



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 14, 2017

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: CHERRY DEVELOPMENT - OWNER: GIL UTAH, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
VAR-69103	Staff recommends DENIAL, if approved subject to conditions:	
SUP-68777	Staff recommends DENIAL, if approved subject to conditions:	VAR-69103
SDR-68778	Staff recommends DENIAL, if approved subject to conditions:	VAR-69103 SUP-68777

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 27

NOTICES MAILED 206 - VAR-69103 and SUP-68777
206 - SDR-68778

APPROVALS 4 - VAR-69103 and SUP-68777
4 - SDR-68778

PROTESTS 0 - VAR-69103 and SUP-68777
0 - SDR-68778

**** CONDITIONS ****

VAR-69103 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-68777) and Site Development Plan Review (SDR-68778) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-68777 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Mixed Use development use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-69103) and Site Development Plan Review (SDR-68778) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-68778 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Variance (VAR-69103) and Special Use Permit (SUP-68777) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 (SP001), landscape plan, building elevations and floor plans, date stamped 02/15/17, and site plan (SP002 – 005) date stamped 01/30/17, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits for the main structure.
7. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate waiver.

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8. 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.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
10. Mechanical equipment and trash areas shall be screened in accordance with Downtown Centennial Plan standards.
11. 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. Installed landscaping shall not impede visibility of any traffic control device.
12. Provide benches, trash receptacles, tree grates and associated amenities as required by the Downtown Centennial Plan.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 10-foot radius on the southwest corner of Colorado Avenue and Casino Center Blvd prior to the issuance of any permits.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting the intent of the Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein and as otherwise allowed by the City Engineer.
16. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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18. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
19. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Submit a License Agreement for landscaping and private improvements in the public rights-of-way, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to construct a 48.5-foot tall mixed use development with 3,010 square feet of commercial floor space and 63 for-rent multi-family residential units on the southwest corner of Casino Center Boulevard and Colorado Avenue.

ISSUES

- A Variance (VAR-69103) is required to allow 18-foot parking lot drive aisles where 24 feet is required within the parking garage.
- Within 18b The Las Vegas Arts District of the Downtown Centennial Plan, a Mixed Use development is permitted with the approval of a Special Use Permit in the C-2 (General Commercial) zoning district.
- The site must be remapped to combine the existing platted lots prior to the issuance of permits for construction of the primary building. A condition has been added to the site review to address this issue.

ANALYSIS

This project is located in the Las Vegas Downtown Centennial Plan – 18b Arts District and Downtown South District and proposes to construct a four-story Mixed-Use development with 63 residential units and 3,010 square feet of retail space, located on the southwest corner of Casino Center Boulevard and Colorado Avenue.

The subject site is currently comprised of three parcels with a zoning designation of C-2 (General Commercial), which allows for retail and commercial uses of an intense character, as well as mixed-use developments. Mixed-Use developments are allowed in the 18b Arts District with an approved Special Use Permit.

Mixed Use is defined as, “The vertical integration of residential uses and commercial or civic uses within a single building or a single development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof.” The proposed use meets this definition, as a four-story building is proposed that integrates commercial uses and parking on the ground level and multi-family residential uses above. This use requires a Special Use Permit in any zoning district located within the boundaries of 18b The Las Vegas Arts District.

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The Minimum Special Use Permit Requirements for this use include:

1. Residential uses permitted as of right in the R-3 and R-4 Zoning Districts may be permitted by means of a Special Use Permit within a P-O, O or C-PB Zoning District.

This requirement does not apply, as the development would be located in the C-2 (General Commercial) zoning district.

2. Nonresidential uses permitted as of right in the P-O, O and C-1 Zoning Districts may be permitted by means of a Special Use Permit within an R-3 or R-4 Zoning District.

This requirement does not apply, as the development would be located in the C-2 (General Commercial) zoning district.

3. Commercial uses or civic uses shall at a minimum be located at the ground level fronting the primary public rights-of-way and may extend beyond the ground floor. The principal entryway to access those uses, whether individually or collectively, shall be directly accessed from and oriented to the public sidewalk.

The proposed use meets this requirement, as the commercial floor space will be located at ground level facing Casino Center Boulevard.

4. Residential uses shall not be permitted on the ground floor fronting on primary public rights-of-way, but may be located at or above the second level of the building. Residential uses may be located on the ground floor of any building or portion thereof that is located at the interior of the development site and does not front on an Arterial or Collector Street.

The proposed use meets this requirement, as the proposed Mixed-Use Development provides 63 residential units on floors two through four.

5. Surface parking lots shall be located to the side or the rear of the principal building(s) on the site, and shall be screened from view of the adjacent rights-of-way by the principal building(s) or a landscape buffer in conformance with the requirements of LVMC Chapter 19.08. Parking structures shall not be located along the street frontages of the development site, but shall be screened from view of the adjacent rights-of-way by the principal building(s).

The proposed use meets this requirement, as the proposed development provides 33 ground level parking spaces, which are screened from view by the building facade.

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The overall site consists of three parcels, which total approximately 0.49 acres. Vehicular access is provided via an alley way on the west side of the subject site, which provides ingress and egress to the first floor parking and retail level of the building. Pedestrian access to the site is located on the northeast corner of the site. The proposed building includes 63, one-bedroom residential units and 3,010 square feet of retail space, which is located along Casino Center Boulevard.

The submitted floor plan indicates the proposed development will provide 33 parking spaces and a centralized bicycle rack/storage area within a single-level parking garage located on the ground floor of the structure. The applicant is deficient by a total of 75 parking spaces pursuant to Title 19.12 requirements. Title 19.10.110(C) exempts properties within the Downtown Centennial Plan area from the automatic application of standard parking requirements. However, the exemption does not prohibit City staff, the Planning Commission, and the City Council from imposing limitations on the approval of a Site Development Plan Review.

The parking garage layout contains 90-degree parking accessed by a one-way U-shaped drive aisle measuring 18 to 22 feet wide. Pursuant to Title 19.08.110(C)(2)(c), the minimum access aisle for one-way traffic with 90-degree parking is 24 feet. Title 19.08.110(C)(2)(d) allows parking structures to be subject to dimensional adjustments based on utilization. Reductions in design standards for parking structures shall be subject to approval by the Director. The Planning and Development Department has established that 18-foot wide drive aisles are not functional for appropriate internal site circulation, and that the site would function more efficiently with a uniform 22-foot wide drive aisle. A condition of approval was imposed on the previously approved Site Development Plan Review (SDR-33019), which required the previous applicant to revise the site plan to provide minimum 22-foot wide driveway aisles within the parking structure. Since that requirement has still not been met with this resubmittal, the applicant has request a Variance (VAR-69103) to allow 18-foot parking lot drive aisles where 24 feet is required within the parking garage.

Downtown Centennial Streetscape Standards have been not met along the sides of the building facing Casino Center Boulevard and Colorado Avenue with regard to the proposed width of the sidewalk and amenity area widths, which require a 10-foot sidewalk and five-foot amenity zone. The submitted street cross sections indicate a seven-foot amenity zone and 7.5-foot sidewalk will be provided along Casino Center Boulevard, with a ten-foot amenity zone and seven-foot sidewalk provided along Colorado Avenue. The submitted landscape plan indicates 36" box African Sumac at 20-foot intervals will be provided along Casino Center Boulevard and Colorado Avenue, which meet Downtown Centennial Plan development standards. However, the subject site qualifies as a partial block frontage at outlined in the Downtown Centennial Plan Threshold document, which indicates any streetscape not implemented due to existing conditions will require a Covenant Running with Land to obtain property owner's consent for future improvements.

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The submitted elevations depict a four-story, 48.5-foot tall Mixed-Use development. Vehicular access to the ground floor is accessed via an alleyway off of Colorado Avenue. The ground floor contains 3,010 square feet of retail space and 33 parking spaces, which includes two handicapped parking spaces. A small plaza located adjacent to the northeast corner of the site accesses the elevator lobby for the residential units and provides an entry for the retail space. The top three floors contain 63, one-bedroom residential units, which will be accessed via open gate breezeways which access the elevator and stairwells provided at the northeast and southwest corners of the building. Additionally, each floor will contain an enclosed laundry room. The typical one-bedroom floor plan indicates that all of the rental units will be an identical 450 square feet in size, containing an open kitchen, living and dining area, bedroom area, private bathroom and storage closets. The applicant is proposing to utilize corrugated metal painted three colors including; blue, orange, and green. The use of building colors, mass and scale, and overall building design furthers the goals of the Arts District of the Downtown Centennial Plan, which state that: “the goal of the Arts District is to encourage building design that contributes to the quality of life in an active, aesthetically considered manner.”

The applicant would be deficient by a total of 75 parking spaces pursuant to Title 19.12 requirements. Except for handicapped parking, Title 19 parking requirements are not automatically applied within the boundaries of the Downtown Centennial Plan Overlay District, but are subject to conditions imposed by the City Council if needed. The submitted ground floor plan indicates the 33 parking spaces including two handicap-accessible parking spaces will be provided on-site for the residential units and commercial uses. However, staff does not support the quantity of parking that will be provided for the overall development, as it is less than one parking space per residential unit, with no guest parking and no additional parking for the proposed commercial tenant space, which will force residents and guests to find parking on adjacent streets. This will negatively impact the surrounding area.

The subject site is comprised of three parcels, which will need to be remapped to consolidate the existing parcels and platted lots. The map must be recorded prior to the construction of the main building so as to eliminate conflicts with existing property lines.

These parcels are currently served by Las Vegas Valley Water District (LVVWD) but they do not have the required backflow prevention per NAC 445A.67195. Civil and plumbing plans will need to be submitted to LVVWD for domestic meter sizing, fire flow availability and backflow prevention installation. Proof of parcel lot consolidation will be required prior to civil plan approval. Southern Nevada Water Authority (SNWA) regional connections fees will be assessed on a per unit basis and fees will need to be paid prior to civil plan approval and building permit sign-off. It should be noted that the existing water services are located on Colorado Avenue and there are water mains available to serve the development on both Colorado Avenue and Casino Center Boulevard. The current site plan does not provide for adequate space onsite for the above-ground

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backflow prevention assemblies that cannot be placed in the sidewalk. The applicant has been notified that they may need to revise the site plan to allow for outdoor utility placement along Colorado Avenue or Casino Center Boulevard. A condition has been added to insure all mechanical equipment and trash areas comply with Downtown Centennial Plan screening requirements.

The interior circulation of this proposal will not allow a functional parking facility, which will exacerbate the very limited parking for the project. Staff recommends denial of the requested Variance (VAR-69103), Special Use Permit (SUP-68777) and Site Development Plan Review (SDR-68778), for the proposed four-story Mixed-Use development with conditions.

FINDINGS (VAR-69103)

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to install 18-foot drive aisles where 24 feet is required within the parking garage, which do not provide sufficient room for proper vehicle circulation. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

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FINDINGS (SUP-68777)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The development would provide opportunities for urban living in the Downtown area near commercial uses and is adjacent to established public transportation lines. However, the proposed development is not consistent with Title 19.08 parking drive-aisle width requirements, which renders the parking facility non-functional for public use.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is physically suitable for a Mixed-Use development of the scope proposed, however by proposing parking facilities that are non-functional for public parking this development proposal will force all parking to occur offsite. This may be detrimental to the surrounding neighborhood.

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Access to the development is proposed via a public alley off of Colorado Avenue, which is a 80-foot right-of-way that is well under capacity at this time. These facilities are adequate to meet the needs of the mixed use development.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

The proposed mixed use development will be subject to permit and licensing requirements and periodic inspections, thereby protecting the public health, safety and general welfare.

5.The use meets all of the applicable conditions per Title 19.12.

The proposed Mixed-Use project meets all the required minimum Special Use Permit Requirements pursuant to Title 19.12.

FINDINGS (SDR-68778)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) 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 mixed-use development is compatible with development in the vicinity, with the exception of the requested Variance (VAR-69103) to allow 18-foot drive aisles where 24 feet is required within the proposed parking garage.

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;

The proposed mixed use development is consistent with Las Vegas 2020 Master Plan Policy 1.1.3, which encourages new market rate, multi-unit mixed-use residential development on vacant or underutilized sites, with ground floor commercial components included where appropriate. However, by proposing parking facilities that are non-functional, the proposal is inconsistent with Title 19.

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

Access to the development is proposed via a public alley off of Colorado Avenue, which is a 80-foot right-of-way that is well under capacity at this time. These facilities are adequate to meet the needs of the mixed use development.

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

The landscape materials are appropriate for this area of the City. The building materials are also appropriate for the area of the City, which is represented in the use of various colors of painted corrugated metal. The proposed landscaping is also harmonious with the surrounding development as it complies with the Downtown Centennial Plan Streetscape requirements.

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;

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The building elevations indicate an aesthetically pleasing and harmonious modern mid-rise development. The use of building colors, mass and scale, and the overall building design furthers the goals of the Arts District, which encourages building designs that contribute to the character and quality of life in an active, aesthetically considered manner.

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

The proposed plan will not impact public health, safety or welfare since the development will be subject to the International Building Code and City inspections during construction.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
08/02/06	The City Council approved a request for a Rezoning (ZON-12070) from R-4 (High Density Residential) to C-2 (General Commercial) at 1300 and 1306 South Casino Center Boulevard. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-12071) for a proposed 34-story Mixed Use Development containing 275 residential units and 8,294 square feet of commercial area with a Waiver of the Stepback Requirement at 1300, 1306 and 1310 South Casino Center Boulevard. The Planning Commission and Staff recommended approval of the request.
04/01/09	The City Council approved a request for a Site Development Plan Review (SDR-33019) for a proposed four-story, 48.5-foot tall Mixed-Use development consisting of 60 residential units and 1,924 square feet of commercial space with a Waiver of Downtown Centennial Plan Streetscape Requirements and to allow no undergrounding of power lines at the southwest corner Colorado Avenue and Casino Center Boulevard. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Special Use Permit (SUP-33020) for a proposed Mixed-Use development at the southwest corner of Colorado Avenue and Casino Center Boulevard. The Planning Commission and Staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
	The City Council approved a request for a Rezoning (ZON-33021) from R-4 (High Density Residential) to C-2 (General Commercial) at the southwest corner of Colorado Avenue and Casino Center Boulevard. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
10/22/12	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
09/18/14	A Code Enforcement case (#145832) was processed for a vacant lot full of vehicles, trash and weeds at 1300 South Casino Center Boulevard. The case was resolved on 04/27/15.
02/25/16	A Code Enforcement case (#163892) was processed for trash at 1300 South Casino Center Boulevard. The case was resolved on 02/29/16.

Pre-Application Meeting	
12/21/16	A pre-application meeting was held to discuss submittal requirements for applications related to a proposed Mixed Use Development.

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
02/02/07	During a routine site visit staff observed an undeveloped site with some a small amount of high weeds.

Details of Application Request	
Site Area	
Net Acres	0.46

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
North	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
South	Multi-Family Residential	MXU (Mixed Use)	R-4 (High Density Residential)
East	General Retail	MXU (Mixed Use)	C-1 (Limited Commercial)
	Undeveloped		R-4 (High Density Residential)
West	Undeveloped	C (Commercial)	C-M (Commercial / Industrial)
	General Retail		

Master Plan Areas	Compliance
Downtown Centennial Plan	Y
Special Purpose and Overlay Districts	Compliance
Downtown Centennial Plan Overlay District – Downtown South & 18b Las Vegas Arts District	Y
Live/Work Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails	Y
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Downtown Centennial Plan, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	70% along Property Line	100%	Y
• Corner Side	70% along Property Line	100%	Y
• Side (west)	N/A	7 Feet	Y
• Rear	N/A	0 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	By Condition

Pursuant to Downtown Centennial Plan, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• South	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 0 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		0 Trees	0 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	0 Trees	0 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		0 Feet	0 Feet	Y
• South		0 Feet	0 Feet	Y
• East		0 Feet	0 Feet	Y
• West		0 Feet	0 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6 to 8 Foot CMU Wall	Not Indicated

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Casino Center Boulevard	Major Collector	Master Plan of Streets & Highways	80 Ft	Y
Colorado Avenue	Local Street	Title 13	80 Ft	Y

Pursuant to the Downtown Centennial Plan, the following is required:

Streetscape Standards	Required	Provided	Compliance
Colorado Avenue. (east/west street)	5' amenity zone	10.25' amenity zone	Y*
	10' sidewalk	7' sidewalk	Y*
	Sidewalk amenities	Not indicated	By condition
	Street trees 36" box shade 15-20' intervals	36" box African Sumac trees at 20' intervals	Y
Casino Center Boulevard (north/south street)	5' amenity zone	7' amenity zone	Y*
	10' sidewalk	7.5' sidewalk	Y*
	Sidewalk amenities	Not indicated	By condition
	Street trees 36" box shade 15-20 intervals	36" box African Sumac trees at 20' intervals	Y

**Per the Downtown Centennial Plan Threshold Document the subject site qualifies as a partial block frontage any streetscape not implemented due to existing conditions will require a Covenant Running with Land to obtain property owner's consent for future improvements.*

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential (1 Bedroom)	63 units	1.25 spaces/unit	79				
Guest Spaces	63 units	1 space/6 units	11				
General Retail	3,010 SF	1 space per 175 SF GFA	18				
TOTAL SPACES REQUIRED			108		33		Y*
Regular and Handicap Spaces Required			103	5	31	2	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.*