



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) Special Use Permit - Alcohol, Off-Premise Beer/Wine

Project Address (Location) 300 South Decatur Blvd

Project Name US Market -Meadow's Decatur Fueling Station **Proposed Use** C-store fueling station

Assessor's Parcel #(s) 138-36-601-004 **Ward #** 1 Knudsen

General Plan: Existing GC Proposed Same **Zoning:** Existing C-2 Proposed Same

Additional Information _____

Property Owner 300 Decatur LLC **Contact** Daniel Ghulaich
Address 175 E Main Ave #130 **City** Morgan Hill **State** CA **Zip** 95037
E-mail dgluhaich@interorealestate.com **Phone** 408-461-0262

Applicant 300 Decatur LLC **Contact** Daniel Ghulaich
Address 175 E Main Ave #130 **City** Morgan Hill **State** CA **Zip** 95037
E-mail dgluhaich@interorealestate.com **Phone** 408-461-0262

Representative MK Architecture LLC **Contact** Majed Khater
Address 50 E Serene Ave #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 _____

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

Print Name Daniel Ghulaich

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

22-0482
09/12/2022

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

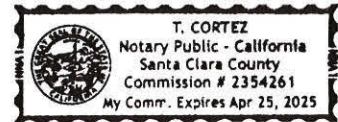
On September 12, 2022 before me, Tcortez, Notary Public
(insert name and title of the officer)

personally appeared Daniel Gluhaich,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

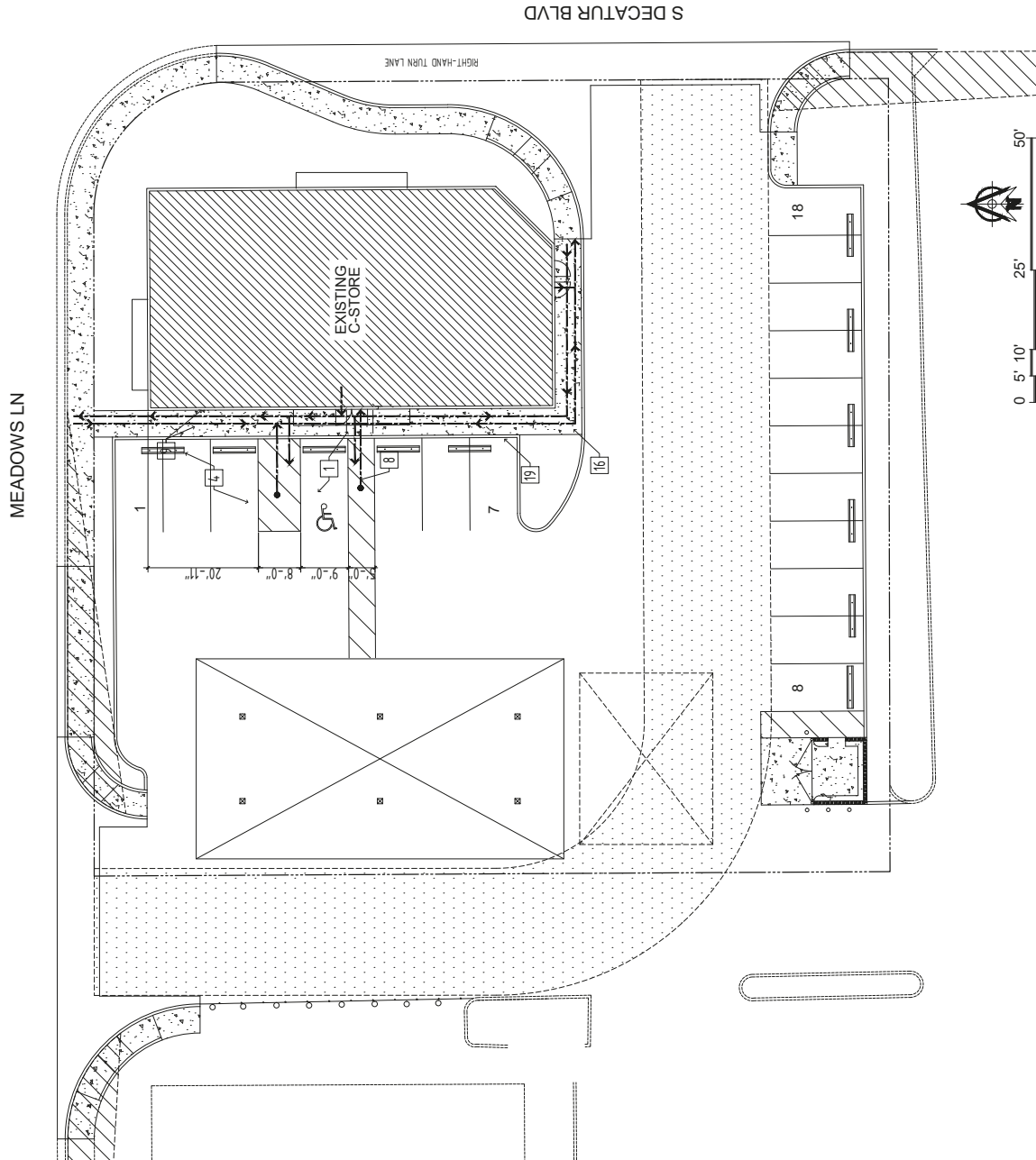
Signature T. Cortez (Seal)



22-0482
09/12/2022

22-0482
09/12/2022

- | KEYNOTES | |
|----------|--|
| 1. | HANDICAP STALL AND RAMP. REF CIVIL SHEETS. |
| 2. | PROPERTY LINE |
| 3. | MONUMENT SIGNAGE |
| 4. | PARKING STALL |
| 5. | FUEL VENTS |
| 6. | AIR/VAC |
| 7. | ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS. REF CIVIL SHEETS. |
| 8. | ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE. |
| 9. | ENTRANCE CANOPY |
| 10. | MAIN ENTRY DOOR. |
| 11. | EXIT DOOR. |
| 12. | CO2 TANK/CAGE |
| 13. | FUEL TRUCK ROUTE |
| 14. | ICE MERCHANTISER |
| 15. | PROPANE CAGE |
| 16. | CONCRETE SIDEWALK |
| 17. | NITROGEN TANKS/CAGE |
| 18. | TRASH ENCLOSURE |
| 19. | PARKING BOLLARDS |
| 20. | FUTURE FUEL CANOPY |
| 21. | FUTURE UNDERGROUND FUEL TANKS |





OWNER / PROJECT DESCRIPTION
PARCEL 138-36-601-004
300 S DECATUR BLVD.
LAS VEGAS, NV 89107

DATE: 09/12/2022
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 09/12/2022

SCALE: 1/4" = 1'-0"

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GENERAL NOTES

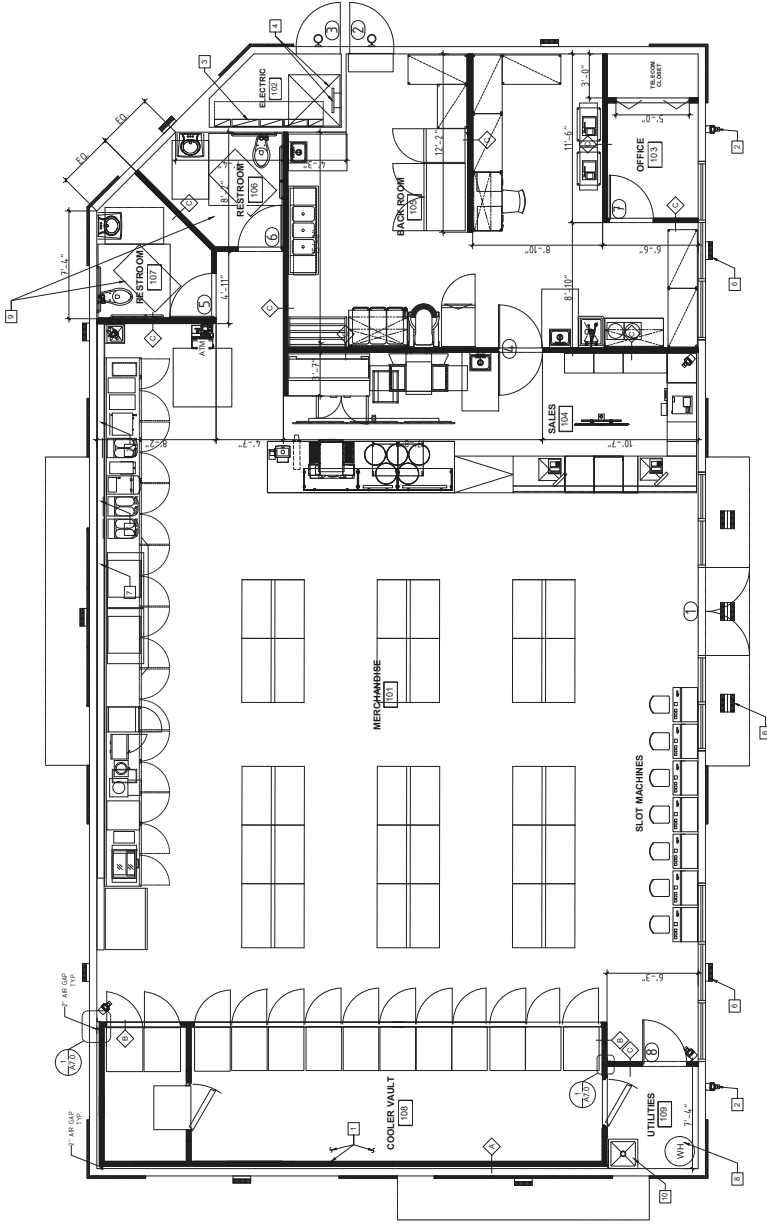
1. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF DISCREPANCIES, DIMENSIONS SHALL BE TAKEN FROM THE ARCHITECT'S DIMENSIONS.
2. GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADIES PRIOR TO START OF WORK.
3. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND MATERIALS PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES PRIOR TO BEGINNING OF CONSTRUCTION.
4. ALL WALL DIMENSIONS ON THIS PLAN UNLESS OTHERWISE NOTED ARE TO THE FACE OF STUD.
5. 2" AIR SPACE BETWEEN COOLER WALL AND BUILDING WALL, OR ANY EQUIPMENT ADJACENT TO COOLER.
6. CONTRACTOR TO PROVIDE AND INSTALL WALL BACKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES.
7. ALL WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, MOISTURE RESISTANT WOOD.
8. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 50 L.B.F. FOR INTERIOR DOORS.
9. ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
10. FIRE EXTINGUISHER #10 CLASS ABC WITH UL RATING 4A-40BC, SURFACE MOUNTED ON WALL WITH MANUFACTURER'S ALL STEEL WALL BRACKET, J.L. INDUSTRIES INC. (COSMIC D10) OR APPROVED EQUAL WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES.

FLOOR PLAN KEYNOTES

1. PRE-FABRICATED COOLER WALLS, CEILING, DOORS AND BACKS, MAINTAIN 2" AIR SPACE BETWEEN COOLER AND ADJACENT WALLS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
2. SECURITY CAMERA
3. ELECTRIC PANELS
4. ROOF ACCESS HATCH AND LAUNDER
5. DOWNSPOUTS
6. EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
7. PROVIDE SPACE FOR RECESSED BOX IN WALL FOR CO2 LINES AND PVC CONDUIT FOR POST MIX AND SLURREE MACHINES.
8. WATER HEATER
9. SEE REST ROOMS ENLARGED PLAN AND DETAILS ON SHEET A2.
10. MOP SINK. SEE PLUMBING PLANS.
11. FIRE EXTINGUISHER

WALL LEGEND

- INTERIOR METAL STUD WALL
- COOLER WALL
- EXISTING EXTERIOR WALL

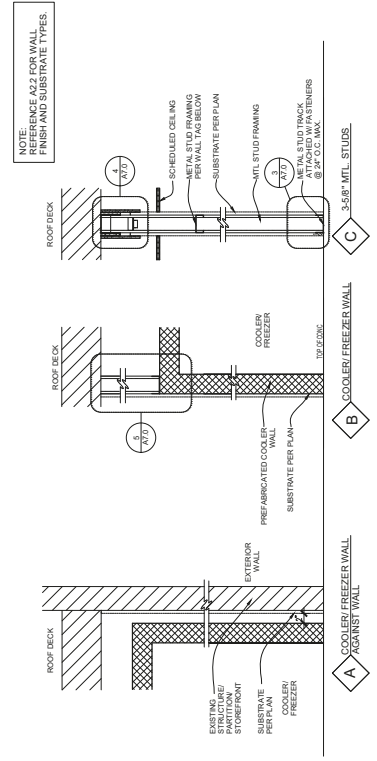


DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR TYPE	WIDTH	HEIGHT	DOOR THICKNESS	DOOR FRAME	COMMENTS
1	BACKROOM	3	3'-0"	7'-0"	1 1/2"	X	EXISTING USE SHELL DRAWINGS (EXT. DOOR)
2	BACKROOM	3	3'-0"	7'-0"	1 1/2"	X	EXISTING USE SHELL DRAWINGS
3	BACKROOM	3	3'-0"	7'-0"	1 1/2"	X	DOUBLE EXTERIOR DOOR, THERMO GLASS LITE
4	BACKROOM	3	3'-0"	7'-0"	1 1/2"	X	DOUBLE EXTERIOR DOOR, THERMO GLASS LITE
5	WOMEN	5	3'-0"	7'-0"	1 1/2"	X	8A-THROOM DOORWAY AND LOCK (R-ITEM (FRANCY SET) KICK PLATE (4" X 30" (LBS)) COAT HOOK
6	WOMEN	5	3'-0"	7'-0"	1 1/2"	X	KEY AND LOCK SET W/ 50 QD 1 X 1 THUMB LATCH, REPAIR KIT, COAT HOOK
7	OFFICE	4	3'-0"	7'-0"	1 1/2"	X	
8	UTILITIES	4	3'-0"	7'-0"	1 1/2"	X	

- NOTES:
1. DOORS #1 AND 2 SHALL HAVE EXISTING AT ALL TIMES W/O THE USE OF A KEY.
2. REFERENCE DETAIL 5A.7 FOR INTERIOR NON-LOAD BEARING PARTITION HEADER SCHEDULE.

INTERIOR WALL TYPES



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