



*City of Las Vegas*

Agenda Item No.: 76.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF NOVEMBER 1, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-14325, ZON-14338, VAR-14342, VAR-14343, VAR-14344, VAR-14347 AND SGP-14339

SLR-14349 - CASINO CENTER PUBLIC HEARING - APPLICANT: CASINO CENTER PROPERTIES, LLC - OWNER: CASINO CENTER PROPERTIES, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 50 RESIDENTIAL CONDOMINIUM UNITS AND 18,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN ONE 14-STORY AND ONE 17-STORY BUILDING, AND A WAIVER OF THE RESIDENTIAL ADJACENCY REQUIREMENTS on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street (APNs 139-34-810-101 through 105, 074, and 075; and 139-34-812-003), R-4 (High Density Residential) Zone, P-R (Professional Office and Parking) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly). NOTE: As of August 6, 2006 this item is located in Ward 3 (Reese). The Planning Commission (4-3 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	3	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

The Planning Commission (4-3 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 09-07-06 Planning Commission Meeting Item 24

Motion made by GARY REESE to Approve subject to conditions amending Condition 2, 3 and 13 and adding the following as read for the record as follows:

2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

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3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/13/06, except as amended by conditions herein. A new site plan including ground floor restaurant use shall be submitted to provide parking within an additional level to meet all Code requirements.

13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area, and the location and design of parking for all construction workers. Construction stage and access shall cause minimal destruction to the free flow of traffic along Charleston Boulevard, Gass, Garces, 9th and 10th Street.

A. The property at 712 10th Street shall be demolished within 30 days.

B. During the construction phase of the project the applicant shall construct the parking garage as the first phase of the project to provide on-site parking for employees subject to the requirements of the Building Code.

C. During the construction phase the applicant shall provide a contact person, email address and telephone number to the Council ward office and Planning and Development Department as a 24-hour contact.

D. The hours of operation of construction shall be limited to 6 a.m. to 6 p.m.

E. A safety barrier to ensure the protection of adjoining properties to be constructed subject to approval of Building Code requirements.

F. A shadow study shall be prepared and submitted to the Planning and Development Department prior to the commencement of construction.

G. Pursuant to Municipal Code provisions, provide a plan to be approved by Parking Enforcement prior to the issuance of permits whereby any vehicles of contractors or employees associated with this development may be towed if they are parked along the street adjacent to property not owned by this applicant.

H. Within one year after a certificate of occupancy is issued, coordinate with the Traffic Engineer to determine if additional signalization is required in the neighborhood as a result of this development, the developer shall be responsible for the total cost of all signalization required or recommended by the Traffic Engineer.

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);



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(Did Not Vote-None); (Excused-None)

Minutes:

See Item 69 for a combined Verbatim Transcript of Items 69 - 76 and related backup.

