



City of Las Vegas

Agenda Item No.: 55.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2601 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
GATEWAY LAS VEGAS LLC - Requestor a Special Use Permit FOR A PROPOSED
URBAN LOADING AREA at 401 East Charleston Boulevard (APN 139-34-410-138), C-2 (General
Commercial) Zone 3 Reese

C.C. 02/20/08

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest/Support Postcards
7. Submitted after final agenda Protest/Support Postcards for Items 55 and 56

Motion made by GLENN TROWBRIDGE to Approve subject to conditions
NOTE: COMMISSIONER TRUESDELL abstained as he owns property in the notice area.

Passed For: 5; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 0
DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI
QUINN; (Against-SAM DUNNAM); (Abstain-RICHARD TRUESDELL); (Did Not Vote-
None); (Excused-None)

Minutes:
CHAIRMAN GOYNES declared the Public Hearing open for Items 55-57.

JIM MARSHALL, Planning and Development Department, stated the design of the project is
consistent with the goals and objectives of the Downtown Centennial Plan and he recommended
approval of all applications.

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PAUL MURAD, 900 South 4th Street, appeared on behalf of the applicant and respectfully requested approval. He explained that the applications included a request for an extension of time, the addition of the Special Use Permit for an urban lounge and amendments to the project.

TODD FARLOW, 240 North 19th Street, thanked the applicant for bringing this project to the City.

COMMISSIONER DENNAM requested an explanation for the project's significant parking deficit. MR. MURAD explained that the City has no parking requirement for this area and stated this project would rely on mass transit options for its transportation needs. He also noted that valet service would be offered to alleviate parking demand.

COMMISSIONER TROWBRIDGE commented that the proposal would be a valuable addition to the City and an appropriate gateway to the downtown. COMMISSIONER EVANS and CHAIRMAN GOYNES concurred.

CHAIRMAN GOYNES agreed with MR. MURAD that mass transit would support the project's residents.

GINA WENGLASS, Public Works Department, recommended three additional conditions which she read for the record. DEIR BURRAS, 1912 Franklin Place, Washington, D.C., appeared on behalf of the applicant and agreed to all conditions.

CHAIRMAN GOYNES declared the Public Hearing closed for Items 55-57.

