



City of Las Vegas

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 6, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2526 SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
SOL TERRA HOLDINGS NEVADA LLC Request for a Special Use Permit FOR A
PROPOSED 50 FOOT BUILDING WITHIN THE (A-O AIRPORT OVERLAY) DISTRICT
WHERE THE HEIGHT LIMITATION IS 200 FEET on the southeast corner of 1st Street and
Gas Avenue (APNs 139-34-410-023, 024, 025 and 139-34-319-029) C.M.
(Commercial/Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese)

C.C.: 01/07/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg. 0
City Council Meeting 0

Planning Commission Mtg.
City Council Meeting

**RECOMMENDATION:
APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda Supplementary and revised plans and protest/support postcards
8. Submitted at meeting Planting plan by applicant

Motion made by STEVEN EVANS to Approve subject to conditions

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

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 30-32.

DOUG RANKIN, Planning and Development Department, explained that the use and development is appropriate for the C-2 Zone and the Downtown Centennial Plan. He noted that

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if the applications were approved, staff would recommend two changes to the conditions on the Site Development Plan. He read those amendments for the record.

DOUG LEAN, 1200 South 4th Street, submitted the site plan for the second phase of this development and noted that the traffic study is currently being processed. MR. LEAN confirmed that the conditions were reviewed and were acceptable.

STEVEN SMITH, representing the Downtown Business Operators Council, stated that the Council had met with the developer and believed this project is the level of excellence and attractiveness needed for the downtown district.

CHAIRMAN DAWENPORT declared the Public Hearing closed for Items 30-32.

