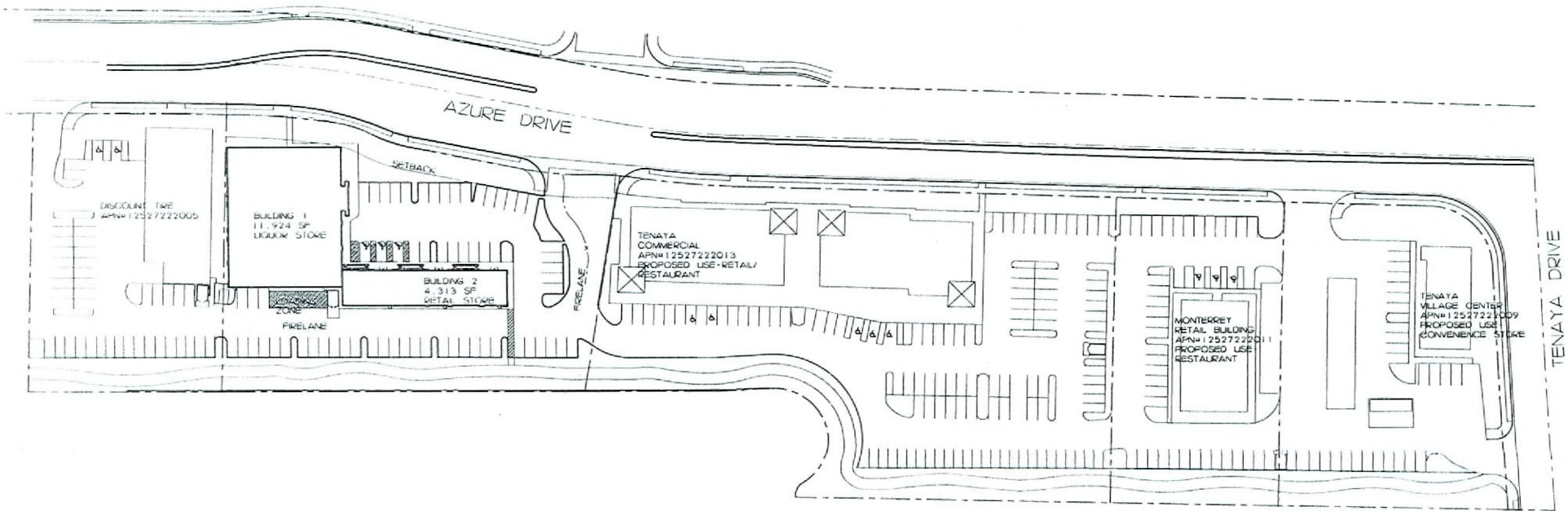




**OVERALL PARKING ANALYSIS**

LEE'S DISCOUNT LIQUOR 65 SPACES	BUILDING SQUARE FOOTAGE- 19,249 SF	DISCOUNT TIRE 43 SPACES	BUILDING SQUARE FOOTAGE- 10,750 SF	TENAYA COMMERCIAL- 106 SPACES	BUILDING SQUARE FOOTAGE- 17,500 SF	MONTERREY RETAIL BUILDING- 62 SPACES	BUILDING SQUARE FOOTAGE- 5,128 SF	TENAYA VILLAGE CENTER- 33 SPACES	BUILDING SQUARE FOOTAGE- 3,500 SF	TOTAL AREA OF BUILDINGS- 53,115 SF	REQUIRED PARKING AT 1:250= 213 SPACES	REQUIRED ACCESSIBLE SPACES FOR 213 SPACES = 7 SPACES	PROVIDED REGULAR PARKING = 264 SPACES	PROVIDED COMPACT PARKING = 30 SPACES	PROVIDED ACCESSIBLE PARKING = 15 SPACES	PROVIDED TOTAL PARKING = 309 SPACES
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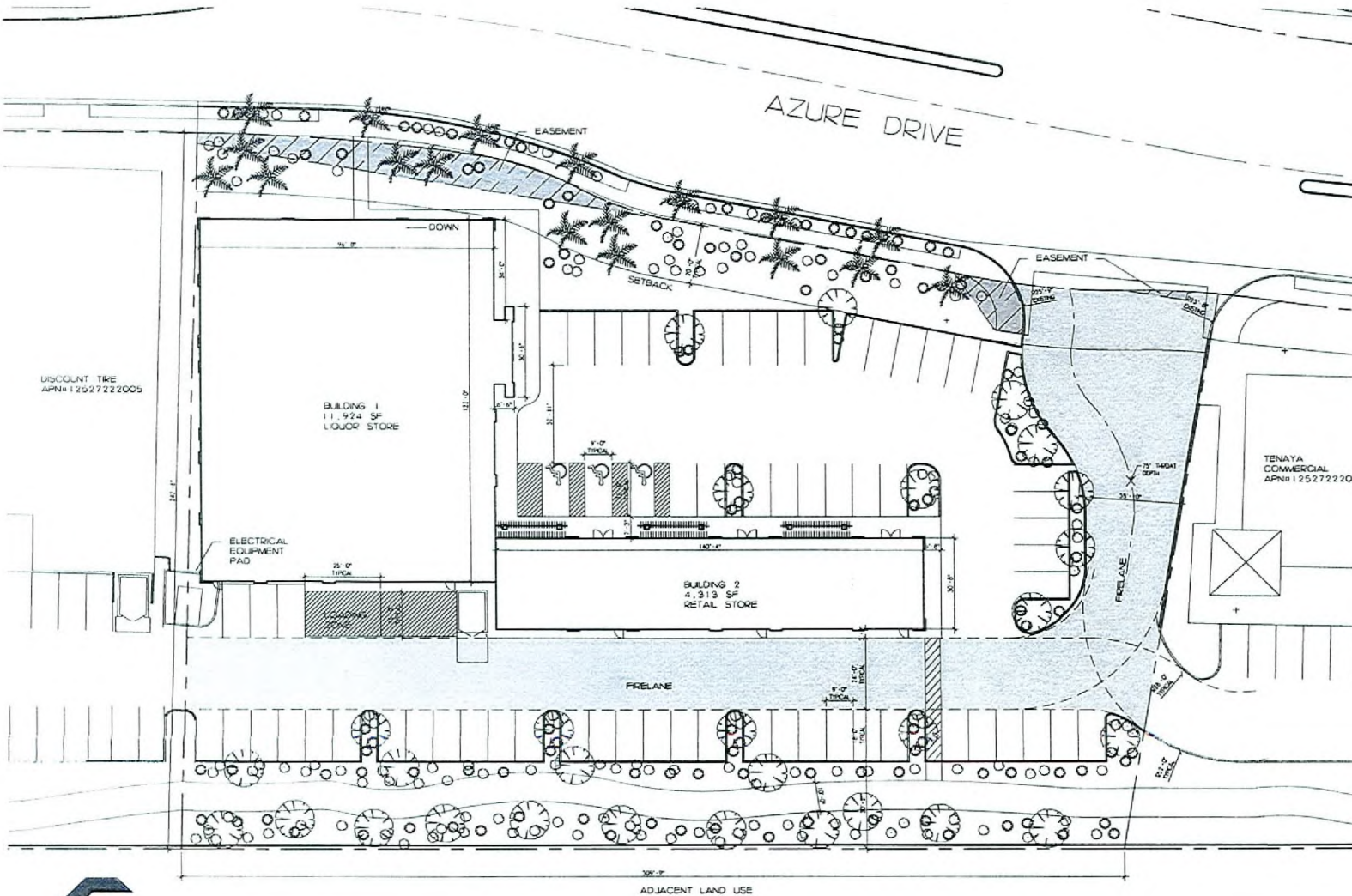
**SITE PLAN**  
SCALE: 1"=40' 0"

**REVISION**  
FEB 29 2008

**SSA ARCHITECTURE**  
4630 South Arroyo, Suite A  
Las Vegas, Nevada 89103  
(702) 573-1736  
Fax: 873-1726

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**LEE'S DISCOUNT LIQUOR-AZURE**  
**SDR-26865**  
**REVISED**  
**03/27/08 PC**



**PLANT LEGEND**

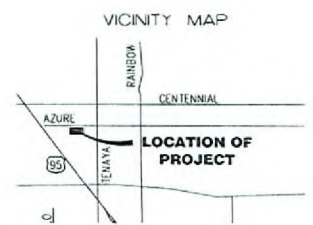
SYMBOL	QTY	NO.	BOTANICAL/COMMON NAME
	14	3"	BOX CHEFLA TA-SHAKUNDE - CHEFLA
	14	3"	FRANCO VELUTIA RD GRACE - RD GRACE ASH
	21	25'	TALL WASHINGTON WALTERIA HYBRID - MEXICAN FAN PALM
	5 PER TREE REQUIRED	5 GAL.	LEUCOPHYLLUM PROSTRANS 'GREEN CLOUD' - TEAS BANGS
	5 GAL.	5 GAL.	CASIA ANTHODIDES - FEATHERY CASIA
	5 GAL.	5 GAL.	RUCCA FANPULSA - RED RUCCA
	5 PER TREE REQUIRED	1 GAL.	JANIPOLIS - SHAKU JAMPOLIS
	1 GAL.	1 GAL.	LETOBA - MEXICAN HONTSLOODE

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CITY OF LAS VEGAS ZONING CODE SECTION 19.17-LANDSCAPE, WALL AND BUFFER REQUIREMENTS AS WELL AS THE CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS.  
 ALL PLANTING AREAS SHALL BEING A 7" MINIMUM LAYER OF MULCH COVER OR ROCK MULCH. ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.

**LANDSCAPING ANALYSIS**  
 AMOUNT OF OPEN SPACE - 13,207 SF = 24.73%  
 STREET TREES = 30' O.C.  
 PARKING FRINGS:  
 45 PARKING SPACES / 6 TREES PER SPACE = 11 REQUIRED 24" BOX TREES  
 13 BLANDS / 13 PROVIDED 24" BOX TREES

**SITE ANALYSIS**  
 APN = 12527222012  
 CURRENT ZONING - T-C (SR)  
 1.6 ACRES OR 69,579 SF  
 BUILDING 1 - 11,924 SF  
 BUILDING 2 - 4,313 SF  
 BUILDING AREA OF SITE P.A. 2,1-23,341  
 MAXIMUM BUILDING HEIGHT - 40FT

**PARKING ANALYSIS**  
 BUILDING SQUARE FOOTAGE - 16,249 SF  
 REQUIRED PARKING AT 1:250 - 65 SPACES  
 ACCESSIBLE SPACES REQUIRED FOR 65 SPACES = 3 SPACES  
 REGULAR PARKING = 60 SPACES  
 PROVIDED TOTAL PARKING = 65 SPACES



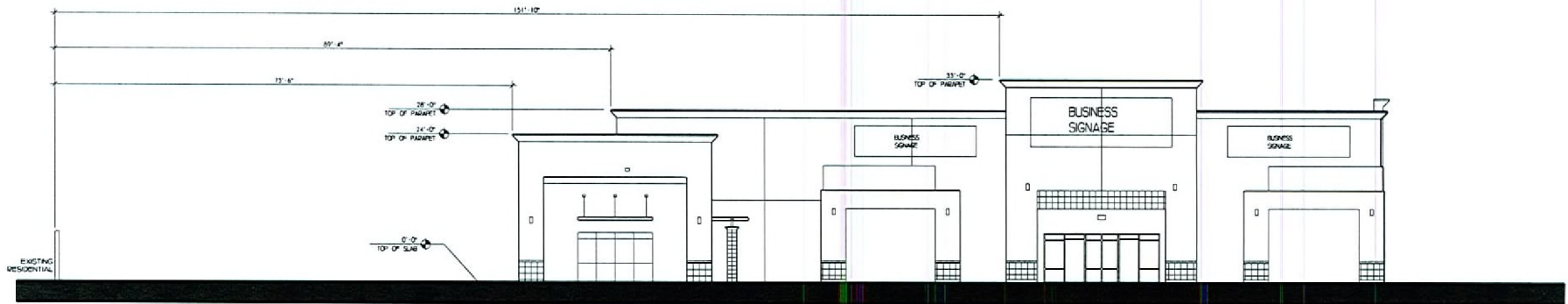
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**ENLARGED SITE PLAN / LANDSCAPE PLAN**  
 SCALE: 1/16"=1'-0" SITE-105

**LEE'S DISCOUNT LIQUOR-AZURE**  
**SDR-26865**  
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**03/27/08 PC**

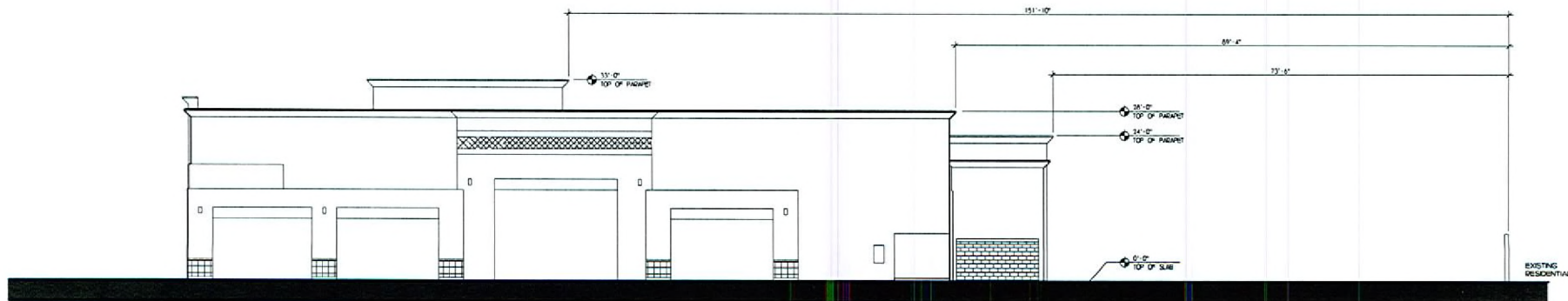
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**EAST SITE SECTION**

SCALE = 1/8" = 1'-0"

EL-EAST-LE6



**WEST SITE SECTION**

SCALE = 1/8" = 1'-0"

EL-WEST-LE6



**SSA ARCHITECTURE**

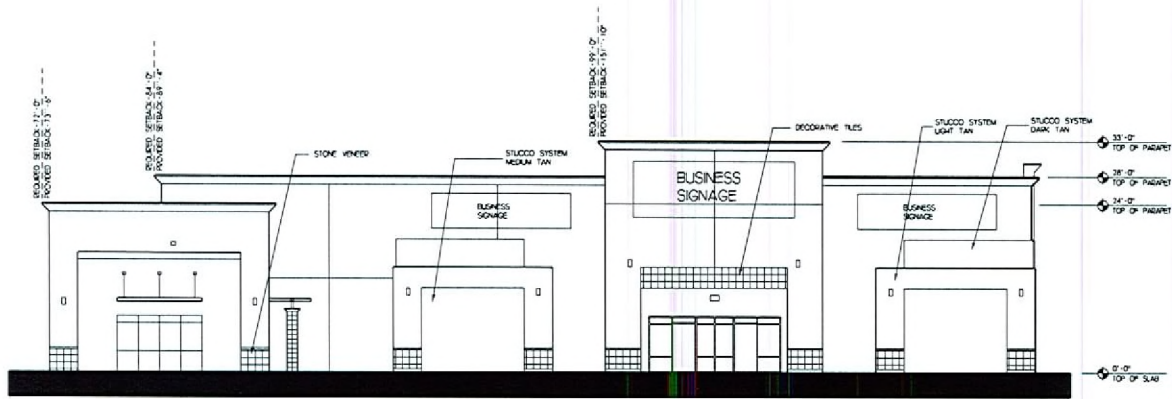
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**LEE'S DISCOUNT LIQUOR-AZURE**

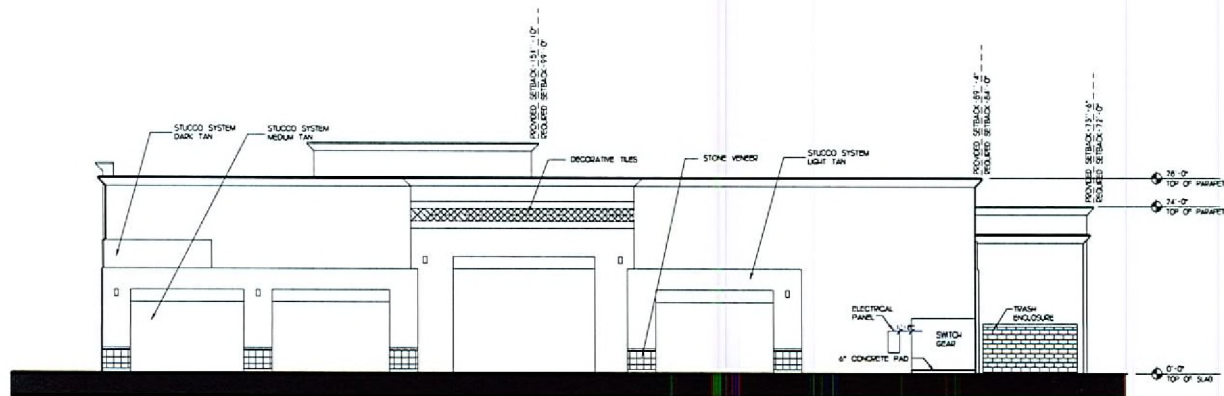
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03/27/08 PC**



**EAST ELEVATION**

SCALE: 1/8"=1'-0"

EL: EAST-UE5



**WEST ELEVATION**

SCALE: 1/8"=1'-0"

EL: WEST-UE5



**SSA ARCHITECTURE**

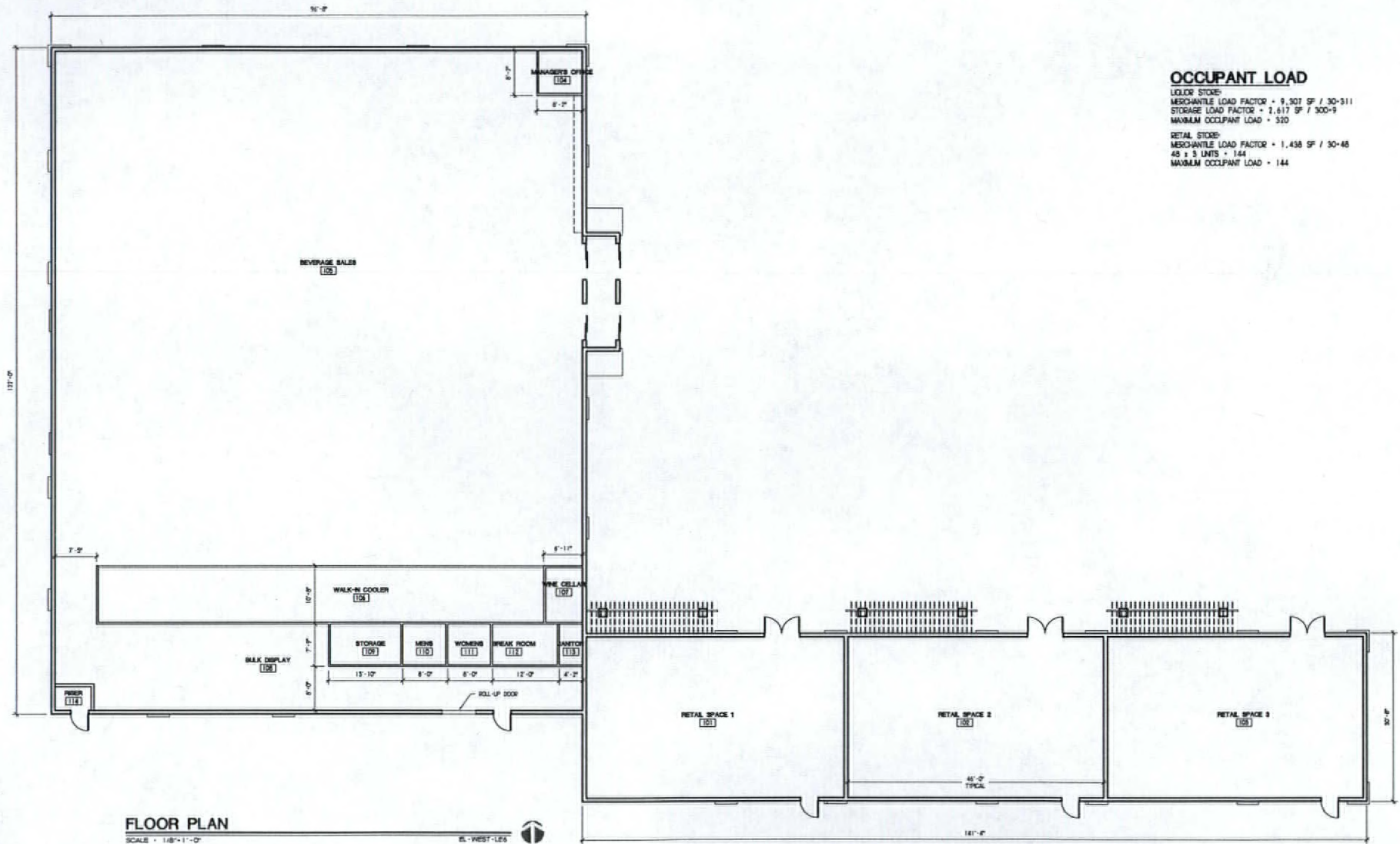
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**LEE'S DISCOUNT LIQUOR-AZURE**

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03/27/08 PC**



**OCCUPANT LOAD**  
 LIQUOR STORE:  
 MERCHANTILE LOAD FACTOR - 1,301 SF / 30-311  
 STORAGE LOAD FACTOR - 1,617 SF / 300-9  
 MAXIMUM OCCUPANT LOAD - 520  
 RETAIL STORE:  
 MERCHANTILE LOAD FACTOR - 1,438 SF / 30-48  
 45 ± 5 UNITS - 144  
 MAXIMUM OCCUPANT LOAD - 144



**SSA ARCHITECTURE**

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 Las Vegas, Nevada 89103  
 (702) 573-0728  
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**FLOOR PLAN**

SCALE - 1/8"=1'-0"

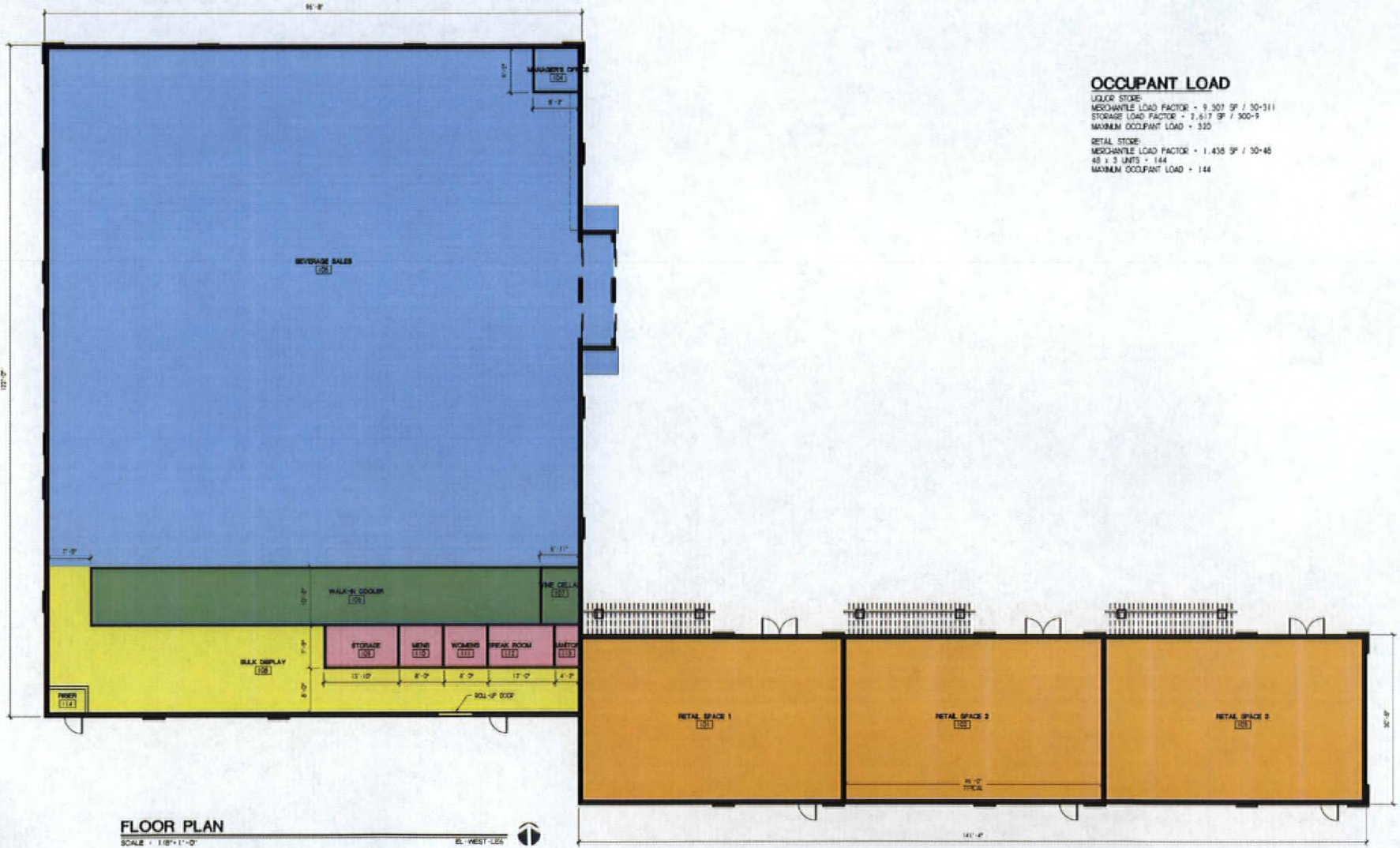
EL - WEST-125



**LEE'S DISCOUNT LIQUOR-AZURE**

**SDR-26865  
 SUP-26866  
 03/27/08 PC**

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 FEB 12 2008



**OCCUPANT LOAD**

LIQUOR STORE:  
 MERCHANDISE LOAD FACTOR = 9,307 SF / 50-511  
 STORAGE LOAD FACTOR = 2,617 SF / 500-9  
 MAXIMUM OCCUPANT LOAD = 330

RETAIL STORE:  
 MERCHANDISE LOAD FACTOR = 1,458 SF / 50-48  
 48 x 3 UNITS = 144  
 MAXIMUM OCCUPANT LOAD = 144

**FLOOR PLAN**

SCALE = 1/8"=1'-0"

E. WEST-LEA



**SSA ARCHITECTURE..**

4830 South Arville, Suite A  
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**LEE'S DISCOUNT LIQUOR AZURE**

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# Lee's Discount Liquor



Light Tan Stucco System



Dark Tan Stucco System



Medium Tan Stucco System



Stone Veneer

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SSA ARCHITECTURE

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Fax: 873-1728

<b>SDR 26865</b>				
<b>Hae Un Lee</b>				
<b>S. Side Azure Dr., W. of Tenaya Way</b>				
Proposed 16.2 thousand square foot retail development.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	16.2	42.94	<b>696</b>
AM Peak Hour			1.03	<b>17</b>
PM Peak Hour			3.75	<b>61</b>
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Azure Dr.</b>				
Average Daily Traffic (ADT)	6,650			
PM Peak Hour	532			
<i>(heaviest 60 minutes)</i>				
<b>Tenaya Way</b>				
Average Daily Traffic (ADT)	10,275			
PM Peak Hour	822			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	Adjacent street ADT			
	Capacity			
Azure Dr.	35,700			
Tenaya Way	33,915			
This project will add approximately 696 trips per day on Azure Dr. and Tenaya Way. This will increase expected volumes by about 10 percent on Azure and by about 7 percent on Tenaya. Azure is at about 19 percent of capacity and Tenaya is at about 30 percent of capacity.				
Based on Peak Hour use, this development will add roughly 61 additional cars into the area; which works out to about 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				