



Lone Mountain Citizens Advisory Council

Mountain Crest Neighborhood Services Center

4701 N Durango Drive

Las Vegas, NV 89129

April 13, 2021

6:30 p.m.

AGENDA

NOTE:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Dawn vonMendenhall at clarkcountycac@hotmail.com and is/will be available at the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, April 13, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board Members: Chris Darling, Chair Carol Peck
 Dr. Sharon Stover, Vice-Chair Bradley Burns
 Kimberly Burton

Secretary: Dawn vonMendenhall, 702-289-0196, clarkcountycac@hotmail.com

County Liaison: Jennifer Damico, 702-455-1900, Jennifer.Damico@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on April 13, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of minutes for March 30, 2021 (For possible action)
- IV. Approval of Agenda for April 13, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
 - 1. Updates from Commissioner Miller's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area (for discussion only)
- VI. Planning & Zoning

05/05/21 BCC

- 1. **DR-21-0130-TETON CAPITAL MANAGEMENT, LLC: DESIGN REVIEWS** for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/rk/jd (For possible action)

- VII. General Business
 - 1. None

- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Jennifer.damico@clarkcountynv.gov, before 4:30 pm, on April 13, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: April 27, 2021
- X. Adjournment

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager



Lone Mountain Citizens Advisory Council

March 30, 2021

MINUTES

Board Members: Chris Darling – Chair – **PRESENT** Teresa Owens – **PRESENT**
Dr. Sharon Stover – Vice Chair – **PRESENT** Bradley Burns – **PRESENT**
Kimberly Burton – **PRESENT**

Secretary: Dawn vonMendenhall, clarkcountycac@hotmail.com

Town Liaison: Jennifer Damico, Jennifer.Damico@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of March 9, 2021 Minutes
Moved by: CAROL
Action: Approved subject minutes as submitted
Vote: 5/0 -Unanimous
- IV. Approval of Agenda for March 30, 2021
Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Informational Item(s)
None

VI. Planning & Zoning

1. **WS-21-0034-CONTRERAS, JULIE: WAIVER OF DEVELOPMENT STANDARDS** to increase block wall height in conjunction with an existing single family residence on 4.0 acres in an R-U (Rural Agriculture) (RNP-II) Zone. Generally located on the southwest corner of Homestead Road and Log Cabin Way within Lone Mountain. MK/sd/jd (For possible action) **04/06/21 PC**

Action: DENIED due to incompatibility of 8-foot wall with adjacent land uses and impact it would have on surrounding properties

Moved By: Sharon

Vote: 4/1

2. **WS-21-0045-FFPLS LAS VEGAS, LLC: WAIVER OF DEVELOPMENT STANDARDS** to increase the height of a block wall in conjunction with an existing cemetery on 3.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the northeast corner of Monte Cristo Way and Craig Road within Lone Mountain. RM/sd/jd (For possible action) **04/06/21 PC**

Action: APPROVED as submitted; subject to staff conditions/recommendations

Moved By: Kim

Vote: 5/0

VII. General Business

1. Discussed possible locations for new RNP signage.

VIII. Public Comment
None

IX. Next Meeting Date
The next regular meeting will be April 13, 2021.

X. Adjournment
The meeting was adjourned at 6:55 p.m.

05/05/21 BCC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/GRAND TETON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0130-TETON CAPITAL MANAGEMENT, LLC:

DESIGN REVIEWS for the following: 1) a proposed daycare facility; and 2) final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

LAND USE PLAN:

LONE MOUNTAIN - MAJOR DEVELOPMENT PROJECT

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.4
- Project Type: Commercial development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 11,100 (daycare facility)/3,200 (restaurant w/ drive-thru)/49,066 (mini-warehouse footprint)
- Parking Required/Provided: 61/66

Background and Site Plans

The original approval of the commercial center (UC-19-0864) had conditions for a design review as a public hearing for significant changes to plans and final façade design for all buildings to be coordinated with neighbors. The applicant is addressing both conditions through this application.

The original plans depict a commercial development consisting of 3 buildings, which include an in-line retail building, a fast food restaurant, and 2 story mini-warehouse facility. The

application also included a use permit for 5 vehicle rental trucks in front of the mini-warehouse building along Grand Teton Drive. The layout of the site has changed slightly due to the current economic state and with concerns of the neighbors. The previously approved 7,200 square foot in-line retail building with drive-thru has been replaced with an 11,100 square foot daycare facility. The daycare facility will have outdoor play areas on the east and west sides of the building. Additionally, the driveway along Buffalo Drive has been moved farther north which increases the distance of the driveway from the road intersection.

All the buildings are located in the central portion of the site, with parking and drive aisles to the north, south, east, and west. More specifically, the proposed mini-warehouse is located on the eastern half of the project site and the daycare facility and restaurant with drive-thru are located on the western half of the site. The development has frontage along Buffalo Drive, Grand Teton Drive, and Tioga Way. Buffalo Drive and Grand Teton Drive are arterial streets and Tioga Way is a local street. The fast food restaurant, which is adjacent to Buffalo Drive, will have service windows along the west side of the buildings with queuing located to the north and west. Access to the site is provided by a driveway from Buffalo Drive and a driveway from Grand Teton Drive. Access gates to the mini-warehouse facility are located within the interior of the site beyond the customer parking area.

Landscaping

The landscape plan has essentially remained the same. Street landscaping shows a minimum 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. The plans depict a 20 foot wide landscape area consisting of 2 off-set rows of evergreen trees located along the northern boundary of the site. Additional landscape areas are located within the parking area and adjacent to the buildings. The site will provide an 8 foot high wall along the north property line and a 6 foot high wrought iron fence along the east property line. Additionally, the site design is complying with a previous condition of approval requiring a 3 foot high decorative CMU pony wall along Grand Teton Drive. The outdoor play areas on the east and west sides of the daycare building are 4,236 square feet and 2,889 square feet respectively.

Elevations

The final facades of the buildings have been revised to be more harmonious with the neighborhood and will have less of a modern commercial appearance. The mini-warehouse is a 2 story building with a maximum height of 29 feet. The building will range in height from 25 feet to 29 feet at its highest point. The proposed building has unified and consistent architecture with different surface planes and building height variations. The materials include EFIS concrete panel walls, aluminum glazed window treatments with neutral color schemes and cultured stone accents. The fast food restaurant and daycare facility are 1 story and will range in height from 22.5 feet to 26 feet and will be similar in design. The exterior building materials consist of EFIS concrete panel walls, aluminum window treatments with neutral color schemes and cultured stone accents. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurant and daycare building show a drive-thru window. The outdoor play areas will have playground equipment with covered canopies approximately 12 feet high.

Floor Plans

The mini-warehouse building totals 98,564 square feet with storage units of various sizes. The office is in the southwest portion of the building which consists of leasing office area, managers unit, and restroom. The units' range in size from 25 square feet to 300 square feet. The floor plan for the restaurant pad sites total 3,200 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenant. The floor plan for the daycare facility totals 11,100 square feet and consists of multiple classrooms, a multiple-purpose room, lobby, offices, staff area, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant believes that the commercial development will benefit the community by providing additional amenities and a variety of uses that will enhance the intersection positively. The applicant believes the daycare use is less intense than the in-line retail use that was originally approved and they have worked to comply with all previous conditions. More specifically, they have had several meetings with the neighborhood liaison, including the developer calling all attendees from the original neighborhood meeting to discuss the project and intended change of use and building materials. As part of the discussions with the neighbors and Commissioner's office, the facades of the buildings have been revised to be more harmonious with the neighborhood and less commercial looking.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------------|--|-----------------|---------------|
| VS-20-0207 | Vacate a portion of a right-of-way being Tioga Way | Approved by BCC | June 2020 |
| TM-20-500073 | 1 lot commercial subdivision | Approved by BCC | June 2020 |
| UC-19-0864 | Mini-warehouse building and vehicle rental in conjunction with a proposed retail center; waivers for alternative landscaping adjacent to arterial streets, alternative screening for outside vehicle rental, modified driveway design standards, and reduce driveway distances from the intersection | Approved by BCC | December 2019 |
| ET-19-400131 (N2C-0511-12) | Fourth extension of time to reclassify 3.5 acres to C-1 zoning | Approved by BCC | December 2019 |
| WS-18-0471 | Retail center consisting of 3 buildings and waivers for alternative landscaping and commercial driveway geometrics - expired | Approved by BCC | October 2018 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-----------------------------|--|-----------------|---------------|
| NZC-0511-12 (ET-0147-17) | Third extension of time to reclassify 3.5 acres to C-1 zoning | Approved by BCC | December 2017 |
| NZC-0511-12 (ET-0133-16) | Second extension of time to reclassify 3.5 acres to C-1 zoning | Approved by BCC | November 2016 |
| NZC-0511-12 (ET-0098-14) | First extension of time to reclassify 3.5 acres to C-1 zoning | Approved by BCC | October 2014 |
| NZC-0511-12 | Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center | Approved by BCC | December 2012 |
| VS-0219-09 | Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue | Approved by BCC | May 2009 |
| DA-1053-06 | Development Agreement - expired | Approved by BCC | October 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|------------------------------------|-------------------|---|
| North | Rural Neighborhood (up to 2 du/ac) | R-E & R-E (RNP-1) | Undeveloped & single family residential |
| South | City of Las Vegas | C-V & C-1 | Arbor View High School & office buildings |
| East | City of Las Vegas | R-1 | Single family residential |
| West | City of Las Vegas | R-PD4 | Single family residential |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The proposed uses and design of the buildings comply with Title 30 and the Comprehensive Master Plan. The final revised design of the facades proposed by the applicant will be more harmonious with the neighborhood and will have less of a modern commercial appearance. Furthermore, the project will incorporate the use of variations in building heights, setbacks, and landscaping to reduce the visual impact of this project on the abutting developments. Given the variations in land uses and architectural styles in the area, staff finds the project to be compatible with the abutting developments and can support the design review.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for Grand Teton Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Right-of-way for Buffalo Drive to remain at a minimum of 50 feet to accommodate dual left turn lanes.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (24 foot wide access lanes required including behind storage building); submit plans for review and approval prior to installing any gates, speed humps (speed humps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds. (turning radii appears to be too tight, 28/52 required).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TETON CAPITAL MANAGEMENT, LLC

CONTACT: PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA DR, SUITE 450, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>DR. 21-0130</u> DATE FILED: <u>3/17/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: <u>—</u> C-1 BCC MEETING DATE: <u>5/5/21</u> LM MDP FEE: <u>\$675.00</u> MK UC-19-0864 |
| | PROPERTY OWNER NAME: <u>Teton Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3112</u> CELL: <u>702-370-8696</u> E-MAIL: <u>jkennedy@jakrec.com</u> |
| | APPLICANT NAME: <u>Teton Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3112</u> CELL: <u>702-370-8696</u> E-MAIL: <u>jkennedy@jakrec.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Pliris Design Studio</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-670-2866</u> CELL: <u>702-806-6349</u> E-MAIL: <u>john@plirisdesign.com</u> REF CONTACT ID #: <u>137163</u> | |

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006 (Parcels 125-10-405-007,008 Different Ownership)
 PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of Grand Teton Dr and N Buffalo Dr
 PROJECT DESCRIPTION: ADR for commercial development including QSR w/ drivethru, daycare and storage

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

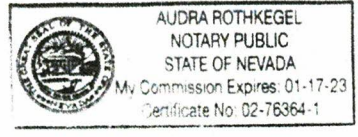
Joseph A. Kennedy
 Property Owner (Signature)*

Teton Capital Management, LLC
Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 15, 2021 (DATE)
 By Joseph A. Kennedy

NOTARY PUBLIC: Audra Rothkegel



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



January 19, 2021

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 South Grand Central Pkwy
Las Vegas, NV 89155-1841

DR-21-0130

Re: **Justification Letter**: APN: 125-10-405-006,007,008
Design Review (For prior approved project UC-19-0864)

To whom it may concern,

Per conditions on the Notice of Final Action Design Review as Public Hearing for significant changes and Final façade design for all buildings to be coordinated with neighbors and approved through an administrative design review application. We are addressing both of these conditions through this application. We have had several meetings with the neighborhood liaison, Tom Lobeck, from January 2020 through October 2020 including the developer calling all attendees from the original neighborhood meeting as well as an in-person neighborhood meeting with the neighbors on October 1, 2020 to discuss the project and intended change of use. There have also been various conversations with Commissioner Kirkpatrick's office as requested, and we are submitting this package to meet these conditions.

As part of the discussions with the neighbors and Commissioner's office, the facades of the buildings have been revised to be more harmonious with the neighborhood and less commercial looking. The project uses a neutral color scheme and has cultured stone (or similar) accents.

The layout of the site has changed some due to the current economic state and with the concerns of the neighbors. The priorly approved 7,200 sf in-line retail with drive-thru has been replaced with a 11,100 sf daycare. We believe this use is less intense than the priorly approved use. There are also outdoor play areas on the east and west side of the Daycare that are 4,236 sf (west) and 2,889 sf (east) for the attendees to use.

We have moved the driveway located along Buffalo north as part of this change which increases the distance for the driveway from the intersection that was priorly approved with a greater reduction. The driveway located along Grand Teton was moved west to align with the main drive aisle of the site and is located more than 150' from the bcr at Buffalo and Grand Teton.

We have provided 66 parking spaces where 61 are required.

The storage facility has reduced in size from +/-98,534 sf to +/- 98,132 as a result of modifying the exterior façade.

The restaurant with drive-thru at the corner of Buffalo and Grand Teton has not changed in size.

We respectfully request approval of the following applications for the proposed uses:

Design Review:

1. Redesign of commercial center as shown including the change in use of Daycare in place of Retail with Drive-thru, and relocation of driveways.
2. To allow for the revised finishes and exterior designs of the commercial center.

Design Review Justification:

1. A general request to review the design and layout of the entire commercial development as changes occurred to meet code and the conditions of the Notice of Final Action.

The restaurant with drive-thru, daycare, and storage uses will benefit the community by providing additional amenities and a variety of uses that will activate the intersection positively. We have worked to comply with all conditions that currently apply to these parcels and we would greatly appreciate the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 702-670-2866 or 702-806-6349.

Thank you,



John Joseph Carroll, Jr.
Principal Architect
LEED AP, NCARB (NV #7512)
Pliris Design Studio