



*City of Las Vegas*

Agenda Item No.: 97.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: AUGUST 1, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19647

SDR-19643 - REVENUE ITEM PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT - Request for a Site Development Plan Review FOR A 37,925 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES WHERE A 10-FOOT WIDE BUFFER IS REQUIRED AND A 2-FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	0
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

Motion made by LARRY BROWN to Approve subject to conditions, amending Conditions 3 and 16 and the following conditions as read for the record:

3. All development shall be in conformance with the site plan, date stamped 07/31/07 for a maximum 37,925 square feet building and landscape plan and building elevations, 02/06/06, except as amended by conditions herein.

16. Provide a copy of a recorded joint access agreement between this site and Assessor's Parcel No's. 138-03-715-002 and 004 prior to the issuance of any permits to facilitate use of the identified delivery truck route from Tenaya Way and the shared use of the full driveway accessing this site from Craig Road.

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- A. Neon signage shall be limited to the eastern face of the building.
- B. The applicant shall submit a landscape plan for the site and building elevations and floor plans for the retail building prior to or concurrent with civil improvement plan submittal.
- C. Delivery truck ingress and egress shall be exclusively from Tenaya Way.
- D. Construct a raised median island at the shared access driveway to this site from Craig Road to restrict left turns from the existing northerly west driveway on the west side of the shared access driveway.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOUIS STARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS, (Against-None); Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:  
See Item 96 for related discussion

