

MEMO 01: Justification

Project Name: Morley Shopping Center

Date: 15May07

Project #: 13570706.01

Location: Lone Mountain & Cliff Shadow

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Architect Phase #: 01

Type: ☐ Conference ☐ Teleconference ☒ Research Report ☐ Other:

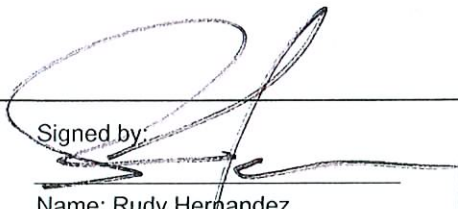
Regarding: Justification Letter

The proposed project consists of approx. 10,460 s.f. of commercial retail space with an attached 4,000 s.f. tavern. The project will also have a future 3,000 s.f. Convenience store located on the north-east corner of the site. The project is located on a +/- 2.38 acre site on the corner of Lone Mountain Road & Cliff Shadows in the City of Las Vegas, Nevada (APN #137-01-101-023 & 024), per the pre-application conference we are requesting variances for the following items.

Parking: The 16,663 sq foot project currently has 127 parking spaces provided where 134 parking spaces are required. The applicant is requesting a variance for seven (7) parking stalls which is only six percent (6%) below the required amount of parking stalls. Justification can be made that typical taverns are not parked to the maximum until the late afternoon and evening hours at which time the retail portions of the project will be closing. The potential retail parking stalls that will be available at these times is fifty-six (56) stalls. Also, in order to make the site worth developing financially the site needs to have as much retail as possible and due to the small site it is difficult to reach the actual required stalls.

Landscaping: The project requires a total of fifteen percent (15%) of the site to be landscaping, the plan only provides a total of fourteen percent (14%). The applicant is requesting to waive the city's requirement for landscape "fingers" every six (6) parking spaces, and the applicant is also requesting a variance for the 15'-0" landscape buffer along the right of way abutting the site, due to the limited amount of provided parking adding these elements would further impact the parking tabulation. The entire site will be landscaped including the setbacks located adjacent to the existing residential parcels.

Setbacks: The proposed building does not encroach onto the required building set-backs but a residential/commercial set-back proximity-slope will be required. The proximity of the residence on the south to the project may not allow for the 3:1 proximity slope at the south-west corner of the property depending on the natural and finish grade of the project, there is also a drainage easement located between the proposed project and the existing residence along the south-east corner of the site. The residences to the rear of the site do comply due to the different heights of the sites; the residences are located at a higher elevation. The applicant is asking for a waiver of the Residential Proximity Slope due to a drainage easement, high walls and heavy landscaping separating the two projects.

Distribution:	Fax:	Date:	Initial:	Signed by:
_____	_____	_____	_____	
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_____	_____	_____	_____	Title: Job Captain
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