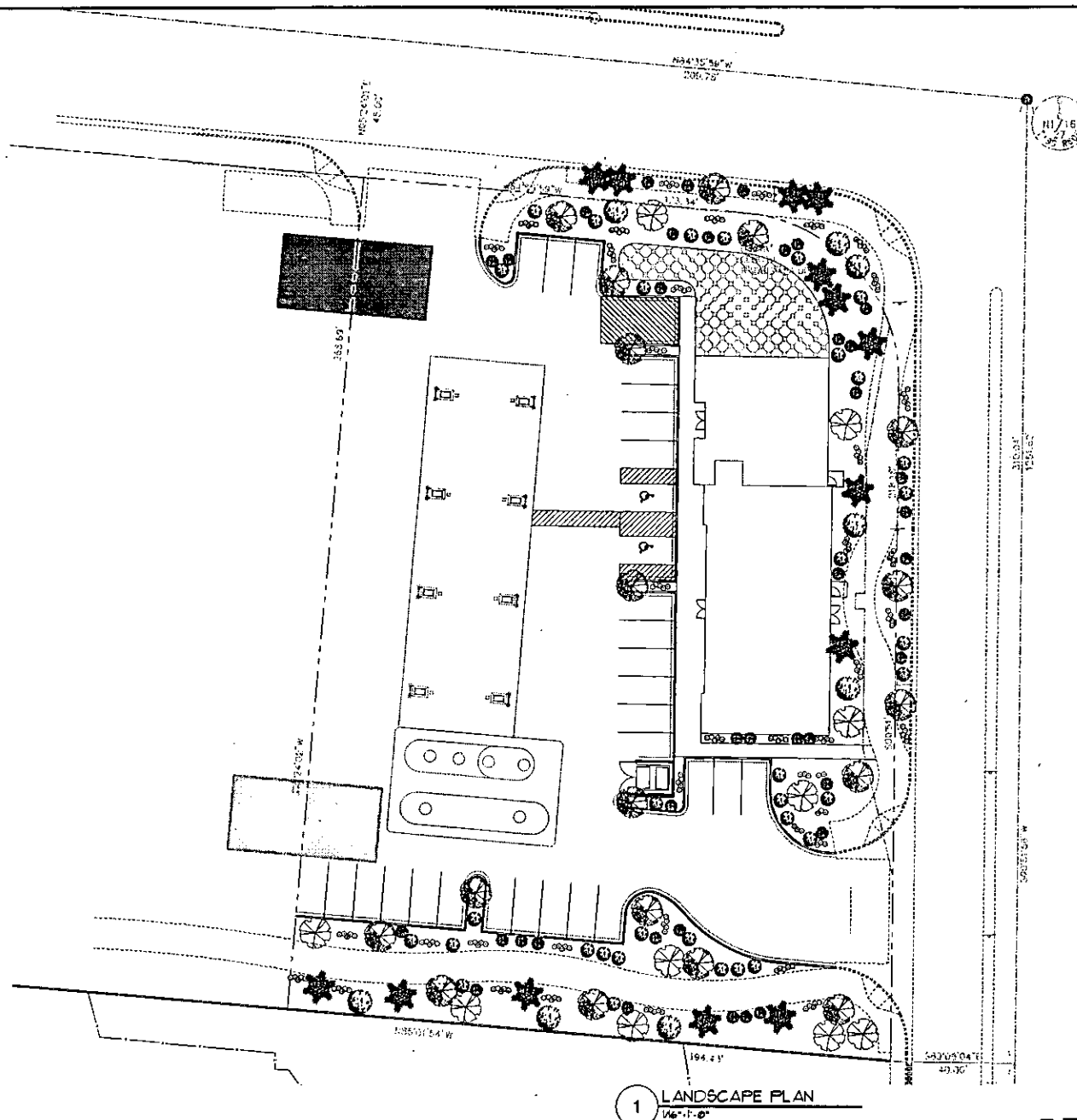
AUG 07 2009

gk³	
ARCHITECTURAL DESIGN	
1111 W. 10th Ave. Suite 100 Denver, CO 80202 Tel: 303.733.8888 Fax: 303.733.8889 www.gk3architect.com	
PROJECT: GULZAR KULAR	
PROJECT: SW CORNER OF TENAYA & ACURIE L.A.S. VOLUME 001	
DATE:	
BY:	
NO. SHEET	DESCRIPTION
1	
2	
3	
4	
PROJECT TITLE: BUILDING ELEVATIONS	
SCALE:	AS SHOWN
DATE:	09/10/09
PROJECT NO.:	09-10-09
SHEET:	

PLANT LEDGEND				
SYMBOL	SIZE	QTY.	CLV. REQ.	COMMON NAME
	25 FEET HEIGHT		PALM	MEXICAN FAN PALM
	36" BOX		SHADE TREE	RIO GRANDE ASH
	36" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROSE LOCUST
	5 GAL.		BUSH	COTYDE BRUSH
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS. COLOR BY OWNER.
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERS SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARDSCAPE OR OTHER STRUCTURES, INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
6. PROVIDE TREES PER TOWN CENTER DESIGN STANDARDS.



1 LANDSCAPE PLAN
1/8" = 1'-0"

gk³ architecture
3111 EDENWOOD AVENUE
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1. landscape@gk3architecture.com
2. gk3@gk3architecture.com
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MFE INC.
555 TEMPLE VIEW DR.
LAS VEGAS, NV 89102
TEL: (702) 315-1064
FAX: (702) 452-2056

**am
pm**

PROJECT:
**CONVENIENCE
STORE
SW CORNER OF
TENAYA & AZURE**
LAS VEGAS, NV

SCALE:

REVISIONS
NO. DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

SCALE:
AS NOTED

DATE:
09-30-2009

ISSUED FOR:
HEALTH DEPT.

SHEET:

L1.0

SDR-39552

SEP 13 2010



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

November 6, 2009

Ms. Maria Enamorado
MFE, Inc.
955 Temple View Drive
Las Vegas, Nevada 89110

RE: SDR-32534 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 4, 2009

Dear Ms. Enamorado:

The City Council at a regular meeting held November 4, 2009 APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETSCAPE STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED. The Notice of Final Action was filed with the Las Vegas City Clerk on November 5, 2009. This approval is subject to:

Planning and Development

1. No outdoor pay phones shall be installed on-site.
2. All signage facing Tenaya Way shall be back-lighted.
3. Any other lighting on the east elevation of the building shall be shielded and directed downward.
4. No outdoor public address system shall be installed beyond the system customarily installed with the fuel pumps.
5. The site shall be chemically treated to reduce the number of insects prior to grading.

6. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98), Site Development Plan Review [Z-0076-98(20)], Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) and Site Development Plan Review (SDR-5893) shall be required, except as amended herein.
7. 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.
8. All development shall be in conformance with the site plan, date stamped 08/17/09 as well as the landscape plan, and building elevations, date stamped 08/07/09, except as amended by conditions herein.
9. 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.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.

15. 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

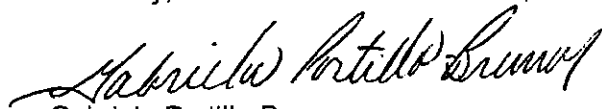
Public Works

18. All additional rights-of-way required by Standard Drawing #234.3 for a bus stop shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in an approved Traffic Impact Analysis.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards and Town Center Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
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. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Ms. Maria Enamorado
SDR-32534 – Page Four
November 6, 2009

23. Unless otherwise authorized by the City Engineer, grant an appropriate Multi-use Transportation Trail easement overlying the existing trail alignments prior to the issuance of any permits for this site. Alternatively, provide proof of an existing grant of easement for the trail.
24. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

Sincerely,



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

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

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 24, 2010

CORRECTED LETTER

Ms. Maria Enamorado
MFE, Inc.
955 Temple View Drive
Las Vegas, Nevada 89110

**RE: SDR-39552 – MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Ms. Enamorado:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-32534) FOR SITE MODIFICATIONS OF A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS AND RETAIL ESTABLISHMENT on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-32534), except as amended herein.
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 and landscape plan date stamped 09/13/10.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/13/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Ms. Maria Enamorado
MFE, Inc.
SDR-39552 - Page Two - **CORRECTED LETTER**
September 24, 2010

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City code requirements and design standards of all city departments must be satisfied, except as modified herein.

Public Works

8. Grant a Multi-use Non-equestrian Trail Easement for all portions of the existing multi-use non-equestrian trail adjacent to this site that are located outside of the Tenaya Way public right-of-way in accordance with Master Trails Plan concurrent with development of this site.
9. Site development to comply with all applicable conditions of approval for SDR-32534 and all other site-related actions.

This action by the Planning and Development Department staff on September 24, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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www.lasvegasnevada.gov

September 23, 2010

Ms. Maria Enamorado
MFE, Inc.
955 Temple View Drive
Las Vegas, Nevada 89110

**RE: SDR-39552 – MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Ms. Enamorado:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-32534) FOR SITE MODIFICATIONS OF A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS AND RETAIL ESTABLISHMENT on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-32534), except as amended herein.
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 and landscape plan date stamped 09/13/10.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/13/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Mayor
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City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkonian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Ms. Maria Enamorado
MFE, Inc.
SDR-39552 - Page Two
September 23, 2010

5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City code requirements and design standards of all city departments must be satisfied, except as modified herein.

This action by the Planning and Development Department staff on September 23, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE MINOR REVIEW MEETING DATE: OCTOBER 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: MFE, INC.

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-39552	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-39552 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-32534), except as amended herein.
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 and landscape plan date stamped 09/13/10.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/13/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Conditions Page One
October 2010 - Minor Review

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City code requirements and design standards of all city departments must be satisfied, except as modified herein.

Public Works

8. Grant a Multi-use Non-equestrian Trail Easement for all portions of the existing multi-use non-equestrian trail adjacent to this site that are located outside of the Tenaya Way public right-of-way in accordance with Master Trails Plan concurrent with development of this site.
9. Site development to comply with all applicable conditions of approval for SDR-32534 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Minor Amendment request is required as the existing driveway to Tenaya Way is located approximately 10 feet further south than was depicted in the previously approved Site Development Plan Review (SDR-32534). The driveway access to Tenaya Way needs to be moved to the south for a clearer turning radius into the project. In order for this to happen, four parking spaces along the south perimeter adjacent to Tenaya Way must be relocated. The applicant is meeting this requirement by relocating three of the spaces across the driveway to the north along the building and removing the fourth space. The loss of one parking space is allowed, as the project was over parked by one space. The resulting change will enable the existing driveway to be utilized. Along with these changes, minor landscape adjustments were required. However, all of the changes maintain compliance with the Town Center Development Standards. The Planning and Development Department is administratively approving this request.

ISSUES

- This application is needed to provide for the actual location of the south driveway access to Tenaya Way, which was incorrectly depicted in the final Site Development Plan Review (SDR-32534).

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) on this site as part of a larger request to T-C (Town Center) on 1,468 acres. The Planning Commission recommended approval.
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres on the northwest side of Tenaya Way and Azure Drive, and a 110,000 square-foot commercial development on 16.66 acres on the southwest side of Tenaya Way and Azure Drive. The Planning Commission and staff recommended approval.

Staff Report Page Two
October 2010 - Minor Review

06/18/03	The City Council approved a request for an Extension of Time (EOT-2152) of an approved Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres located adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive, and for a proposed 110,000 square-foot commercial development on 16.66 acres located on the southwest side of Tenaya Way and Azure Drive. Planning Commission and staff recommended approval.
03/17/04	The City Council approved a Major Modification (MOD-3652) to the Town Center Development Standards to allow Auto Parts (New and Rebuilt) (Accessory Sales and Service) as a permitted use in the SX-TC (Suburban Mixed Use - Town Center) district with the approval of a Special Use Permit and Conditions of Approval. Planning Commission recommended approval and staff recommended denial.
01/08/04	The Planning Commission approved Master Sign Plan (DIR-3572) for an approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the southwest side of Tenaya Way and Azure Drive. Staff recommended approval.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6074) for Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive. Staff recommended denial.
01/18/06	The City Council approved requests for a Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps with Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and a Special Use Permit (SUP-5894) for a proposed convenience store with fuel pumps on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive. Planning Commission and staff recommended approval.
01/18/06	The City Council approved requests for Special Use Permits (SUP-10422 and SUP-10423) for a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive. Planning Commission and staff recommended approval.
03/05/08	The City Council approved requests for Extension of Time (EOT-26432 thru 26435) for an approved Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps and Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) for a proposed convenience store with fuel pumps, a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive. Staff recommended approval.

Staff Report Page Three
October 2010 - Minor Review

11/04/09	The City Council approved a Major Amendment (SDR-32534) to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot convenience store with fuel pumps and 1,300 square feet of retail with waivers of the Town Center Commercial Development, Landscape and Streetscape Standards where a 3,500 square-foot convenience store with fuel pumps was approved. The Planning Commission and staff recommended approval.
----------	---

Most Recent Change of Ownership

09/07/06	A deed was recorded for a change in ownership.
----------	--

Related Building Permits/Business Licenses

No building permits or business licenses are on file.

Pre-Application Meeting

09/08/10	Staff reviewed the requirements for a Minor Site Development Plan Review application. It was noted that one parking space would need to be removed to allow for the widening of the driveway. It was also noted that a landscape finger would need to be located to the south of the trash enclosure.
----------	---

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

09/16/10	Staff conducted a field inspection on the site. The undeveloped site had some weeds and a pile of gravel in the center of the lot.
----------	--

Details of Application Request

Site Area

Net Acres	1.11
-----------	------

Staff Report Page Four
October 2010 - Minor Review

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use)	T-C (Town Center)
North	Commercial Center	GC-TC (General Commercial)	T-C (Town Center)
South	Single-Family Residence	RS (RS - Residential Suburban) [Clark County]	R-E (Rural Estates Residential) [Clark County]
East	Vacant (Approved for a Professional Office Development by SDR-26008)	O (Office)	O (Office)
West	Undeveloped	SX-TC (Suburban Mixed Use)	T-C (Town Center)

Master Plan Areas	Yes	No	Compliance
Town Center Master Plan	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	48,741 SF	N/A
Min. Lot Width	N/A	175 Feet	N/A
Min. Setbacks			
• Front	15 Feet	48 Feet	Y
• Side	10 Feet	115 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	20 Feet	91 Feet	Y
Max. Lot Coverage	N/A	10%	Y

Staff Report Page Five
October 2010 - Minor Review

Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	Screened, Enclosed	Not Indicated	Y
Mech. Equipment	Screened	Not Indicated	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	72 Feet	91 Feet	Y
Adjacent development matching setback	10 Feet	91 Feet	Y
Trash Enclosure	50 Feet	235 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	5 Trees	6 Trees	Y
Buffer: Min. Trees (south, east)	1 Tree/20 Linear Feet	14 Trees	18 Trees	Y
Open Space	20% of Gross Area	9,748 SF	9,856 SF	Y
Wall Height	6 to 8 Feet		Existing	Y

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Azure Drive (Town Center Loop Road)	Town Center Development Standards Manual	90	Y
Tenaya Way (Secondary Collector)	Master Plan of Streets and Highways	80	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Azure Drive - Town Center Loop Road (90')	• Amenity Zone (4') • Sidewalk (5') • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual • 25-foot BTH Mexican Fan Palms planted in the Amenity Zone at 35' on-center, with decomposed granite (Mojave Gold) to cover the ground plane. • A 15-foot landscape setback shall be planted with clusters of Mexican Fan Palms in alternating groupings of two and three. Clusters to be located to coordinate with palms in the Amenity Zone, occurring approximately every three palm trees, or 105 feet on-center. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years.	• Right-of-way improvements, including the Amenity Zone, sidewalk, special pavement and sidewalk treatments and landscaping were installed during previous improvements for Z-0076-98(20) and are existing. • An eight-foot landscape setback planted with alternating 36"-box size Rio Grande Ash and Chitalpa trees. Rock mulch is listed, but color is not designated. • Ground cover includes Coyote Brush, Desert Cassia and New Gold Lantana, all at a minimum 5-gallon size.	Y

Staff Report Page Seven
October 2010 - Minor Review

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	3,312 SF	1:175	18	1	18	1	Y
General Retail	1,671 SF	1:175	9	1	9	1	Y
SubTotal			27	2	27	2	Y
TOTAL			29		29		Y
Loading Spaces	4,983 SF	1:10,000	1		1		Y

ANALYSIS

This request is needed to adjust the southeast driveway off Tenaya. The three parking spaces closest to Tenaya Way were moved from the south property line across the driveway to the north, near the building. A fourth parking space was removed. The change results in a clearer turning radius to the project. Although one parking space was removed, the project still maintains the required parking since it was one space over parked on the previously approved Site Development Plan Review (SDR-39552).

This is less than a 10 percent change in the overall site plan and thus allows for Administrative Review. Since the change enhances the ingress and egress and the effects are minimal to the project, staff is approving the request.

FINDINGS (SDR-39552)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed changes to the overall site plan are consistent with Town Center Development Standards. This minor amendment does not change the overall development and its relationship to the surrounding area.

Staff Report Page Eight
October 2010 - Minor Review

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed revisions to the site plan are consistent with the Town Center Development Standards Manual.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The improvements to the driveway adjacent to Tenaya Way will have a positive effect on the access and circulation to the project by increasing the turning radius of the driveway.

4. **Building and landscape materials are appropriate for the area and for the City;**

No changes are proposed in the building or landscape materials and thus continue to be appropriate for the area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

No changes are proposed in the building elevations, design characteristics or other aesthetic features and thus continue to be harmonious with the surrounding area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

All changes proposed will require a final inspection by City staff who will assure that all public health, safety and general welfare concerns are adequately addressed.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: September 23, 2010
Re: **SDR-39552** MFE, Inc. SWC Tenaya Way & Azure Dr.
Request for site modifications to a previously approved Site Development Plan Review (SDR-32534)

CONDITIONS OF APPROVAL:

1. Grant a Multi-use Non-equestrian Trail Easement for all portions of the existing multi-use non-equestrian trail adjacent to this site that are located outside of the Tenaya Way public right-of-way in accordance with Master Trails Plan concurrent with development of this site.
2. Site development to comply with all applicable conditions of approval for SDR-32534 and all other site-related actions.



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 14, 2010

Ms. Maria Enamorado
MFE, Inc.
955 Temple View Drive
Las Vegas, Nevada 89110

**RE: SDR-39552 – MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Ms. Enamorado:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-32534) FOR SITE MODIFICATIONS OF A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS AND RETAIL ESTABLISHMENT on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-39552

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2nd Floor
METRO	BRIAN O'CALLAGHAN	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEUMS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HÉIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
09/13/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-39552 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: MFE, INC. - Request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-32534) **FOR SITE MODIFICATIONS OF A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS AND RETAIL ESTABLISHMENT** on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE: OCTOBER 2010

PLANNING SUPERVISOR: STEVE GEBEKE



ADMINISTRATIVE

Comments Due: SEPTEMBER 15, 2010

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.

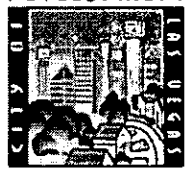
LIST COMMENTS BELOW:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		PLANNING & DEVELOPMENT	
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the City's website for blank application, SOFI, and DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications" Minor Review of site layout	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Original pre-application notes and checklist			
☒	☐	Correct fee(s): \$ 500.00 + \$ 0.00 + \$ 0.00 = \$ 500.00 Total			
☒	☐	Statement of Financial Interest (SOFI)			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	6
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced 8.5" x 11"	1
☒	☐	All building setbacks labeled		NOTES:	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized: 1/175 for C-Store and Gen Retail < 3500SF; Total 6000 sf = X spaces req'd			
☒	☐	Parking space count and typical dimensions labeled			
☒	☐	27 # regular + # compact + 2 # handicap = 29 Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	1
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced 8.5" x 11"	1
☒	☐	All required perimeter landscape planters shown		NOTES:	
☒	☐	All required parking lot fingers/islands shown			
☒	☐	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans:	0
☐	☒	North, south, east, and west elevations of all buildings		NOTES: No changes proposed	
☐	☒	All building materials and colors noted			
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	Scale and building dimensions labeled		Rolled Plans:	0
☐	☒	All building entrances/exits shown		NOTES: No changes proposed	
☐	☒	Use of all rooms noted/labeled			
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	MFE, Inc.	Application Type:	Site Development Plan Review		
Representative:	Gemie Knisely, GK3 Architecture	Application Purpose:	Minor Amendment to SDR-32534		
APN:	12527222009	Site Location:	SWC Tenaya and Azure		
Planner's Signature:	See email	Pre-App. Meeting Date:	09/08/10		
Planner:	Steve Gebeke, Senior Planner - 229-5410	Earliest Submittal Deadline:	09/08/10		
		Earliest PC / CC Meeting Date:	Admin review		

SEP 13 2010

RECEIVED



☒ **Meeting**
☐ **Conversation Record**
☐ **Telephone**

Page: 1 of 1
 Time: 2:00 p.m.
 Date: 09/08/10

Project Name: Tenaya Village Center

Conversation between CLV P&D Representative(s): Steve Gebeke, Senior Planner (229-5410 / 385-7268 Fax), and:

Name	Company/Department	Phone	Fax	Email
1. Gemie Knisely	GK3 Architecture	932-0455		
2.				
3.				
4.				
5.				
6.				
7. Lucien Paet	CLV - PW - Dev Co	229-6578-555	474-7599-555	
8. Victor Bolanos	CLV - PW - Traffic	229-6901 / 6880		
9. Rick Schroeder	CLV - PW - Traffic	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ken Miller	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Comment:

****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Town Center

Meeting Notes:

1. Minor amendment of SDR-32534
2. Revisions to driveway entrance as discussed by Victor and Rick; lose one parking space to create a wider, less curvy drive. Loss of one space still allows conformance to minimum Title 19.04 parking requirements.
3. Move landscape finger to south of trash enclosure location.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

RECEIVED

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

SEP 13 2010

Gemie M. Knisely

From: Steve Gebeke [sgebeke@LasVegasNevada.GOV]
Sent: Friday, September 10, 2010 8:51 AM
To: 'Gemie M. Knisely'
Subject: 12527222009 Minor SDR PreAppPkg
Attachments: 12527222009 Minor SDR PreAppPkg.pdf

Gemie –

Attached is the checklist for the Minor SDR as discussed earlier this week. You may submit at the front counter at any time. Please include a copy of this email in lieu of my signature on the checklist.

If you have any questions, let me know. Thanks.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

RECEIVED
SEP 13 2010

Report Date 09/13/2010 12:15 PM

Submitted By

Page 1

A/P # 39552 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/13/2010 10:30	970634	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-39552 - - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: MFE, INC. - Request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-32534) FOR SITE MODIFICATIDNS OF A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS AND RETAIL ESTABLISHMENT on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Parent A/P #	32534		
Project #	39552	Project/Phase Name	TENAYA VILLAGE CENTER
Size/Area	1.12 ACRE	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		Phase #	
		Subdivision Code	
		% Completed	0.00

Property/Site Information

Parcel 12527222009

Location

Owner/Tenant

Contact ID	AC1278908	Name	M F E INC	Organization	955 TEMPLE VIEW
Mailing Address				State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89110-2900			Evening Phone	
Day Phone(	)375-7084 x			Mobile #	
Fax	()452-2058				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12527222009

Report Date 09/13/2010 12:15 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1278908 ☐ Foreign
Effective Expire
Name M F E INC
Day Phone () 375-7084 x Eve Phone Organization 955 TEMPLE VIEW
Pager PIN # Position % M ENAMORADO
Fax () 452-2058 Mobile Profession
E-Mail
Address LAS VEGAS, NV 89110-2900
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Contact ID AC1602094 ☐ Foreign
Effective Expire
Name GK3 ARCHITECTURE
Day Phone (702) 932-0455 x Eve Phone Organization
Pager PIN # Position
Fax (702) 932-0456 Mobile Profession
E-Mail
Address 2111 EDGEWOOD AVE
LAS VEGAS, NV 89102
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	09/13/2010 10:44	500.00
Total Unpaid	0.00	Total Paid	500.00

Inspections

There are no inspections for this Report

Review Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By L MAYNARD Modified Date/Time 09/13/2010 10:25
Comments
9/13/10 - As per submittal checklist building elevations and floor plans were not reequired.

Report Date 09/13/2010 12:15 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (6 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan (1 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Building Elevations (1 Folded, 1 Rolled Color)
Y Justification Letter	N Floor Plan (1 Folded, 1 Rolled)
N Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	N Laser Print Floor Plan
Y Statement of Financial Interest	N Laser Print Elevation
Y Business Licensing Requirements Met	
N Business License Exempt	

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, AdminADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
Comments	Added By				

11/18/2010 ADMIN SCHEDULED

0 0 0

LMAYNARD 09/13/2010

Report Date 09/13/2010 12:15 PM

Submitted By

Page 4

Meeting Info
Meeting Data
Comments
Added By

Meeting Type

Meeting Status

YES Votes

NO Votes

ABSTENTIONS

Add Date

Modified By

Modified Date

Template Type/AP #

AP Type

Status

Stage

No children exist for this project

Employee
Employee ID

Last

First

MI

Comments

No Employee Entries

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 09/13/2010 10:44 0.00
KRISTEN BOURNE; GK3 ARCHITECTURE; CK#1371; 702-932-0455;

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Amendment to SDR-22534
 Project Address (Location) SW corner of Tenaya & Azure
 Project Name Tenaya Village Center Proposed Use C-Store
 Assessor's Parcel #(s) 12527222009 Ward # _____
 General Plan: existing _____ proposed X Zoning: existing X proposed _____
 Commercial Square Footage 4983 Floor Area Ratio 10%
 Gross Acres 1.12 acre Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER <u>MFE, INC</u>	Contact <u>Maria Enamorado</u>
Address <u>955 Temple View Dr.</u>	Phone: <u>452-2058</u> Fax: _____
City <u>LV</u>	State <u>NV</u> Zip <u>89110</u>
E-mail Address <u>gulzar.kular@aol.com</u>	

APPLICANT <u>(owner)</u>	Contact _____
Address _____	Phone: _____ Fax: _____
City _____	State _____ Zip _____
E-mail Address _____	

REPRESENTATIVE <u>GK3 Architecture</u>	Contact <u>Gemie Knisely</u>
Address <u>2111 Edgewood Ave</u>	Phone: <u>932-0455</u> Fax: <u>932-0456</u>
City <u>LV</u>	State <u>NV</u> Zip <u>89102</u>
E-mail Address <u>gemie@gk3architecture.com</u>	

Property Owner Signature* Maria Enamorado

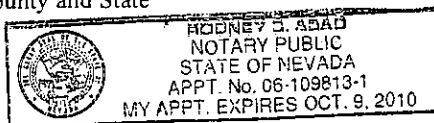
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name MARIA ENAMORADO

Subscribed and sworn before me

This 10 day of September, 20 10

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # <u>SDR-39552</u>
Meeting Date: <u>ADMIN</u>
Total Fee: <u>500.00</u>
Date Received:* <u>9/13/10</u>
Received By: <u>LHM</u>

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

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

SEP 13 2010



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-39552** APN: 125 27 222 009

Name of Property Owner: MFE, INC

Name of Applicant: MFE, INC

Name of Representative: Gemie Knisely, RA (GK3 Architecture)

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: _____

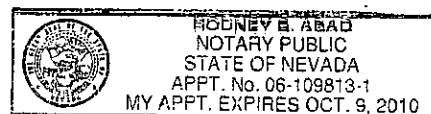
Signature of Property Owner: Maria Enamorado

Print Name: MARIA ENAMORADO

Subscribed and sworn before me

This 10 day of September, 2010

Jan
Notary Public in and for said County and State



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SEP 13 2010

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



ARCHITECTURE • PLANNING • INTERIOR DESIGN

September 21, 2010

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

Justification Statement for the SWC of Tenaya & Azure

Ladies and Gentlemen:

GK³ Architecture, on behalf of MFE Inc., is requesting the review and approval of a site development plan review for the South West corner of Tenaya and Azure. The site design includes an 8 pump Gas Station with a 3,312 SF convenience store and an adjacent 1,671 SF retail lease space. The project site design was approved previously with SDR-32534 and special use permits for the project have been previously approved with an extension of time in March 2008, EOT-26433.

The site design has been adjusted from the originally approved plans. The site survey illustrated that the existing South driveway entrance, off of Tenaya, to be further south and the driveway entrance off of Azure is 35'-9" wide versus the 28'-0" previously assumed. The design of the site has been adjusted to maintain both existing driveway entrances. The building size and gas canopy locations all remain the same. Three parking spaces at the south of the site were moved against the building in an effort to maintain the existing driveway entrance off of Tenaya. The parking and landscaping have been provided per Town Center and City of Las Vegas standards. The 24' clear drive aisle through the site remains with the appropriate fire/fuel truck turning radiuses provided. The landscape at the South of the site has been widened to allow for additional maneuvering space.

The revisions to the site plan conform with the development pattern in the surrounding area and this is an appropriate use for the site. The benefits for the project are to support the goals of the Town Center by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this project 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 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



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

Yorgo Kagafas

From: Gemie M. Knisely [Gemie@GK3Architecture.com]
Sent: Tuesday, September 21, 2010 9:06 AM
To: Yorgo Kagafas
Subject: Tenaya & Azure
Attachments: CLV Justification Letter 09-21-10.pdf

Mr. Kagafas,

Please find attached the missing justification letter for the SDR at Tenaya and Azure. Please let me know if you need anything else-

Thanks!

Gemie M. Knisely, RA

GK³ Architecture

2111 Edgewood Avenue

Las Vegas, NV 89102

702 932 0455

702 932 0456 fax

702 250 9416 cell



Business License Renewal

Department of Finance & Business Services
400 Stewart Avenue

Q09-00104-3-133141 570 29
GK3 ARCHITECTURE
2111 EDGEWOOD AV
LAS VEGAS NV 89102

For Customer Service call:
(702) 229-6281 (voice)
(702) 386-9108 (TDD)

License Number: Q09-00104-3-133141	
Date Billed: 8/04/10	Date Due: 9/01/10
The license fees now due are for the period beginning 9/01/10, and ending 2/28/11.	
Semi-annual license fee:	\$ 175.00 PAY THIS AMOUNT
This bill is payable upon receipt. In order to avoid late charges, payment must be received on or before 5:00 p.m. on 9/15/10. If you are paying after that date, your fee, including the 15% penalty, is 201.25. Pursuant to Las Vegas Municipal Code Chapter 6.02.250 (B), your license will expire if these fees and penalties have not been paid by 10/01/10.	

Pay on-line at www.lasvegasnevada.gov

FM-0134-01-10 MD
Form 198

GK3 ARCHITECTURE LLC 2111 EDGEWOOD AVE. LAS VEGAS, NV 89102-2239		90-7162/3222 4904911602	1357
DATE <u>8/10/10</u>			
PAY TO THE ORDER OF	<u>City of Las Vegas - License</u> \$ <u>175.00</u>		
	<u>One Hundred Seventy Five</u> <u>10/100</u> DOLLARS		
Washington Mutual			
Washington Mutual Bank, FA Henderson-Horizon Marketplace Financial Center 934 10624 S. Eastern Ave., Ste. E. 1-800-788-7000 Henderson, NV 89052-2983 24-hour Customer Service			
NOTES	<u>Q09-00104-3-133141</u> <u>Sumit K. Patel</u>		
		1357 SEP 13 2010	

20060907-0003727

Fee: \$18.00 RPTT: \$7,902.45
N/C Fee: \$25.00

09/07/2006 14:03:57

T20060155915

Requestor:

NEVADA TITLE COMPANY

Frances Deane

Clark County Recorder

COO

Pgs: 6

A.P.N.: 125-27-222-009
R.P.T.T.: \$7,902.45

Escrow #06-05-0180-JJA

Mail tax bill to and
When recorded mail to:
MFE, Inc.
955 Temple View
Las Vegas, NV 89110
Attn: Maria Enamorado

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Azure South, Inc., a Nevada corporation, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to MFE, Inc., a Nevada corporation dba Family Express, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

RECEIVED

SEP 13 2010

IN WITNESS WHEREOF, this instrument has been executed this 11 day of August, 2006.

Azure South, Inc., a Nevada corporation

By: Frank Nielsen, President

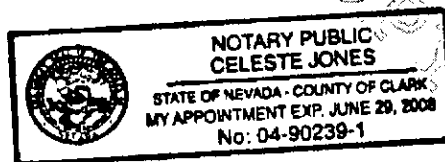
State of NEVADA

County of Clark

This instrument was acknowledged before me on August 11, 2006
by Frank Nielsen as President
of Azure South, Inc., a Nevada corporation

Celeste Jones
NOTARY PUBLIC

My Commission Expires: June 29, 2008



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SEP 13 2010

EXHIBIT "A"

BEING A PORTION OF LOT TWO (2) OF "MONTECITO EAST - A COMMERCIAL SUBDIVISION", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113, OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 85°01'54" WEST, 194.42 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 05°24'02" EAST, 268.69 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AZURE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 84°35'59" EAST, 123.34 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 85°27'55", AN ARC LENGTH OF 80.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF TENAYA WAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°51'56" WEST, 218.18 FEET TO THE POINT OF BEGINNING.

FURTHER DEPICTED ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 147 OF SURVEYS, PAGE 70, RECORDED APRIL 11, 2005 IN BOOK 20050411 AS DOCUMENT NO. 00626, OF OFFICIAL RECORDS.

COPY

RECEIVED

SEP 13 2010

APN# 125-27-222-009

Return to:
Nevada Title Company
2500 N. Buffalo #150
Las Vegas, NV 89128

Grant, Bargain Sale Deed

TITLE OF DOCUMENT

(This cover page must be typed or printed)

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS NO SOCIAL SECURITY NUMBER
CONTAINED IN THE DOCUMENT.

BY: _____
NAME PRINT: Scott Dunham

THE UNDERSIGNED HEREBY AFFIRMS THAT THERE IS A SOCIAL SECURITY NUMBER
CONTAINED IN THIS DOCUMENT AS REQUIRED BY
LAW: _____

BY: _____
NAME PRINT: _____

RECEIVED

SEP 13 2010

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)

- a) 125-27-222-009
b) _____
c) _____
d) _____

2. Type of Property:

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

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$1,549,110.36

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$1,549,110.36

Real Property Transfer Tax Due

\$ 7,902.45

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section: _____

b. Explain Reason for
Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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, 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: _____ Capacity: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Azure South, Inc., a Nevada corporation

Print Name: Maria F. Enamorado

Address: 6600 West Charleston Blvd, Ste 120

Address: 955 Temple View

City/State/Zip: Las Vegas, NV 89146

City/State/Zip: Las Vegas, NV 89110

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

Print Name: Nevada Title Company

Esc. #: 06-05-0180-JJA

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

RECEIVED

SEP 13 2010

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

a) 125-27-222-009

b) _____

c) _____

d) _____

2. Type of Property:

X a) Vacant Land

☐ c) Condo/Townhouse☐ e) Apt. Bldg.☐ g) Agricultural☐ i) Other☐ b) Sgl. Fam. Residence☒ d) 2-4 Plex☐ f) Comm'l/Ind'l☐ h) Mobile Home

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090,
Section:b. Explain Reason for
Exemption:5. Partial Interest: Percentage being transferred: 100 %

The undersigned declare(s) 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. Further, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, shall result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.224, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: GRANTOR/SELLERSignature: Maria F. EnamoradoCapacity: GRANTEE BUYER
SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Azure South, Inc., a Nevada corporationPrint Name: Maria F. EnamoradoAddress: 6600 West Charleston Blvd, Ste 120Address: 955 Tangle ViewCity/State/Zip: Las Vegas, NV 89146City/State/Zip: Las Vegas, NV 89110COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)Print Name: Nevada Title CompanyEsc. #: 06-05-0180-JJAAddress: 2500 N Buffalo, Suite 150City: Las VegasState: NVZip: 89128

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

FOR RECORDERS'S OPTIONAL USE ONLY

Document/Instrument #:

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

\$1,549,110.36\$1,549,110.36\$ 7,902.45

MFE, INC.**Business Entity Information**

Status:	Active	File Date:	12/14/1998
Type:	Domestic Corporation	Entity Number:	C29088-1998
Qualifying State:	NV	List of Officers Due:	12/31/2010
Managed By:		Expiration Date:	
NV Business ID:	NV19981404238	Business License Exp:	12/31/2010

Registered Agent Information

Name:	MARIA F. ENAMORADO	Address 1:	955 TEMPLE VIEW
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89110
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 250.00
Par Share Count:	2,500.00	Par Share Value:	\$ 0.10

Officers☒ Include Inactive Officers**Secretary - MARIA F ENAMORADO**

Address 1:	955 TEMPLE VIEW DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89110	Country:	USA
Status:	Active	Email:	

Treasurer - MARIA F ENAMORADO

Address 1:	955 TEMPLE VIEW DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89110	Country:	USA
Status:	Active	Email:	

President - MARIA F ENAMORADO

Address 1:	955 TEMPLE VIEW DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89110	Country:	USA
Status:	Active	Email:	

Director - MARIA F ENAMORADO

Address 1:	955 TEMPLE VIEW DR	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89110	Country:	USA
Status:	Active	Email:	

Actions\Amendments**RECEIVED**

Action Type:	Articles of Incorporation
--------------	---------------------------

SEP 13 2010

Document Number:	C29088-1998-001	# of Pages:	1
File Date:	12/14/1998	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	C29088-1998-007	# of Pages:	1
File Date:	1/19/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29088-1998-008	# of Pages:	1
File Date:	1/04/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29088-1998-006	# of Pages:	1
File Date:	1/05/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29088-1998-005	# of Pages:	1
File Date:	12/30/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29088-1998-004	# of Pages:	1
File Date:	12/04/2002	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29088-1998-009	# of Pages:	1
File Date:	1/06/2004	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	C29088-1998-003	# of Pages:	1
File Date:	11/05/2004	Effective Date:	
CERTIFICATE OF CORRECTION FILED CORRECTING RESIDENT AGENT, MEMBER AND INCORPORATORS NAME. 1 PG. RAF			
Action Type:	Annual List		
Document Number:	C29088-1998-002	# of Pages:	1
File Date:	1/06/2005	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050617733-54	# of Pages:	1
File Date:	12/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060802278-85	# of Pages:	1
File Date:	12/12/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070877181-11	# of Pages:	1
File Date:	12/24/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080781306-15	# of Pages:	1
File Date:	11/26/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

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Document Number:	20090882372-71	# of Pages:	1
File Date:	12/24/2009	Effective Date:	
(No notes for this action)			

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EXHIBIT "A"

legal description

BEING A PORTION OF LOT TWO (2) OF "MONTECITO EAST - A COMMERCIAL SUBDIVISION", AS SHOWN BY MAP THEREOF ON FILE IN BOOK 113, OF PLATS, PAGE 26, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHWEST QUARTER (NW ¼) OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 85°01'54" WEST, 194.42 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 05°24'02" EAST, 268.69 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AZURE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 84°35'59" EAST, 123.34 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 54.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 85°27'55", AN ARC LENGTH OF 80.55 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF TENAYA WAY; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°51'56" WEST, 218.18 FEET TO THE POINT OF BEGINNING.

FURTHER DEPICTED ON THAT CERTAIN RECORD OF SURVEY FILED IN FILE 147 OF SURVEYS, PAGE 70, RECORDED APRIL 11, 2005 IN BOOK 20050411 AS DOCUMENT NO. 00626, OF OFFICIAL RECORDS.

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