



City of Las Vegas

Agenda Item No.: 121.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 5, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-21993 AND VAR-22100

SDR-21992 - VARIANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CS4015, LLC
- Request for a Site Development Plan Review FOR A PROPOSED 9,663 SQUARE-FOOT
COMMERCIAL SHOPPING CENTER WITH A 3,000 SQUARE FOOT TAVERN AND 3,000
SQUARE FOOT CONVENIENCE STORE WITH WAIVERS OF LONE MOUNTAIN WEST
LANDSCAPE STANDARDS AND WAIVERS TO ALLOW ZERO FOOT PERIMETER
LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE WHERE 15
FEET IS REQUIRED, A THREE FOOT PERIMETER LANDSCAPE BUFFER ON A
PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED, A ZERO
FOOT PERIMETER LANDSCAPE BUFFER ON A PORTION OF THE SOUTH PROPERTY
LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR FOOT PERIMETER
LANDSCAPE BUFFER ON A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT
FEET IS REQUIRED on 2.0 acres at the southwest corner of Lone Mountain Road and Cliff
Shadows Parkway (APNs 137-01-101-023 and 024), P-D (Planned Development) Zone, Ward 4
(Brown). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

17

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 06-28-07 Planning Commission Meeting Item 42

Motion made by LARRY BROWN to Approve subject to conditions, amending Conditions 3 and 7 and adding the following conditions as read for the record:

3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 08/29/07, except as amended by conditions herein.

CITY COUNCIL MEETING OF: September 5, 2007

7. A Waiver of Title 19.12.04B Landscape, Wall and Buffer Standards is hereby approved to allow 59 landscape buffer trees where 68 landscape buffer trees are required.

A. A revised site plan shall be submitted to the Planning and Development Department prior to the time application is made for a building permit depicting the compact parking spaces distributed throughout the site rather than one location.

B. A berm or pony wall shall be added along the east side of the parking areas so as to block car lights from Cliff Shadows Parkway.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
RICKI Y. BARLOW, LOIS HARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON; (Against: None); (Abstain: None); (Did Not Vote-STEVEN
D. ROSS); (Excused: None)

Minutes:

See Item 119 for related background and discussion.

