

PARKING:

(CLARK COUNTY TITLE 30)

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| PARKING REQUIREMENT: | 3 : SERVICE BAY + 4 : 1,000 SQ. FT. ACCESSORY RETAIL SALES |
| REQUIRED PARKING SPACES | 17 |
| PROVIDED PARKING SPACES | 33 |
| REQUIRED ADA PARKING STALLS | 1 |
| PROVIDED ADA PARKING STALLS | 1 |

KEYNOTES:

- 14 RIGHT OF WAY (CURRENTLY BEING WORKED ON)
- 15 SLOPED RIGHT OF WAY
- 16 3 FACE BILLBOARD (SEPARATE PERMIT REQUIRED)
- 17 AIR/WATER MACHINE

(CONTINUED)

KEYNOTES:

- 1 PROPERTY LINE
- 2 PROPERTY INTERIOR SET BACK
- 3 CONCRETE WALK AND CURB
- 4 LANDSCAPE
- 5 PARKING
- 6 LOADING ZONE
- 7 TRASH CAN CONTAINER ENCLOSURE
- 8 SIGNAGE (SEPARATE PERMIT REQUIRED)
- 9 NEW 6" CMU WALL
- 10 MAIN ENTRYWAY TO BUILDING
- 11 SLOPED ENTRANCE
- 12 NEW PROPOSED SLOW RIGHT TURN LANE
- 12 NEW PROPOSED SLOW RIGHT TURN LANE
- 13 PARKING LIGHTING

PROJECT DATA:

A. GENERAL:

LEGAL JURISDICTION: CITY OF NORTH LAS VEGAS

APN #: 123-28-201-012

SITE AREA OVERALL: ±86,962 SF

ACRES: 1.6 ACRE

ENTITLEMENT DATA:

CURRENT ZONING: C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)

DESIGN REVIEW: YES NO

SPECIAL USE PERMITS REQUIRED: YES NO

WAIVERS/VARIANCES REQUIRED: (LANDSCAPING) YES NO

B. BUILDING SETBACKS:

FRONT: 10'

PROVIDED: 380'

INTERIOR SIDE (REQUIRED ONLY WHEN ADJACENT TO RESIDENTIAL) 10'

PROVIDED: 42'

REAR: 10'

PROVIDED: 27'

SIDE STREET: 10'

PROVIDED: 42'

REQUIRED EXTERIOR WALL FIRE SEPARATION DISTANCE FROM PROP LINE PER IBC 2021 20'

MAX. BUILDING HEIGHT 50'

MAX. LOT COVERAGE (FOR BUILDING) 60%

C. AREAS

CONVENIENCE STORE 3,400 SF

OSR: 2,000 SF


TOTAL: 5,400 SF

PERMIT SET

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.

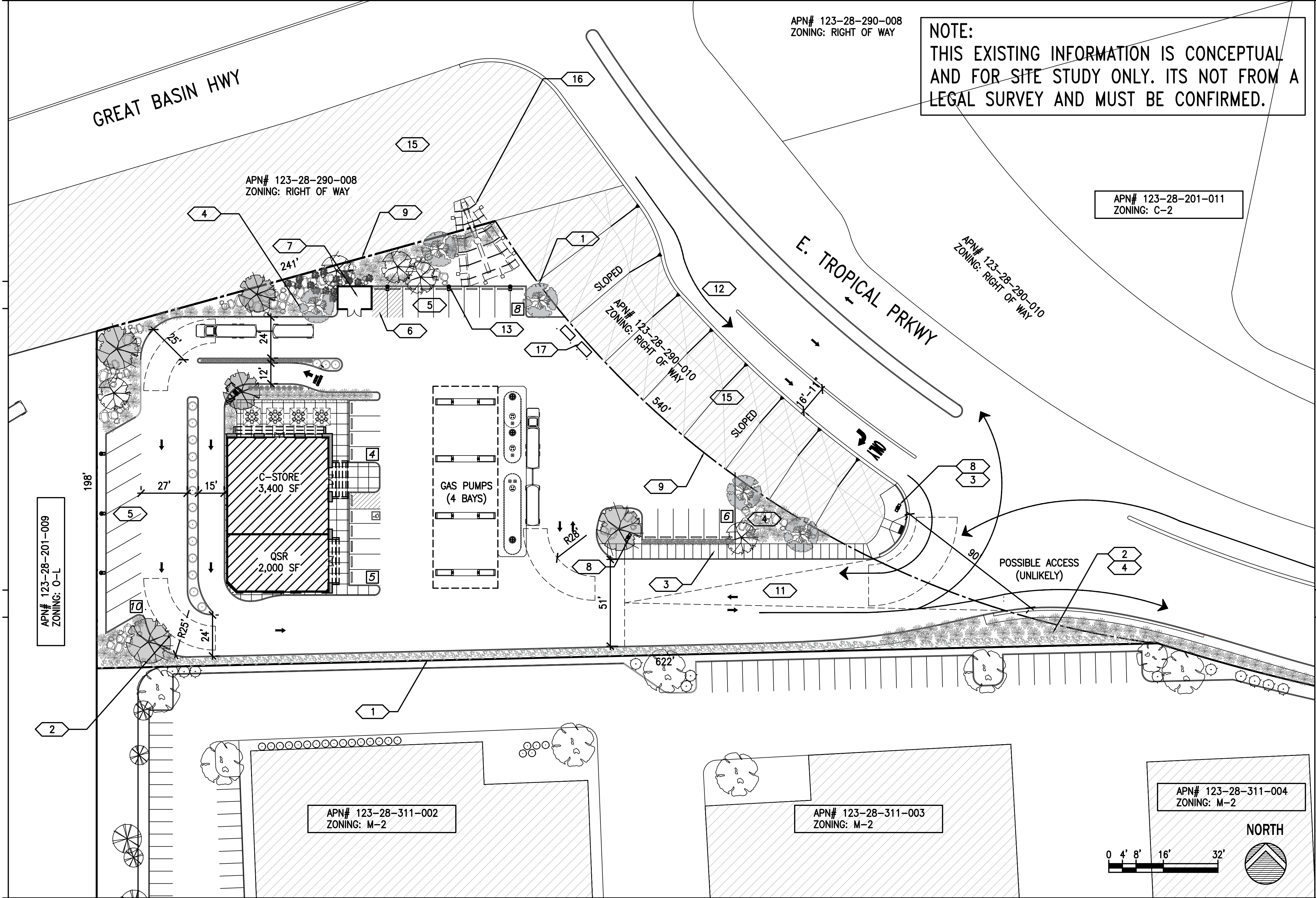
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planning/interior design
GARY GUY WILSON AIA ARCHITECTS, PC
4945 West Patrick Lane
Las Vegas, Nevada 89118
professional corp / certified n.c.c.r.b.

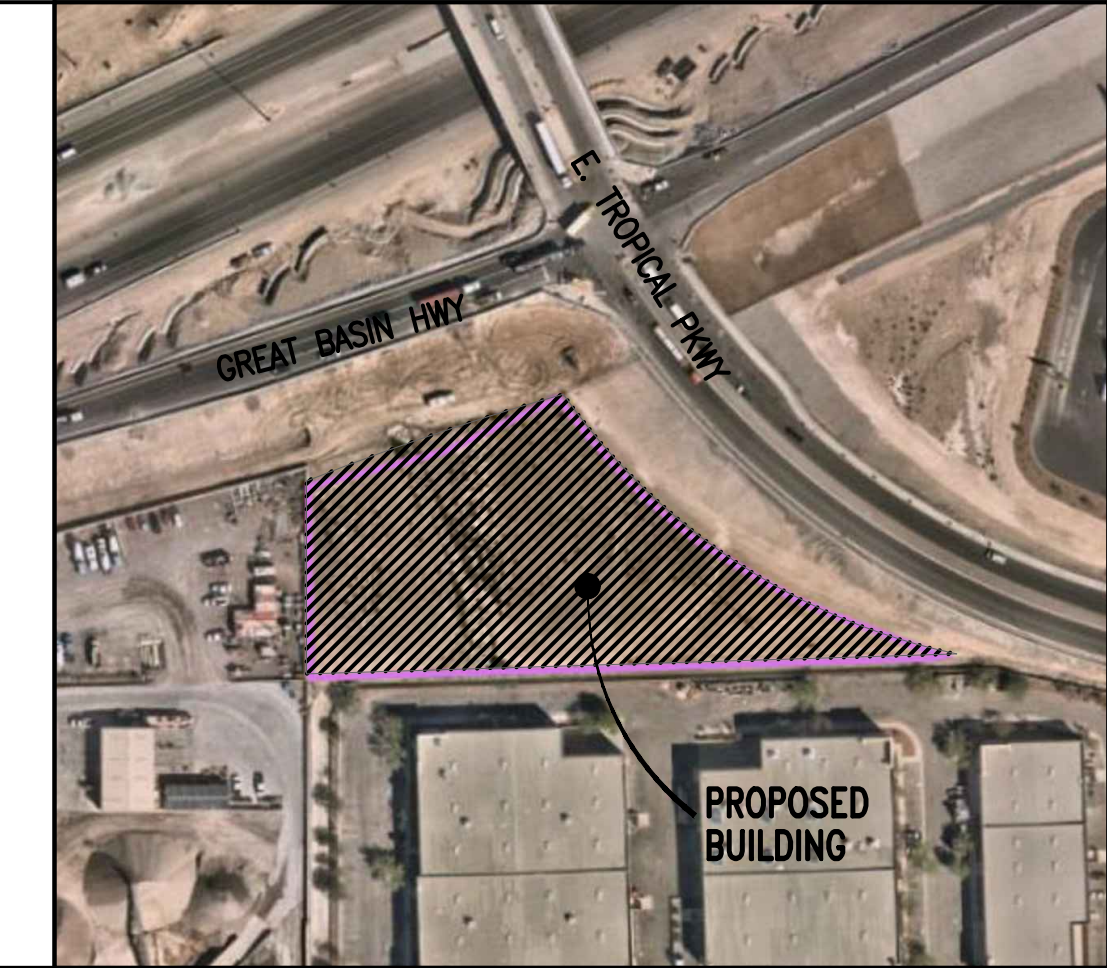


CONSULTANTS:

NOTE:
THIS EXISTING INFORMATION IS CONCEPTUAL AND FOR SITE STUDY ONLY. ITS NOT FROM A LEGAL SURVEY AND MUST BE CONFIRMED.



VICINITY MAP



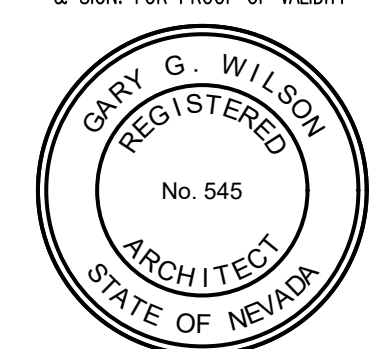
TAVERN @
E. TROPICAL PKWY.
NEW COMMERCIAL
FOR: SW II LLC
CITY OF NORTH LAS VEGAS

| | |
|------------|----------------|
| PROJ.NO. | 16062202.00 |
| PRIN.ARCH. | G.G.WILSON,AIA |
| PROJ.ARCH. | GGW |
| JOB CAPT. | TKG |
| TECH'N | - |
| QA/QC | GGW |
| PH-1 | - |
| PH-2/3 | - |
| PH-4 | - |
| PH-5 | - |

REVISIONS

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PRINTS REQUIRE ARCHITECT'S SEAL & SIGN. FOR PROOF OF VALIDITY



APRIL 26, 2023