



City of Las Vegas

Agenda Item No.: 7.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 27, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANCE - RENOVATION - R-26441 - WAIVER - PUBLIC HEARING -
APPLICANT: OWNER: CORESTONE, LLC - Request for a Waiver of Title 18.12.130 TO
ALLOW FIRST STREET TO TERMINATE IN A DEAD END STREET WHERE A CUL-DE-
SAC IS REQUIRED at the southeast corner of First Street and Boulder Avenue (APN 139-34-410
-040), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 05/07/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	10	Planning Commission Mtg.	10
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 (may include repetitive signatures)
7. Submitted after final agenda Condition Confirmation Letter by Corestone, LLC and Protest/Support Postcards (may include repetitive signatures)

Motion made by RICHARD TRUESDELL to Deny

Passed For: 3; Against: 2; Abstain: 1; Did Not Vote: 0; Excused: 1
SAM DUNNAM, RICHARD TRUESDELL, VICKI QUINN; (Against-DAVID STEINMAN,
BYRON GOYNES); (Abstain-STEVEN EVANS); (Did Not Vote-None); (Excused-GLENN
TROWBRIDGE)

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 7 and 8.

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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.

DOUG RANKIN, Planning and Development Department, explained the items had been held to allow the applicant to work with the surrounding property owners and address remaining issues. He stated the items were in order and he recommended approval of both applications.

WES ISBUTT, 107 East Charleston Boulevard, appeared on behalf of the applicant. He displayed a map and pointed out the area of the requested vacation.

JACK SOLOMON, business operator at 1 East Charleston, appeared in opposition and also read an opposition letter by Las Vegas Land Partners..

ROGER FRUM, owner of 1 Charleston, appeared in opposition. He expressed concern with access to the power and water lines as well as garbage collection.

DICK CUYER, President of 18th Arts District Neighborhood Association, stated item 8 had been discussed at the most recent board meeting and not the support.

GEORGE BERGMAN, 112 Pier Harbor Drive, President of Arts Sculpture Park Board of Directors, stated the Board had not had an opportunity to review the application. MR. BERGMAN informed COMMISSIONER TRUESDELL that the board had not taken a vote because complete information regarding the application had just recently become available. CHAIR GOYNES observed that meetings had been held several times which would have given the Board ample opportunity to take a vote.

COMMISSIONER TRUESDELL noted the numerous meetings regarding the sculpture park and observed that very little backup documentation had been submitted. He explained that he had expected a very thorough and detailed presentation given the complexity of the sculpture park project. MR. ISBUTT informed COMMISSIONER TRUESDELL that he had detailed plans on the project and briefly described the access to the S2 Arts Building. He concluded by pointing out his commitment to the Arts District and the sculpture park.

MR. ISBUTT informed CHAIR GOYNES that he would have no control over access to the S2 Arts Building as that would depend on the needs of the property owner and tenant.

COMMISSIONER TRUESDELL stated he could not support the project because the proposal was confusing and suggested the property owners set up a performance bond for the sculpture park. He observed that the economic outlook for the downtown area had changed and added that approval of the applications could negatively impact the City.

BART ANDERSON, Public Works Department, briefly explained the original plan for the sculpture park and stressed he was not advocating on behalf of MR. ISBUTT. He stated the City had intended to improve the entire corridor, but noted funds were available to construct half of

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the park. He pointed out no funds were available for the balance of the park and noted the applicant had suggested this approach to ensure the park would be constructed as it was originally intended. He added that access for the neighboring S2 Arts Building would be the same whether or not the Vacation occurs. He also suggested that at least the portion of Boulder Avenue adjacent to the urban lounge be vacated if the Commission did not support the Vacation in its entirety.

CHAIR GOYNES declared the Public Hearing closed for Items 7 and 8.

