



City of Las Vegas

Agenda Item No.: 165.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20497, SUP-20498 AND SUP-20499

SLR-20496 - PUBLIC HEARING APPLICANT/OWNER: CAROLINE'S COURT, LLC - Request for a Site Development Plan Review FOR A PROPOSED 269,860 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS TO DEVIATE FROM TOWN CENTER DESIGN STANDARDS TO ALLOW A SIX FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO THE MULTI-USE TRANSPORTATION TRAIL ALONG THE NORTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED on 23.62 acres at the northwest corner of El Capitan Way and Durango Drive (APNs 125-17-601-012, 017 and 125-17-202-001), T-C (Town Center) Zone [SC -TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: WAIVERS HAVE BEEN ADDED TO ALLOW ZERO FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THROUGH AISLE WHERE 10 ADDITIONAL FEET ARE REQUIRED AND TO ALLOW A DRIVE-THROUGH AISLE ON THREE SIDES OF A FAST FOOD BUILDING WHERE ONLY TWO SIDES ARE ALLOWED. The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

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 elevations by Staff
6. Backup referenced from the 06-14-07 Planning Commission Meeting Item 32

Motion made by STEVEN D. ROSS to Approve subject to conditions and amending Conditions 3, 4 and 27 as read for the record:

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3. All development shall be in conformance with the site plan and landscape plan, date stamped 04/18/07, and building elevations, date stamped 07/10/07, except as amended by conditions herein.

4. Any proposed building for which building elevations were not presented as a part of this review must be reviewed and approved by the Planning Department prior to the time application is made for a building permit for the subject building to ensure aesthetic compatible with the building elevations, date stamped 07/10/07, approved herein.

27. Construct all incomplete half-street improvements on El Capitain Way and Durango Drive adjacent to this site. Off-site improvements consisting of asphalt curb, gutter and striping shall be completed within 150 calendar days of building permit issuance. Installation of sidewalk and streetlights shall be completed prior to occupancy of this site.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TIRKANIAN, LARRY BRONSTEIN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. REISS (Ag - Abstain-None); (Abstain-None);
(Did Not Vote-None); (Excuse-None)

Minutes:
See Item 162 for related backup and discussion.

