

December 10, 2007

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Mike Howe, Planner II
City of Las Vegas
731 S. Fourth St.
Las Vegas, NV 89101

RE: SITE DEVELOPMENT PLAN REVIEW AND VARIANCE FOR PECOS AND OWENS

Dear Mike,

On behalf of our client, Pecos Partners LLC please accept this application for a Site Development Plan Review and Variance. We propose to construct one building with a total of 7,250 square feet on a portion of the site located at Owens Ave. west of Pecos Rd. There will be a 1,200 square foot food/coffee shop with drive-through; and the remaining 6,050 square foot will be retail. The site will provide 48 parking spaces which include 2 handicap spaces and 5 compact spaces. The loading space is located adjacent to the building and is screened from the street.

The project proposes to share a driveway with the recently approved Fresh and Easy Market and will provide cross access between this portion of the site and the adjacent Fresh and Easy and existing drug store. The site provides code required parking as well as the code required buffer and parking lot landscaping.

Adjacent to the south and west sides of the site are single family homes. Therefore, the site is subject to the residential proximity slope per Section 19.08. B. Staff has made a determination that the proposed building does not meet the residential proximity slope and a variance is required. The proposed building is 22 feet tall at the parapet with a finished roof height of 18 feet. The code requires a setback of 66 feet; while the building proposes a setback of 58 feet 6 inches. As demonstrated by the building elevations, only the northwest corner of the building encroaches into the residential adjacency setback by 3 feet of non-structural building parapet. The remaining portions of the building meet the residential adjacency requirements.

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On October 17, 2007 the City Council approved Variance-23585 for the Fresh and Easy Market to allow a 50 foot residential adjacency where a minimum setback of 73 feet is required. On April 19, 2000 the City Council approved Variance (V-0101-99) to allow the existing Sav-On Drugstore a residential adjacency of 20 feet where a minimum of 60 feet is required. Based upon previous City Council action, we believe the precedence has been set to allow buildings to encroach into the residential adjacency setback. Our proposal is to encroach 3 feet into the setback only along a portion of the west elevation.

During the pre-application conference, the Traffic Engineer required the relocation of the proposed shared driveway on Owens Ave. to provide a 150 foot throat depth; the site plan has been revised to provide the required driveway relocation.

Based upon the facts as outlined in the justification letter, we believe that the necessary findings can be made to approve this variance request. The Site Development Plan Review has been designed to provide needed services for the neighborhood and to be an asset to the community. Thank you for your time and support in reviewing the Variance and Site Development Plan Review for the Pecos and Owens Commercial Center.

Sincerely,
Perlman Design Group


Sue Gray AICP
Senior Planner

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