



City of Las Vegas

Agenda Item No.: 10.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-2479 SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-24798 -
PUBLIC HEARING- APPLICANT/OWNER: GSJV, LLC - Request for a Site Development
Plan Review FOR A SINGLE STORY HOTEL AND HOTEL LOUNGE BAR WITH WAIVERS
OF DOWNTOWN CENTENNIAL PLAN STREETScape AND BUILD-TO-LINE
STANDARDS on 20,000 sq. ft. at the northwest corner of Ogden Avenue and Las Vegas Boulevard
(APN: 139-34-510-042, 052 and 053), C-2 (General Commercial) Zone, Ward 5 (Barlow)

C.C.: 12/05/2007

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcard

Motion made by BYRON GOYNES to Approve subject to conditions and amending the following conditions as read for the record:

19. Remove all substandard public street and alley improvements, and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise by conditions otherwise herein, and amended as follows: The curb line on Las Vegas Boulevard shall remain in the current location, the right-of-way behind the curb shall be hard-surfaced with tree grates and street trees placed in the five feet immediately adjacent to the curb, at locations acceptable to the City Traffic Engineer and Planning Department. A 25 foot radius (to back of curb) shall be constructed at the northwest corner of Las Vegas Boulevard and Ogden Avenue, and the curb line on Ogden Avenue may be "bumped out" at the corner to facilitate pedestrian crossing and to create a defined parking lane on the north side of Ogden Avenue adjacent to this site. Street

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trees or other landscaping may be installed along Ogden Avenue provided they do not interfere with sight visibility restriction zones. Coordinate with the City Traffic Engineer to finalize the design of the abutting public streets.

20. The proposed valet unloading area within the public alley shall receive specific written approval from the City Engineer prior to the submittal of any construction drawings for review or issuance of any permits for the site. However, if the public alley or any public right-of-way is not utilized for valet unloading, written approval from the City Engineer shall not be required.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1.
GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES,
RICHARD TRUESDELL, SAM DUNNANE (Against-None), (Abstain-None), (Did Not Vote-None); (Excused-STEVEN EVANS)

Minutes
See Item 9 for related discussion.

