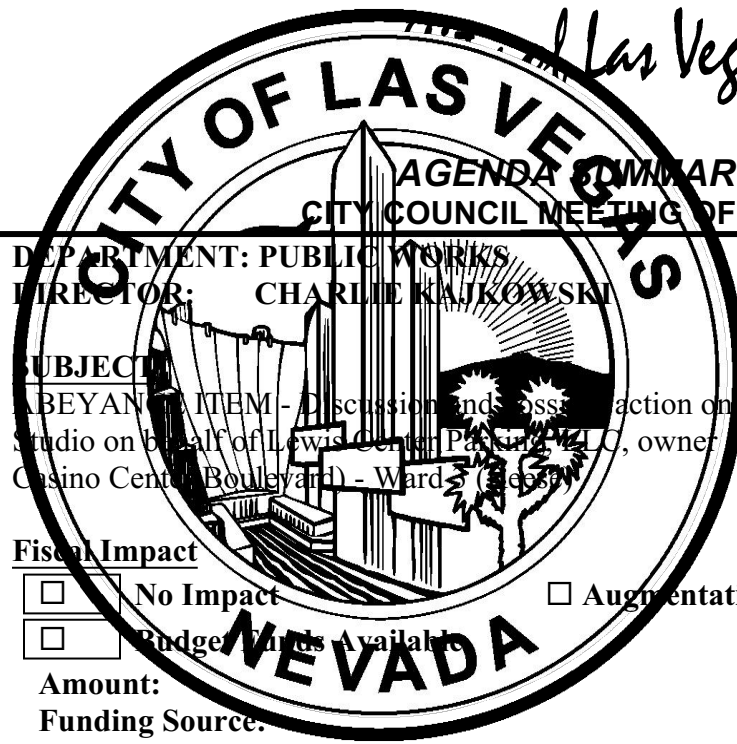




*Las Vegas*

Agenda Item No.: 73.

**AGENDA SUMMARY PAGE**  
**CITY COUNCIL MEETING OF: JULY 11, 2007**

**DEPARTMENT: PUBLIC WORKS**  
**DIRECTOR: CHARLIE KAJKOWSKI**

☐ Consent ☒ Discussion

**SUBJECT:**  
BEYANT ITEM - Discussion and possible action on an Encroachment Request from Jawa Studio on behalf of Lewis Center Parking LLC, owner northeast corner of Lewis Avenue and Casino Center Boulevard - Ward 3 (See 3)

**Fiscal Impact**

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

**Amount:**

**Funding Source:**

**Dept./Division:**

**PURPOSE/BACKGROUND:**

Due to a change of the original design of the building the doors located on the south side of the building along Lewis Avenue are not at ground level. Due to this change there is a significant elevation difference between the doors and the sidewalk making entering and exiting this side of the building difficult and not ADA compliant. Therefore, the developer is requesting constructing ramps and a patio deck with a guardrail on this side of the building. The ramp on the west side of the patio deck will rise from sidewalk level to an approximate height of 18-inches where it will connect to an approximate 5-foot wide to 10-foot wide patio deck. Sections of the patio deck will encompass existing landscaping and extend eastward along the building keeping flush with the floor level where it will connect to the eastern ramp. The eastern ramp will decrease from a height of approximately 2-feet to sidewalk level. There will be two sets of stairs located near the middle section of the ramp. The patio deck and ramps are for the existing Lewis Center Parking Garage.

**RECOMMENDATION:**

Denial. Staff feels this is a self-imposed hardship and that the requested improvements can be developed on-site and not within the public-right-of-way. If City Council does approve the Encroachment Request, the developer will be required to sign an Encroachment Agreement that has conditions of maintenance, liability and removal.

**BACKUP DOCUMENTATION:**

1. Copy of Encroachment Exhibit A (northeast corner of Lewis Avenue and Casino Center Boulevard)
2. Copy of Encroachment Exhibit B (vicinity map and typical section)
3. Submitted at meeting - Written comments by Tom McGowan

Motion made by GARY REESE to Approve

## CITY COUNCIL MEETING OF: JULY 11, 2007

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

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

### Minutes:

JORGE CERVANTES, City Engineer, stated that staff reviewed the requirements for downtown development and met with the applicant for possible options. But the available space is significantly impacted; therefore the applicant has decided to move forward with the original application.

MAHLON BROWN commented that the proposal is attractive, and he requested 12 feet to make his project work.

TOM MCGOWAN, Las Vegas resident, observed that the plan was well thought out and recommended approval. COUNCILMAN REESE clarified that this is not good planning. The elevation difference mistakenly occurred and has to be corrected.

COUNCILMAN REESE verified with MR. CERVANTES that there is no other option. MR. CERVANTES added that the proposal of the applicant enhances the downtown area and allows for good pedestrian access.

