

DS #: 4104

APN: 125-27-222-009

PROJECT: TENAYA VILLAGE CENTER - UPDATE TO COMMERCIAL ^{TENAYA}

SUBMITTAL: 4TH

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS			DATE:	
INTER-OFFICE MEMORANDUM			March 3, 2011	
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT: Drainage Study for:			COPIES TO:	
Tenaya Village Center - Update to Tenaya Commercial			Ace Engineering	
Cross Streets:	SWC of Tenaya Way & Azure Drive		M F E, Inc.	
File Number:	F:\Depot\DSMemos\DS4104D.doc		Bart Anderson, P.E., DevCo	
Parcel Number:	125-27-222-009		CCPW	
Zoning Action:	SDR-39552			
FEMA Flood Zone	YES	NO	X	
Proposed Storm Drain	YES	NO	X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	12/1/2006	12/15/2006	Not Approved	\$400.00	58670: \$400
2 nd Submittal	2/12/2007	2/26/2007	Conditionally Approved	\$400.00	62859: \$400
3 rd Submittal	1/20/2011	2/2/2011	Not Approved	\$100.00	161206: \$100
4 th Submittal	2/17/2011	3/3/2011	See Comments Below	\$400.00	163027: \$400
			TOTAL FEES (LDDRS):	\$1,300.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Department of Public Works concurrence.

1. Per **SDR-39552**, grant a Multi-use Non-equestrian Trail Easement for all portions of the existing multi-use non-equestrian trail adjacent to this site that are located outside of the *Tenaya Way* public right-of-way in accordance with Master Trails Plan concurrent with development of this site.
2. The site is adjacent to the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.
3. Label the proposed drainage easement as "15'-wide Public Drainage Easement to be Privately Maintained" on the grading plans. The granting of a public drainage easement can be done by separate document which must be recorded prior to the final approval of the drainage study.
4. Second request: Label the size of the existing storm drains in *Tenaya Way* and *Azure Drive*. Identify any existing drop inlets, storm drains and laterals with type and size information on the grading plan.
5. Show the detail sections location such as A-A, B-B etc. on the grading plan.

6. Detail 1 (Section on West Side): An "A"-curb is proposed on the west property line of the subject development. However, this "A"-curb defeats the purpose of the proposed public drainage easement to perpetuate the offsite flow. Review and revise accordingly.
7. Section Details 2 and 3: Extend the detail to include the adjacent street curb & gutter.
8. Section Detail 4: Extend the detail to the existing southern property wall.
9. 4" diameter sidewalk underdrain will get clogged easily and will be a maintenance issue. Provide 4"x2' minimum size sidewalk underdrain. Revise Construction Note #8 accordingly.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T19S/R60E/27
AREA G-27

Rec'd: 2/17/11

DS 4104-

G-27

\$400

DRAINAGE STUDY UPDATE

FOR

TENAYA VILLAGE CENTER
SW CORNER OF TENAYA WAY & AZURE DRIVE

LAS VEGAS, NEVADA 89130

ADDENDUM #1

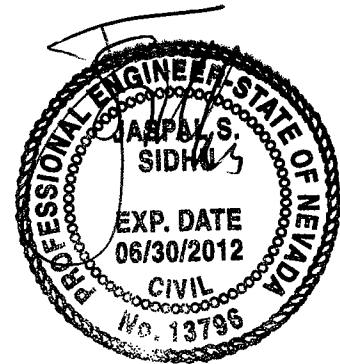
PROJECT NO. 10-05

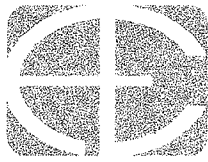
February 17, 2011

PREPARED FOR:
FAMILY EXPRESS

PREPARED BY:
ACE ENGINEERING

6283 S. Dean Martin Dr., Ste. B
LAS VEGAS, NV 89118
(702) 396-5113
Fax (702) 396-5114





ACE Engineering

Civil Engineering • Structural Engineering • Land Planning

February 14, 2011

City of Las Vegas
Land Development Services
Department of Public Works
333 North Rancho Boulevard
Las Vegas, NV 89106

Attention: Albert Sung, P.E. - Flood Control Project Engineer

**Subject: Drainage Study for: Tenaya Village Center – Update to Tenaya
Commercial - Parcel #127-27-222-009**

Dear Mr. Sung:

Please find below the responses to the comment letter issued by you dated February 2, 2011:

1. Copy of SDR-39552, containing zoning/planning conditions associated with this site, is attached.
2. Coordination with Clark County Public Works Department (CCPW) to obtain concurrence for boundary conditions along the south border will occur once Conditional Approval for this report is received from City of Las Vegas Land Development, Department of Public Works.
3. A public drainage easement to perpetuate the offsite flow through the subject site has been shown on the grading plan. Upon Conditional Approval by the City of Las Vegas Land Development, Department of Public Works, we will have the drainage easement granted and recorded by a licensed Surveyor.
4. Existing storm drain systems in Tenaya Way and Azure Drive are shown on the grading plan. Storm drain has been labeled with the City of Las Vegas recorded construction drawing number: 107-V 3145.
5. Detail Sections 1,2,3,4 and 6 have all been revised to match the grading plan.
6. Finished Floor Elevation for existing house adjacent to the south on the grading plan has been labeled.
7. North Arrow is shown on the grading plan.
8. Review fee of \$400.00 has been noted.

A revised Drainage Update Letter with revised plans is attached.

Sincerely,

ACE Engineering

Jaspal S. Sidhu, P.E.

Albert Sung

From: Patrice Samson [Patrice@aceengineering.us]
Sent: Thursday, March 03, 2011 2:31 PM
To: Albert Sung
Subject: Tenaya Village Center Drainage Study Update
Attachments: DS4104D.pdf

Albert,

Regarding the attached comment list can we get further clarification on:

Comment #1 How should we show this Multi use, non Equestrian Trail Easement on the grading plan? Basically, what verbiage should we use? Will we need to get this easement recorded?

Regarding comment #2, I spoke to Lane Weber at Clark County Public Works and he does not want us to bring this Drainage Study to the County until after we have "Conditional" approval from the City. They won't review it until then. That's why I wrote in the response letter that we would obtain their concurrence once we had a "Conditional" approval from you. What do you want us to do?

Regarding comment #3, we did label the proposed drainage easement as "15' wide Public Drainage Easement" but neglected to put the "to be privately maintained" in the verbiage. Is that the issue? Also, are you OK with us getting this easement recorded based on you giving us a "Conditional Approval" and we get the Surveyor to take care of recording it as a condition of getting "Final Approval?" The granting and recordation process can take a while and we so desperately need to get our civil plans submitted to Public Works. Also, if item #1 will need to be recorded too, we can get both done at the same time by the Surveyor.

Jaspal is clear on the remaining comments and is working on them.

Since all of the revisions pertain to the plans only, can we just bring in the revised plans and a comment response letter, or do we have to re-submit the whole report? Do we have to pay another \$400 fee?

Thank you very much for your assistance with these clarifications.

Pat Samson
Project Coordinator
ACE Consulting/AKAL Development
6283 Suite B, Dean Martin Drive
Las Vegas, NV 89118
Phone: (702) 396-5113 or 396-5114
Fax: (702) 396-7912
email: Patrice@aceengineering.us

From: Albert Sung [<mailto:YSung@LasVegasNevada.GOV>]
Sent: Thursday, March 03, 2011 10:56 AM
To: Patrice Samson
Subject:

Here you go.

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

September 24, 2010

CORRECTED LETTER

Ms. Maria Enamorado
MFE, Inc.
955 Temple View Drive
Las Vegas, Nevada 89110

**RE: SDR-39552 – MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2010**

Dear Ms. Enamorado:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-32534) FOR SITE MODIFICATIONS OF A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS AND RETAIL ESTABLISHMENT on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-32534), except as amended herein.
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 and landscape plan date stamped 09/13/10.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/13/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Ms. Maria Enamorado

MFE, Inc.

SDR-39552 - Page Two - **CORRECTED LETTER**

September 24, 2010

5. Prior to occupancy, 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 Building and Safety Department.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City code requirements and design standards of all city departments must be satisfied, except as modified herein.

Public Works

8. Grant a Multi-use Non-equestrian Trail Easement for all portions of the existing multi-use non-equestrian trail adjacent to this site that are located outside of the Tenaya Way public right-of-way in accordance with Master Trails Plan concurrent with development of this site.
9. Site development to comply with all applicable conditions of approval for SDR-32534 and all other site-related actions.

This action by the Planning and Development Department staff on September 24, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Gemie Knisely
GK3 Architecture
2111 Edgewood Avenue
Las Vegas, Nevada 89102

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		February 2, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Tenaya Village Center - Update to Tenaya Commercial	Ace Engineering
Cross Streets:	SWC of Tenaya Way & Azure Drive	M F E, Inc.
File Number:	F:\Depot\DS\Memos\DS4104C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-27-222-009	CCPW
Zoning Action:	SDR-39552	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	12/1/2006	12/15/2006	Not Approved	\$400.00	58670: \$400
2 nd Submittal	2/12/2007	2/26/2007	Conditionally Approved	\$400.00	62859: \$400
3 rd Submittal	1/20/2011	2/2/2011	See Comments Below	\$100.00	161206: \$100
TOTAL FEES (LDDRS):				\$900.00	

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Department of Public Works concurrence.

- Provide a copy of the zoning/planning conditions associated with this site (SDR-39552) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
- The site is adjacent to the jurisdiction of Clark County to the south. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.
- It appears that offsite flows from the west property are accepted to the subject development. If this is the case, identify and provide a public drainage easement (privately maintained by the subject property owner) to perpetuate the offsite flow through the subject site. The granting of a public drainage easement can be done by separate document which must be recorded prior to the final approval of the drainage study.
- Show the existing storm drain systems in Tenaya Way and Azure Drive on the grading plan. Label the storm drains with City of Las Vegas recorded construction drawing number. Identify any existing drop inlets, storm drains and laterals with type and size information on the plan.

met with - 1/25/11

5. Details Sections 1, 2, 3, 4 and 6 all appear to not matching the plan. For example, *Detail 1 (Section on West Side)* shows a proposed concrete valley gutter which cannot be found on the plan. The proposed building elevation also does not match the plan. Again, *Detail 2 (Section on north of building)* shows ramp and parking area off of the building which mistakenly not matching the plan. The problems happen in Details 3, 4 and 6. Review and revise accordingly.
6. Label the finish floor elevation of an existing house adjacent to the south on the grading plan.
7. Provide a "North Arrow" on the plan.
8. Note that the review fee for the next submittal (addendum to the drainage study) will be \$400.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

END OF REMARKS
ays

T/R/S: T19S/R60E/27
AREA G-27

Post-it® Fax Note	7671	Date	2/2/11	# of pages	2
To	Jaspa Sidhu	From	Albert Sun'g		
Co./Dept.	Ace Eng.	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	396- 7912 5114	Fax #			

*City of Las Vegas***AGENDA MEMO****ADMINISTRATIVE MINOR REVIEW MEETING DATE: OCTOBER 2010****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: APPLICANT/OWNER: MFE, INC.**

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SDR-39552	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-39552 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-32534), except as amended herein.
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 and landscape plan date stamped 09/13/10.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/13/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, 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 Building and Safety Department.

YK

Conditions Page One
October 2010 - Minor Review

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City code requirements and design standards of all city departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Minor Amendment request is required as the existing driveway to Tenaya Way is located approximately 10 feet further south than was depicted in the previously approved Site Development Plan Review (SDR-32534). The driveway access to Tenaya Way needs to be moved to the south for a clearer turning radius into the project. In order for this to happen, four parking spaces along the south perimeter adjacent to Tenaya Way must be relocated. The applicant is meeting this requirement by relocating three of the spaces across the driveway to the north along the building and removing the fourth space. The loss of one parking space is allowed, as the project was over parked by one space. The resulting change will enable the existing driveway to be utilized. Along with these changes, minor landscape adjustments were required. However, all of the changes maintain compliance with the Town Center Development Standards. The Planning and Development Department is administratively approving this request.

ISSUES

- This application is needed to provide for the actual location of the south driveway access to Tenaya Way, which was incorrectly depicted in the final Site Development Plan Review (SDR-32534).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Ctr., Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) on this site as part of a larger request to T-C (Town Center) on 1,468 acres. The Planning Commission recommended approval.
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres on the northwest side of Tenaya Way and Azure Drive, and a 110,000 square-foot commercial development on 16.66 acres on the southwest side of Tenaya Way and Azure Drive. The Planning Commission and staff recommended approval.

YK

Staff Report Page Two
October 2010 - Minor Review

06/18/03	The City Council approved a request for an Extension of Time (EOT-2152) of an approved Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres located adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive, and for a proposed 110,000 square-foot commercial development on 16.66 acres located on the southwest side of Tenaya Way and Azure Drive. Planning Commission and staff recommended approval.
03/17/04	The City Council approved a Major Modification (MOD-3652) to the Town Center Development Standards to allow Auto Parts (New and Rebuilt) (Accessory Sales and Service) as a permitted use in the SX-TC (Suburban Mixed Use - Town Center) district with the approval of a Special Use Permit and Conditions of Approval. Planning Commission recommended approval and staff recommended denial.
01/08/04	The Planning Commission approved Master Sign Plan (DIR-3572) for an approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the southwest side of Tenaya Way and Azure Drive. Staff recommended approval.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6074) for Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive. Staff recommended denial.
01/18/06	The City Council approved requests for a Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps with Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and a Special Use Permit (SUP-5894) for a proposed convenience store with fuel pumps on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive. Planning Commission and staff recommended approval.
01/18/06	The City Council approved requests for Special Use Permits (SUP-10422 and SUP-10423) for a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive. Planning Commission and staff recommended approval.
03/05/08	The City Council approved requests for Extension of Time (EOT-26432 thru 26435) for an approved Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps and Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) for a proposed convenience store with fuel pumps, a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive. Staff recommended approval.

Staff Report Page Three
October 2010 - Minor Review

11/04/09	The City Council approved a Major Amendment (SDR-32534) to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot convenience store with fuel pumps and 1,300 square feet of retail with waivers of the Town Center Commercial Development, Landscape and Streetscape Standards where a 3,500 square-foot convenience store with fuel pumps was approved. The Planning Commission and staff recommended approval.
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<i>Most Recent Change of Ownership</i>	
09/07/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses are on file.	

<i>Pre-Application Meeting</i>	
09/08/10	Staff reviewed the requirements for a Minor Site Development Plan Review application. It was noted that one parking space would need to be removed to allow for the widening of the driveway. It was also noted that a landscape finger would need to be located to the south of the trash enclosure.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
09/16/10	Staff conducted a field inspection on the site. The undeveloped site had some weeds and a pile of gravel in the center of the lot.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.11

Staff Report Page Four
October 2010 - Minor Review

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SX-TC (Suburban Mixed Use)	T-C (Town Center)
North	Commercial Center	GC-TC (General Commercial)	T-C (Town Center)
South	Single-Family Residence	RS (RS - Residential Suburban) [Clark County]	R-E (Rural Estates Residential) [Clark County]
East	Vacant (Approved for a Professional Office Development by SDR-26008)	O (Office)	O (Office)
West	Undeveloped	SX-TC (Suburban Mixed Use)	T-C (Town Center)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Town Center Master Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	48,741 SF	N/A
Min. Lot Width	N/A	175 Feet	N/A
Min. Setbacks			
• Front	15 Feet	48 Feet	Y
• Side	10 Feet	115 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	20 Feet	91 Feet	Y
Max. Lot Coverage	N/A	10%	Y

YK

Staff Report Page Five
October 2010 - Minor Review

Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	Screened, Enclosed	Not Indicated	Y
Mech. Equipment	Screened	Not Indicated	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	72 Feet	91 Feet	Y
Adjacent development matching setback	10 Feet	91 Feet	Y
Trash Enclosure	50 Feet	235 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	5 Trees	6 Trees	Y
Buffer: Min. Trees (south, east)	1 Tree/20 Linear Feet	14 Trees	18 Trees	Y
Open Space	20% of Gross Area	9,748 SF	9,856 SF	Y
Wall Height	6 to 8 Feet		Existing	Y

<i>Functional Classification of Streets</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Azure Drive (Town Center Loop Road)	Town Center Development Standards Manual	90	Y
Tenaya Way (Secondary Collector)	Master Plan of Streets and Highways	80	Y

YK

Pursuant to the Town Center Development Standards Manual, the following standards apply:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Azure Drive - Town Center Loop Road (90')	• Amenity Zone (4') • Sidewalk (5') • Special pavement and sidewalk treatments, per C.2.C of the Town Center Development Standards Manual • 25-foot BTH Mexican Fan Palms planted in the Amenity Zone at 35' on-center, with decomposed granite (Mojave Gold) to cover the ground plane. • A 15-foot landscape setback shall be planted with clusters of Mexican Fan Palms in alternating groupings of two and three. Clusters to be located to coordinate with palms in the Amenity Zone, occurring approximately every three palm trees, or 105 feet on-center. • Ground cover consisting of a minimum one-third, five-gallon plant material shall be planted to reach 75% maturity within three years.	• Right-of-way improvements, including the Amenity Zone, sidewalk, special pavement and sidewalk treatments and landscaping were installed during previous improvements for Z-0076-98(20) and are existing. • An eight-foot landscape setback planted with alternating 36"-box size Rio Grande Ash and Chitalpa trees. Rock mulch is listed, but color is not designated. • Ground cover includes Coyote Brush, Desert Cassia and New Gold Lantana, all at a minimum 5-gallon size.	Y

Staff Report Page Seven
October 2010 - Minor Review

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	3,312 SF	1:175	18	1	18	1	Y
General Retail	1,671 SF	1:175	9	1	9	1	Y
SubTotal			27	2	27	2	Y
TOTAL			29		29		Y
Loading Spaces	4,983 SF	1:10,000	1		1		Y

ANALYSIS

This request is needed to adjust the southeast driveway off Tenaya. The three parking spaces closest to Tenaya Way were moved from the south property line across the driveway to the north, near the building. A fourth parking space was removed. The change results in a clearer turning radius to the project. Although one parking space was removed, the project still maintains the required parking since it was one space over parked on the previously approved Site Development Plan Review (SDR-39552).

This is less than a 10 percent change in the overall site plan and thus allows for Administrative Review. Since the change enhances the ingress and egress and the effects are minimal to the project, staff is approving the request.

FINDINGS (SDR-39552)

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 changes to the overall site plan are consistent with Town Center Development Standards. This minor amendment does not change the overall development and its relationship to the surrounding area.

Staff Report Page Eight
October 2010 - Minor Review

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 revisions to the site plan are consistent with the Town Center Development Standards Manual.

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

The improvements to the driveway adjacent to Tenaya Way will have a positive effect on the access and circulation to the project by increasing the turning radius of the driveway.

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

No changes are proposed in the building or landscape materials and thus continue to be appropriate for the area.

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;

No changes are proposed in the building elevations, design characteristics or other aesthetic features and thus continue to be harmonious with the surrounding area.

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

All changes proposed will require a final inspection by City staff who will assure that all public health, safety and general welfare concerns are adequately addressed.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

YK

City of Las Vegas
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

02/17/2011 15:33 Trn 163027
Cashier 970040

PRJ Permit # DS4104-1 \$400.00

Subtotal	\$400.00
Tax	\$0.00
Total	\$400.00

Received CHECK	\$400.00
Check # 1375	
Change	\$0.00

For questions related to this receipt call
702-229-6251