



July 1, 2022

106 Pueblo Avenue / 211 East Vermijo
Conditional Use
TN: 6418409003
Zone: FBZ-COR

Sir or Madam,

We are representing the tenants Ian and Sharon Perez on 106 Pueblo Avenue with the efforts of converting the "Lanier's Speed Shop" mechanic's shop into an exciting new establishment named Suki's Cantina. The original building dates back prior to 1971 when Lanier's took up shop in this building. The Perez's intent is to maintain the general feel of the original building and take advantage of the oversized lot with an outdoor patio and local food truck vendors on site to provide a unique and different food element to the facility. New glass overhead doors will be added to the building to allow flow from inside the building to the patios, giving a very pedestrian feel to the corner of the intersection and will re-engage the building and site into what is becoming an active street scape between the proposed project and Local Relic on the east end of Pueblo Avenue. Suki's will be utilizing food trucks on their property to function as food offerings for the customers. This allows for variety and will be a draw to and for the adjacent properties in the neighborhood. The building is approximately 2,500 square feet and the property is in the FBZ-COR zone.

This will be a bar with food being provided by food trucks on the property.

The following is the requested criteria for the requested change of use and parking warrants: 1. Are the requested warrants consistent with the intent of the form-based code? / Yes, this project does meet the intent of the form-base code and the general requirements addressed in Section 4.

2. Are the requested warrants, as well as the project, consistent with section 4- Design / guidelines of the form-based code? / Yes, this project is consistent with the design guidelines, and we have worked very closely with city planning to insure it is. We are using the existing building with modifications to it to update the building and are enhancing the exterior site to create a patio with activities and landscaping to enhance the entire property.

3. Are the requested warrants reasonable due to the proposed project's exceptional civic or environmental design? / Yes, the project is reasonable with the exceptional civic design. We are enhancing an already viable building that has been part of the neighborhood for the many years and will be updating a corner of Nevada that has been in need of updating for many of thoes.

4. Are the warrants consistent with the Imagine Downtown Master Plan? / Yes, this project is consistent with the master plan. We are adding to the neighborhood with diverse products and providing services for the surrounding residences as well as furthering the redevelopment of this part of the city.

5. Are the requested warrants consistent with City's Comprehensive Plan? / Yes, this project is consistent with the city's comprehensive plan, and we have worked very closely with city planning to insure it is.

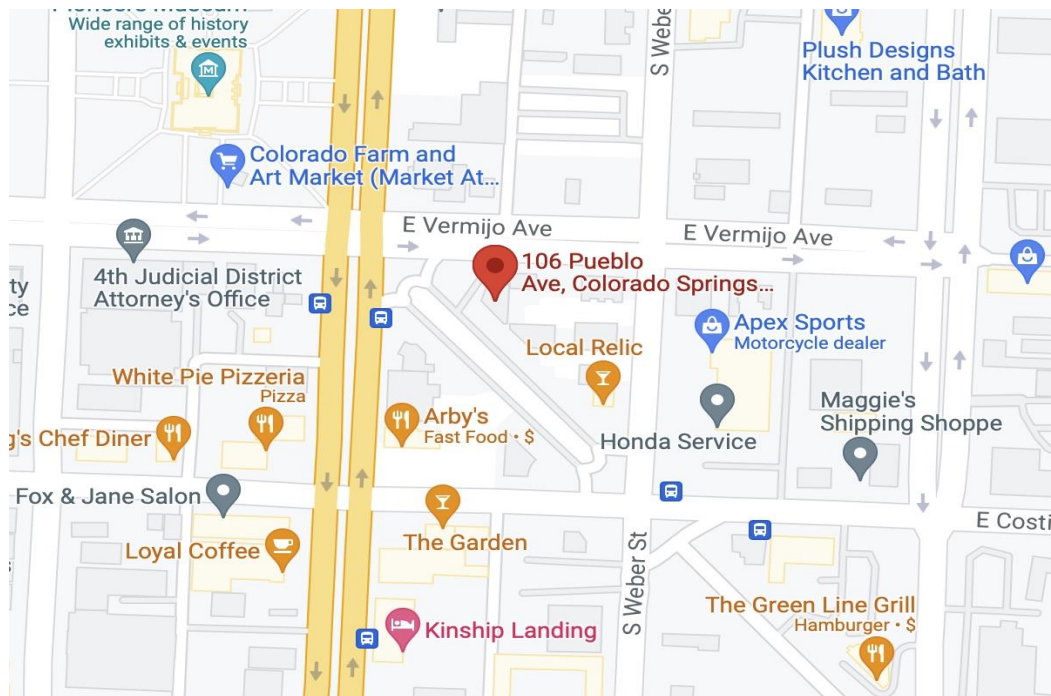
Site Improvements

We are improving the existing building and site by upgrading the existing windows with new glass garage doors adding a new ground surface to the patio area and not unlike what Local Relic has been approved to do we will be moving the sidewalk on Pueblo Ave out to the street to allow for a larger patio area and a more pedestrian feel to the walkability of the site by bringing the building and patio up to the street.

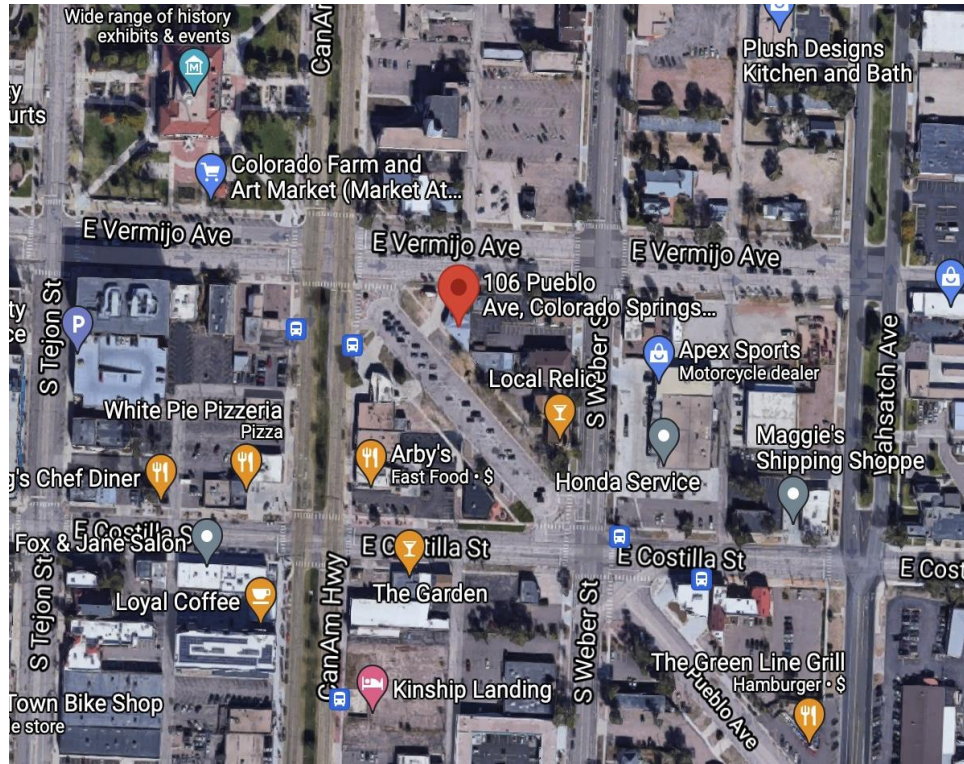
Parking

Suki's Cantina and the patio will require 14 parking spaces and there are 194 available within a 1-minute walk. Most to all the available parking spaces are metered off street parking and are shared between all the adjacent properties. Suki's Cantina will operate mainly during the afternoon and evening hours which would not impact the street parking that the businesses use during the business hours. We will be providing space for walking, biking and now scooter customers to access the facility as there are new hotels and apartments that will be with-in walking distance to the building and feel it will reduce the burden for parking around the site.

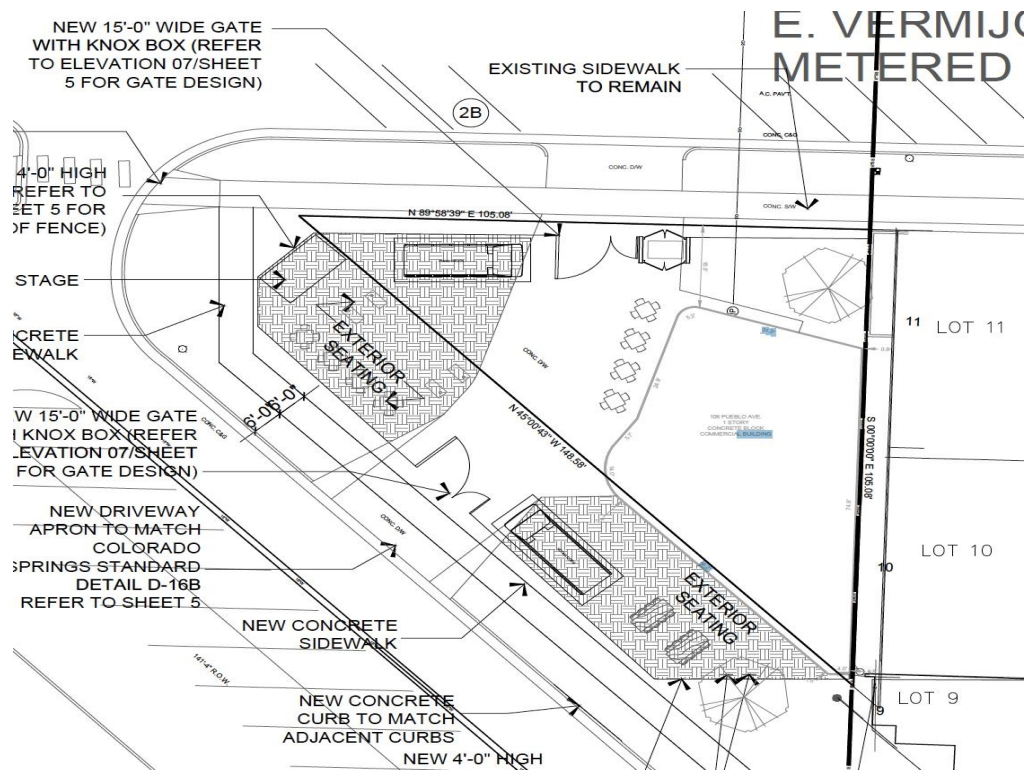
Ariel Site Map

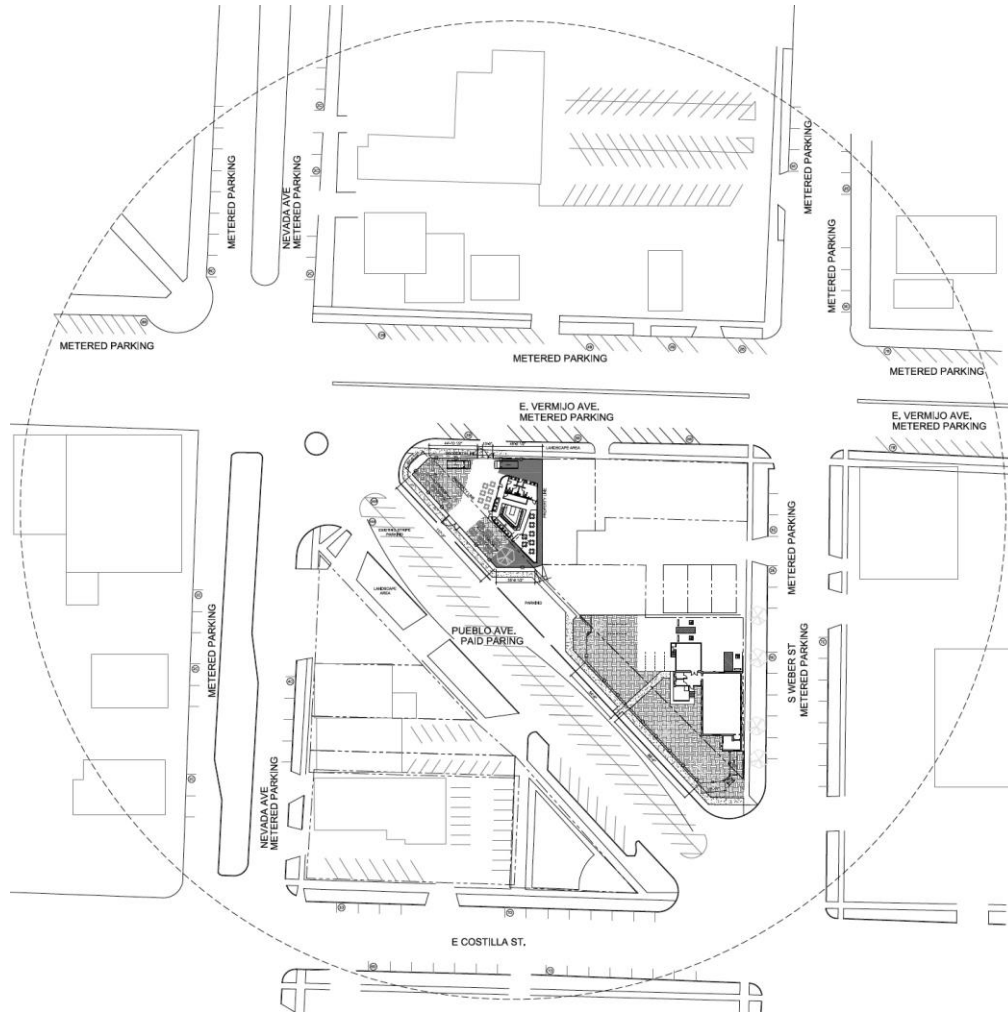


Area Site Map



Space Plan of the Building and the Outdoor Area





106 PUEBLO AVE. PARKING CALCULATION			
NEW PROPOSAL FOR TRAINWREC			
	SIZE OF USE SF	RATIO- 1/X	PARKING STALLS
1ST FLOOR RESTAURANT	1,850	250	7.4
OUTSIDE WEST YARD	1,797	500	3.59
OUTSIDE SOUTH YARD	891	500	1.782
TOTAL REQUIRED			14
TOTAL DEDICATED PARKING SPOTS			0
TOTAL DEDICATED HANDICAP SPOTS			0
TOTAL AVAILABLE STREET PARKING SPOTS			195
TOTAL PROVIDED			195

ON STREET PARKING CALCULATIONS FOR 1.5 MIN WALK	
CLASSIFICATION	AVAILABLE
A- PUEBLO AVE.	68
B- E. VERMIJO AVE	55
C- NEVADA AVE.	24
D- E. COSTILLA ST.	23
E- S. WEBER ST.	25
TOTAL AVAILABLE	195

Existing Building Images



Southeast corner on Pueblo Avenue



Southwest corner on Pueblo Avenue



Looking down Vermijo at the corner of Pueblo Avenue



Main Building West Elevation



Looking Down Pueblo Avenue Where the Outdoor patio Will Be.

Proposed New Building 3D Images



Overhead View of Outdoor Patio



Looking Down Pueblo Avenue





Overview of Outdoor Space



Proposed Indoor Images





A handwritten signature in black ink, appearing to read "Bobby Hill". The signature is stylized, with a large, sweeping "B" and a cursive "Hill".

Bobby Hill, IIDA