

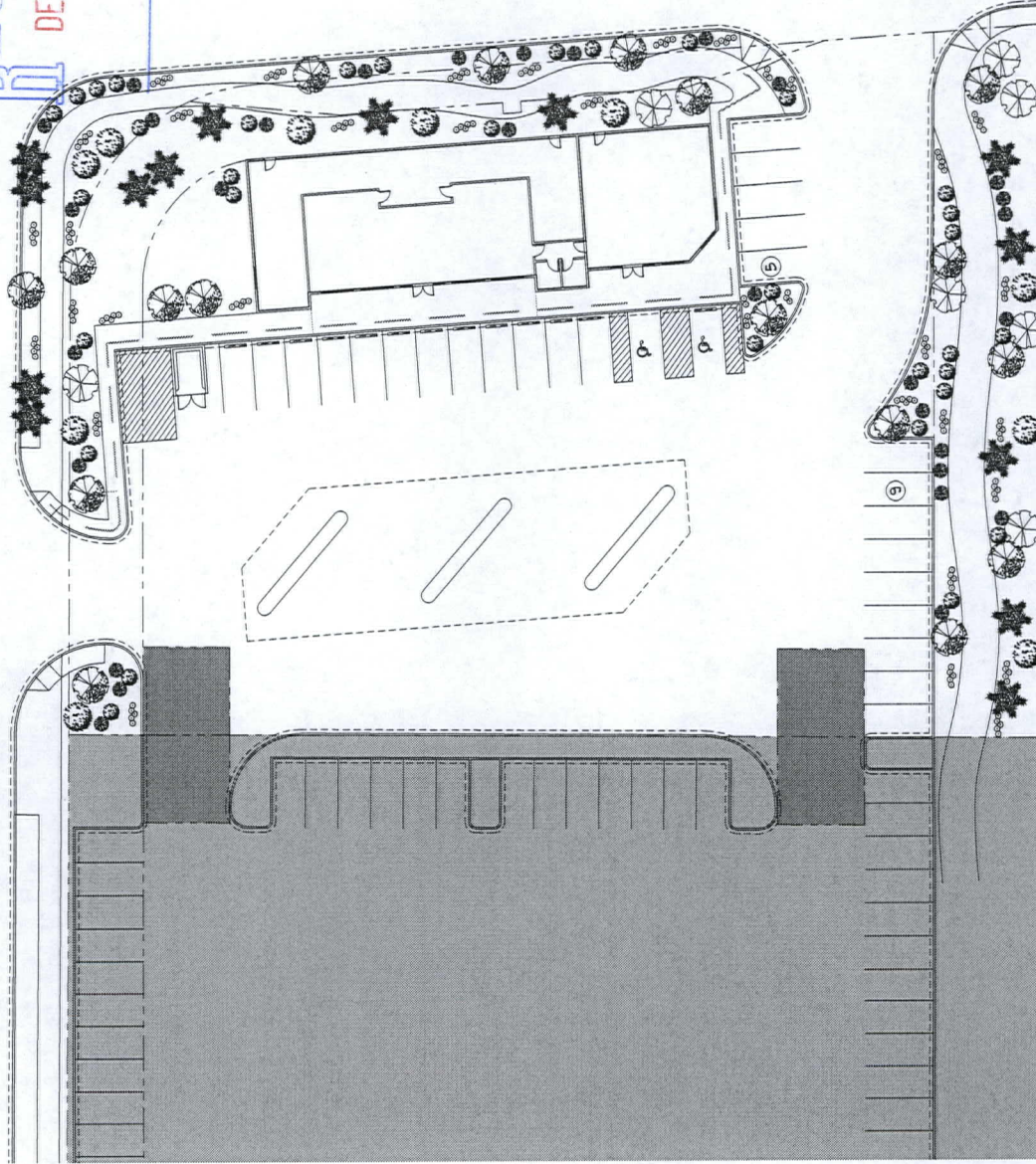
PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLY REQ.	COTTON NAME
	15 FEET HEIGHT			COTTON FAN
				MEXICAN FAN
				PALM
	36" BOX			SHADE TREE
				RIO GRANDE ASH
	36" BOX			ACCENT
				CHITALPA
	36" BOX			FLOWERING TREE
				PURPLE ROBE
				LOGGIA
	5 GAL.			COYOTE BRUSH
	5 GAL.			DESERT CACTUS
	5 GAL.			NEW GOLD
				LANTANA
				GROUND COVER

LANDSCAPE NOTES:

- LANDSCAPE COVER TO BE ROCK MULCH 3/8" SCREENED, 7" DEPTH
- IN ALL LANDSCAPE PLANTERS COLOR BY OWNER
- TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (S/V/R) SHALL BRANCH AT OR ABOVE 10 FEET TO ALLOW FINISH GRADE SHRUBS IN SIGHT
- HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, 50 AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
- ROOT BARRIERS SHALL BE INSTALLED UNDER TREES, 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.

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DEC 23 2008



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

SDR-32534
REVISED
01/22/09 PC

L1.0

gk³ architecture
2111 BERRYWOOD AVENUE
LAS VEGAS, NEVADA 89128
TEL: (702) 253-4400 • FAX: (702) 253-4488
WWW.GK3ARCHITECTURE.COM

OWNER:
GULZAR KULAR

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

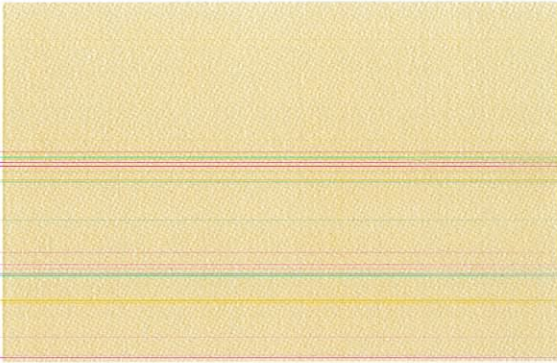
SCALE:

REVISION	NO.	DESCRIPTION

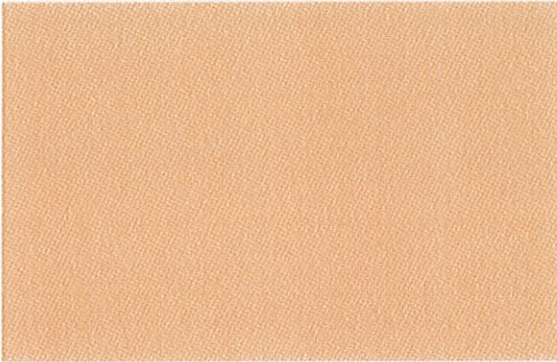
SHEET TITLE:
LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 01/21/09
DRAWN FOR: DESIGN REVIEW
SHEET:

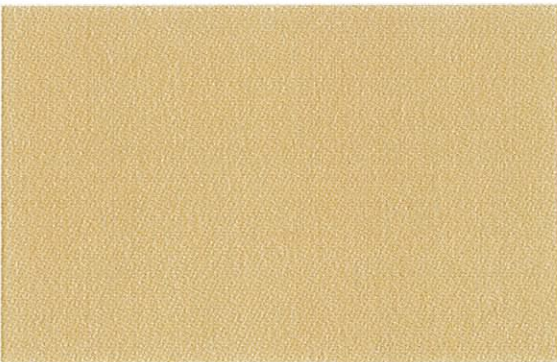
**FIELD PAINT COLOR
OVER SMOOTH STUCCO**



**ACCENT PAINT COLOR OVER
CUSTOM FOAM CORNICE &
BUILDING ACCENTS W/
SMOOTH STUCCO FINISH**



**ACCENT PAINT COLOR OVER
SMOOTH STUCCO FINISH W/
HARLEQUIN STUCCO REVEAL**



**CULTURED STONE WATER
TABLE**



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gk³ Architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 832-0435 • Fax (702) 832-0456
Mobile (702) 250-0418
• info@gk3architecture.com
• www.gk3architecture.com
www.GK3ARCHITECTURE.COM

OWNER
GULZAR KULAR

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

DEAL

REVISIONS	
NO	DESCRIPTION

SHEET TITLE
**MATERIAL
BOARD**

SCALE:
AS NOTED

DATE
0-09-2008

ISSUED FOR:
DESIGN REVIEW

SHEET:
MB

SDR 32534				
MFE, Inc.				
SWC of Tenaya Way & Azure Dr.				
Proposed 4.9 thousand square foot convenience market with gas pumps and attached retail.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3.6	845.60	3,044
AM Peak Hour			45.58	164
PM Peak Hour			60.61	218
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	1.3	44.32	58
AM Peak Hour			6.84	9
PM Peak Hour			2.71	4
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.9		3,102
AM Peak Hour				173
PM Peak Hour				222
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Tenaya Way				
Average Daily Traffic (ADT)	11,624			
PM Peak Hour	930			
<i>(heaviest 60 minutes)</i>				
Azure Dr.				
Average Daily Traffic (ADT)	6,983			
PM Peak Hour	559			
<i>(heaviest 60 minutes)</i>				
Centennial Pkwy.				
Average Daily Traffic (ADT)	3,677			
PM Peak Hour	294			
<i>(heaviest 60 minutes)</i>				
Sky Pointe Dr.				
Average Daily Traffic (ADT)	9,896			
PM Peak Hour	792			
<i>(heaviest 60 minutes)</i>				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Tenaya Way	34500			
Azure Dr.	34500			
Centennial Pkwy.	34500			
Sky Pointe Dr.	34500			
<p>This project will add approximately 3,102 trips per day on Tenaya Way, Azure Dr., Centennial Pkwy., and Sky Pointe Dr. This will increase expected volumes by about 27 percent on Tenaya, by about 44 percent on Azure, by about 84 percent on Centennial, and by about 31 percent on Sky Pointe. Currently Tenaya is at about 34 percent of capacity, Azure is at about 20 percent of capacity, Centennial is at about 11 percent of capacity, and Sky Pointe is at about 29 percent of capacity.</p>				
<p>Based on Peak Hour use, this development will add roughly 222 additional cars into the area; which works out to a little less than 4 every minute.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				