



City of Las Vegas

Agenda Item No.: 96.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 15, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-20487 - VARIANCE ITEM PUBLIC HEARING - APPLICANT: THE ISLAND DEVELOPMENT LLC OWNER NEAR AND FAR LLC - Request for a Variance TO ALLOW A 15-FOOT SET BACK WHERE A 254.5 FOOT SET BACK IS REQUIRED FROM A COLLECTOR STREET FOR A PROPOSED MIXED-USE HIGH RISE on 2.92 acres at 401 South Maryland Parkway (APNs 139-04-811-047 and 052), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

13

City Council Meeting

3

City Council Meeting

23

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard protest and supports
6. Returned postcard protests and supports and support letters, unmarked postcard
7. Submitted at meeting Written comments by Bradford Roberts for Items 96-101
8. Backup referenced from the 06-14-07 Planning Commission Meeting Item 23

Motion made by GARY REESE to Hold in Abeyance Items 96-101 to 9/05/2007

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

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

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 96-101.

CITY COUNCIL MEETING OF: AUGUST 15, 2007

DUSTY BUCKEL, Island Development, gave a brief overview of the project. On the overhead she showed a rendering of the property consisting of retail, offices, restaurant and residential, consisting of 497 condo units. In addition, she thanked staff for working with them regarding the loading docks and the parking. She asked for a variance to allow the serving of liquor at the proposed restaurant located on the roof situated 504 feet up from the Good Shepherd School zone. She stated that there have been neighborhood meetings with only one objection recorded and noted that this project will employ approximately 750 individuals.

In response to MAYOR GOODMAN'S question on funding, MS. BUCKEL stated that they have received approval for funding and for a total project cost of 450 million dollars and have secured a signed loan agreement with an equity partner. She disclosed that the money is being wired in from Canada with the partner soon to arrive to finalize the documents.

MAYOR PRO TEM REESE asked if the applicant preferred to hold the items in abeyance for two weeks to produce the paperwork reflecting the funding commitments. MS. BUCKEL stated she desired to go forward with the public comments first but would be agreeable to the abeyance.

TED RUSSELL, Las Vegas resident described the project as a fantastically attractive design and a new anchor for future super quality development. He shared the same concerns regarding the financing but was optimistic that the financing is secure. He wished the applicant success with the sales.

BRADFORD ROBERTS, 1420 Lewis Avenue, declared his support of this project describing it as high density living while creating a better environment and reducing water and energy consumption. He stated that this type of development will provide much needed services such as retail, will help to create great urban lifestyles, encourage walking, and focus on quality rather than quantity. He commended the developer and again expressed his support. MR. ROBERTS provided a copy of his statement for the record as requested by COUNCILWOMAN TARKANIAN.

LANEY COX, appeared on behalf of DON OREILLY, adjacent property owner, 325 South Maryland Parkway and offered total support of the project. She said challenges with the existing building include vacancies, vagrants and trash, so the proposed development will be a welcomed change to the neighborhood.

MAYOR PRO TEM REESE stated that this project has been widely talked about. He said that he has had no negative feedback from anyone and supports this development; however, he requested abeyance of the related items until September 5th, to be heard at 1 pm, to enable the applicant to submit the paperwork as requested by MAYOR GOODMAN.

COUNCILMAN WOLFSON, addressing MS. BUCKEL, commented on the forms used for feedback from the meetings as being a resourceful communication tool between the neighborhood and the Council.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 96-101.