



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezoning + use permit

Project Address (Location) W Ann Road + schamber

Project Name Ann Road + schamber Proposed Use Commercial

Assessor's Parcel #(s) 126-36-201-006 Ward # _____

General Plan: Existing _____ Proposed _____ Zoning: Existing C-V Proposed C-1

Additional Information _____

Property Owner US Contact _____

Address _____ City _____ State NV Zip _____

E-mail _____ Phone _____

UMER MALIK

Applicant MK Architecture LLC Contact Majed Khater

Address 50 E Serene Ave Unit 414 City Las Vegas State NV Zip 89123

E-mail mk_arch@outlook.com Phone 702-534-8166

Representative MK Architecture LLC Contact Majed Khater

Address 50 E Serene Ave Unit 414 City Las Vegas State NV Zip 89123

E-mail mk_arch@outlook.com Phone 702-534-8166

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ Partner(s) _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Umer Malik

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

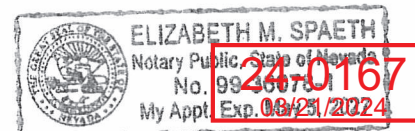
Print Name Umer Malik

Subscribed and sworn before me

This 20TH day of NOVEMBER, 20 23

Elizabeth M. Spaeth

Notary Public in and for said County and State





CONSULTANT
TOTAL

OWNER / PROJECT DESCRIPTION
W ANN ROAD &
N SHUMBER RD
APN #: 126-36-201-006

DATE: 03/21/2024
BY: K. HARRIS
CHECKED: J. HARRIS
SCALE: 1" = 30'

SHEET TITLE
SITE PLAN

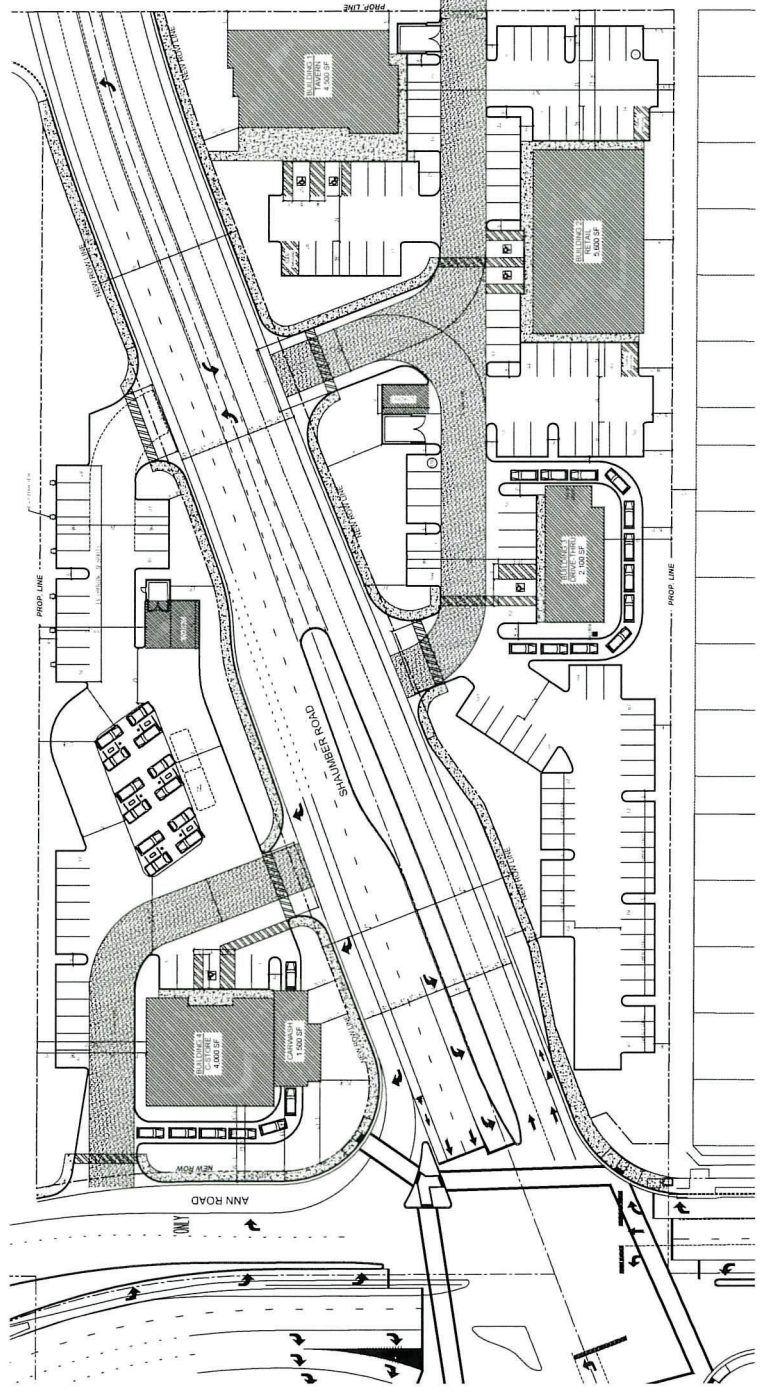
1" = 30'

A1.0

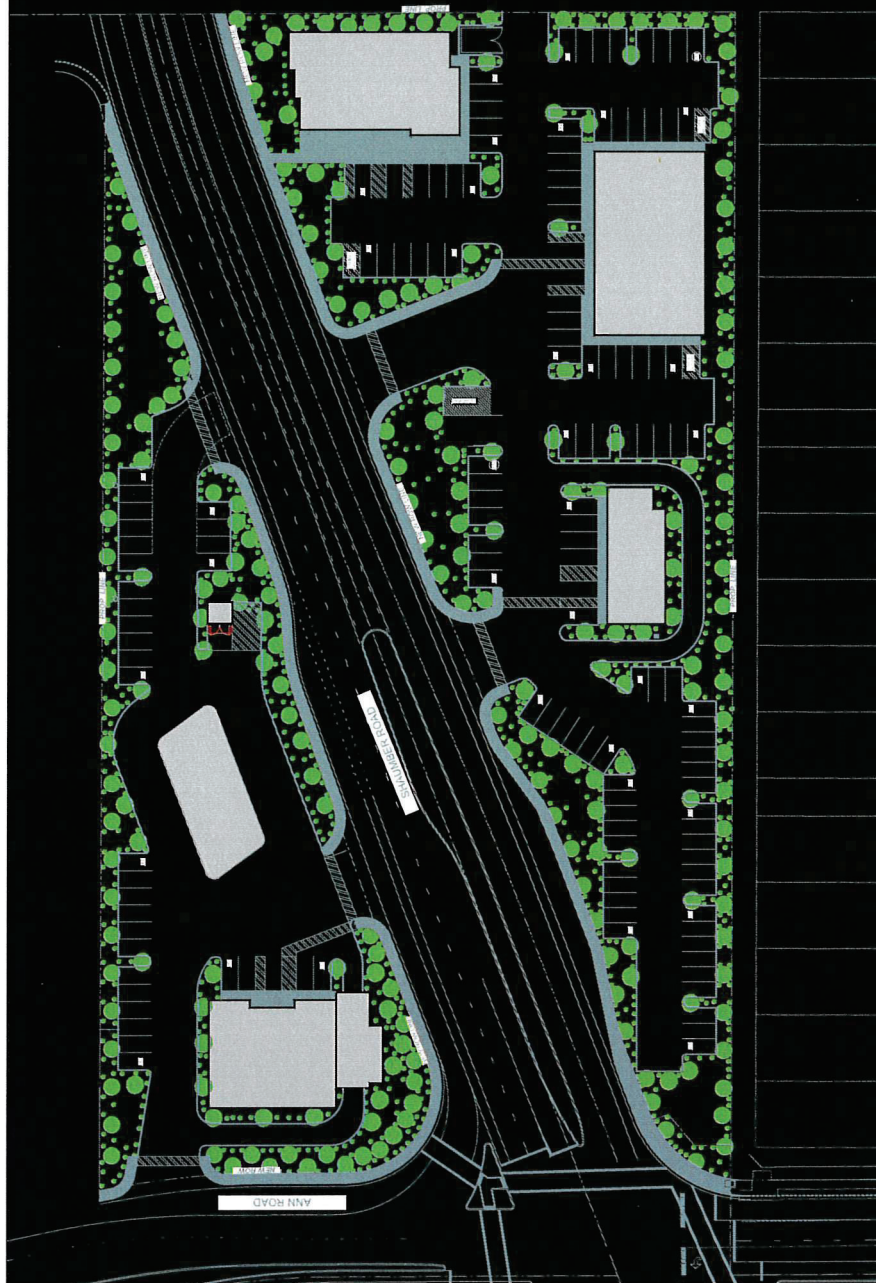
PARKING ANALYSIS

PARCEL 1:
BUILDING 1 - TAVERN (4,500 SF)
DINING 2,300 SF (1,150) = 46 SPACES
NON-DINING 2,200 SF (1,200) = 11 SPACES
TOTAL: 57 SPACES
BUILDING 2 - RETAILS (5,600 SF)
(1:175) = 32 SPACES
BUILDING 3 - DRIVE-THRU (2,100 SF)
DINING 700 (1,150) = 14 SPACES
NON DINING 1,400 (1,200) = 7 SPACES
TOTAL: 21 SPACES
TOTAL REQUIRED
57+32+21 = 110 SPACES
110 SPACES PROVIDED, INCLUDING
25 COMPACT SPACES (23%)
5 ADA SPACES (1 VAN ACCESSIBLE)
TOTAL BUILDINGS AREA
4,500 + 5,600 + 2,100 = 12,200 SQ. FT.
LOT AREA = 91,765 SQ. FT.
LOT COVERAGE = 14%
PARCEL 2:
BUILDING 4 - C-STORE (4,000 SF)
(1:175) = 23 SPACES
33 SPACES PROVIDED, INCLUDING:
1 ADA SPACE
12 SPACES TO BE EV CHARGING
TOTAL BUILDINGS AREA =
4,000 + 1,500 = 5,500 SQ. FT.
LOT AREA = 52,750 SQ. FT.
LOT COVERAGE = 10%

24-0167
03/21/2024



SITE PLAN
1" = 30'



24-0167
04/15/2024



LANDSCAPE PLAN



OWNER / PROJECT DESCRIPTION

CONSULTANTS

DATE

PROJECT NAME

DATE

DESIGNED BY

CHECKED BY

PROJECT NAME

DATE

DESIGNED BY

CHECKED BY

PROJECT NAME

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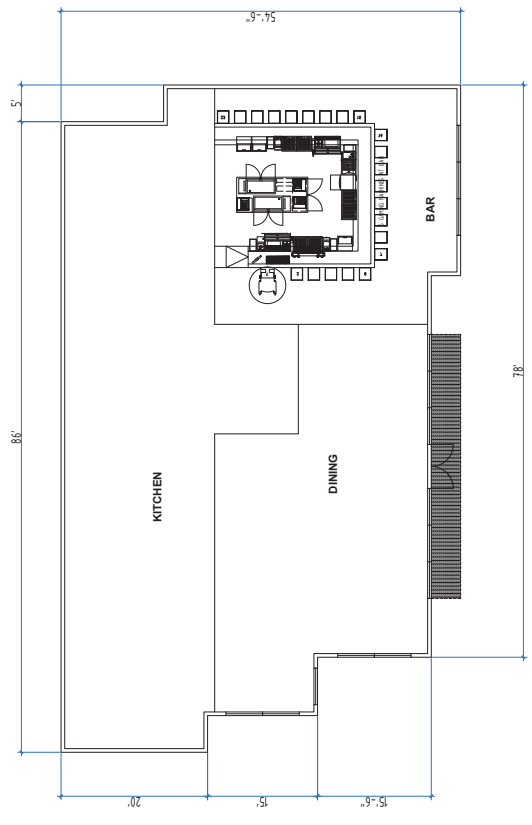
DATE

EXTERIOR WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE

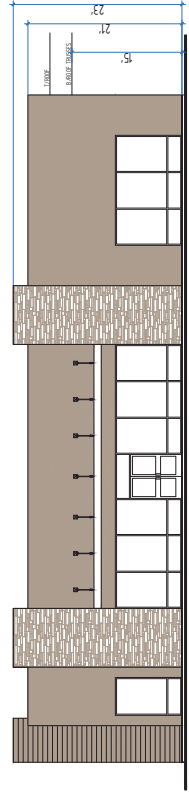
STUCCO COLOR DUNN EDWARDS: DE755 COCOA (OR SIMILAR)
6" METAL SIDING COLOR DUNN EDWARDS: DE755 COCOA https://www.stalacape.com/color-and-design-solutions/solid-colors/
STONE VENEER COLOR DUNN EDWARDS: DE755 COCOA SEAPEARL COLOR https://greatventures.us/product/graff-spl-modular-panel
8" CMU WALL (TRASH ENCLOSURE/PERIMETER WALL) COLOR DUNN EDWARDS: DE755 COCOA ORCO BLOCK & MORTAR https://www.orco.com/products/

NOTES

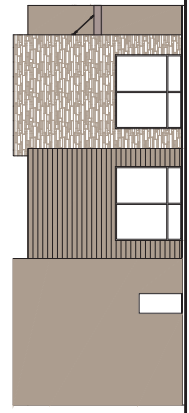
- ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING TAVERN MATERIAL AND COLORS AS NOTED.
- ALL ROOF TOP MOUNTED EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW AND THE RIGHT OF WAY.



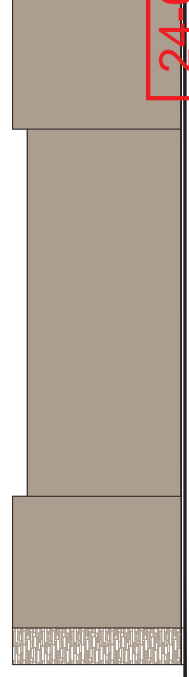
FLOOR PLAN



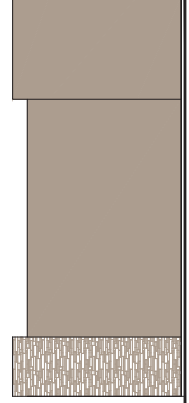
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

TAVERN BUILDING
FLOOR PLAN & ELEVATIONS

W ANN ROAD &
N SHAUMBER RD
APN#: 126-36-201-006

1/8" = 1'-0"

A3.0

24-0167
04/29/2024



MECHANICAL
ELECTRICAL
PLUMBING
HVAC
FIRE PROTECTION
SOUND & VIBRATION
ENVIRONMENTAL
LABORATORY

OWNER / PROJECT DESCRIPTION

CONSULTANTS

DATE

PROJECT NAME

PROJECT NUMBER

OWNER'S NAME

OWNER'S ADDRESS

OWNER'S PHONE

OWNER'S FAX

OWNER'S EMAIL

OWNER'S WEBSITE

OWNER'S CONTACT PERSON

OWNER'S CONTACT PHONE

OWNER'S CONTACT FAX

OWNER'S CONTACT EMAIL

OWNER'S CONTACT WEBSITE

OWNER'S CONTACT ADDRESS

OWNER'S CONTACT CITY

OWNER'S CONTACT STATE

OWNER'S CONTACT ZIP

OWNER'S CONTACT COUNTRY

OWNER'S CONTACT LANGUAGE

OWNER'S CONTACT CURRENCY

OWNER'S CONTACT TIMEZONE

OWNER'S CONTACT HOLIDAYS

OWNER'S CONTACT SCHEDULE

OWNER'S CONTACT AVAILABILITY

OWNER'S CONTACT PREFERENCE

OWNER'S CONTACT METHOD

OWNER'S CONTACT FREQUENCY

OWNER'S CONTACT DURATION

OWNER'S CONTACT PRIORITY

OWNER'S CONTACT URGENCY

OWNER'S CONTACT RESPONSE

OWNER'S CONTACT FEEDBACK

OWNER'S CONTACT EVALUATION

OWNER'S CONTACT RATING

OWNER'S CONTACT REVIEW

OWNER'S CONTACT COMMENT

OWNER'S CONTACT SIGNATURE

OWNER'S CONTACT DATE

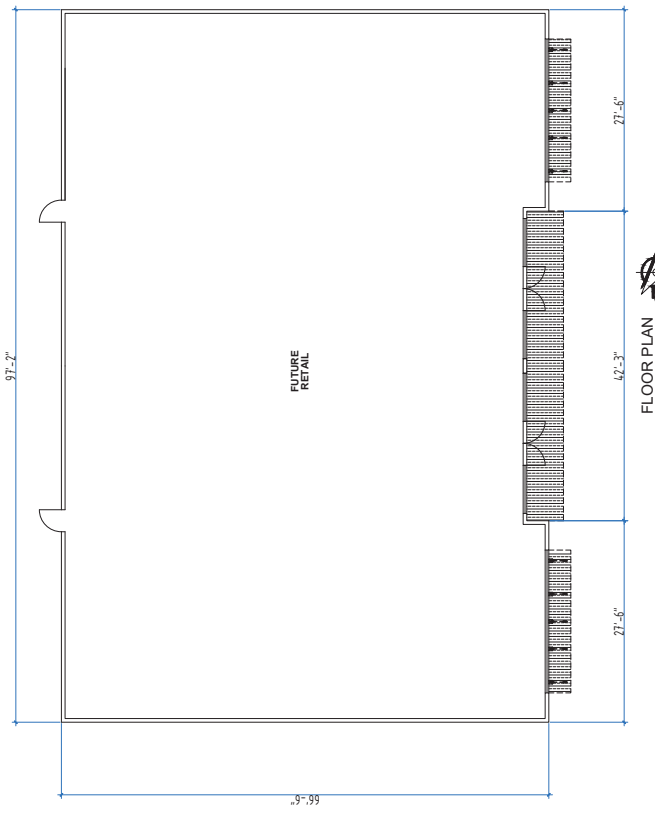
OWNER'S CONTACT TIME

EXTERIOR WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE

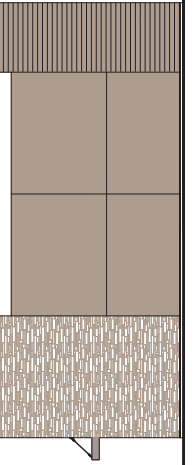
	STUCCO COLOR: DUNN EDWARDS: DE755 COCOA (OR SIMILAR)
	6" METAL SIDING COLOR: DUNN EDWARDS: DE755 COCOA (OR SIMILAR)
	STONE VENEER COLOR: DUNN EDWARDS: DE755 COCOA (OR SIMILAR)
	8" CMU WALL (FRASH ENCLOSURE/PERIMETER WALL) COLOR: DUNN EDWARDS: DE755 COCOA (OR SIMILAR)

NOTES

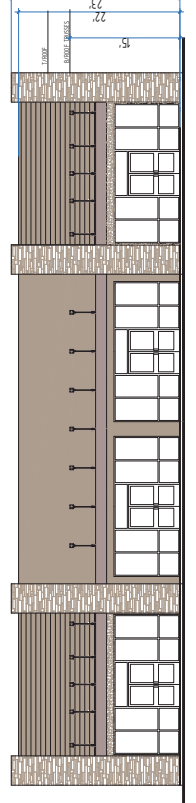
- ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING TAVERN MATERIAL AND COLORS AS NOTED.
- ALL ROOF TOP MOUNTED EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW AND THE FRONT OF THE BUILDING.



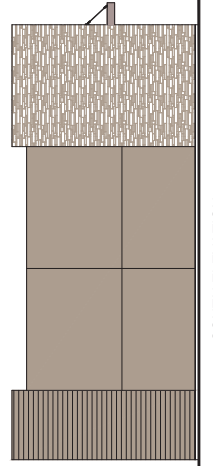
FLOOR PLAN



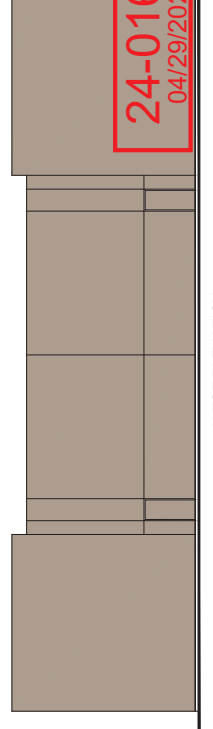
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

24-0167
04/29/2024

RETAIL BUILDING
FLOOR PLAN & ELEVATIONS

A4.0

1/8" = 1'-0"

W ANN ROAD &
N SHAUMBER RD
APN#: 126-36-201-006



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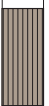

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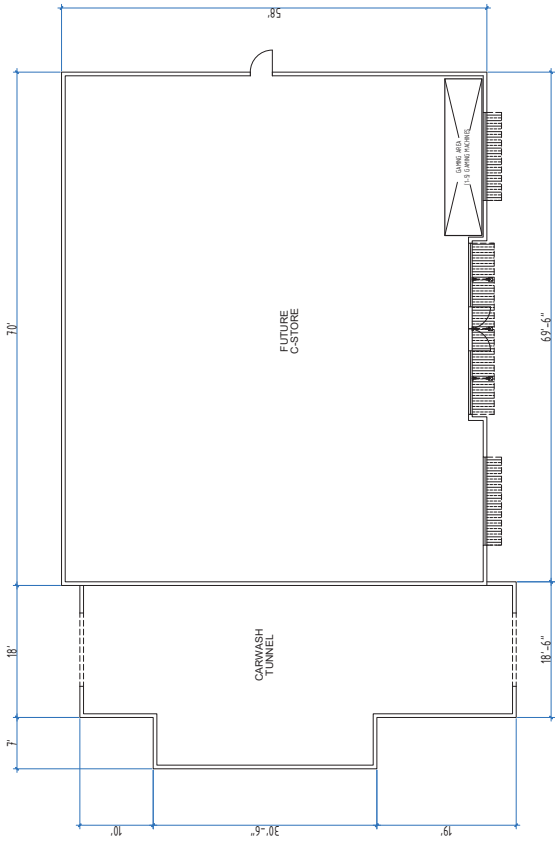
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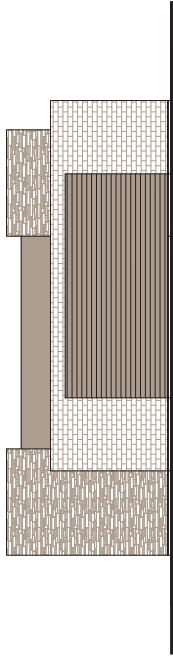
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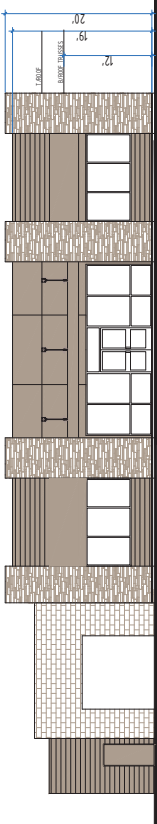
EXTERIOR WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE	
	STUCCO (JUN EDWARDS: DEF55 COCOA (OR SIMILAR)
	6" METAL SIDING ASH GRAY COLOR https://www.basaltage.com/color-and-design-solutions/solid-colors/
	STONE VENEER 8" CHU WALL (TRASH ENCLOSURE/PERIMETER WALL) SHOT BLAST, Brown Color, Brown Mortar https://onealveneer.us/product/craft-spl-modular-panel https://onealveneer.us/product/craft-spl-modular-panel https://www.cococ.com/product/
NOTES	
• ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING TAVEN MATERIAL AND COLORS AS NOTED.	
• ALL ROOF TOP MOUNTED EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW AND THE RIGHT-OF-WAY	



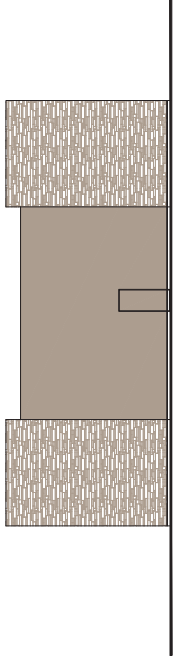
FLOOR PLAN



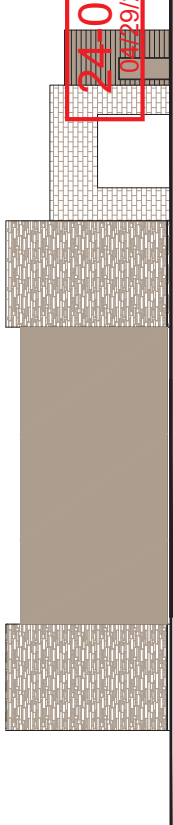
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

24 0167
03/29/2024

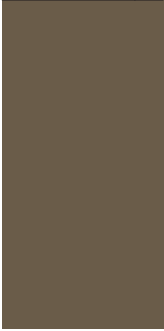
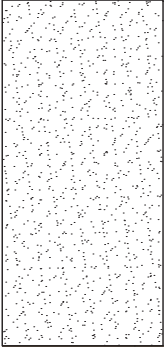

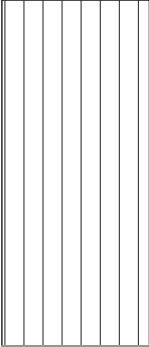

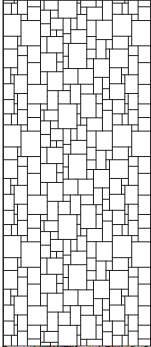
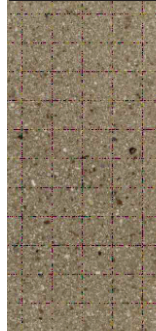
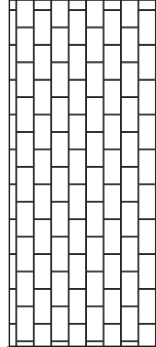
C-STORE
FLOOR PLAN & ELEVATIONS

A6.0

W ANN ROAD &
N SHAUMBER RD
APN#: 126-36-201-006

NO.	DATE	DESCRIPTION
1	03/29/2024	ISSUED FOR PERMIT
2	03/29/2024	ISSUED FOR PERMIT
3	03/29/2024	ISSUED FOR PERMIT
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100	03/29/2024	ISSUED FOR PERMIT

OWNER / PROJECT DESCRIPTION
PROJECT NAME: 8811 TH ST
OWNER: 8811 TH ST
DESIGNED BY: MK
CHECKED BY: MK
DATE: 03/29/2024
SCALE: 1/8" = 1'-0"
SHEET TITLE: C-STORE FLOOR PLAN & ELEVATIONS

EXTERIOR WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE	
	
STUCCO COLOR: DUNN EDWARDS: DE755 COCOA (OR SIMILAR)	
	
6" METAL SIDING ASH GRAY COLOR https://www.steelscape.com/color-and-design-solutions/solid-colors/	
	
STONE VENEER CRAFT SPLIT MODULAR PANEL SEAPEARL COLOR https://creativemines.us/product/craft-split-modular-panel	
	
8" CMU WALL (TRASH ENCLOSURE/PERIMETER WALL) SHOT BLAST, Brown Color, Brown Mortar ORCO BLOCK & HARDSCAPE https://www.orco.com/products/	

PARKING ANALYSIS

PARCEL 1:

BUILDING 1 - TAVERN (4,500 SF)
DINING 2,300 SF (1:150) = 46 SPACES
NON-DINING 2,200 SF (1:200) = 11 SPACES
TOTAL: 57 SPACES

BUILDING 2 - RETAILS (5,600 SF)
(1:175) = 32 SPACES

BUILDING 3 - DRIVE-THRU (2,100 SF)
DINING 700 (1:150) = 14 SPACES
NON-DINING 1,400 (1:200) = 7 SPACES
TOTAL: 21 SPACES

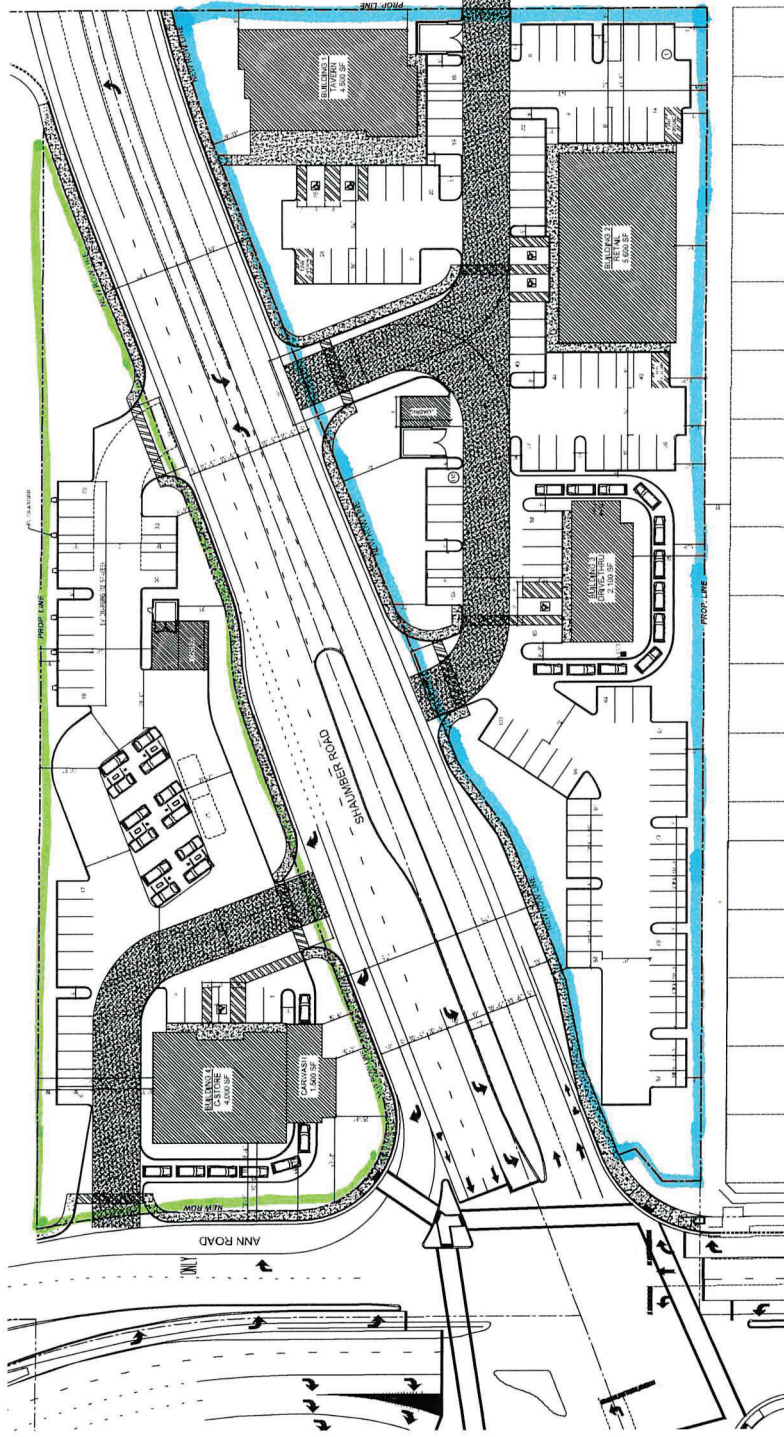
TOTAL REQUIRED
57+32+21 = 110 SPACES
110 SPACES PROVIDED, INCLUDING
25 COMPACT SPACES (23%)
5 ADA SPACES (1 VAN ACCESSIBLE)

TOTAL BUILDINGS AREA
4,500 + 5,600 + 2,100 = 12,200 SQ.FT.
LOT AREA = 91,765 SQ.FT.
LOT COVERAGE = 14%

PARCEL 2:

BUILDING 4 - C-STORE (4,000 SF)
(1:175) = 23 SPACES
33 SPACES PROVIDED, INCLUDING:
1 ADA SPACE
12 SPACES TO BE EV CHARGING

TOTAL BUILDINGS AREA =
4,000 + 1,500 = 5,500 SQ.FT.
LOT AREA = 52,750 SQ.FT.
LOT COVERAGE = 10%



SIDE A
SIDE B



SITE PLAN

SITE PLAN

24-0167
04/10/2024

A1.0



DATE: 04/10/2024

CONTRACT NO.

OWNER / PROJECT DESCRIPTION
W ANN ROAD &
N SHAMBER RD
APN #: 126-36-201-006

DATE: 04/10/2024
PROJECT NAME: 24-0167
DESIGNED BY: MK
CHECKED BY: MK
PROJECT LOCATION: 126-36-201-006
SHEET TITLE: SITE PLAN