



*City of Las Vegas*

Agenda Item No.: 119.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21991, WVR-19668, VAR-19665, VAR-19666, SUP-19667, SUP-20821, SUP-20822 AND VAC-19669

SLR-19659 - 15) HEARING APPLICANT/OWNER: CLOUDBREAK LAS VEGAS, LLC. Request for Site Development Plan Review FOR A PROPOSED EXPANSION OF AN EXISTING MULTIFAMILY RESIDENTIAL/SINGLE ROOM OCCUPANCY ESTABLISHMENT on 2.77 acres at 125 East Bonanza Road and 602 Encanto Drive (APNs 139-27-805-005 and 139-27-312-017) C-2 (General Commercial) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 5 (Barlow). NOTE: C-2 (GENERAL COMMERCIAL) IS REQUESTED AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A ONE-FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE A 15-FOOT WIDE BUFFER IS REQUIRED; A SIX-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; A THREE FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED; AND A SIX-FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE AN EIGHT-FOOT WIDE BUFFER IS REQUIRED. Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>1</b>	<b>Planning Commission Mtg.</b>	<b>2</b>
<b>City Council Meeting</b>	<b>0</b>	<b>City Council Meeting</b>	<b>1</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends 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 plans
6. Backup referenced from the 07-12-07 Planning Commission Meeting Item 30

Motion made by RICKI Y. BARLOW to Approve subject to conditions and amending Condition 16 as read for the record:

## CITY COUNCIL MEETING OF: AUGUST 15, 2007

16. A Petition of Vacation, such as VAC-19669, shall be recorded for the full width of Encanto Drive adjacent to Assessor's Parcel Number 139-27-812-017 prior to the issuance of any permits for this site or the recordation of a map, whichever may occur first. Any improvements required as a result of the vacation, including relocation of the existing block wall along the western edge of Encanto Drive, shall be included in the construction drawings and shall be constructed concurrent with development of this site. In addition, a Waiver of Title 18.12.130, such as WVR-19668, shall be approved to allow Encanto Drive to terminate with a dead-end prior to the issuance of any permits for this site. If a Vacation and/or Waiver are not approved, dedication and construction of a cul-de-sac meeting current City standards at the end of Encanto Drive will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.

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

Minutes:

See Item 111 for related discussion.

