



City of Las Vegas

Agenda Item No.: 142.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 16, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-13802 PUBLIC HEARING - APPLICANT/OWNER: MARTIN GREENWALD - Request for a Site Development Plan Review FOR A PROPOSED 7,465 SQUARE FOOT RETAIL BUILDING AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 1.84 acres at 4820 North Rancho Drive (APN 125-35-401-006), C-2 (General Commercial) Zone, Ward 6 (Ross). The Planning Commission (4-0-1 vote) and staff recommend APPROVAL.

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 (4-0-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting documentation
4. Justification Letter

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and amending Condition 5 as read for the record as follows:

5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit to reflect the provision of a rear (east) property line wall. The wall shall consist of a solid decorative block wall with at least 20 percent contrasting materials. A solid gate shall be provided to the emergency access at the rear of the property if a joint access cannot be obtained. Landscaping along the wall shall conform to the landscape plan date stamped 06/09/06.

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)

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NOTE: COUNCILMAN ROSS disclosed that COMMISSIONER DUNNAM is the engineer for this project but stated that would not influence his judgment with regards to voting or making the motion.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

RICHARD GALLEGOS, 3005 West Horizon Ridge Parkway, appeared on behalf of the applicant and requested clarification of Condition 5. He stated the applicant's willingness to install a gate if the attempts to obtain the joint access agreement are unsuccessful and underscored his understanding that any expansion of the existing use is subject to revocation.

COUNCILMAN ROSS noted his pleasure in working with MR. GALLEGOS and requested clarification regarding the property's expansion. MR. GALLEGOS explained that the expansion would be a new and separate building in addition to enhancements to the existing structure.

COUNCILMAN ROSS emphasized this application was not for the expansion of the existing sexually-oriented business and noted this application restricted that use even further. MARGO WHEELER, Director of Planning and Development Department, noted the condition restricting the expansion of that use and amended Condition 5 to require the installation of the gate should the joint access agreement not be obtained.

MAYOR GOODMAN declared the Public Hearing closed.