

# **Memorandum Department of Planning**

To: Peter Lowenstein, Planning Section Manager

From: Dave Cornoyer, Planner II

Date: 01/05/17

Re: SDR-51412; 2311 West Charleston Boulevard, APN 162-05-502-001

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Condition of Approval #8b of SDR-51412 required the applicant to "Provide a minimum of two 24-inch shade trees in the five-foot amenity zone along Charleston Boulevard. The trees may be located within a planter or within grates spaced no more than 45 feet on center." During the plan review process, the applicant stated that this Condition cannot be met as the entire amenity zone along the northern property line falls within the sight visibility restriction zone (SVRZ). The landscape plans were approved without trees being provided within this space, or anywhere along the northern street frontage of the property, and neither a Review of Condition nor an additional Waiver was obtained at that time. City of Las Vegas Traffic Engineering confirmed 1/3/2017 that the amenity zone along Charleston Boulevard falls within the SVRZ and therefore Condition of Approval #8b cannot be satisfied due to a public safety conflict.

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Dave Cornoyer  
Planner II