



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 12, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-27319 APPLICANT/OWNER: OR INVESTMENT GROUP, LLC

** CONDITIONS **

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-27321) and Variance (VAR-28009) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/18/08, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a one-foot landscape buffer along two 15-foot portions of the west perimeter where eight feet is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide 1 tree per 20 linear feet along the west and south perimeters and 1 tree per 30 linear feet along the north and east perimeters in accordance with the Perimeter Landscape Buffering listed in Title 19.12.040. Provide shrubs and ground cover in accordance with the requirements of Title 19.12.040.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

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7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. Trash enclosures on site shall meet the standards of LVMC Title 19.08.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. The parking lot shall be screened in accordance with Title 19.10.010(J)(11).
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Provide the Planning and Development Department a copy of the shared access agreement granting use of the private driveway between the subject property and Lake Mead Boulevard.
15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

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18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. Landscape and maintain all unimproved rights-of-way, if any, on Lake Mead Boulevard and Rancho Drive adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Lake Mead Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
21. Obtain a Nevada Department of Transportation Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map or construction drawings for this site, whichever may occur first. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rightsofway required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of onsite development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rightsofway are not required and Traffic Control devices are or may be proposed at this site outside of the public rightofway, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. This site is within a FEMA Flood Zone A.
25. No structures shall be permitted within the existing 50-foot Public Drainage Easement located along the eastern perimeter of this site, unless the approved Drainage Plan/Study provides an alternative design that allows for the vacation of portions of said easement that are currently underlying the proposed structures.
26. Site development to comply with all applicable conditions of approval for Rancho/Lake Mead Commercial Subdivision and all other applicable site-related actions.
27. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 73,065 square-foot retail development with a Waiver to allow a one-foot landscape buffer along two 15-foot portions of the west perimeter where eight feet is required on 5.83 acres adjacent to the west side of Rancho Drive approximately 180 feet south of Lake Mead Boulevard. The applicant is proposing a one-story shopping center consisting of four buildings spread throughout the site. The buildings will feature a unified Mediterranean architectural theme with varied storefront elevations, window shapes, finish materials and roof heights reaching heights of up to 50 feet.

The applicant has submitted a Major Amendment (SUP-27321) to an approved Special Use Permit (SUP-6947) to allow a one-story 50-foot building in the Airport Overlay zone where 35 feet is the maximum height allowed and a Variance (VAR-28009) from residential adjacency standards to allow a 22-foot rear setback where 87 feet is required as companion items to this request. As this project could easily be redesigned to accommodate the proposed buildings without the need for a Variance from residential adjacency standards the applicant has provided a self-imposed hardship; therefore, staff recommends denial of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council tabled requests for a Site Development Plan Review (SDR-5109) and a Waiver of the Commercial Development Standards to allow a three-foot front yard setback where 20 feet is the minimum required for a proposed mixed-use development consisting of 504 residential condominium units and 90,000 square feet of retail space in two 10-story buildings 94.5 feet high, a 12-story building and two 16-story buildings on 5.84 acres, a request for a Special Use Permit (SUP-5111) for a proposed mixed-use development consisting of two 10-story buildings 94.5 feet high, a 12-story building and two 16-story buildings and a request for a Variance (VAR-5114) to allow a 32-foot rear yard setback where residential adjacency standards require a minimum of 110 feet for a proposed mixed-use development consisting of two 10-story buildings 94.5 feet high, a 12-story building and two 16-story buildings adjacent to the west side of Rancho Drive approximately 180 feet south of Lake Mead Boulevard. The Planning Commission denied these requests. Staff recommended denial.

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08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6946) for a mixed use development including two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements, a request for a Special Use Permit (SUP-6947) for a 197-foot tall building where 35 feet is the maximum height allowed in the airport overlay zone, a request for a Special Use Permit (SUP-6948) for a mixed use development and a request for a Variance (VAR-6952) to allow a zero front setback ratio where a 1:1 setback ratio is required along a collector or larger street for a 197-foot tall building on 5.48 acres adjacent to the southwest corner of Lake Mead Boulevard and Rancho Drive. The Planning Commission and staff recommended approval of these requests.
09/19/07	The City Council approved a Request for an Extension of Time (EOT-23836) of an approved Site Development Plan Review (SDR-6946) for a mixed use development including two 16-story towers with a total of 300 residential units and 12,548 square feet of commercial space and waivers of the residential adjacency standards and perimeter landscaping requirements, a Request for an Extension of Time (EOT-23838) of an approved Special Use Permit (SUP-6947) for a 197-foot tall building where 35 feet is the maximum height allowed in the airport overlay zone, a request for an Extension of Time (EOT-23841) of an approved Special Use Permit (SUP-6948) for a mixed use development and a request for an Extension of Time (EOT-23843) of an approved Variance (VAR-6952) to allow a zero front setback ratio where a 1:1 setback ratio is required along a collector or larger street for a 197-foot tall building on 5.48 acres adjacent to the west side of Rancho Drive approximately 190 feet south of Lake Mead Boulevard. Staff recommended approval of these requests.
<i>Related Building Permits/Business Licenses</i>	
06/25/03	A Building Permit (#03013187) was issued to allow for the construction of pole sign at 2085 North Rancho Drive. The permit received final approval on 07/16/03.
<i>Pre-Application Meeting</i>	
02/07/08	A pre-application meeting was held with the applicant where elements of a Site Development Plan Review for a retail shopping center were discussed.

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<i>Neighborhood Meeting</i>	
02/19/08	<p>A neighborhood meeting was held on Tuesday, February 19, 2008 at 6:00 p.m. in the Houston Room at Texas Station Hotel and Casino located at 2101 Texas Star Lane, North Las Vegas, NV 89032. Five applicants, one planning staff member, the Ward 5 council liaison, the Ward 5 councilman and 6 members of the public were in attendance. This meeting was voluntarily held by the applicant, and proposed the original design for this project, which was similar in use but roughly double the size of this current application. The concerns expressed at the time were as follows:</p> <ul style="list-style-type: none"> • Will there be an underground tunnel constructed under Rancho Drive between the proposed project and Texas Station? (The applicant responded that there was an existing signalized crosswalk between the two properties.) • Who owns the access road from Lake Mead? (The applicant responded that it was owned by the abutting property owner, but that they had an access easement to their property from Lake Mead.) • What will happen to the block wall on the west side of the property? (The applicant's representative responded that the wall would be brought up to code, and that extensive landscaping would be installed along the common property line.) • Will the gas station property be included in the development? (The applicant responded that they did not have control of the gas station property.) • Will there be slots? (The applicant responded that the project was retail/restaurant/office, and that the only gaming would be as allowed accessory to a sports bar.) • When is the scheduled completion date? (Late 2009/early 2010) • What type of tenants? (Small grocery market, drug store, bank, small gym/day spa, general retail, food court, sit-down restaurants, office.) • How much parking will be provided? (670 spaces, approximately 100 more spaces than required by code, located in a multi-story garage.) • The general consensus of the public was that the project was superior to the 16-story mixed-use project that had previously been approved for the site, and that the design of the project would enhance the area.

<i>Field Check</i>	
04/14/08	<p>A field check was conducted by staff at the subject property. The site was noted to be undeveloped and flat, with numerous political advertisements on site and graffiti on the west perimeter wall of the property.</p>

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	5.83

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	C-2 (General Commercial)
North	Convenience Store/Gas Station	GC (General Commercial)	C-2 (General Commercial)
	Access Road	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Access Road	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Hotel/Casino	RC [Resort Commercial (City of North Las Vegas)]	C-2 [General Commercial (City of North Las Vegas)]
West	Multi Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District 35 Feet	X		N*
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y**

* The applicant has submitted a Special Use Permit (SUP-27321) to allow a 50-foot one-story building where 35 feet is the maximum allowed in the A-O District.

** The Traffic Impact Analysis revealed that this project will generate 8,504 ADT. This meets the criteria of a Project of Significant Impact which must be submitted if a project exceeds 6,250 ADT. A Project of Significant Impact has been filed.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	254,300 SF	Y
Min. Lot Width	100 Feet	825 Feet	Y

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Min. Setbacks			
• Front	20 Feet	24 Feet	Y
• Side	10 Feet	12.08 Feet	Y
• Corner	15 Feet	15 Feet	Y
• Rear	87 Feet	22 Feet	N*
Max. Lot Coverage	50%	28.7%	Y
Max. Building Height	35 Feet	50 Feet	N**
Trash Enclosure	Screened w/ Roof or Trellis	Screened w/ Roof/Trellis except for trash area at rear of Building A	N***
Mech. Equipment	Screened	Screened	Y

* The residential adjacency standards listed in Title 19.08.06 require an 87-foot rear setback. The applicant has submitted a Variance (VAR-28009) to allow a 22-foot rear setback where residential adjacency standards require 87 feet.

** The subject site is located in the North Las Vegas Airport Overlay within the 35-foot height limitation contour. The applicant has submitted a Special Use Permit (SUP-27321) to allow a 50-foot building height where 35 feet is permitted.

*** All trash enclosures shown on the plans have been screened per the standards listed in Title 19.08 with the exception of the trash area located at the rear of Building A. The applicant has indicated that this may be a location for a trash compactor should the future tenant of Building A require it. A condition has been added requiring the applicant to screen all trash enclosures per the standards listed in Title 19.08.

Pursuant to Title 19.08.060, the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	87 Feet	22 Feet	N*
Adjacent development matching setback	20 Feet	22 Feet	Y
Trash Enclosure	50 Feet	50 Feet	Y

* The residential adjacency standards listed in Title 19.08.06 require an 87-foot rear setback. The applicant has submitted a Variance (VAR-28009) to allow a 22-foot rear setback where residential adjacency standards require 87 feet.

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Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	49 Trees	65 Trees	Y
Buffer:				
Min. Trees South/West	1 Tree/20 Linear Feet	54 Trees	44 Trees	N*
Min. Trees North/East	1 Tree/30 Linear Feet	35 Trees	27 Trees	N*
TOTAL		138 Trees	136 Trees	N*
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	6-8 Feet		6 Feet	Y

* A condition has been added requiring the applicant to provide perimeter landscape buffering in accordance with Title 19.12.040.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	73,065 SF	1 space / 250 SF	286	7	287	7	
TOTAL			293		294		Y
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
To allow a one-foot landscape buffer along two 15-foot portions of the west perimeter	8-foot landscape buffer	Denial

ANALYSIS

- **Land Use**

The subject property has a General Plan designation of GC (General Commercial). The General Commercial category allows retail, service, wholesale, office and other general business uses of a more intense commercial character. The zoning of the subject property is C-2 (General Commercial) which is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as mixed-use developments. The proposed uses and programming of the proposed Shopping Center meets the intent of both of these descriptions.

- **Site Plan**

The site plan indicates that a total of four buildings are proposed to be constructed on site totaling 73,065 square-feet. Two buildings, A and B, will be larger in size, measuring 37,625 square feet and 26,510 square feet respectively, and will be located towards the rear, or west perimeter, of the property. The remaining two buildings, C and D, will be smaller in size, measuring 4,270 square feet and 4,660 square feet respectively, and will be located adjacent to Rancho Drive, at the front of the property. Building A will house a 30,800 square-foot market along with three retail units and a day spa, Building B will house a 12,665 square-foot junior anchor, a 3,250 square-foot bank with drive-through, and seven smaller retail units. Building C will house a 1,760 square-foot drive-through restaurant and a 2,510 square-foot retail suite while Building D will house a 4,660 square foot restaurant.

Three points of vehicular access are indicated on site plan. A 39-foot wide entry with a right-in/right-out turning configuration accesses Rancho Drive. A 25-foot wide entry accesses Hussium Hills Access, which offers a signalized intersection at Rancho Drive. A third point of entry accesses Lake Mead Boulevard, via a private driveway with a shared access agreement granted by the adjacent property owner, and features a right-in/right-out turning configuration. A copy of this agreement has not been submitted, therefore a condition has been added requiring the applicant to provide a copy of the shared access agreement. A total of four points of pedestrian connections are indicated on the site plan, with one connection made at the existing bus shelter and turnout fronting Rancho Drive connecting to Building C and Building B, a second located adjacent to the driveway access from Rancho Drive which exclusively accesses Building D, a third connection point accesses Rancho Drive to connect pedestrians with Buildings D and A, and the fourth pedestrian connection links Building A with Hussium Hills Access which in turn accesses the signaled crosswalk at Rancho Drive. No pedestrian connections will link the site with the adjacent residential and commercial properties or Lake Mead Boulevard.

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The parking lot for the site is broken down into three separate areas. The first parking lot area features 102 standard and four handicap parking spaces, which serve Buildings A and D and is located near the southeast corner of the site. The second parking area consists of 108 standard and three handicap parking spaces, which serve Buildings B and C and is located near the northeast corner of the site. The third parking area contains 77 parking spaces and four loading spaces which accesses Buildings A, B and C and is located along the rear/west perimeter of the site. The site plan does not indicate if any parking lot screening will be provided. Title 19.10.10(J)(11) requires parking lots to be screened from adjacent roadways by a low wall or berm, a solid living hedge or some other screening method which has been approved as part of a landscape plan. As neither the site plan nor the landscape plan indicate any parking lot screening, a condition has been added requiring the applicant to screen the parking per Title 19.10.010(J)(11).

- **Landscaping**

The landscape plans indicate that the applicant has intended to meet most of the standards set forth in Title 19.12, however several areas lack proper plant spacing. In addition, a Waiver to allow a one-foot landscape buffer along two 15-foot portions of the rear perimeter has been requested to accommodate two loading spaces. By placing the loading spaces within the rear landscape buffer of the proposed development adjacent to a residential property, the spacing of trees 20 feet on center and requisite four five-gallon shrubs per tree buffer plantings are interrupted. Staff has recommended denial of the Waiver requested.

The perimeter landscape buffers feature trees spaced at 20 and 30 feet on-center along the perimeters as required by code; however the proper spacing of the trees fall short and disappear altogether around the bus stop fronting Rancho Drive, at the loading spaces at the west perimeter, near the corners of the property, and near each driveway aisle accessing the property. This has led to a deficiency of two trees along the north perimeter, six trees along the east perimeter, eight trees along the south perimeter and two trees along the west perimeter. A condition has been added requiring the applicant to provide perimeter landscape buffering in accordance with Title 19.12.040.

Pursuant to Title 19.10 Parking Standards the applicant is required to provide one landscape island per six parking spaces. The applicant has provided these islands and provides 65 trees where 49 trees are required. The applicant meets these standards.

Lastly, while no shrubs are shown on the plans submitted, the applicant has provided a general note which indicates that four five-gallon shrubs for every required tree will be provided, and non vegetative groundcover per Title 19.12.040(B)(5) will be provided.

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- **Elevations**

The submitted elevations depict the entire project as having a multitude of architectural variety with a unified Mediterranean theme. All four buildings feature varying roof heights ranging between 26 and 50 feet and differing rooflines, including flat roofs hidden behind parapets and hip roofs which will use up to four different colors of clay barrel tile and painted metal. The storefronts will feature a variety of window shapes, both rectangular and arched, along varied awnings planned in five different colors. The exterior of the buildings will feature two different types of ledgestone veneer, five different varieties of natural stone tiles and 19 different paint colors over a fine sand coat stucco finish. Other architectural enhancements include ornamental iron railings, metal accent brackets and concrete moldings.

- **Floor Plans**

Individual floor plans were not submitted as part of this application. The applicant has submitted a generic breakdown of individual suite/tenant bay sizes on the floor plan and a general tenant programming indicating where a market, junior market, bank with drive through, restaurant with drive through, restaurant and retail spaces will be located. Individual floor plans will be required to be submitted if this project is approved during the tenant improvement plan process.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is not compatible with the adjacent development as a Variance from residential adjacency setbacks is required. In addition, the project is in the 35-foot Airport Overlay zone, and a Major Modification to an approved Special Use Permit (SUP-6947) to allow a 50-foot building has been submitted as well. While the addition of retail uses may be an asset to the area, the building placement and excess height is not compatible with the surrounding uses.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

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The proposed development is not consistent with the Design Standards Manual or the Landscape, Wall and Buffer Standards. As this site is a corner lot, located at the northwest corner of Hussium Hills Access and Rancho Drive, the buildings are not oriented towards the corner nor is the parking located away from corners. Interconnected walkways between buildings on site and those of adjacent development are not utilized, no provisions for a bus shelter behind the sidewalk area at the bus turnout is made nor have pedestrian plazas been integrated into the site per the standards listed in Title 19.08. The site landscape as shown is deficient in tree count at the perimeters, the parking lot is not screened from the adjacent roadway and the trash area behind Building A does not appear to be properly screened. Conditions have been added if this project is approved requiring the applicant to provide proper landscape buffering, parking lot screening and trash enclosures.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site accesses Rancho Drive, a Freeway/Expressway as indicated by the Master Plan of Streets and Highways, Lake Mead Boulevard, a 100-foot Primary Arterial as indicated by the Master Plan of Streets and Highways, and Hussium Hills Access, a private roadway which accesses Rancho Drive, all of which can adequately support the proposed development.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials are appropriate for the area, are upscale in nature and will add visual interest and variety to the area. It is unknown if the landscape materials are appropriate or not, as the plant material is not indicated on the landscape plan. A condition is in place requiring the applicant to submit a technical landscape plan if this project is approved.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations, design characteristics and architectural and aesthetic features are not unsightly or obnoxious in appearance. The variety of storefront designs, colors and materials used within a cohesive theme create a harmonious and aesthetically pleasing environment.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

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This project, if approved, will be subject to permit review and inspections, and therefore appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 6

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 520

APPROVALS 2

PROTESTS 5