



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:
DR-2526 SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-25267 AND SUP-25268 PUBLIC HEARING - APPLICANT OWNER: SOLTERRA HOLDINGS NEVADA, LLC Request for a Site Development Plan Review FOR A PROPOSED 50-STORY MIXED USE DEVELOPMENT INCLUDING 15,000 SQUARE FEET OF COMMERCIAL SPACE AND 70 RESIDENTIAL CONDOMINIUM UNITS on 0.72 acres at the southeast corner of 1st Street and Gass Avenue (APNs 139-34-410-023, 024, 025 and 139-34-310-028), C-M (Commercial/Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese)

C.C.: 01/09/2008

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	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. Protest postcard
7. Submitted after final agenda Supplementary and revised plans and protest/support postcards

Motion made by STEVEN EVANS to Approve subject to conditions and amending Condition 4 as follows:

4. All development shall be in conformance with the site plan and landscape plan, date stamped 12/05/07, and building elevations, date stamped 11/07/07 and 11/20/07, except as amended by conditions herein.

and adding the following condition:

A. A revised west elevation plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the

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changes herein. Specifically, the revised elevation shall make the necessary changes to reflect the 1st Street parking entrance as referenced on the site plan, date stamped 12/05/07.

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

Minutes:

See Item 30 for related backup and discussion.

