



City of Las Vegas

Agenda Item No.: 107.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

Consent Discussion

SUBJECT:
REQUIRED ONE YEAR REVIEW

RQR-11344 ABEMANCE ITEM - PUBLIC HEARING - APPLICANT: SENSATION SPAS
OF NEVADA - OWNER: DAVE MADDOX - Required One Year Review of an approved
Special Use Permit (U-0052-02) WHICH ALLOWED AN OPEN AIR VENDING/
TRANSIENT SALES LOT # 3-20 North Rancho Drive (APN: 138-12-810-005), C-2 (General
Commercial) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend
DENIAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. City Council approval letter for U-0052-02

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DAVE MADDOX, 3320 North Rancho, announced his intention to withdraw related Items 104 through 106 in an attempt to redesign the project according to the parcel. MR. MADDOX stated that he has meet with City staff regarding Item 107 [RQR-11344] to assure that the project is up to par and he requested approval.

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MARY CRAMER, 5209 West Gilmore Avenue, Treasurer of NARA, stated that the association met with MR. MADDOX during the first quarter of the year regarding changes to the development. She stated that NARA remains in opposition to this development and she requested to meet with surrounding business owners to assure compatibility.

At the request of COUNCILMAN ROSS, MARGO WHEELER, Director of Planning and Development, explained the recommendation of denial was because there were a substantial amount of issues about the maintenance of the property. Subsequent to the Planning Commission meeting, the applicant has cleaned the property significantly. Based upon the last inspection made, the required review could be approved upon a one-year review. MS. WHEELER confirmed her anticipation of a new plan for another project within that time.

COUNCILMAN ROSS requested MR. MADDOX elaborate on their intentions for the project as a whole. MR. MADDOX confirmed their plans include more building that fit since the initial idea was too large. In an effort to utilize time wisely, the applicant decided to withdraw the related items and resubmit an application when their architect is able to design something more compatible.

COUNCILMAN ROSS expressed his desire to have this project conform to the rest of the business corridor and therefore supported the request. He requested MR. MADDOX work with NARA as closely as possible to involve the community wherever possible. MR. MADDOX agreed.

MAYOR GOODMAN declared the Public Hearing closed.

