

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
DR-2526 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-25295, SUP-
25262, SUP-25263 AND SUP-25264 - PUBLIC HEARING - APPLICANT/OWNER:
S. HARA INVESTMENTS, LLC - Request for a Site Development Plan Review FOR A
PROPOSED 75,000-SQ-FT MIXED-USE DEVELOPMENT INCLUDING A 1,300-ROOM
HOTEL; A 67,000-SQ-FT NON-RESTRICTED GAMING FACILITY, 254,240
SQUARE FEET OF COMMERCIAL USE AND 40 RESIDENTIAL CONDOMINIUM UNITS
WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT
STANDARDS FOR THE BUILD-TO LINE REQUIREMENT on 2.29 acres adjacent to the north
side of Sahara Avenue, approximately 375 feet west of Fairfield Avenue (PLNS 162-04-814-002,
162-04-897-004 and 005), C-1 (Limited Commercial) and C-2 (General Commercial) Zones
[PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Reese)

C.C.: 02/19/2008

PROTESTS RECEIVED BEFORE: **APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda Support postcards

Motion made by STEVEN EVANS to Approve subject to conditions with the amendment of
Condition 12 as follows:

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize
downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall
be shielded. Non-residential property lighting shall be directed away from residential property or
screened, and shall not create fugitive lighting on adjacent properties.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

PLANNING COMMISSION MEETING OF: February 14, 2008

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

NOTE: COMMISSIONER TRUESDELL disclosed that as he owns property in the notice area and represents property owners to the north of the site, he would abstain on Items 37-41.

Minutes:

