



City of Las Vegas

Agenda Item No.: 14.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 28, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
MVR-264 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE, LLC - Request for a Waiver of Items 1-4 to ALLOW FIRST STREET TO TERMINATE IN A DEAD END STREET WHEREAS SIDE-SAC'S REQUIRED at the southeast corner of First Street and Boulder Avenue (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Please)

C.C.: 02/02/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	8	Planning Commission Mtg.	6
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/Support Postcards
7. Submitted after final agenda Condition Confirmation Letter by Corestone, LLC and Wright Engineers and Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Hold In Abeyance to 3/13/2008

NOTE: COMMISSIONER EVANS disclosed that he has a personal and professional relationship with the applicant's business partner, Enrique Tinoco, and would be abstaining on this matter.

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 14 and 15.

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These items were under the One Motion/One Vote portion of the agenda and were brought forward at staff's request.

ANDY REED, Planning and Development Department, stated the application is consistent with the pattern of development in the area and recommended approval.

COMMISSIONER TRUEBDELL noted that the correct applicant and owner is Corestone, LLC, and clarified that he owns no interest in any of the properties involved in the applications or the notice area.

GINA VENGELASS, Public Works Department, requested that Condition 2 on Item 15 be revised to change the limit of the Boulder Avenue vacation area. She also requested the inclusion of a condition that had mistakenly been omitted and a condition regarding the submission of a site development review. She read all additional conditions for the record.

WES ISBUTT appeared on behalf of the applicant and agreed to all conditions.

JACK SOLOMON, neighboring property owner, appeared in opposition, stating the applications would negatively impact the future sculpture park. He also pointed out that the vacation would reduce access to his property and requested the application be denied in order to address his concerns.

ROGER DRUMM, 3200 Bonanza Avenue, owner of S Art Building, appeared in opposition and pointed out problems with the project. He noted his previous cooperation with the Arts District development and described the City's correspondence regarding the future sculpture park.

DICK GUYER, 8250 Hilton Hotel Court, President of Las Vegas Arts District Neighborhood Association, appeared in support. He displayed a rendering of the sculpture park and explained that the funding for the park would only cover the costs for roughly half of the project. MR. GUYER assured the Commissioners that the plan for the sculpture park would not change and stressed MR. ISBUTT'S commitment to the park's development.

MR. ISBUTT gave a brief history of his involvement with the Arts District and explained that the property around the sculpture park had always been intended for mixed-use development based on the arts. He emphasized the land adjacent to the sculpture park had always been intended to be used as a plaza and explained the development would improve and beautify the area. MR. ISBUTT stressed that the funding was in place for the project and he was simply waiting for approval of the applications.

In response to COMMISSIONER DUNNAM'S request, MR. ISBUTT pointed out the property owned by MR. DRUMM and leased by MR. SOLOMON. He described the access for neighboring properties and stated that the Vacation request would not negatively impact those properties. COMMISSIONER DUNNAM noted the backup contained in the staff report indicated that the Vacation request would negatively impact neighboring properties.

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MS. VENGLASS explained that amended Condition 2 on Item 15 would allow neighboring properties to use First Street for access and noted the portion which would remain City right-of-way.

COMMISSIONER TRUESDELL expressed his concerns with the applications and their impact on the sculpture park, noting the presentation did not answer all his questions. MR. ISBUTT went over the site plan and explained that this proposal would work in concert with the sculpture park.

COMMISSIONER TROWBRIDGE expressed his confusion regarding the project and noted that the access to MR. DRUMM'S property was still unclear. MR. ISBUTT described several options to access MR. DRUMM'S property and COMMISSIONER TROWBRIDGE noted the difficulty in executing those options.

MS. VENGLASS explained that the City would work with MR. DRUMM to address access to his property and not with MR. ISBUTT.

CHAIR GOYNES noted that MR. DRUMM would drive to his property from Main Street.

MS. VENGLASS noted where the traffic bollards could be potentially placed and COMMISSIONER DUNHAM stated he would not support their placement in a public right-of-way.

MS. VENGLASS informed COMMISSIONER TROWBRIDGE that the plans were 90 percent complete for the City's portion of the sculpture park and that Boulder Avenue would remain public a right-of-way.

COMMISSIONER QUINN stated that there was insufficient information provided to make a decision on the applications and encouraged MR. ISBUTT to work with his neighbors.

COMMISSIONER TROWBRIDGE suggested holding the items to allow the applicant the opportunity to present the project in its entirety and MR. ISBUTT agreed.

CHAIR GOYNES declared the Public Hearing closed for Items 14 and 15.

