

LAW OFFICE

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December 11, 2023

Planning & Zoning
Attn: Seth Floyd, Director of Planning
495 South Main Street
Las Vegas, NV 89101
(sfloyd@lasvegasnevada.gov)

Re: December 12, 2023 Planning Commission Meeting
Item #15: 23-0310-SDR1 - HER-LOZ 1, LLC

To Whom it May Concern:

Our office represents the Applicant in the above matter.

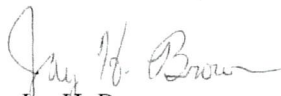
This application is scheduled to be heard at the December 12, 2023, Planning Commission meeting.

The Applicant is requesting that this application be abeyed to the January 9, 2024, Planning Commission meeting. This will give us an opportunity to have continued discussions with Staff and the Planning Commissioner, in an effort to reach an amicable resolution of the issues.

Your cooperation in this matter will be sincerely appreciated.

Very truly yours,

JAY H. BROWN, LTD.


Jay H. Brown

JHB:cw

Submitted after final agenda

ITEM 15
RECEIVED 12/12/23
12/12/23 PC MEETING

cc: Seth Floyd (sfloyd@lasvegasnevada.gov)
Peter Lowenstein (plowenstein@lasvegasnevada.gov)
Jennifer Taylor (Jtaylorward6pc@gmail.com)
Austin Chen (ychen@lasvegasnevada.gov)
Nicole Eddowes (neddowes@LasVegasNevada.GOV)
Emily Wetzstein (ewetzstein@lasvegasnevada.gov)
Nora Lares (nlares@lasvegasnevada.gov)



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: DECEMBER 12, 2023
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: HER-LOZ 1, LLC - OWNER: DI VEGAS, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
23-0310-SDR1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 29

NOTICES MAILED 374

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

23-0310-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-60983) shall be required, except as amended herein.
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 date stamped 09/11/2023 and building elevations date stamped 10/16/2023, landscape plan date stamped 12/07/2023.
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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

6. Comply with the approved Traffic Impact Analysis update for this site (TIA-70131-1).
7. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the operations on this site.
8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

Staff Report Page One
December 12, 2023 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an application to add eight fuel pumps and canopy to an existing commercial development on 1.60 acres at 5590 North Rainbow Boulevard.

ISSUES

- This is a Major Amendment to a previously approved Site Development Plan Review (SDR-60983). Staff recommends approval of the request.
- The proposed addition will add eight fuel pumps and canopy to the subject site. All the perimeter landscaping shall remain as previously approved pursuant to Site Development Plan Review (SDR-60983).

ANALYSIS

The subject site is within the Rancho area of the 2050 City of Las Vegas Master Plan. The subject site is zoned C-1 (Limited Commercial). The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors.

Per the submitted Justification Letter, the proposed addition will be approximately eight fuel pumps and canopy. There is an existing convenience store and gasoline station on the subject site. Per the submitted plans, the new proposed fuel pumps and canopy will have no impact to the existing landscaping or parking. The perimeter landscape buffers, and parking lot landscaping were installed with the development of the site in 2017. An approximate area of 1,050 square feet behind the existing landscaping at the driveway on Rainbow Boulevard will be infilled with additional plant material include (1) new 24 gallon sumac tree; (10) 5 gallon sage, (2) 5 gallon desert spoon, (4) 5 gallon red yucca, (6) 5 gallon rosemary bushes.

The proposed site for the new eight fuel pumps and 3,000-square-foot canopy replaces previously approved drive-thru restaurant. With the decision to eliminate the drive-thru restaurant from the plan, it is imperative to acknowledge that this adjustment will lead to a decrease in the total number of on-site parking spaces that are required. The new fuel canopy location complies with all setback requirements and has no impact on required parking.

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The proposed addition will incorporate stucco over stone veneer with a color and texture that aligns with the existing fuel pumps and canopy. As a result, the proposed addition will seamlessly blend with the surrounding structures in terms of its appearance.

As the proposed fuel pumps and canopy adheres to all Title 19 development standards, staff recommends approval of the requested Site Development Plan Review (23-0310-SDR1), subject to conditions.

FINDINGS – SITE DEVELOPMENT PLAN REVIEW (23-0310-SDR1)

In order to approve a Site Development Plan application, per Title 19.16.100(E) the following shall be affirmed:

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

The proposed development is compatible with adjacent development and development in the area as the proposed addition will incorporate stucco over stone veneer with a color and texture that aligns with the existing fuel pumps and canopy.

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

The proposed development adheres to all applicable City Plans. The fuel pumps and canopy use is consistent with Title 19 design standards for commercial development in a C-1 (Limited Commercial) zone.

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

The site is accessed by Rainbow Boulevard and Ann Road both are 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways and are adequate for the proposed development.

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

There will be no changes to the existing building and landscape, the proposed building materials are appropriate for the area and for the City. The modern building materials and desert landscaping are appropriate for the location.

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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 proposed building addition is not unsightly or obnoxious in appearance, and creates an orderly and aesthetically pleasing environment that is compatible with development in the area.

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

The proposed commercial development will be subject to inspections in order to protect the public health, safety and general welfare by City staff.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i>	
05/12/64	The City Council approved a petition annexation (A-0003-64) that included this site as part of a larger request.
01/20/16	The City Council approved a request for a General Plan Amendment (GPA-60977) from: DR (Desert Rural Density Residential) to: SC (Service Commercial) on 1.64 acres on the southeast corner of Ann Road and Rainbow Boulevard (APNs 125-35-101-001 and 002), Ward 4 (Anthony). Planning Commission and staff recommended approval.
	The City Council approved a request for a Rezoning (ZON-60978) from: R-E (Residence Estates) to: C-1 (Limited Commercial) on 1.64 acres on the southeast corner of Ann Road and Rainbow Boulevard (APNs 125-35-101-001 and 002), Ward 4 (Anthony). Planning Commission and staff recommended approval.
	The City Council approved a request for a Special Use Permit (SUP-60980) for a proposed car wash, full service or auto detailing use on 1.64 acres on the southeast corner of Ann Road and Rainbow Boulevard (APNs 125-35-101-001 and 002), R-E (Residence Estates) [proposed: C-1 (Service Commercial)] Zone, Ward 4 (Anthony). Planning Commission recommended approval, staff recommended denial.

Staff Report Page Four

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Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.

11/20/16	The City Council approved a request for a Special Use Permit for a Special Use Permit (SUP-60982) for a beer/wine/cooler off-sale establishment on 1.64 acres on the southeast corner of Ann Road and Rainbow Boulevard (APNs 125-35-101-001 and 002), R-E (Residence Estates) [PROPOSED: C-1 (Service Commercial)] Zone, Ward 4 (Anthony). Planning Commission recommended approval, staff recommended denial.
	The City Council approved several requests including a Site Development Review (SDR-60983) for a proposed 2,600 square-foot restaurant with drive through, a 3,500 square-foot general retail and a 1,905 square-foot car wash, full service or auto detailing use development with a waiver of the corner lot building orientation and to allow a service or wash bay to face a public right-of-way on 1.64 acres on the southeast corner of Ann Road and Rainbow Boulevard. Planning Commission recommended approval, staff recommended denial.

Related Building Permits/Business Licenses

10/10/17	A Master Package building permit (#PRC17-00014) was issued for ground up service station and fuel canopy, car wash and trash enclosure at 5590 North Rainbow Boulevard. This permit is completed.
05/23/18	A General License (G65-06841) was issued for Convenience Store. This license is set to renew at 11/1/2023.
05/23/18	A General License (G65-06842) was issued for Tobacco Dealer. This license is set to renew at 05/01/2024.
05/23/18	A General License (G65-06843) was issued for Car Wash. This license is set to renew at 05/01/2024.

Pre-Application Meeting

06/14/23	Staff conducted a pre-application meeting with the applicant where the submittal requirements and deadlines were reviewed for a proposed Site Development Plan Review.
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Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

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December 12, 2023 - Planning Commission Meeting

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Ann Road	Primary Arterial	Planned Streets and Highways Map	100	Y
Rainbow Boulevard	Primary Arterial	Planned Streets and Highways Map	100	Y

Details of Application Request	
Site Area	
Net Acres	1.60

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Car Wash, Full Service or Auto Detailing		
North	General Retail Store, Other Than Listed	SC (Service Commercial)	C-1 (Limited Commercial))
South	Office, Other than Listed	SC (Service Commercial)	C-1 (Limited Commercial)
	Delivery and Service Vehicle Storage		
East	Residential, Single Family, Detached	L (Low Density Residential)	R-PD4 (Planned Development – Four Units Per Acre)
West	Residential, Single Family, Detached	ML (Medium Low Density Residential)	R-1 (Single-Family Residential)

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Master and Neighborhood Plan Areas	Compliance
2050 Master Plan Area - Rancho	Y
Centennial Hills Sector Plan	Y
Special Area and Overlay Districts	Compliance
Rural Preservation Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails (Share Use Trail)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	Y
Project of Regional Significance	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.070, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	230 Feet	Y
Min. Setbacks (New Fuel Canopy)			
• Front	10 Feet	15 Feet	Y
• Side	10 Feet	65 Feet	Y
• Corner	10 Feet	15 Feet	Y
• Rear	20 Feet	35 Feet	Y

Pursuant to the approved Site Development Plan Review [SDR-60983], the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
General Retail, Other Than Listed	4,960 SF	1 Per 175 SF	29				
TOTAL SPACES REQUIRED			29		38		Y
Regular and Handicap Spaces Required			29	2	36	2	Y

Staff Report Page Seven

December 12, 2023 - Planning Commission Meeting

Pursuant to the approved Site Development Plan Review [SDR-60983], the following Landscaping and Open Space Standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	9 Trees	10 Trees	Y
• South	1 Tree / 20 Linear Feet	14 Trees	24 Trees	Y
• East	1 Tree / 20 Linear Feet	14 Trees	26 Trees	Y
• West	1 Tree / 20 Linear Feet	11 Trees	14 Trees	Y
TOTAL PERIMETER TREES		48 Trees	74 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	15 Trees	17 Trees	Y
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		15 Feet	Y
• South	8 Feet		10 Feet	Y
• East	8 Feet		15 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		6 Feet	Y

07 December 2023

City of Las Vegas, Dept. of Planning
495 S. Main Street
Las Vegas, NV 89101

RE: Terrible Herbst Ann & Rainbow – General Retail (Gasoline Sales)
APN: 125-35-101-010; Revised Justification Letter
RWA Job. No. 22-094

To Whom It May Concern:

On behalf of the applicant, HER-LOZ 1, LLC (in association with DI Vegas, LLC & Diana Properties), we submit this Site Development Review application for a proposed expansion of the existing **Gasoline Sales** use. The additional pumps and canopy are appropriate in this Limited Commercial (C-1) zone that has a planned land-use designation of Service Commercial (SC).

The existing convenience store and gasoline station, located at 5590 N. Rainbow Blvd., will continue daily operation as-is with no impact to the existing landscaping or parking. The perimeter landscape buffers, and parking lot landscaping were installed with the development of the site in 2017. The proposed location of the new pumps and canopy, at 3000 s.f, will be located on the site where a previously approved drive-thru restaurant had been proposed. The new fuel canopy location complies with all setback requirements and has no impact on required parking.

An approximate area of 1,050 s.f., behind the existing landscaping at the driveway on Rainbow Blvd. will be infilled with additional plant material as shown on the plan submitted December 6, 2023 and will include (1) new 24 gallon sumac tree; (10) 5 gallon sage, (2) 5 gallon desert spoon, (4) 5 gallon red yucca, (6) 5 gallon rosemary bushes. Agreement for the additional landscaping is a result of a meeting with Planning Commissioner Taylor and Terrible Herbst. Other items discussed with Planning Commissioner Taylor including limiting delivery hours from 9:00 pm to 6 am; a study of the pump video screen decibel levels to limit sound and costs related to installation of an EV charging station are not under consideration by the client at this time.

This proposed fuel canopy addition is compatible with adjacent development in the area, is consistent with the General Plan and design characteristics are desirable in appearance. Given this data, we request your support on this project. If additional information is necessary to prepare this application for public hearing, please contact me at your earliest convenience.

Sincerely,



Steven A. Richardson, AIA
Principal
Richardson Wetzel Architects



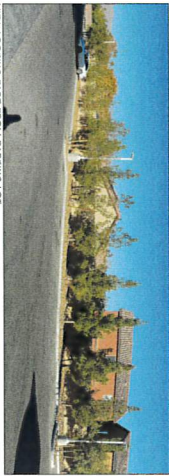
2 VIEW FROM ANN



3 VIEW FROM RAINBOW



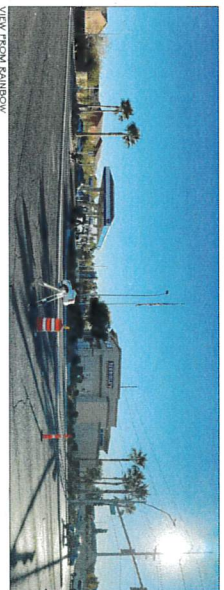
4 VIEW LOOKING SOUTH FROM PARKING LOT



5 VIEW LOOKING EAST FROM PARKING LOT



6 VIEW LOOKING EAST FROM PARKING LOT



1 VIEW FROM RAINBOW

RAINBOW BLVD

ANN ROAD

EXISTING CANOPY
EXISTING STORE

EXISTING FUEL CANOPY

NEW FUEL CANOPY



LICENSE NUMBER: 0067990
LICENSE NUMBER: 0067991

5581 S. CAMERON, SUITE - A
LAS VEGAS, NEVADA 89115
OFFICE - (702) 942-4384
FAX - (702) 871-1087



TERRIBLE HERBST
ANN AND RAINBOW
LAS VEGAS, NV
EXISTING SITE

WRITTEN DIMENSIONS PRESEAL OVER SCALE. CONTRACTOR TO FIELD VERIFY ALL
EXISTING CONDITIONS DURING AND PRIOR TO START OF CONSTRUCTION.
NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING.

REVISION	DATE	BY

TERRIBLE HERBST
ANN AND RAINBOW
EXISTING SITE

DATE CHECKED
AS

12/06/23

SHEET NUMBER

L1.1

PLANT SCHEDULE

SYMBOL	QTY	COMMON/BOTANICAL NAME	SIZE
MEDIUM TREES			
1		AFRICAN BIRCH / BETULA LANCEA	24" BOX
SHRUBS			
19		CONTRACT TREES / BIRCHES / LILAC / HYDRANGEA / SPICEBUSH / CORYLUS	5 GAL.
2		GRAY DOGWOOD / QUERCUS / LANTANA / WHEATGRASS	5 GAL.
4		RED TWIG DOGWOOD / LANTANA / WHEATGRASS	5 GAL.
7		7.5" LANDSCAPE COVERAGE	5 GAL.
8		25" LANDSCAPE COVERAGE	5 GAL.

GENERAL NOTE

1. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. CONTRACTOR TO OBTAIN SPECIFICATIONS FROM THE INSTALLATION OF ALL PLANT MATERIAL.
3. PLANT MATERIAL TO HAVE IDENTIFICATION TAG ON ONE OF TOTAL QUANTITY OF EACH SPECIES SHOWING QTY, SPECIES AND VARIETY, ETC.
4. IT IS THE INTENT OF THE DRAWING TO CREATE AN IMMEDIATE AESTHETIC APPEARANCE. THE PROJECT MAY REQUIRE VEGETATION REMOVAL AND/OR THINNING OUT A LATER DATE.
5. PLANT AND LANDSCAPE MATERIAL NOT TO EXCEED 24" IN HEIGHT IN THE VIOLET ZONE.
6. ANY TREE WITHIN 5 FEET OF A REQUIRED PERIMETER WALL, SIDEWALK, STREET OR PUBLIC UTILITY EXHAUST ADJACENT TO A STREET SHALL BE PLANTED WITH A ROOT-SHIELD DESIGNED TO REDUCE ROOT GROWTH AND SHALL INCORPORATE A DEEP ROOT-PROTECTION SYSTEM.
7. DECIDUOUS PLANTING SHOULD COVER 3% COVERED, COLOR VARIATION BROWN, 2" DEPTH TYPICAL IN APPLICABLE AREAS.
8. ALL PLANT MATERIALS ARE FOR REFERENCE ONLY. REFER TO ONE PLANT FOR ALL APPROVED MATERIAL, QUANTITY AND DAMAGE.
9. THE PLANTING OF THE DRAWING AND THE TREE SPECIFICATIONS AS A BASIS FOR QUANTITY AND DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHERS WILL BE COVERED BY THE DRAWING. USE THE DRAWING AND SPECIFICATIONS FOR QUANTITY AND DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHERS WILL BE COVERED BY THE DRAWING. USE THE DRAWING AND SPECIFICATIONS FOR QUANTITY AND DAMAGE.
10. ALL WORK MATERIAL, METHOD, AND SHALL CONFORM TO APPLICABLE CODES OR ORDINANCES.
11. CONTRACTOR OR SUBCONTRACTOR COVERING ANY OR ALL TRADES SHALL NOTIFY BUILDING OWNER OR GENERAL CONTRACTOR OF ANY CONFLICT BETWEEN DRAWINGS AND SCOPE OF WORK PRIOR TO COMMENCING WORK.
12. NO DEVIATION FROM CONTRACT DRAWINGS OR SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM DESIGNER.
13. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE IN THESE DOCUMENTS.

IRRIGATION TO BE CONNECTED TO EXISTING, IRRIGATION TO BE INSTALLED PER INDUSTRY STANDARDS

ANN ROAD

RAINBOW BLVD



L1.2

REVISION	DATE	BY
1	12/06/2023	AS

TH ANN AND RAINBOW

DESIGNED BY

DATE: 12/06/2023

SCALE: 1/8" = 1'-0"

SHEET NUMBER

TERRIBLE HERBST
ANN AND RAINBOW
LAS VEGAS, NV
LANDSCAPE PLAN

WRITTEN DIMENSIONS PRECEDE OVER SCALE. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND PRIOR TO THE DATE OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHERS WILL BE COVERED BY THE DRAWING. USE THE DRAWING AND SPECIFICATIONS FOR QUANTITY AND DAMAGE.

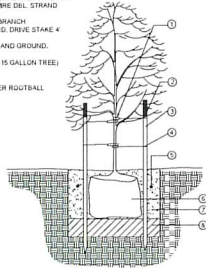


LICENSE NUMBER: 0067990
LICENSE NUMBER: 0067991

5581 S. CAMERON SUITE - A
LAS VEGAS, NEVADA 89118
OFFICE - (702) 942-4364
FAX - (702) 871-1097

LIST OF MATERIALS

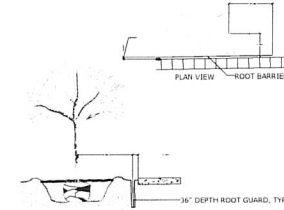
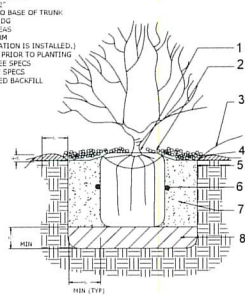
1. 1/2" RUBBER HOSE LOOPED WITH 12 GA. WIRE, MAINTAIN 6-4" LOOP MIN FOR TREE GROWTH, USE 12 GA. GALV. WIRE DBL. STRAND FOR TREE TIE, STAPLE WIRE TO TREE STAKE.
2. 1/4" TREE STAKES BELOW FIRST SCAFFOLD BRANCH.
3. 2" X 2" REDWOOD DOUGLAS FIR OR HARDWOOD, DRIVE STAKE 4" INTO SUBSOIL.
4. HOLE 1/2" DIA. HALF WAY BETWEEN 2" X 2" TIE AND GROUND, STAPLE WIRE TO TREE STAKE.
5. FERTILIZER TABLETS - SEE SPECS (TYP. 4 PER 15 GALLON TREE).
6. ROOTBALL.
7. BACKFILL MIXTURE - SEE SPECS.
8. 6" FOOT TAMPED COMPACTED BACKFILL UNDER ROOTBALL.



NOTE:
HEIGHT OF STAKE VARIES TOP
TIE PLACED FOR MAX SUPPORT
WITHOUT DAMAGE TO TREE

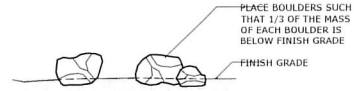
LIST OF MATERIALS

1. PLANT CROWN AT FINISH GRADE
2. 2" GRAVEL MULCH W/ 1/2" ON ROOTBALL, TAPE TO BASE OF TRUNK
3. MAXIMUM 3:1 SLOPE ON DG
4. 1/2" SLOPE ON TUNE AREAS
5. TEMPORARY 3" HIGH BERM (REMOVE WHEN IRRIGATION IS INSTALLED)
6. SCARIFY SIDES OF HOLE PRIOR TO PLANTING
7. FERTILIZER TABLETS - SEE SPECS
8. BACKFILL MIXTURE - SEE SPECS
9. FOOT-TAMPED COMPACTED BACKFILL UNDER ROOTBALL



NOTE

1. ROOT SHIELD MATERIAL SHALL BE INSTALLED IN COMPACTED TRENCH TO A MINIMUM OF 3" AND EXTEND LATERALLY A MINIMUM OF 3" ON EACH SIDE OF THE TREE CENTERLINE, WITH THE TOP OF ROOT SHIELD SET 2" BELOW TOP OF BACK OF SIDEWALK AND FLUSH WITH EDGE OF SIDEWALK. (ROOT SHIELD FOR ATTACHED SIDEWALKS SHALL BE SET 2" BELOW TOP OF CURB AND SET FLUSH WITH EDGE OF CURB).
2. PROVIDE ROOT GUARD FOR ALL TREES WHERE TREE TRUNK IS WITHIN 4'-0" OF SIDEWALK OR HARDSCAPE AREAS, AND IN ALL RAISED PLANTERS, TYP.



TREE PLANTING - STAKING DETAIL

NTS

P-RE-PLA-03

SHRUB PLANTING DETAIL

NTS

P-RE-PLA-03

ROOT BARRIER

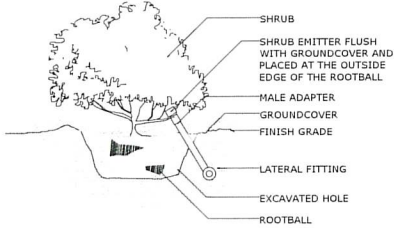
NTS

P-RE-PLA-03

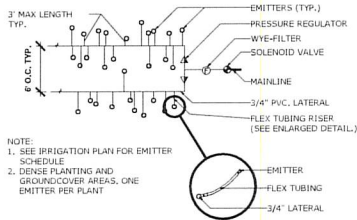
LANDSCAPE BOULDER PLACEMENT

NTS

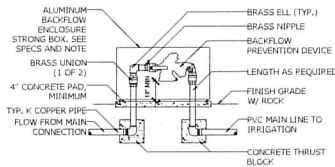
P-RE-PLA-10



NOTE: ON SLOPES PLACE THE
EMITTER ON THE UPHILL SIDE
OF THE PLANT.

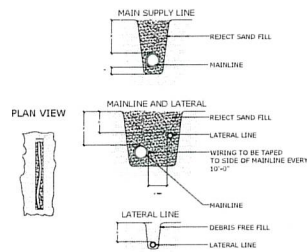


- NOTE:
1. SEE IRRIGATION PLAN FOR EMITTER SCHEDULE
 2. DENSE PLANTING AND GROUNDCOVER AREAS, ONE EMITTER PER PLANT



BACKFLOW SYSTEM NOTES

1. THE ENCLOSURE SHALL HAVE A MOUNTING LIP ON ONE END AND A LOCKING MECHANISM ON THE OTHER END. THE MOUNTING BASE SHALL BE SUBMERGED INTO THE CONCRETE A MIN. OF THREE (3) INCHES, AND POSITION THE ENCLOSURE TWO AND ONE HALF INCHES ABOVE THE CONCRETE FOR DRAINAGE PURPOSES. THE LOCKING MECHANISM SHALL BE OF THE FULL RELEASE TYPE WHICH ALLOWS FOR COMPLETE REMOVAL OF THE ENCLOSURE FROM ITS MOUNTING BASE WITHOUT THE USE OF TOOLS. THE HANDLE CONTROLLING THE LOCKING MECHANISM SHALL BE CONCEALED WITHIN THE SURFACE OF THE ENCLOSURE AND PROVIDE FOR EITHER A SINGLE OR DUAL PADLOCK SYSTEM, PROVIDE OWNER WITH FOUR (4) PADLOCKS & FOUR (4) KEYS.
2. FITTINGS AND PIPING TO BE SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.



- NOTES:
1. BUNDLE WIRING AND TAPE TO MAINLINE AT 10' INTERVALS
 2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
 3. ALL PVC PIPING TO BE SNAKED IN TRENCHES
 4. "SNAKE" ALL LATERAL & TUBING TO PROVIDE SLACK

SHRUB EMITTER

NTS

P-RE-PLA-14

EMITTER LAYOUT

NTS

P-RE-PLA-16

BACKFLOW PREVENTER

NTS

P-RE-PLA-17

TRENCHING DETAIL

NTS

P-RE-PLA-21

LICENSE NUMBER: 0067990
LICENSE NUMBER: 0067991
1881 S. CAMERON SUITE - A
LAS VEGAS, NEVADA 89116
OFFICE - (702) 942-4384
FAX - (702) 871-1097

ANTAGE
CONCEPTS

TERRIBLE HERBST
ANN AND RAINBOW
LAS VEGAS, NV
DETAILS

WITHIN 180 DAYS OF THE DATE OF THE CONTRACT, THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISION	DATE	BY

FILE NAME:
TH_ANN AND RAINBOW
CREATED BY:
AS
DATE CREATED:
12/06/2023
SHEET NUMBER

L3.1