



Memorandum

Date: July 26, 2022
To: Hearings Examiner
From: Lauren Hollenbeck, Senior Planner
RE: proposed staff report revisions

1. **Page 31, Revise COA 22-** The applicant shall comply with the following SEPA22-07 MDNS condition, ~~including DAHP and SWCCA's SEPA review comments.~~ **including Ecology and Clark County Transportation SEPA review comments." To be consistent with the finding on page 3.**
"The applicant shall secure all necessary permits for emissions from the Southwest Clean Air Agency and as required by any other local, state and federal agency."
2. **Page 31, Revise COA 24** "The 4-ft. high CMU section of wall ~~east~~ **west** of the proposed pedestrian walkway from NW 16th Avenue should be removed for vision clearance and pedestrian safety." The related finding at the top of page 12 shall be revised for consistency.
3. Page 14 under the section titled NW 16th Avenue, bullet 3, first sentence "The preliminary site plans show the curb radii on both sides of the drive access to be ~~25~~ **20** feet with a 36-foot wide drive aisle."
4. **Page 31, Revise COA 25.e- to read** ~~"Additional evergreen trees should be provided along the coffee shop drive thru lane"~~ Evergreen trees shall be provided at the bottom of the retaining wall adjacent to the coffee drive thru.
5. **Page 32, Revise COA 33-** The site plans shall be revised to relocate **and/or reduce** the **number of either** vacuum stalls **or EV charging stations**, at the drive access from NW 16th Avenue, to be a minimum of 40-feet from the back of sidewalk in order to meet the CDSM Table 1, Note 2.**d** standards for off-street parking from back of sidewalk on a collector.
6. **Page 33, Remove COA 37-** ~~Revised site plans are to be submitted with a total 20 feet of additional right-of-way width along the north side of NW 16th Avenue, resulting in a total right-of-way width of 60 feet.~~