

LANDSCAPE LEGEND

SYMBOL	LANDSCAPE	TYPE	SIZE	SYMBOL	SHRUBS AND GROUND COVER	SIZE	DESCRIPTION
	EXISTING TREE - SEE PHOTOS				EXISTING DECORATIVE LANDSCAPE Boulders		
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	6 GAL	
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	8 GAL	
	CALIFORNIA PEPPER TREE <i>Schinus molle</i>	LARGE DECIDUOUS	24" DIA		FEATHERY SHRUBS <i>Cercia arborescens</i>	5 GAL	
	SILVER CHINA WOOD <i>Aspidistra filix</i>	LARGE DECIDUOUS	24" DIA		PERENNIALS <i>Coronilla californica</i>	5 GAL	
	MONSIEUR PINE <i>Pinus Elysiensis</i>	LARGE EVERGREEN	24" DIA		EXISTING SHRUB - SEE PHOTOS	10 GAL	
	MONSIEUR PINE <i>Pinus Elysiensis</i>	LARGE EVERGREEN	24" DIA		EVERGREEN SHRUBS <i>Sarcococca speciosa</i>	10 GAL	
	MONSIEUR PINE <i>Pinus Elysiensis</i>	LARGE EVERGREEN	24" DIA		COMMON WINTER CREEPER <i>Euonymus fortunei</i>	10 GAL	
	MONSIEUR PINE <i>Pinus Elysiensis</i>	LARGE EVERGREEN	24" DIA		HYBRID GAZONIA <i>Guzmania hybridus</i>		

1. ALL INCREASING LANDSCAPE GROUND COVER TO BE 50% HIGH MED. WASHED GRAVEL
2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE 15 REG.
3. 24" DIA TREES A MAXIMUM OF 20% OF OC, 4 NORTH + EAST AND WEST PROPERTY LINES
4. PROVIDE 14" FIVE GALLON SHRUBS MIN FOR EACH TREE
5. EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE
6. EXISTING TURF TO BE REMOVED AND REPLACED WITH INCREASING GROUND COVER PER NOTE #1
7. EXISTING SPRINKLER SYSTEM TO BE ABANDONED AND REPLACED WITH NEW Drip IRRIGATION SYSTEM

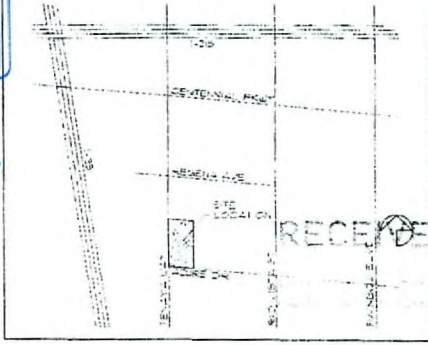
KEYNOTES

EXISTING ZONING: M1
 REQUIRED ZONING: R1
 BUILDING AREA:
 EXISTING OFFICE: 1,100 SF
 MEDICAL OFFICE: 1,100 SF
 FUTURE OFFICE: 1,100 SF
 TOTAL GENERAL OFFICE: 3,300 SF
 TOTAL MEDICAL OFFICE: 1,100 SF
 PARKING REQUIRED: 1 SPACES PER BUILDING AREA + 31 SPACES
 PARKING PROVIDED: 33 SPACES
 FLOOR AREA RATIO: 40%
 PLUME AREA RATIO: 8%
 SITE USAGE: 40% OF 30 ZONES
 LAMP: 05-175-02-000

PROJECT DATA

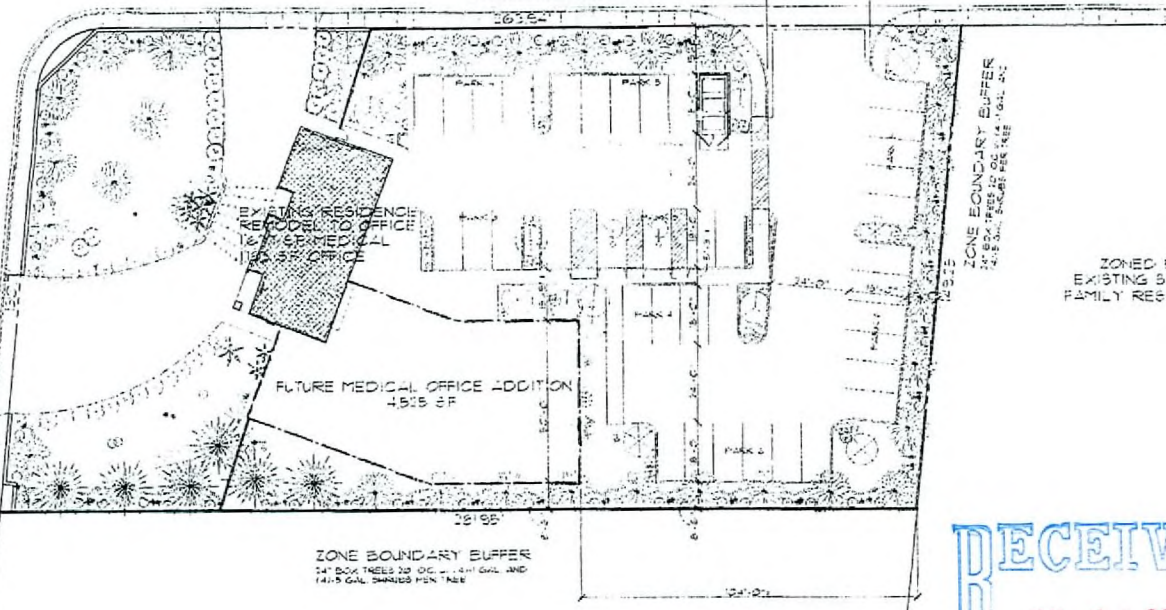
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LOCATION



ZONED TO UNDEVELOPED

STREET FRONTAGE BUFFER
 24" DIA TREES 20' OC + 14" DIA GAL 20
 14.5 GAL SHRUBS PER TREE



ZONE BOUNDARY BUFFER
 24" DIA TREES 30' OC + 14" DIA GAL AND
 14.5 GAL SHRUBS PER TREE

ZONED RE EXISTING SINGLE FAMILY RESIDENCE

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RECEIVED
 JUL 18 2006

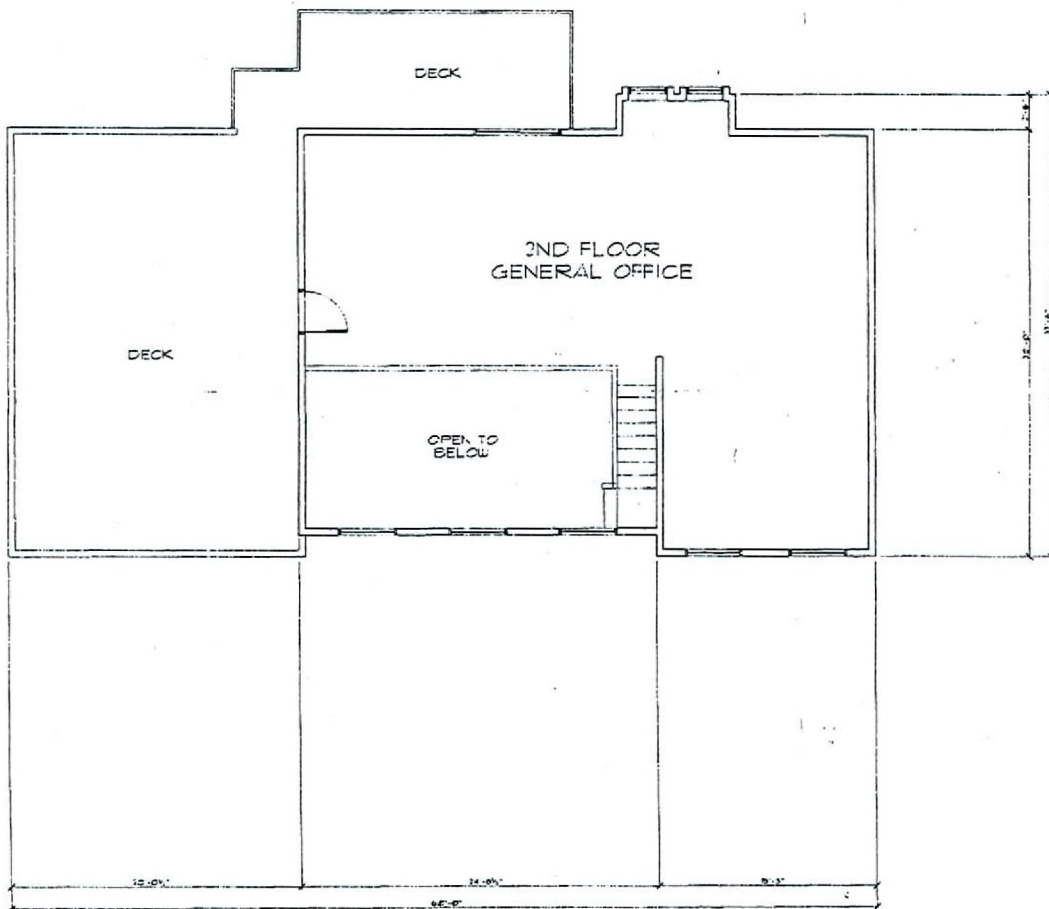
SDR-15235
 10/19/06 PC

revisions:

John
 adaji
 burke, architect

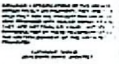
OFFICE BUILDING
 1180 W. AZURE DRIVE
 for: Chuck & Gail Shields

date: _____
 proj. no.: _____
 drawn by: _____
 checked by: _____
 sheet no.: A1
 SDR-463
 7-22-04



KEYNOTES

• description



revisions
▲▲▲▲

John
dani
burke, architect

RECEIVED
JUL 18 2006

SDR-15235
10/19/06 PC

RECEIVED

OFFICE BUILDING
1180 W. AZURE DRIVE
for: Chuck & Gail Shields
City of Las Vegas Nevada

date	no.	rev.

sheet no.
A3
date
10/19/06
by
PC

2ND FLOOR PLAN

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

1ST FLOOR AREA = 1671 SF
2ND FLOOR AREA = 1123 SF
TOTAL AREA = 2860 SF



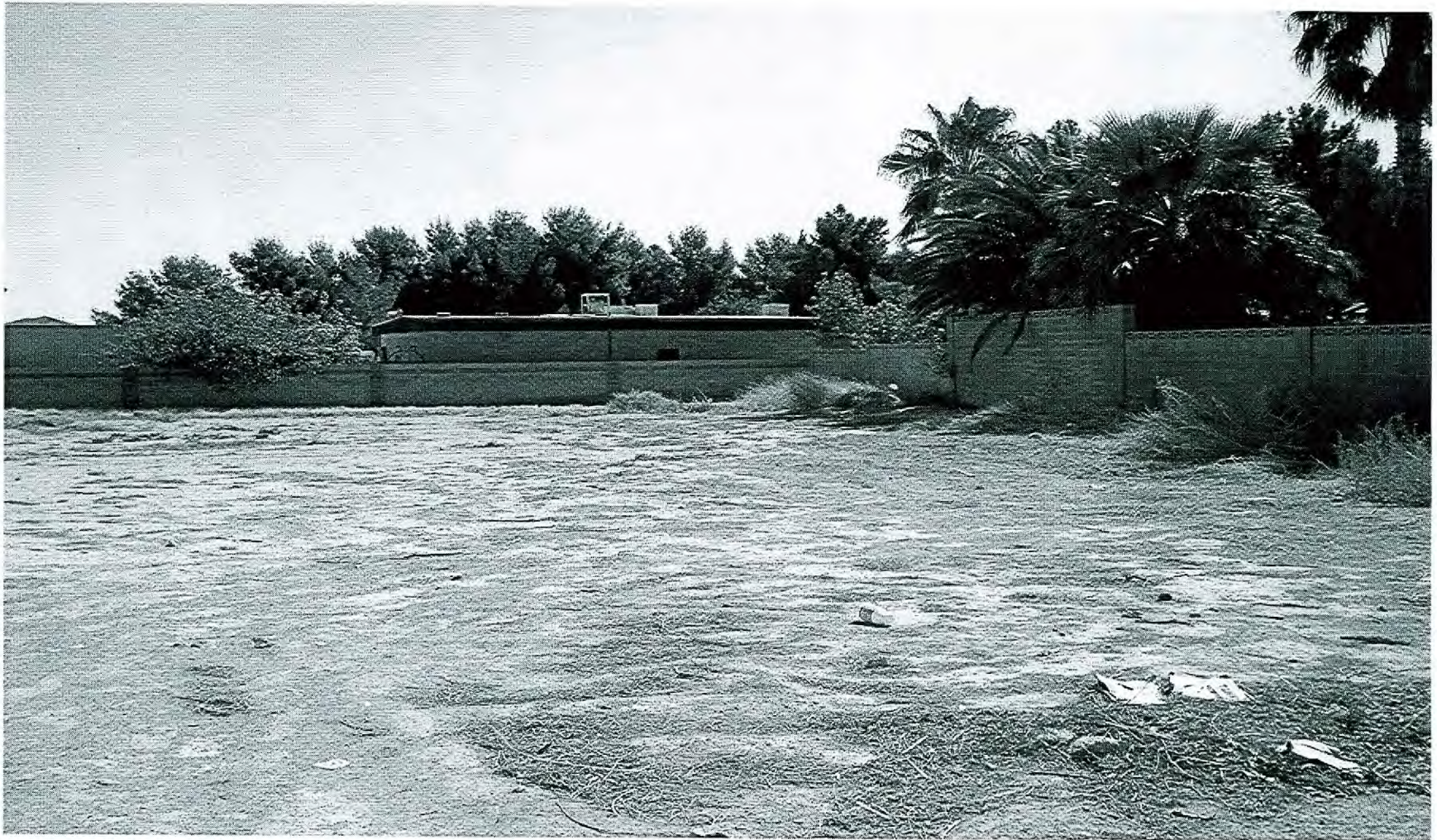
SDR 15235				
Charles H. & Gail W. Shields				
7180 W Azure				
Proposed 7.385 thousand square foot office conversion/expansion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.385	36.13	267
AM Peak Hour			2.48	18
PM Peak Hour			3.72	27
<i>(heaviest 60 minutes)</i>				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
<i>(heaviest 60 minutes)</i>				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	7.385		257
AM Peak Hour				17
PM Peak Hour				26
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Azure Drive				
Average Daily Traffic (ADT)	5,264			
PM Peak Hour	421			
<i>(heaviest 60 minutes)</i>				
Tenaya Way				
Average Daily Traffic (ADT)	9,068			
PM Peak Hour	725			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			

	Capacity			
Azure Drive	3000			
Tenaya Way	34300			
This project will add approximately 257 trips per day on Azure and Tenaya.				
This will increase expected volumes by about 5 percent on Azure and about				
3 percent on Tenaya. Azure is over capacity for a street with individual driveways on it, and Tenaya is at about 26 percent of capacity.				
Based on Peak Hour use, this development will add roughly 26 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-15231, ZON-15233, & SDR-15235 - APPLICANT/OWNER: CHARLES H. AND GAIL W. SHIELDS
7180 WEST AZURE DRIVE
OCTOBER 19, 2006 PLANNING COMMISSION

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