



City of Las Vegas

Agenda Item No.: 31.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-2599 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT OWNER: AMRIK KUNZ Request for a Site Development Plan Review FOR
A PROPOSED THREE STORY, 54,000 SQUARE FOOT HOTEL AND WAIVERS TO
ALLOW ZERO PERCENT OF LANDSCAPING ON THE NORTH AND SOUTH PROPERTY
LINES on 0.69 acre on the westside of Rancho Drive, approximately 630 feet south of Lone
Mountain Road (APN: 101-101-006), C-2 (General Commercial) Zone, Ward 6 (Ross)

P.C.: FINAL ACTION Unless appeared within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	8	Planning Commission Mtg.	0
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 Postcards
7. Submitted After Final Agenda Protest E-mail

Motion made by SAM DUNNAM to Deny

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

Minutes:
CHAIR GOYNES declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated that the applicant had submitted a revised site plan which complied with the City's Landscaping Standards. He explained that the site plan is compatible with the pattern of development and recommended approval.

PLANNING COMMISSION MEETING OF: MARCH 13, 2008

SCOTT SABRAW, 3610 S. Eastern Avenue, appeared on behalf of the applicant and briefly summarized the project. MR. SABRAW stated that the proposed Quality Inn would be three stories high with 54 rooms and that the project is in full compliance with the landscape and setback requirements.

MARY KRAMER, 5209 W. Gilmore Avenue, Treasurer for NARA, stated that a meeting was scheduled; however, applicant did not meet with them and so they were not able to have any discussion regarding the proposed development. To ensure that this project was truly a minimum-stay hotel, she wanted assurance that there would be no cigarettes, microwaves or on-site public laundry facilities.

TODD FARLOW, 240 North 19th Street, questioned whether a landscaping plan had been submitted.

COMMISSIONER TROWBRIDGE asked whether the height of the neighboring property to the southwest was also three stories. MR. REED replied affirmatively. MR. SABRAW also noted that to the north, the C-2 is vacant and on the south, he was unsure of the height of the storage facility.

MR. REED informed COMMISSIONER TRUESDELL that the landscape plan had been revised and no waivers were required. In an effort to ensure the project would be compatible with the neighboring structures, COMMISSIONER TRUESDELL asked the applicant to specify what types of materials and textures would be used.

COMMISSIONER DUNNAM commended the applicant for taking notes and addressing various issues. COMMISSIONER DUNNAM stated that this project would not be compatible with the neighborhood or appropriate for the area and he would not support the application.

CHAIR GOYNES declared the Public Hearing closed.

