



City of Las Vegas

Agenda Item No.: 112.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-17298 - BEYANCE ITEM PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SHERMAN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 1.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 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 (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after Final Agenda Revised Plan

Motion made by GARY REESE to Approve Subject to Conditions amending Conditions 2, 3 and 4 and an added condition as read for the record:

2. All development shall be in conformance with the site plan, date stamped 3/6/07 and landscape plan dated 4/3/07, except as amended by conditions herein.

3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 4 feet along the east and 5 feet on the west, 7 feet to the north, and 0 feet along the south property line.

4. A technical landscaped plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is

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required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

A. A Waiver from 19.12 is hereby approved, to allow zero landscape fingers in the parking lot area only.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and asked for approval.

MARGO WHEELER, Director of Planning and Development Department, read into the record amendments to Conditions 2, 3 and 4 and an additional condition.

MAYOR GOODMAN declared the Public Hearing closed.