



City of Las Vegas

Agenda Item No.: 132.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF FEBRUARY 21, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SPECIAL USE PERMIT

SUP-18637 PUBLIC HEARING APPLICANT/OWNER: DAN MARTINEZ - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.39 acres at 709-731 Fremont Street (709-344-6121/084), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 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 and amending Condition 2 as read for the record:

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.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,
OSCAR B. GOODMAN, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GARY REESE)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 132 [SUP-18637] and Item 133 [SDR-18638].

Because Item 132 and 133 were moved up on the agenda at COUNCILMAN WEEKLY'S request, MAYOR GOODMAN noted that should anyone arrive later, he will grant them the

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opportunity to speak.

DAN MARTINEZ appeared with his son, JUSTIN MARTINEZ, 709-731 Fremont Street. MR. MARTINEZ, SR. stated that the proposed structure has been redesigned to allow for relocating the parking structure. They are committed to the project and have been working with architects and engineers to ensure that the project is viable.

MAYOR GOODMAN queried about the financing and the price ranges. MR. MARTINEZ, SR. replied that financing was not in place but they have prospects. In addition, the size of the units range from 800 to 2,400 square feet, at approximately \$400 per square foot.

MAYOR GOODMAN commented that he has been criticized for possibly sending the wrong message while expressing his main concern for ensuring that the City is not duped relative to granting entitlements. He did not agree, as he felt it was a responsible measure to have developers come back with updates to ensure their projects are successful. He wondered what would be a fair and reasonable timeframe. COUNCILMAN WEEKLY added that the City is making substantial contributions and wants to send a clear message towards projects that are ambitious.

SCOTT ADAMS, Director, Office of Business Development, was not present to address the timeframe; therefore, MARGO WHEELER, Director of Planning and Development, believed that one year would be sufficient time for the engineering work and mapping progress to take place, even though the applicant would not have the building permit. Both MR. MARTINEZ, SR. and JR. agreed that one year was not unreasonable.

AL GALLEGOS confirmed the applicant's name and expressed uncertainty towards the applicant.

TED RUSSELL, Las Vegas resident, questioned the height of the Fremont Street Experience elevation. MR. MARTINEZ, JR. was unsure of the exact figure but pointed out that the canopy has been addressed and is not an issue.

COUNCILMAN WEEKLY thanked MR. MARTINEZ, SR. and JR. for being present. The Councilman would like to see them work with the Office of Business Development to assist in keeping Council briefed and staying informed of the project's progress.

MS. WHEELER confirmed with COUNCILMAN WEEKLY that Condition 2 would need to be amended to reflect a one-year approval.

MAYOR GOODMAN declared the Public Hearing closed on Item 132 [SUP-18637] and Item 133 [SDR-18638].