



SDR-9666

Name of Applicant: Sagebrush Cantina, LLC

X No

APN: _____

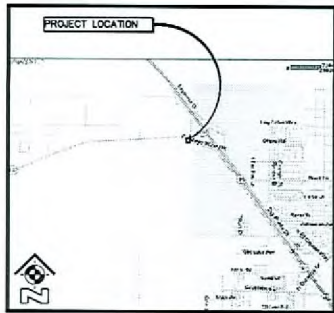
Print Name: Michael Chornine

 **ANNETTE TANORI**
Notary Public State of Nevada
No: 01-71059-1
My appt. exp. Sept. 19, 2009

DESIGN DATA

LOT AREA	113,323.96 SQUARE FEET = (2.65 ACRES)
TAVERN	5,554 SQUARE FEET
C-STORE	3,710 SQUARE FEET (PLUS 1,200 S.F. CAR WASH)
TOTAL BUILDING AREA	12,864 SQUARE FEET
LOT COVERAGE	11.11%
PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 19.10)	
TAVERN - PUBLIC 2,132 S.F./1.56 S.F. = 55.04 STALLS, NON-PUBLIC 2,150 S.F./1,200 S.F. = 13.75 STALLS	
RETAIL - 3,600 S.F./1,175 S.F. = 20.57 STALLS	
TOTAL STALLS REQUIRED = 104.34 OR 105 STALLS	
PARKING PROVIDED	
REGULAR STALLS	112 STALLS
ACCESSORY STALLS	1 NEW STALL, 4 REGULAR STALLS
TOTAL STALLS	117 STALLS

NOT A PART
126-01-702-006
U (PUD) (CITY OF LAS VEGAS)



NOTE:
THIS PLAN WAS PREPARED BASED ON INFORMATION FROM
A CLARK COUNTY ASSOCIATION'S PARCEL MAP AND WAS
NOT PREPARED WITH THE BENEFIT OF A FIELD SURVEY.
THE FINAL DESIGN SHALL BE BASED ACCORDINGLY
BASED ON THE ACTUAL FIELD WORK COMPLETE.

Architectural Site Plan

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

Source: Bureau of Surveying for map of Clark County and Clark County Assessor's Office. 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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 COMMON SPECIES AND VARIETY, ETC., THE LANDSCAPE CONTRACTOR SHALL PROVIDE MATCHING SIZE AND FORMS OF LIFE SHAPES SPECIES 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" MINUS. COLOR SHALL BE MEDIUM GOLD SELECTED BY THE OWNER AND SHALL BE A MINIMUM OF 2" IN DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN NO FINES AND NO AGGREGATE. THE LANDSCAPE CONTRACTOR SHALL RECEIVE VERIFICATION OF MIX FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
5. LANDSCAPE BOLLARDS COLOR SHALL MATCH OR COMPLEMENT ROCK GROUPS/OVERLAP ALL BOLLARDS TO BE GRANITE UNLESS NOTED OTHERWISE. BOLLARDS SHALL BE ROUND IN SHAPE AND SHALL BE 2" TO 4" IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
- 40% 4" LARGEST DIAMETER
- 40% 3" LARGEST DIAMETER
- 20% 2" LARGEST DIAMETER
6. THE BOLLARD SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4" OF ROOF DRAINAGE 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 DRIP 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 SELVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (3) PVC CONDUITS WITH (1) 1/2" MINIMUM AND (2) 3/4" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
12. ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 3'-0" MINIMUM BACK OF SIDEWALK. TREES WITHIN 5' OF SIDEWALKS OR WALKS SHALL BE PLANTED WITH A ROOT 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 DE-MULCHED AND SHALL HAVE THE TOP 6" OF SOIL REPLACED WITH CLEAN WASHED FINE MATERIAL. ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND DISPOSED OF.

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	SYRINGA MOLLE	CALIFORNIA PEPPER TREE	24" DBH	
	FRAX LANCEA	AFRICAN SAMBAK	24" DBH	MULTI-TRUNK

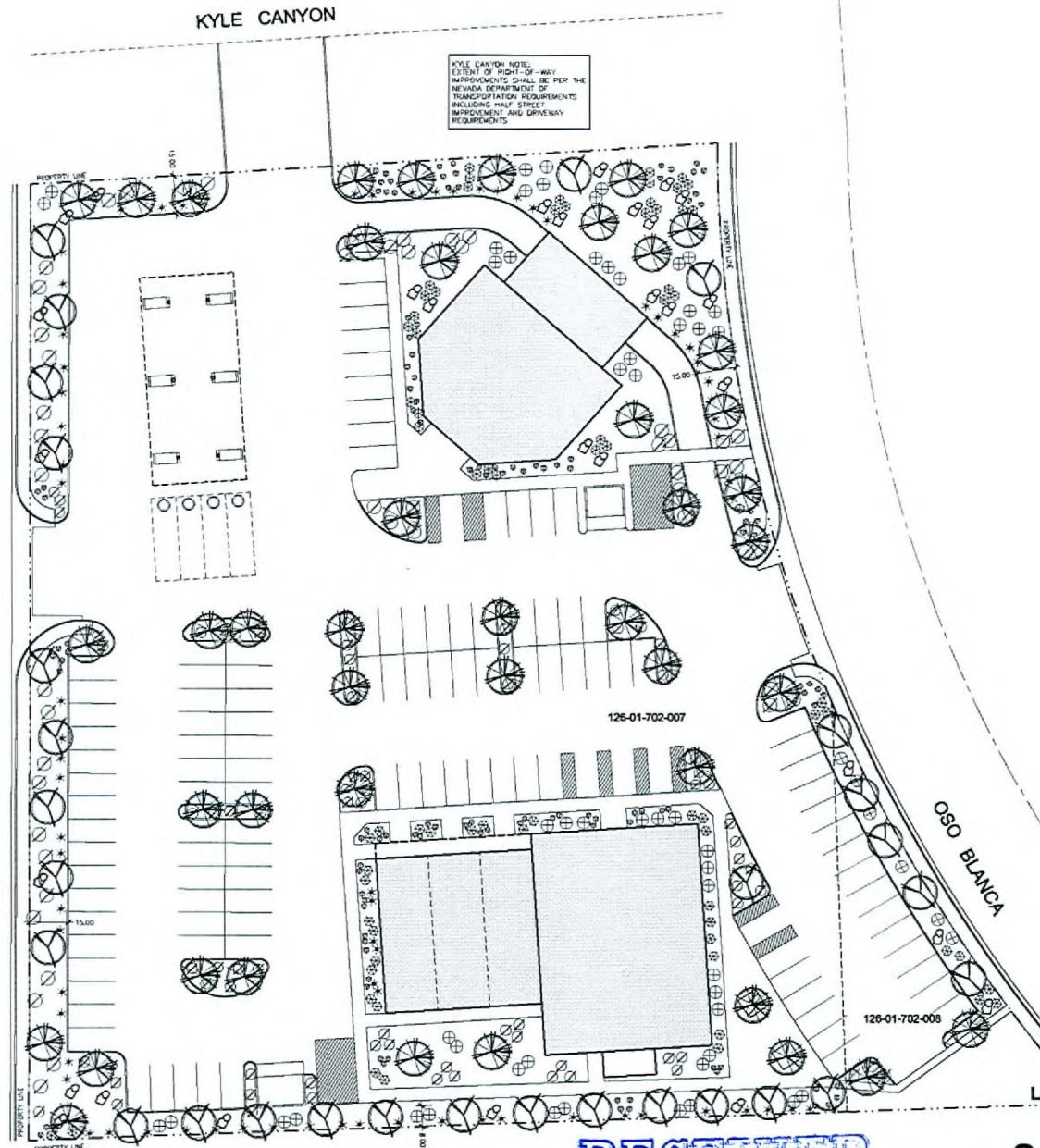
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	POCAHONTAS GONOLONG	POCAHONTAS	5 GAL	
	MULCHBERGIA PISUM	BEER GRASS	5 GAL	
	DALEA MULTIRAMATA	DESERT MARIGOLD	5 GAL	
	HEPITALDE PAVILORIA	RED YUCCA	5 GAL	
	PAVONIA DOMESTICA	HEAVENLY SHAMROO	5 GAL	

Landscape Plan

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

Based on the information provided by the client, the designer is not responsible for the accuracy of the information provided by the client. The designer is not responsible for the accuracy of the information provided by the client. The designer is not responsible for the accuracy of the information provided by the client.



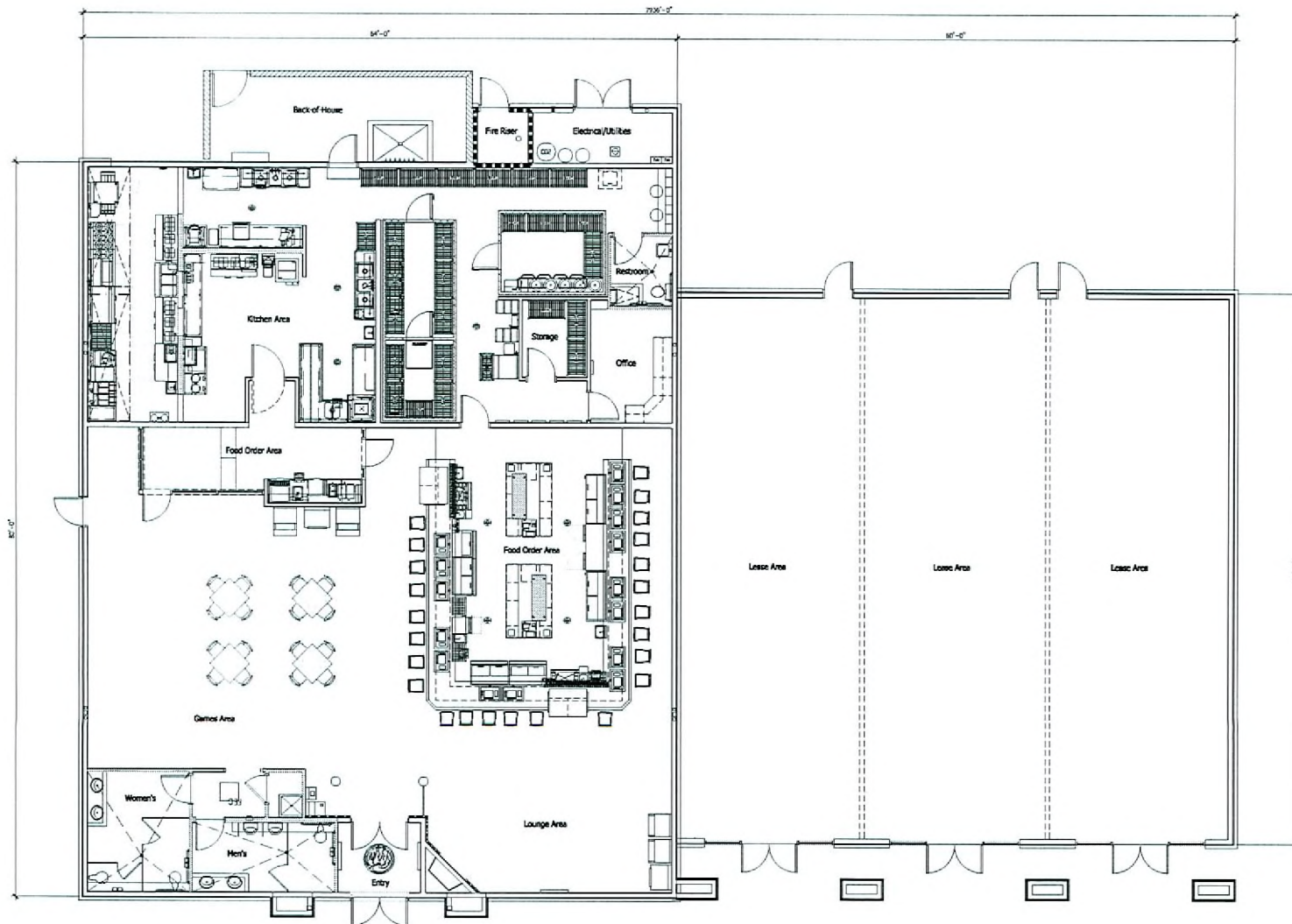
ZON-9662
 SUP-9664
 SUP-9665
 SDR-9666
 11-07-07 CC

NOT A PART
 126-01-702-008
 (1) (102) CITY OF LAS VEGAS

RECEIVED
 OCT 09 2007

Land-Use Submittal Package
 September 6, 2007

Sagebrush LLC
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada



Tavern/Retail Floor Plan

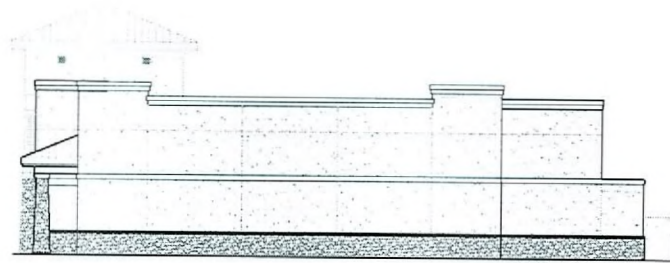
Scale: 3/16" = 1'-0"
 BBG Project No.: 5607A
 Version 5

Land-Use Submittal Package
 September 5, 2007

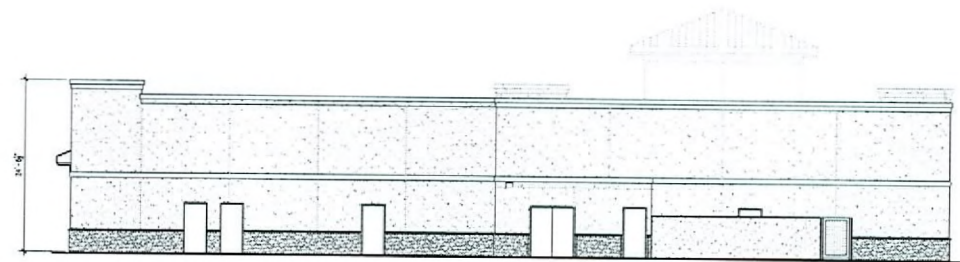
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 SUP-9664
 SUP-9665
 SDR-9666
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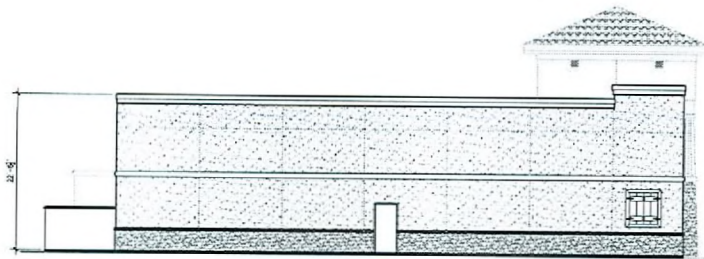
Sagebrush Cantina
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada



Side Elevation (West)



Rear Elevation (South)



Side Elevation (East)



Front Elevation (North)

Tavern/Retail Elevations

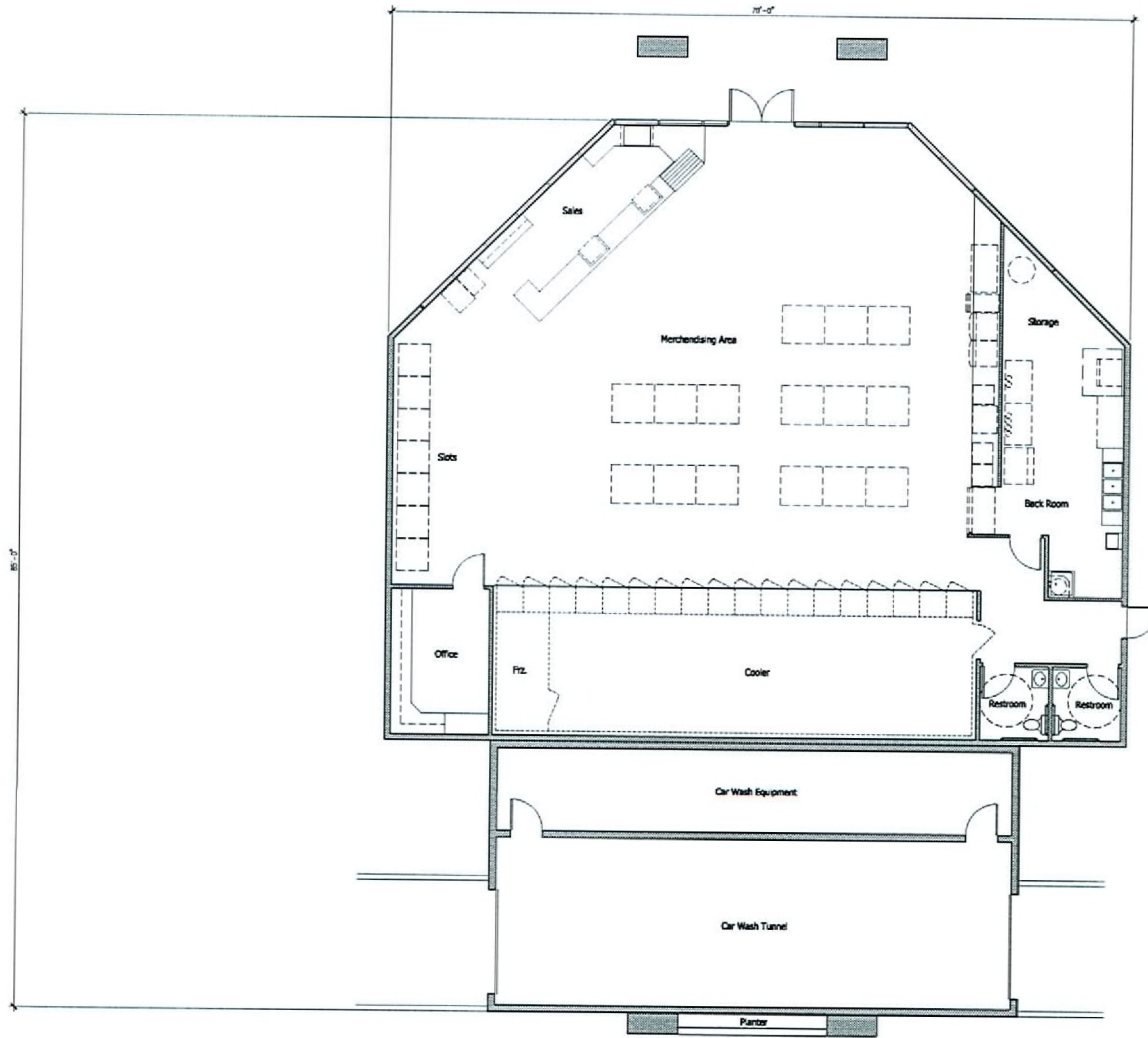
Scale: 1/8" = 1'-0"
SDG Project No.: 5607A
Version 5

Land-Use Submittal Package
September 5, 2007

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C-Store Floor Plan

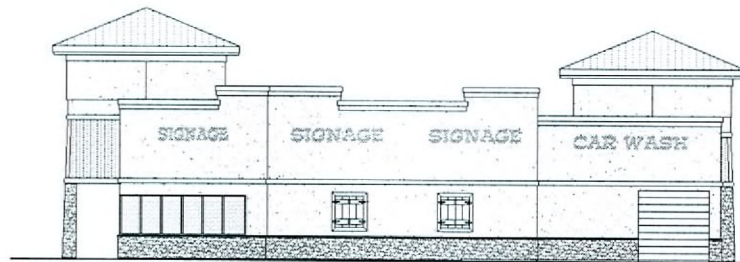
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BBG Project No.: 5607A
Version 5

Land-Use Submittal Package
September 5, 2007

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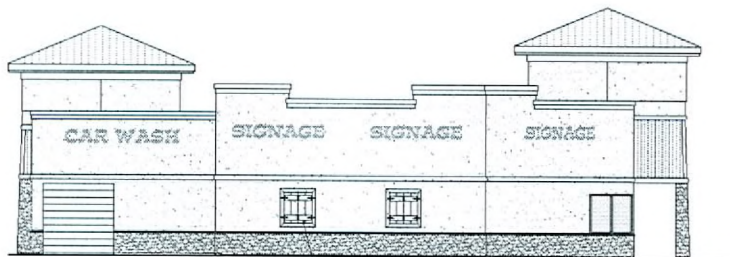
Sagebrush Cantina
Kyle Canyon and Oso Blanco, Las Vegas, Nevada



Side Elevation (South)



Rear Elevation (East)



Side Elevation (North)



Front Elevation (West)

C-Store Elevations

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

Land-Use Submittal Package
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