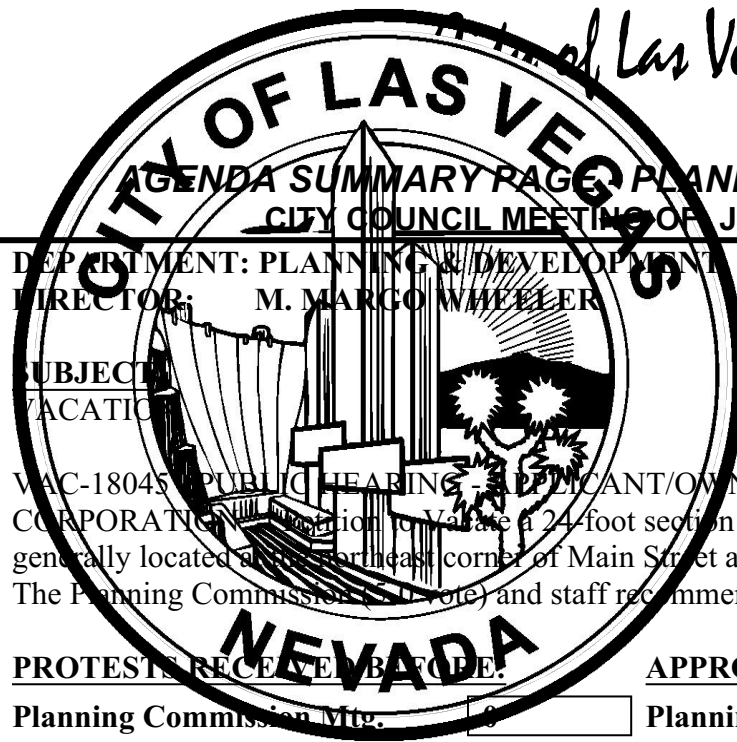




Agenda Item No.: 133.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VACATION

VAC-18045 PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORPORATION
Application to Vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road, Ward 5 (Weekly).
The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 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

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARILYN PERRY, 300 South 4th Street, appeared on behalf of the applicant and indicated that although the application has been before the Council several times, she hoped that the applicant's continued persistence and investment demonstrates their desire to create an innovative project to the downtown area. Some delays beyond the applicant's control has pushed the project back; however, it has allowed the opportunity to see what other developers are doing and upgrade their project as well. ATTORNEY PERRY explained the project while showing diagrams, which included a rooftop restaurant, balconies on the side of the building, a dog run and a lap pool. The highest elevation is along the restaurant to the rear of the building;

CITY COUNCIL MEETING OF: January 17, 2007

the elevation decreases as it gets closer to First Street. The requested Vacation will only vacate a portion of corner and not the road itself. To her knowledge, no protests were received. She informed Council that the subject building obtained Green building standards for commercial buildings including the residential portion; the site has an overage of parking; and there is a bus turn-out. She informed MAYOR PRO TEM REESE that a previous lawsuit has been dismissed.

GERALD SHAFER, Euro Web Company, informed MAYOR GOODMAN that financing is in progress, as several offers are pending and their intent is to go forward. The Mayor believed the project was great but expressed concern for giving entitlements whereby property values escalate, but the development changes. He hoped that COUNCILMAN WEEKLY will consider the one-year review that has been placed with other projects, which will allow for updates on how these projects are coming along. He looked forward to seeing the fruition of this project.

COUNCILMAN WEEKLY appreciated the Mayor's suggestion of a one-year review and complimented the applicant's representatives in their persistence in working with him and the neighborhood. He understood the delays due to litigation and thanked them for their work.

MAYOR GOODMAN declared the Public Hearing closed.

