



*City of Las Vegas*

Agenda Item No.: 79.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: MARCH 5, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-22867

SDR-21998 - BEYOND ITEM - PUBLIC HEARING APPLICANT/OWNER: WORLD WELLNESS ORGANIZATION LLC Request for a Site Development Plan Review FOR A THREE STORY, 3,970 SQUARE FOOT ADDITION TO AN EXISTING TWO-STORY 6,000 SQUARE FOOT MEDICAL OFFICE WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG A 96 FOOT PORTION OF THE NORTH PERIMETER AND TO ALLOW NO LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE on 0.39 acres at 3100 South Valley View Boulevard (APN 162-08-410-001), C-1 (Limited Commercial) Zone [PROPOSED: M (Industrial) Zone], Ward 1 (Tarkanian) NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A REDUCED GROSS FLOOR AREA OF 8,110 SQUARE FEET FROM THE ORIGINAL 9,970 SQUARE FOOT PROPOSAL. The Planning Commission (4-2 vote) and staff recommend DENIAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 1 | Planning Commission Mtg. | 1 |
| City Council Meeting     | 3 | City Council Meeting     | 0 |

**RECOMMENDATION:**

The Planning Commission (4-2 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Site plans submitted at 12-05-07 City Council Meeting
7. Revised Plans
8. Submitted after final agenda Protest postcards and recordation notice of Council action and conditions of approval
9. Submitted after meeting Recordation notice of Council action and conditions of approval
10. Backup referenced from the 11-08-07 Planning Commission Meeting Item 16

Motion made by LOIS TARKANIAN to Approve subject to conditions, adding the following condition and amending Conditions 6 and 7 as read for the record:

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A. Recordation of a reversionary parcel map or administrative joining consolidating the two adjoining parcels adjacent to the north side of Sirius Avenue (APNs 162-08-410-001, -002 and -003) on the site prior to issuance of any building or grading permits.

6. The Billboard located at the southwest end of the subject site shall be removed by 6/30/2009.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of plants and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed. All existing landscaping shall be improved, removed dead plants and replaced with landscaping to meet Code requirements. All plant materials shall be continuously maintained.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, NOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY HESE, STEVE WOLFSON, STEVEN D. JUS (Agree-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:  
MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY JAY BROWN, 5211 E. 4th Street, appeared with CALVIN HAYWOOD, Architect, on behalf of the applicant, who working with COUNCILWOMAN TARKANIAN in addressing concerns, the size of the building has been reduced and a parking variance is no longer desired.

MARGO WHEELER, Director of Planning and Development, read an additional condition into the record. She also noted the amendments to Conditions 6 and 7, to which the representatives agreed.

MAYOR GOODMAN declared the Public Hearing closed.