

**AGENDA MEMO - PLANNING****CITY COUNCIL MEETING DATE: NOVEMBER 16, 2022****DEPARTMENT: COMMUNITY DEVELOPMENT****ITEM DESCRIPTION: APPLICANT: MIDJIT MARKET, INC. DBA GREEN VALLEY GROCERY - OWNER: SILVER MEADOW PROPERTIES, LLC****\*\* STAFF RECOMMENDATION(S) \*\***

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>22-0347-MOD1</b>	Staff recommends APPROVAL.	
<b>22-0347-SUP1</b>	Staff recommends APPROVAL, subject to conditions:	22-0347-MOD1
<b>22-0347-SUP2</b>	Staff recommends APPROVAL, subject to conditions:	22-0347-MOD1 22-0347-SUP1
<b>22-0347-SDR1</b>	Staff recommends APPROVAL, subject to conditions:	22-0347-MOD1 22-0347-SUP1 22-0347-SUP2

**\*\* NOTIFICATION \*\*****NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 34**NOTICES MAILED** 1350 (by City Clerk)**PROTESTS** 55**APPROVALS** 4

**\*\* CONDITIONS \*\***

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**22-0347-SUP1 CONDITIONS**

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**Planning**

1. The use shall be limited to the sale of Beer, Wine and Coolers for off premise consumption only and shall be in compliance with Title 6.50.
2. Conformance to all Minimum Requirements under Cliff's Edge Development Standards for a Liquor Sales (For On or Off-Premise Consumption) [Beer/Wine/Cooler Off-Sales] use.
3. Approval of a Major Modification (22-0347-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0347-SUP2) and Site Development Plan Review (22-0347-SDR1) shall be required, if approved.
4. 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.
5. 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.
6. 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.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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## 22-0347-SUP2 CONDITIONS

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### **Planning**

1. Conformance to all Minimum Requirements under Cliff's Edge Development Standards for a Gaming (Incidental Gaming Machines Only) use.
2. Approval of a Major Modification (22-0347-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0347-SUP1) and Site Development Plan Review (22-0347-SDR1) shall be required, if approved.
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.
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.

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## 22-0347-SDR1 CONDITIONS

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### **Planning**

1. The site shall be limited to a maximum of six fuel dispensing pumps. A revised site plan shall be submitted to the Department of Community Development depicting a maximum of six fuel dispensing pumps prior to or at the same time application is made for a building permit.
2. Exterior lighting shall be in conformance with Title 19.08 to mitigate light pollution.

**Conditions Page Three**  
**November 16, 2022 - City Council Meeting**

3. A combination of decorative solid block wall and slotted fencing and/or wrought iron shall be used along the western and southern property lines to allow for visibility into the adjacent site. The applicant shall submit to the Department of Community Development perimeter wall cross sections and architectural elevations for review and approval prior to or at the same time application is made for a building permit.
4. Developer shall enter into a maintenance agreement with the City of Las Vegas, for the regular removal of trash and litter from the adjacent site (APN: 126-13-501-020) until such time as the site is no longer undeveloped. The developer shall enter into a maintenance agreement with the City of Las Vegas within six months of final approval.
5. The automated car wash hours of operation shall be limited to 7AM to 9PM daily.
6. Provide noise attenuation measures in relation to the carwash.
7. A Master Sign Plan shall be required for the subject site.
8. Pedestrian access to the adjacent site shall be maintained.
9. Developer agrees to donate a dollar amount to be determined at the City Council, for the design and construction of a future City Park located immediately adjacent to the subject site (APN: 126-13-501-020). The developer shall enter into a donation agreement with the City of Las Vegas within six months of final approval.
10. Approval Major Modification (22-0347-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0347-SUP1) and Special Use Permit (22-0347-SUP2) shall be required, if approved.
11. 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.
12. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/08/22, except as amended by conditions herein.
13. A Waiver from Title 19 is hereby approved, to allow a five-foot landscape buffer on the north perimeter and eight-foot landscape buffer on the east perimeter where 15 feet is required; and to allow a six-foot landscape buffer on the west and south perimeter where eight feet is required.

**Conditions Page Four**  
**November 16, 2022 - City Council Meeting**

14. An Exception from Title 19 is hereby approved, to allow 12 interior parking lot islands and end caps with 24-inch box trees where 13 are required.
15. 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.
16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
17. 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, which 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.
18. 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

20. Dedicate the appropriate right-of-way to match the City's Bureau of Land Management Grant (N-78524) for Hualapai Way and Grand Teton Drive prior to the issuance of permits. The minimum dedication radius at the southwest corner of Hualapai Way and Grand Teton Drive must match the back of sidewalk at this corner. Additionally, grant a Bus Shelter Pad Easement to the Regional in conformance with Standard Drawing #234.2 on Hualapai Way adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
21. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

**Conditions Page Five**  
**November 16, 2022 - City Council Meeting**

22. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
23. Contact the Transportation Engineering Division of the Department of Public Works Office at 702-229-6272 to coordinate the development of this project with the "Intersection Improvement Program FY20 Package 2" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Traffic Engineer.
24. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements 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.
25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting to develop a one-story, 5,900 square-foot convenience store with fuel pumps and 3,967 square-foot drive-through Car Wash on a 2.50 acres located at the southwest corner of Grand Teton Drive and Hualapai Way.

**ISSUES**

- This project requires the approval of the Cliff's Edge Design Review Committee (CEDRC). A letter of approval dated 08/04/22 from CEDRC has been included with this application.
- The applicant has requested a Major Modification (22-0347-MOD1) of the Cliff's Edge Special Land Use designation from PF (Public Facility) to VC (Village Commercial) on the subject site. Staff recommends approval of the request.
- The applicant has requested a Special Use Permit (22-0347-SUP1) for a proposed 5,900 square-foot Liquor Sales (for on or off premise consumption) [Beer/Wine/Cooler Off-Sales] use. Staff recommends approval of the request.
- The applicant has requested a Special Use Permit (22-0347-SUP2) for a proposed Gaming (incidental gaming machines only) use. Staff recommends approval of the request.
- The applicant has requested Waivers to allow a five-foot landscape buffer on the north perimeter and eight-foot landscape buffer on the east perimeter where 15 feet is required; and to allow a six-foot landscape buffer on the west and south perimeter where eight feet is required.
- The applicant has requested an Exception to allow 12 interior parking lot islands and end caps with 24-inch box trees where 13 are required.

**ANALYSIS**

The subject site is comprised of one undeveloped 2.50 acre parcel located with the Cliff's Edge Master Plan area. The site is currently zoned PD (Planned Development) and has a Cliff's Edge Special Land Use designation of PF (Public Facility) and is subject to the development standards outlined in the Cliff's Edge Master Development Plan and Design Guidelines. The subject site is located on the southwest corner of Grand Teton Drive and Hualapai Way and is currently bordered by an undeveloped parcel to the west and south with similar PF (Public Facility) Special Land Use designation. The north and east perimeter of the site is bordered by existing single-family detached dwellings, which are located across the Grand Teton Drive and Hualapai Way rights-of-way.

**Staff Report Page Two**  
**November 16, 2022 - City Council Meeting**

Also, the subject site is located within the La Madre Foothills Area as outlined in the City of Las Vegas 2050 Master Plan. The plan indicates that La Madre Foothills currently lacks commercial activity and job centers. Residents rely on businesses located in Centennial Hills Town Center. In the future for areas west of the beltway, new subdivisions can be developed, but as there are few major neighborhood centers and an overall lack of a commercial areas, an opportunity exists for the development of a new suburban neighborhood center for the entire district.

The applicant has proposed a Major Modification (22-0347-MOD1) of the Cliff's Edge Special Land Use designation from PF (Public Facility) to VC (Village Commercial) on the subject site. The Village Commercial category allows medium intensity retail, office or other commercial uses that serve not only local area patrons, but also patrons from neighborhoods surrounding Cliff's Edge. The Village Commercial designation is typically located on the periphery of residential neighborhoods and should be confined to the intersections of major arterials and major freeways. Staff supports the requested Major Modification since the subject site is located at an appropriate location on the periphery of the residential neighborhood and at a major intersection with two primary arterial streets. The proposed Convenience Store, Car Wash and Drive Through uses are permitted uses; and the proposed Liquor Sales (for on or off premise consumption) [Beer/Wine/Cooler Off-Sales] and Gaming (incidental gaming machines only) uses are allowed with an approved Special Use Permit within the proposed VC (Village Commercial) Special Land Use designation.

The applicant has requested a Special Use Permit (22-0347-SUP1) for a proposed 5,900 square-foot Liquor Sales (for on or off premise consumption) [Beer/Wine/Cooler Off-Sales] use within the proposed Convenience Store. Also, the applicant has requested a Special Use Permit (22-0347-SUP2) for a proposed Gaming (incidental gaming machines only) use in conjunction with the proposed Convenience Store. There are no minimum Special Use Permit requirements listed in the Cliff's Edge Master Development Plan and Design Guidelines for both land uses. Staff recommends approval of both Special Use Permits as the as the introduction of commercial activity on the subject site will have minimal negative impact to the existing residential developments in the surrounding area.

The site will provide 43 total parking spaces including two accessible ADA parking spaces, which complies with the minimum 38 spaces required by Title 19.12 for the overall development. The submitted building elevations indicate the Convenience Store and Car Wash building will be a one-story, 35-foot tall building. The structure have a building façade which include a stone veneer exterior with "Dorado Tan" stucco exterior façade and "Brown Tone" roof trim that is consistent with commercial development within the Las Vegas Valley.



**Staff Report Page Three**  
**November 16, 2022 - City Council Meeting**

The submitted landscape plan indicates the primary tree species being utilized on the subject site is the 24-inch box Desert Museum Palo Verde, 24-inch box Holly Oak and 24-inch box Texas Mountain Laurel trees with a combination of five-gallon shrubs. The applicant has requested a Waiver to allow a five-foot landscape buffer on the north perimeter and eight-foot landscape buffer on the east perimeter where 15 feet is required; and to allow a six-foot landscape buffer on the west and south perimeter where eight feet is required. In addition, the applicant has requested an Exception to allow 12 interior parking lot islands and end caps with 24-inch box trees where 13 are required. Staff has determined that the proposed Waivers and Exception will have a minimal negative impact to the proposed commercial development, since all required planting materials are provided within the landscape buffers adjacent to Grand Teton Drive and Hualapai Way that will sufficiently screen the subject site.

In addition, the proposed commercial development and use of the structures is consistent with the La Madre Foothills Area as outlined in the City of Las Vegas 2050 Master Plan and the surrounding area. The proposed project is compatible with the adjacent land uses and meets all the minimum requirements of the Cliff's Edge Master Plan and Title 19; therefore, staff recommends approval the requested Major Modifications, two Special Use Permits and Site Development Plan Review.

**FINDINGS (22-0347-MOD1)**

The proposed modifications to the VC (Village Commercial) will allow medium intensity retail, office or other commercial uses on the subject site. Staff supports the requested Major Modification since the subject site is located at an appropriate location on the periphery of the residential neighborhood and at a major intersection with two primary arterial streets. The commercial land uses allowed within the VC (Village Commercial) special land use designation will be harmonious with existing surrounding development; therefore, staff recommends approval of this Major Modification request.

**FINDINGS (22-0347-SUP1)**

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 proposed Liquor Sales (for on or off premise consumption) [Beer/Wine/Cooler Off-Sales] use can be conducted in a harmonious and compatible manner with the existing residential land uses that surround the subject site.

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

The subject site is physically suitable for the intensity of the proposed Liquor Sales (for on or off premise consumption) [Beer/Wine/Cooler Off-Sales] use.

- 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.**

Primary access for the development will be from Grand Teton Drive and Hualapai Way which are both designated as 100-foot Primary Arterial Streets as designated in the Master Plan of Streets and Highways, which have sufficient capacity to serve the 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 use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

- 5. The use meets all of the applicable conditions per Cliff's Edge Development Standards.**

There are no minimum special use permit requirements for the proposed Liquor Sales (for on or off premise consumption) [Beer/Wine/Cooler Off-Sales] use outlined in the Cliff's Edge Master Development Plan and Design Guidelines.

## **FINDINGS (22-0347-SUP2)**

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.**

**Staff Report Page Five**  
**November 16, 2022 - City Council Meeting**

The proposed Gaming (incidental gaming machines only) use can be conducted in a harmonious and compatible manner with the existing residential land uses that surround the subject site.

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

The subject site is physically suitable for the intensity of the proposed Gaming (incidental gaming machines only) use.

- 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.**

Primary access for the development will be from Grand Teton Drive and Hualapai Way which are both designated as 100-foot Primary Arterial Streets as designated in the Master Plan of Streets and Highways, which have sufficient capacity to serve the 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 use will be subject to business license review and periodic inspection, thereby safeguarding the public health, safety and general welfare.

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

There are no minimum special use permit requirements for the proposed Gaming (incidental gaming machines only) use outlined in the Cliff's Edge Master Development Plan and Design Guidelines.

### **FINDINGS (22-0347-SDR1)**

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 commercial development is compatible with the goals for the area and with the existing single-family residential developments located in the surrounding area.

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

The proposed commercial development is consistent with the General Plan and complies with all Title 19 development standards, except for the requested Exception of planting materials and Waivers of perimeter landscape development standards. However, staff has determined the requested Exceptions and Waivers will have minimal negative impact to the surrounding area as the subject site has been sufficiently screened by the provided planting materials in the perimeter landscape buffers.

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

Primary access for the development will be from Grand Teton Drive and Hualapai Way which are both designated as 100-foot Primary Arterial Streets as designated in the Master Plan of Streets and Highways, which have sufficient capacity to serve the development.

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

The project design and style are appropriate for the subject location and will be harmonious with buildings in the surrounding 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;**

The design characteristics of the proposed building elevations are not unsightly and are compatible with development in the area. The proposed materials are suitable for the surrounding residential uses and the desert environment.

- 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

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
02/06/02	The City Council approved a request for a Petition to Annex (A-0028-01) approximately 10 acres on the southwest corner of Grand Teton Drive and Hualapai Way. The Planning Commission recommended approval of the request.
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval of the request.
03/17/04	The City Council adopted the Cliff's Edge Development Agreement.
08/03/05	The City Council approved a Major Modification (MOD-6279) of the Cliff's Edge Master Development Plan and Design Standards to modify multiple land use designations, include Medium Residential as a permitted land use in the Village Commercial land use category, include Neighborhood Family Services Center as a permitted use in the Public Facility/Open Space and Recreation land use category with approval of a special use permit, and modify multiple portions of text and graphics in the Design Standards. The Planning Commission and staff recommended approval.
11/16/05	The City Council approved a Major Modification (MOD-9174) of the Cliff's Edge Master Development Plan and Design Standards to establish standards for the Residential Small Lot (Rear Loaded) land use category. The Planning Commission and staff recommended approval.
02/15/06	The City Council approved a Major Modification (MOD-10531) of the Cliff's Edge Master Development Plan and Design Standards to change the land use designation on 17.10 acres from Medium Residential to Residential Small Lot, to modify Section 2.2 and accompanying exhibit of the Master Development Plan, and to modify the Design Guidelines to reflect changes to land use categories. The Planning Commission and staff recommended approval.
03/13/06	Department of Planning staff administratively approved a Minor Modification (MOD-10809) of the Cliff's Edge Design Guidelines to revise and clarify the Entry and Wall Guidelines.

Staff Report Page Eight  
November 16, 2022 - City Council Meeting

<b><i>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</i></b>	
04/04/07	The City Council approved a Major Modification (MOD-19114) to modify the Cliff's Edge Master Development Plan and Design Standards to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards; to allow three-story single family dwellings with a maximum height of 38 feet and to add sign standards. The Planning Commission had no recommendation; staff recommended approval.
09/19/07	The City Council approved a Major Modification (MOD-22968) to modify the Cliff's Edge Master Development Plan and Design Standards to change the land use designation from Residential Small Lot to Medium Residential on 9.12 acres, modify Section 2.2 and accompanying exhibit of the Master Development Plan, and to modify the Design Guidelines to reflect changes to land use categories. The Planning Commission and staff recommended approval.
03/08/11	The Planning Commission accepted a request to withdraw without prejudice Major Modification (MOD-40409) of the Cliff's Edge Master Development Plan and Design Guidelines to amend all maps to remove five acres from pod 106 and five acres from pod 109; to reduce the maximum allowable density in the RSL (Residential Small Lot) land use category from 15 dwelling units per acre to 12 dwelling units per acre; and to amend the land use designation on pod 208 from RSL (Residential Small Lot) to M (Medium Density Residential).
11/16/16	The City Council approved a Major Modification (MOD-66199) to modify the Cliff's Edge Master Development Plan and Design Standards to change the land use designation from Medium Residential to Residential Small Lot (Mini-Conventional) on 18.02 acres at the southeast corner of Egan Crest Drive and Grand Teton Drive, and accompanying modifications to reflect changes to land use categories. The Planning Commission and staff recommended approval.

<b>Related Relevant City Actions by Planning, Fire, Code Enforcement, etc.</b>	
10/11/22	<p>The Planning Commission voted (7-0) to recommend APPROVAL of the following Land Use Entitlement project requests on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way (APN 126-13-501-021), Ward 6 (Fiore).</p> <p><b>22-0347-MOD1</b> - MAJOR MODIFICATION - FROM: PF (PUBLIC FACILITY) TO: VC (VILLAGE COMMERCIAL) CLIFFS EDGE SPECIAL LAND USE DESIGNATION</p> <p><b>22-0347-SUP1</b> - SPECIAL USE PERMIT - FOR A PROPOSED 5,900 SQUARE-FOOT LIQUOR SALES (FOR ON OR OFF PREMISE CONSUMPTION) [BEER/WINE/COOLER OFF-SALES] USE</p> <p><b>22-0347-SUP2</b> - SPECIAL USE PERMIT - FOR A PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY) USE</p> <p><b>22-0347-SDR1</b> - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,900 SQUARE-FOOT CONVENIENCE STORE, 3,967 SQUARE-FOOT CAR WASH AND 5,000 SQUARE-FOOT FUEL CANOPY DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<b>Most Recent Change of Ownership</b>	
09/12/19	A deed was recorded for a change in ownership.

<b>Related Building Permits/Business Licenses</b>	
There are no Building Permits or Business Licenses associated with the subject site.	

<b>Pre-Application Meeting</b>	
06/15/22	Staff conducted a pre-application meeting where the submittal requirements for a Major Modification, Special Use Permits and Site Development Plan Review were discussed for a proposed Convenience Store with Fuel Pumps with Full Service and Self Service Car Wash development.

Staff Report Page Ten  
November 16, 2022 - City Council Meeting

**Neighborhood Meeting**

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

**Field Check**

08/25/22	During a routine site visit staff noted the subject site is undeveloped with natural desert vegetation.
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**Details of Application Request****Site Area**

Net Acres	2.50
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<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	PF (Public Facilities) Cliff's Edge Special Land Use Designation	PD (Planned Development)
North	Undeveloped	TND (Traditional Neighborhood Development)	T-D (Traditional Development)
South	Undeveloped	PF (Public Facilities) Cliff's Edge Special Land Use Designation	PD (Planned Development)
East	Single Family, Detached	PCD (Planned Community Development) – Grand Teton Master Plan	PD (Planned Development)
West	Undeveloped	PF (Public Facilities) Cliff's Edge Special Land Use Designation	PD (Planned Development)



Staff Report Page Eleven  
November 16, 2022 - City Council Meeting

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Master Plan 2050 Area: La Madre Foothills	N/A
Cliff's Edge Providence	Y
Northwest Open Space Plan	N/A
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
PD (Planned Development) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails (Multi-Use Non Equestrian)	Y
Las Vegas Redevelopment Plan	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

***Pursuant to the Cliff's Edge Design Guidelines for the VC (Village Commercial) designation and Title 19, the following standards apply:***

<b>Standard</b>	<b>Required/Allowed</b>	<b>Provided</b>	<b>Compliance</b>
Min. Setbacks			
• Front (Hualapai Way)	20 Feet	161 Feet	Y
• Side (South)	10 Feet	20 Feet	Y
• Corner (Grand Teton Drive)	20 Feet	91 Feet	Y
• Rear (West)	15 Feet	35 Feet	Y
Min. Setbacks to Parking Spaces from Arterial Street	10 Feet	15 Feet	Y
Max. Lot Coverage	40%	12 %	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Staff Report Page Twelve  
November 16, 2022 - City Council Meeting

***Pursuant to Cliff's Edge Development Standards, the following standards apply:***

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	11 Trees	12 Trees	Y
• South	1 Tree / 20 Linear Feet	13 Trees	13 Trees	Y
• East	1 Tree / 20 Linear Feet	9 Trees	10 Trees	Y
• West	1 Tree / 20 Linear Feet	12 Trees	12 Trees	Y
<b>TOTAL PERIMETER TREES</b>		<b>45 Trees</b>	<b>47 Trees</b>	<b>Y</b>
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	13 Trees	12 Trees	N*
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width				
• North	15 Feet		5 Feet	N**
• South	8 Feet		6 Feet	N**
• East	15 Feet		8 Feet	N**
• West	8 Feet		6 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	Y

\*The applicant has requested an Exception to allow 12 24-inch box trees within the interior parking lot area where 13 are required.

\*\*The applicant has requested Waivers to allow reduced landscape buffers.

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Grand Teton Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y
Hualapai Way	Primary Arterial	Master Plan of Streets and Highways	100	Y

Staff Report Page Thirteen  
November 16, 2022 - City Council Meeting

**Pursuant to Title 19.08 and 19.12, the following parking standards apply:**

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	5,900 SF	1:175	34				
Car Wash, Self Service	Two Stalls	2:Stall, independent of vehicle stacking	4				
TOTAL SPACES REQUIRED			38		43		Y
Regular and Handicap Spaces Required			36	2	41	2	Y
Loading Spaces	Less than 10,000 SF		1		1		Y

<b>Waivers</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Pursuant Title 19.08 a 15-foot landscape buffer is required on the northern and eastern perimeter and an eight-foot buffer on the western and southern of the subject site	To allow a five-foot landscape buffer on the north perimeter and eight-foot landscape buffer on the east perimeter where 15 feet is required; and to allow a six-foot landscape buffer on the west and south perimeter where eight feet is required.	Approval

<b>Exceptions</b>		
<b>Requirement</b>	<b>Request</b>	<b>Staff Recommendation</b>
Pursuant to Title 19.08, One tree is required per six uncovered spaces, plus one tree at the end of each row of spaces.	To allow 12 interior parking lot islands and end caps with 24-inch box trees where 13 are required	Approval