



*City of Las Vegas*

Agenda Item No.: 182.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: SEPTEMBER 6, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-14760 PUBLIC HEARING APPLICANT: SH ARCHITECTURE - OWNER:  
STATE OF NEVADA Request for a Site Development Plan Review FOR A PROPOSED  
FIVE STORY 80,500 SQUARE FOOT OFFICE BUILDING AND A THREE STORY 105,920  
SQUARE FOOT PARKING GARAGE on 7.61 acres at 215 East Bonanza Road (APN 139-27-  
803-001) C-V (City) Zone, Ward 5 (Weekly) NOTE: The correct size is 1.61 acres. The  
Planning Commission (6-0-1 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 (6-0-1 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 LAWRENCE WEEKLY to Approve Subject to Conditions and amending Condition 12 as read for the record as follows: 12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Passed For: 0; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
None; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:  
MAYOR GOODMAN declared the Public Hearing open.

KEVIN GOUVEIA, SH Architecture, appeared on behalf of the state of Nevada and stated the proposal would not be affected by the Project Neon Plan; however, the Las Vegas Fire Station No. 1 and the Dula Pool facility would be demolished as a result of Project Neon. KIM

**CITY COUNCIL MEETING OF: September 06, 2006**

ADDRESS, Parole and Probation, and CHANDRA BANDI, State of Nevada, were present. He stated the project would consist of a five story office building to include a parking structure. MR. GOUVEIA indicated he and MS. BANDI met with fire station officials to discuss Project Neon and noted that access to the site would be restricted to Bonanza Road only. He confirmed construction would commence the second quarter of 2007, allowing time for financing and the coordination of any outstanding Public Works Department issues.

MR. GOUVEIA noted one discrepancy with the condition to obtain a drainage study and BART ANDERSON confirmed that Condition 12 could be modified to require the applicant meet with the Flood Control section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits whichever may occur first, and also to provide and improve all drainage ways as recommended.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified for MAYOR GOODMAN that a project cannot wait for approval based on the status of another project's completion. MR. GOUVEIA stated that he has maintained contact with the Nevada Department of Transportation (NDOT) to keep them informed of this project's intention and in return NDOT is attempting to accommodate their design. MAYOR GOODMAN expressed concern that the Council could be held accountable if there is interference between the two projects but MR. GOUVEIA assured him there is a good rapport established that would prevent that situation.

MAYOR GOODMAN declared the Public Hearing closed.