



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

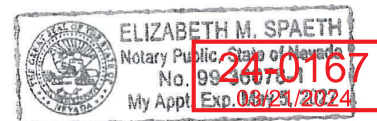
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

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





10000 W. ANN RD. SUITE 100
DENVER, CO 80231
TEL: 303.733.1000

CONSULTANTS

PROJECT NAME: 4000 SF EV ST
CHECKED BY: MK
DATE: 05/29/2024

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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

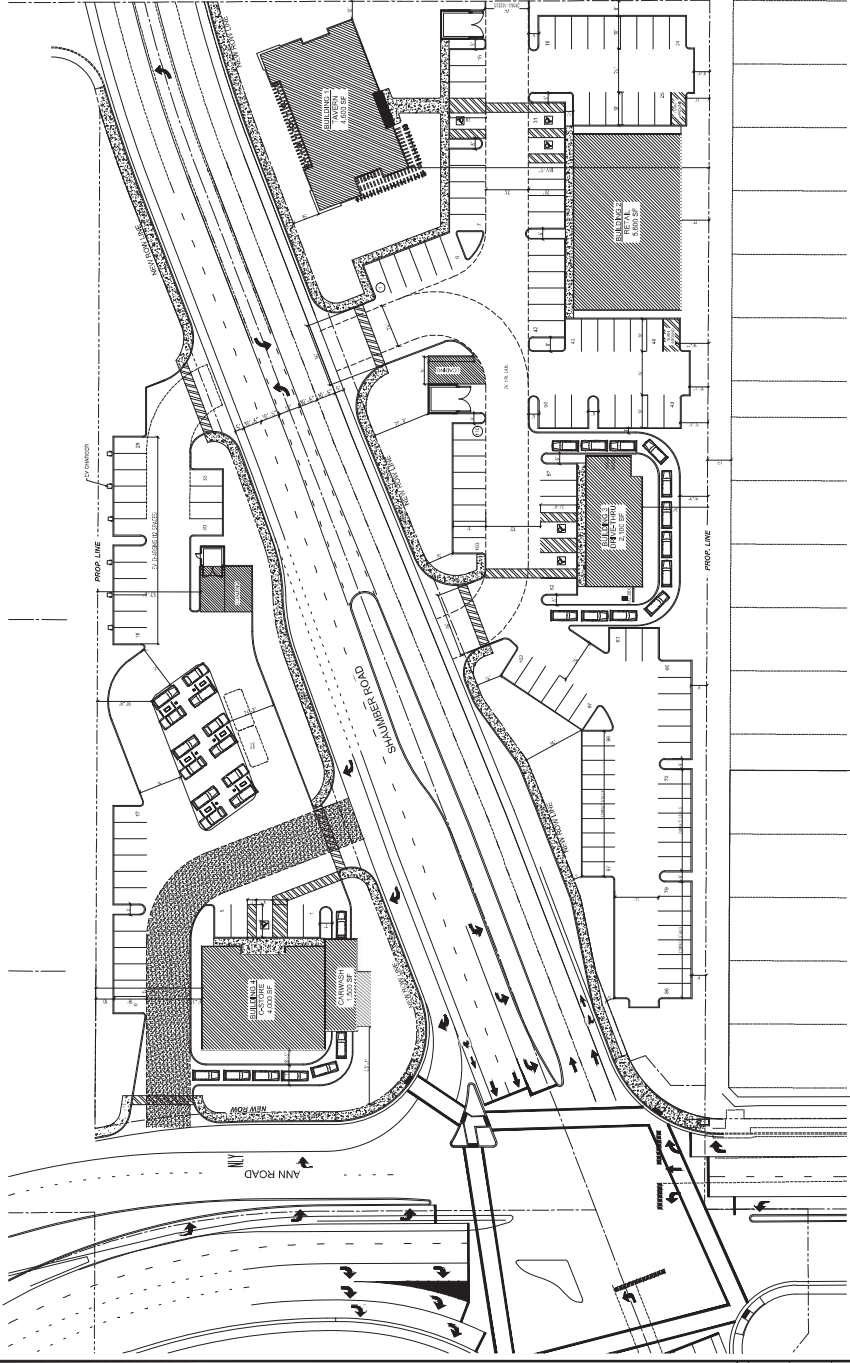
TOTAL REQUIRED
57+32+21 = 110 SPACES
110 SPACES PROVIDED, INCLUDING
25 COMPACT SPACES (23%)
5 ADA SPACES (1 VAN ACCESSIBLE)

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 - G-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%



SITE PLAN
1" = 30'

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A1.0

SITE PLAN

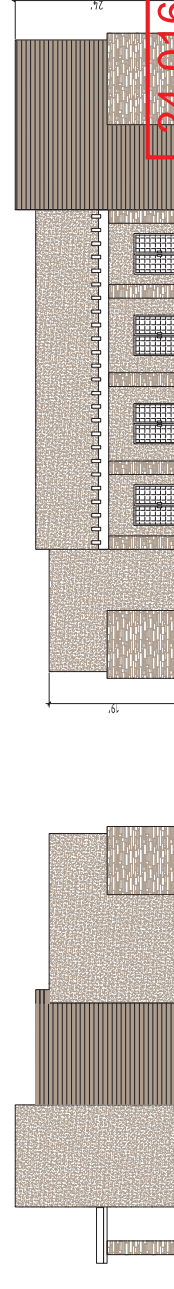
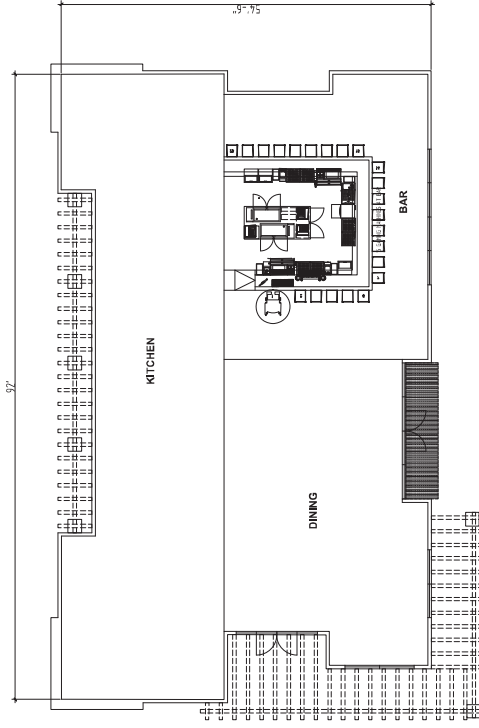
W ANN ROAD &
N SHAMBER RD
APN #: 126-36-201-006

TAVERN BUILDING
FLOOR PLAN & ELEVATIONS

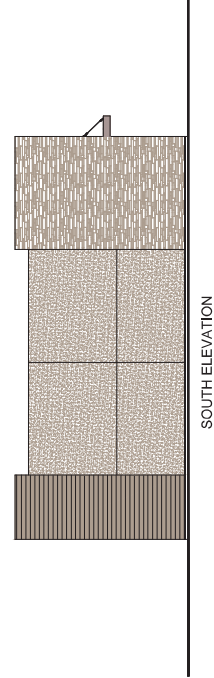
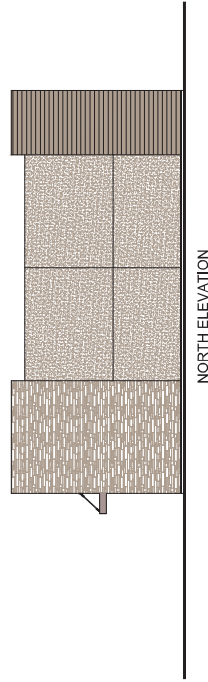
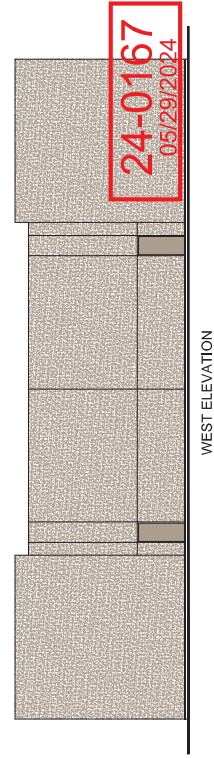
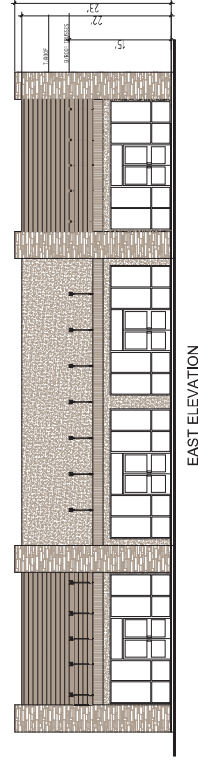
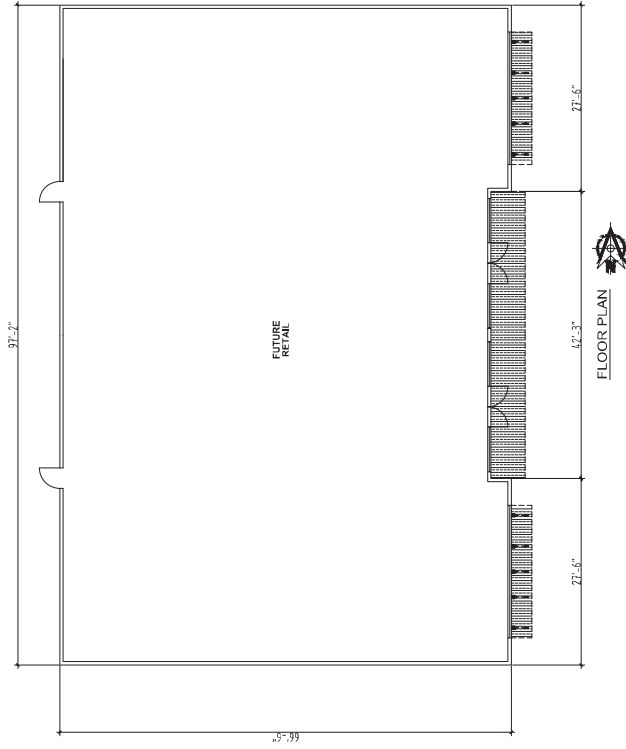
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










































DATE	DESCRIPTION
PROJECT NAME: 600 S 7TH ST	
DRAWN BY: NAK	
CHECKED BY: NAK	
COPYRIGHT	
<p>ALLOWED AND PROHIBITED USES: THIS DRAWING IS FOR THE EXCLUSIVE USE OF THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DRAWING IS PROHIBITED AND SHALL BE SUBJECT TO LEGAL ACTION.</p>	
<p>CONSENT OF THE ARCHITECT:</p>	
<p>SHEET 001 OF</p>	

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









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05/29/2024

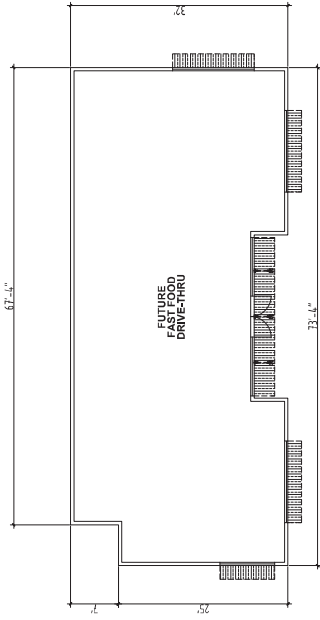


EXTERIOR WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE	
	STUCCO COLOR: DUNN EDWARDS: DETER5 COCOA (OR SIMILAR)
	FIN METAL SING ASH GRAY COLOR http://www.steelspacer.com/concrete-design-solutions/csl-colors/
	STONE VENEER COLOR: DUNN EDWARDS: DETER5 COCOA
	STUCCO WALL COLOR: DUNN EDWARDS: DETER5 COCOA
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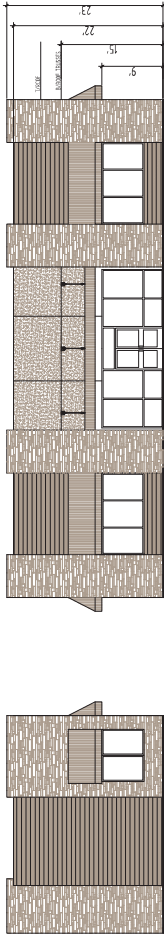
NOTES

- 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

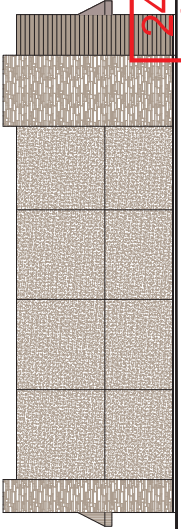
EXTERIOR WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE	
	STUCCO COLOR: TAVERN OR SIMILAR
	5" METAL SLATS COLOR: TAVERN OR SIMILAR https://www.colortone.com/color-anc-design-solutions/slat-de-color/
	SCREENED COLOR: TAVERN OR SIMILAR https://www.colortone.com/color-anc-design-solutions/slat-de-color/
	STUCCO COLOR: TAVERN OR SIMILAR https://www.colortone.com/color-anc-design-solutions/slat-de-color/
	STUCCO COLOR: TAVERN OR SIMILAR https://www.colortone.com/color-anc-design-solutions/slat-de-color/
	STUCCO COLOR: TAVERN OR SIMILAR https://www.colortone.com/color-anc-design-solutions/slat-de-color/
NOTES	
• ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING TAVERN MATERIAL AND COLORS IN PHOTO.	
• ALL ROOF TOP MOUNTED EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW AND THE RIGHT OF WAY.	



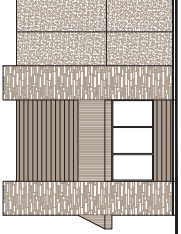
BUILDING 2 - FLOOR PLAN



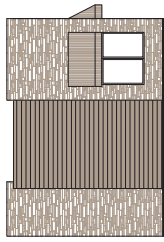
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

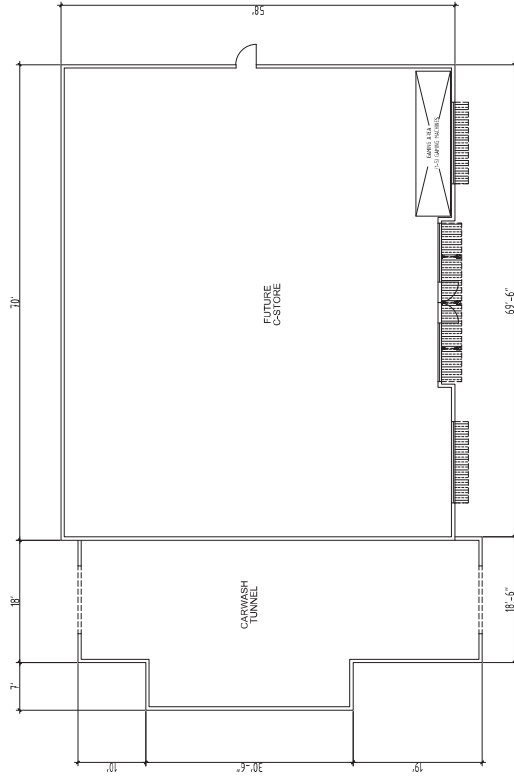
24-0167
05/29/2024

DRIVE-THROUGH BUILDINGS
FLOOR PLAN & ELEVATIONS

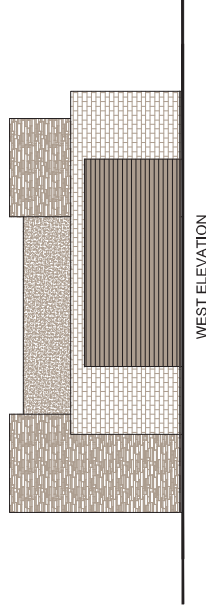
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W ANN ROAD &
N SHAUMBER RD
APN #: 126-36-201-006





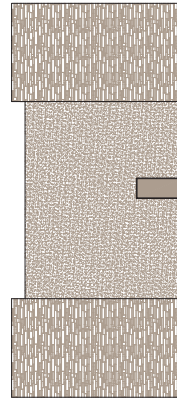
FLOOR PLAN



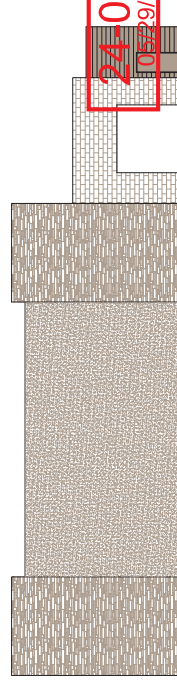
WEST ELEVATION



SOUTH ELEVATION







EAST ELEVATION



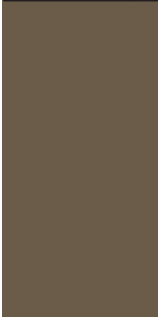
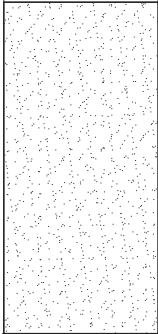

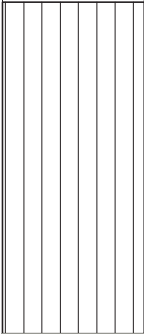
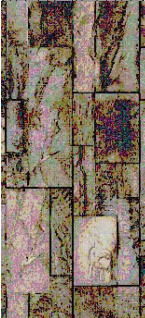
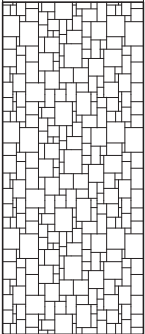
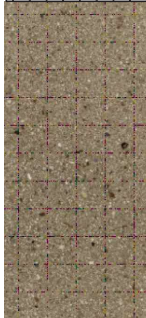
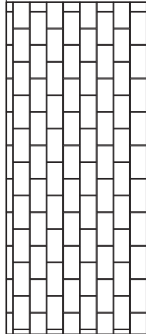
NORTH ELEVATION

24-0167
05/29/2024

EXTERNAL WALL FINISH (EF) & MATERIAL AND COLOR SCHEDULE	
	STUCCO COLOR: JUAN EDWARDS DET55 COCOA (OR SIMILAR)
	8" MILAL STIBING ASH T634 COLOR https://www.milal.com.sg/en-us/4-design-solutions-for-kitchens
	STONE VERNER COLOR: JUAN EDWARDS DET55 COCOA SEAPARR COLOR https://seaparr.com.sg/product/ceramic-modular-panel
	SOLID WALL THICK 150mm COLOUR (PREFINISHED WALL) ORCO BLOCK & HANDSAFED https://www.orco.com.sg/en-us/products
<p>NOTES</p> <ul style="list-style-type: none"> • ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING TOWER MATERIAL AND COLORS AS NOTED • ALL EXISTING TOWER MOUNTED EQUIPMENT TO BE CORRODED FROM P.O.D. NEW AND THE NORTH-EAST 	

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.

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/	