



Case Number: **SUP-9664** APN: 126-01-702-007  
Name of Property Owner: Sagebrush Cantina, LLC  
Name of Applicant: Sagebrush Cantina, LLC

Yes

          X           No

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

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

APN:

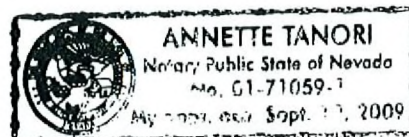
Signature of Property Owner:

Print Name: \_\_\_\_\_

Michael Chernine

This 30 day of Sept, 2008

Notary Public in and for said County and State



# DESIGN DATA

|                                                    |                                                                                                |
|----------------------------------------------------|------------------------------------------------------------------------------------------------|
| LOT AREA                                           | 115,223 SQ. FEET (2.65 ACRES)                                                                  |
| TAXON                                              | 3,501 SQUARE FEET                                                                              |
| C-STORE                                            | 3,710 SQUARE FEET (PLUS 1,000 SF. CAR WASH)                                                    |
| TOTAL BUILDING AREA                                | 12,714 SQUARE FEET                                                                             |
| LOT COVERAGE                                       | 11.1%                                                                                          |
| PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 19.10) |                                                                                                |
| TAXON                                              | PARKING 2,750 SF. / 1.50 STALLS = 35.04 STALLS, MINIMUM 2,750 SF. / 1.50 STALLS = 13.16 STALLS |
| TOTAL STALLS REQUIRED                              | 104.24 OF 105 STALLS                                                                           |
| PARKING PROVIDED                                   |                                                                                                |
| REGULAR STALLS                                     | 117 STALLS                                                                                     |
| ACCESSORY STALLS                                   | 1 BAY STALL, 4 REGULAR STALLS                                                                  |
| TOTAL STALLS                                       | 117 STALLS                                                                                     |

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128-01-702-008  
U (PCD) (CITY OF LAS VEGAS)

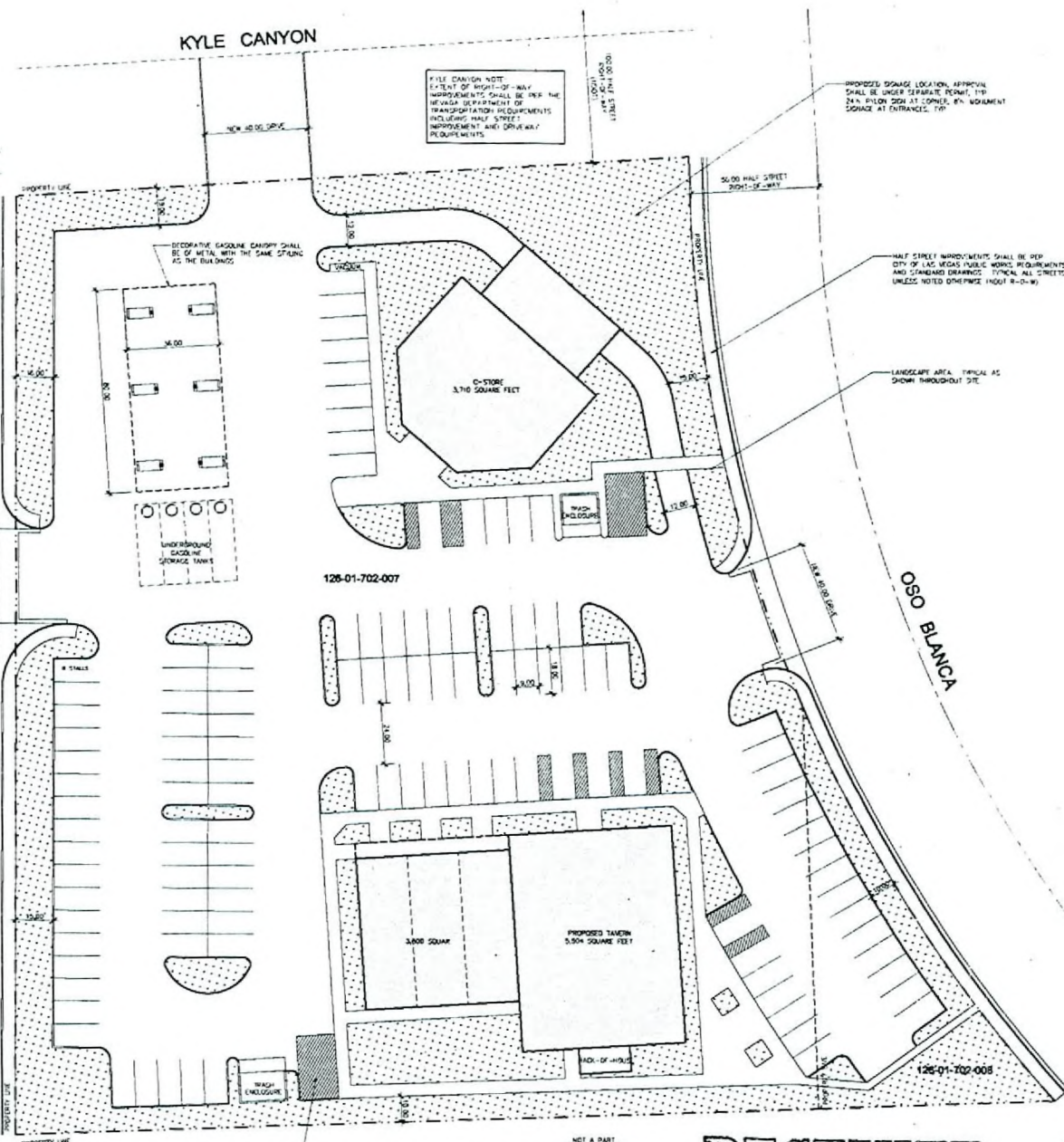


NOTE:  
THIS PLAN WAS PREPARED BASED ON INFORMATION FROM  
A CLARK COUNTY ASSessor's MAP, MAP AND WAS  
NOT PREPARED WITH THE BENEFIT OF A FIELD SURVEY.  
THE FINAL DESIGN SHALL BE ADAPTED ACCORDINGLY  
BASED ON THE ACTUAL FIELD WORK COMPLETED.

## Architectural Site Plan

Scale: 1" = 20' 0"  
BBG Project No.: 5607A  
Version 5 - Schematic Design

These drawings and any other drawings or documents are prepared by or for the client and are not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in these drawings or documents.



BRESLIN  
BUILDERS



Land-Use Submittal Package  
September 6, 2007

**Sagebrush Cantina**  
Kyle Canyon and Oso Blanco, Las Vegas, Nevada

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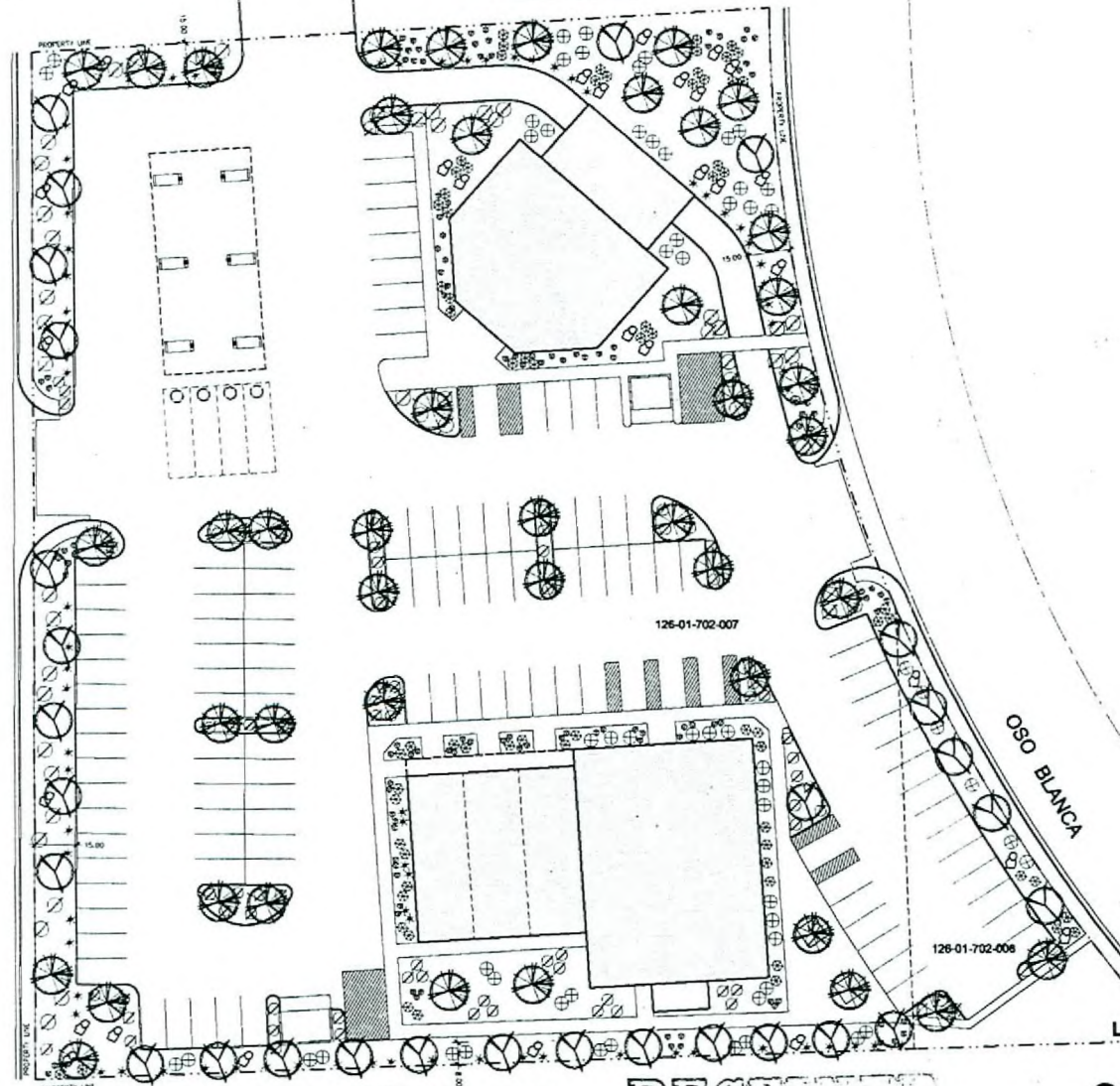
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SUP-9664  
SUP-9665  
SDR-9666  
11-07-07 CC

# LANDSCAPING GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. THE LANDSCAPE CONTRACTOR SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL HAVE IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL QUANTITY OF EACH SPECIES. EACH TAG SHALL SHOW THE GENUS, SPECIES AND VARIETY, ETC. THE LANDSCAPE CONTRACTOR SHALL PROVIDE MATCHING SIZES AND FORMS OF LIFE "SHRUB" CHECKS AS SHOWN ON DRAWINGS.
3. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO DESIGN/BUILD THE IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF LAS VEGAS TITLE 19.12 AND ACCEPTABLE INDUSTRY STANDARDS.
4. DECOMPOSED GRANITE USED ON THIS PROJECT SHALL BE 1/4" WINGS, COLORED SHALL BE MEDIUM GOLD. SELECTED BY THE OWNER AND SHALL BE A MINIMUM OF 2" IN DEPTH. PHYSICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN NO FINE AND NO AGGREGATE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE VERIFICATION OF THIS FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
5. LANDSCAPE INSTALLATION SHALL MATCH OR COMPLEMENT ROCK GROUNDCOVER. ALL BOLLERS TO BE GRANITE UNLESS NOTED OTHERWISE. BOLLERS SHALL BE PLACED IN SHAPE AND SHALL BE 2" TO 4" IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
  - ADD 4" LARGEST DIAMETER
  - ADD 3" LARGEST DIAMETER
  - ADD 2" LARGEST DIAMETER
6. THE BOLLER SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4 OF BOLLER DIAMETER SET INTO FINISHED GRADE.
7. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19A ZONING CODE AND OTHER APPLICABLE CODES.
8. EACH PLANT SHALL BE PROVIDED ITS OWN DRAIN IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND ISOLATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
9. ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS COVERING UNLESS NOTED OTHERWISE.
10. ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED WITHIN THE BUILDING.
11. THE LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1/4" MINIMUM AND (2) 2" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
12. ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 5'-0" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A POST SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARDS.
13. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
14. ALL EXISTING LANDSCAPE AREAS SHALL BE OF WEEDS AND SHALL HAVE THE TOP 8" OF SOIL REPLACED WITH CLEAN WASHED FILL MATERIAL. ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND DISPOSED OF.

KYLE CANYON

KYLE CANYON NOTE:  
CITY OF RIGHT-OF-WAY  
IMPROVEMENTS SHALL BE PER THE  
Nevada Department of  
TRANSPORTATION REQUIREMENTS  
INCLUDING HALF STREET  
IMPROVEMENT AND DRIVEWAY  
REQUIREMENTS



## TREE SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME            | SIZE    | REMARKS     |
|--------|----------------|------------------------|---------|-------------|
|        | CEANOBIUM      | CALIFORNIA PEPPER TREE | 24" DBH |             |
|        | AVICENNIA      | AVICENNIA              | 24" DBH | MULTI-TRUNK |

## PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE  | REMARKS |
|--------|----------------|-------------|-------|---------|
|        | POSSIDANTUS    | POSSIDANTUS | 5 GAL |         |
|        | WOLLEMBERGIA   | DEEP THROAT | 5 GAL |         |
|        | BALETHA        | BALETHA     | 5 GAL |         |
|        | HECTOPALDE     | HECTOPALDE  | 5 GAL |         |
|        | NAUMIA         | NAUMIA      | 5 GAL |         |

## Landscape Plan

Scale: 1" = 30' 0"  
BIDG Project No.: 56079A  
Version 5 - Schematic Design

Notes: All plants and materials shall be of the highest quality and shall be of the type specified in the schedule. All plants shall be of the type specified in the schedule. All materials shall be of the type specified in the schedule. All plants shall be of the type specified in the schedule. All materials shall be of the type specified in the schedule.

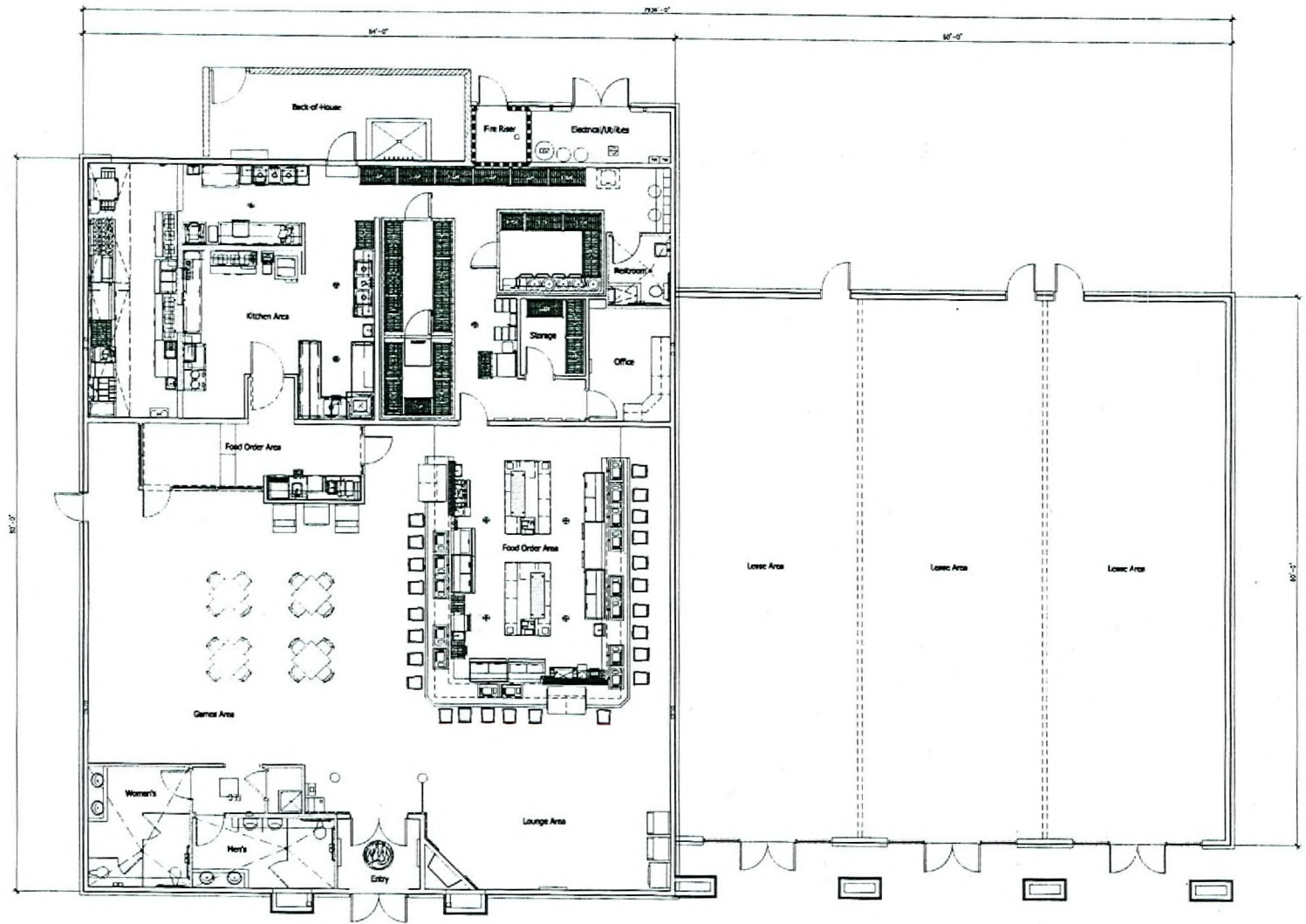
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SUP-9665  
SDR-9666  
11-07-07 CC

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U (POST) CITY OF LAS VEGAS

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September 6, 2007

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Kyle Canyon and Oso Blanco, Las Vegas, Nevada



# Tavern/Retail Floor Plan

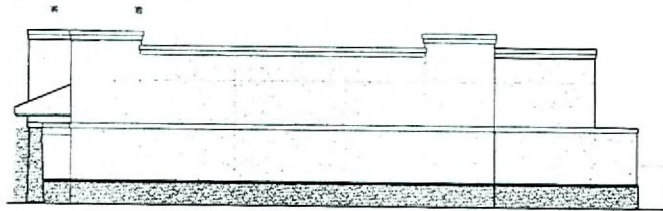
Scale: 3/16" = 1' 0"  
BROG Project No.: 5407A  
Version: 5

Land-Use Submittal Package  
September 5, 2007

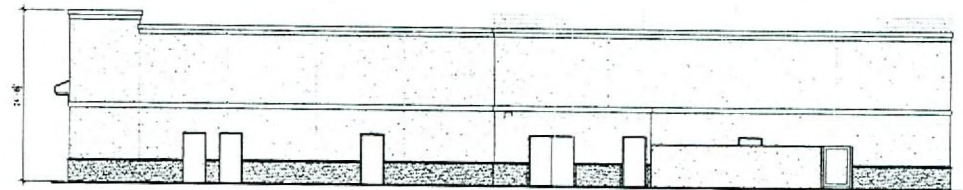
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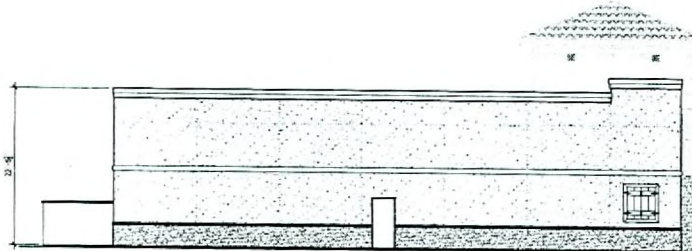
**Sagebrush Cantina**  
Kyle Canyon and Oso Blanco, Las Vegas, Nevada



Side Elevation (West)



Rear Elevation (South)



Side Elevation (East)



Front Elevation (North)

## Tavern/Retail Elevations

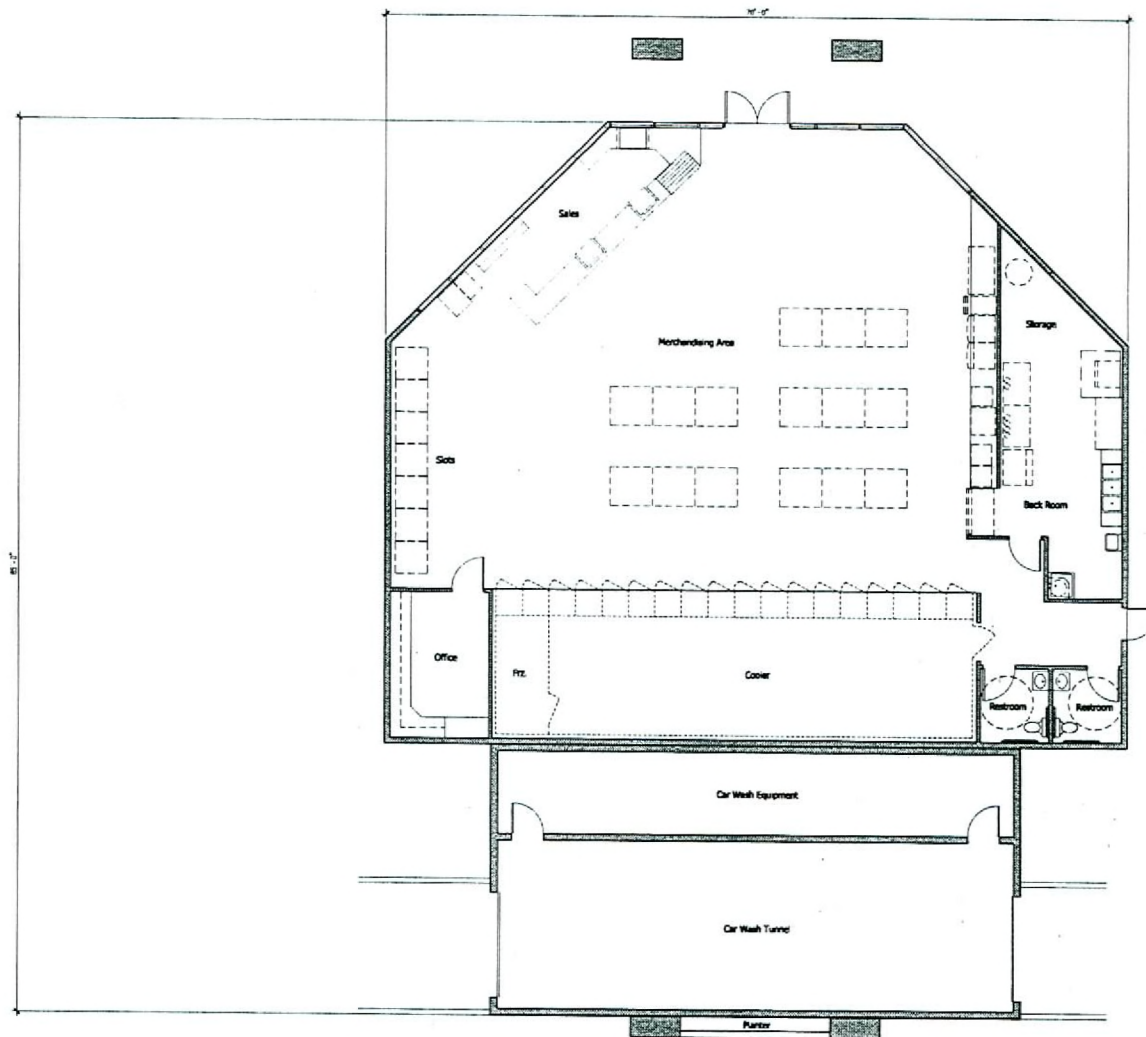
Scale: 1/8" = 1'-0"  
 BBOG Project No.: 5607A  
 Version 5

Land-Use Submittal Package  
 September 5, 2007

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## C-Store Floor Plan

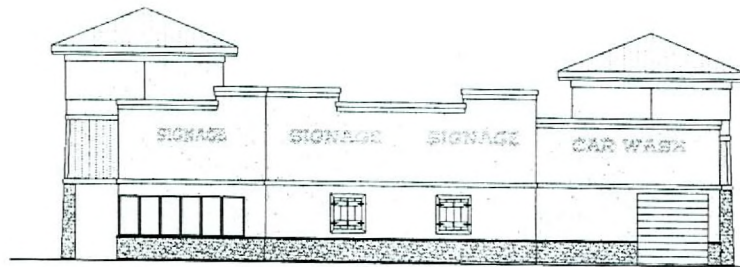
Scale: 3/16" = 1'-0"  
 PROJ Project No.: 5607A  
 Version 5

Land-Use Submittal Package  
 September 5, 2007

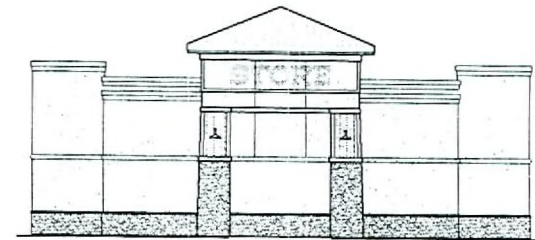
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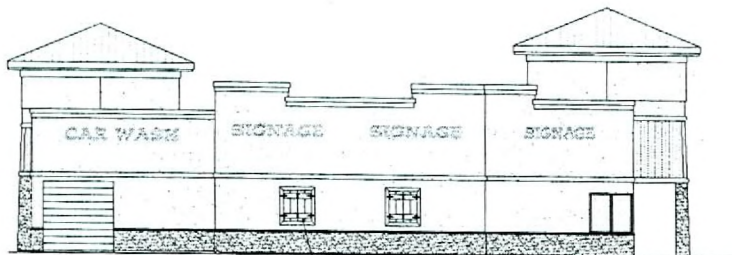
**Sagebrush Cantina**  
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada



Side Elevation (South)



Rear Elevation (East)



Side Elevation (North)



Front Elevation (West)

## C-Store Elevations

Scale: 1/8" = 1' 0"  
 BDDG Project No.: 5607A  
 Version 5

Land-Use Submittal Package  
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