



City of Las Vegas

Agenda Item No.: 116.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SITE DEVELOPMENT PLAN REVIEW

SDR-25990 PUBLIC HEARING APPLICANT/OWNER: AMRIK SINGH Appeal from the denial by the Planning Commission of a request for a Site Development Plan Review FOR A PROPOSED THREE STORY 31,000 SQUARE FOOT HOTEL AND WAIVERS TO ALLOW ZERO FEET OF LAND SETTING ON THE NORTH AND SOUTH PROPERTY LINES on 0.69 acres on the west side of Rancho Drive, approximately 630 feet south of Lone Mountain Road (APN 138-02-100-006), 2nd General Commercial Zone, Ward 6 (Ross). The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	8	Planning Commission Mtg.	0
City Council Meeting	17	City Council Meeting	1

RECOMMENDATION:

The Planning Commission (6-1 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal Letter Filed by Greater Nevada Planning
7. Protest Postcards
8. Submitted after Final Agenda Protest/Support Postcards
9. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval
10. Backup Referenced from the 03-13-08 Planning Commission Meeting Item 31

Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Condition 2 and adding the following condition as read for the record:

2. All development shall be in conformance with the floor plans, date stamped 12/10/07 and the site plan, landscape plan and elevation plans, date stamped 2/13/08. There shall be no landscape waivers approved.
 - A. There shall be no in-room kitchenettes and no public laundry.

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SCOTT SABRAW, 8610 South Eastern Avenue, appeared on behalf of the applicant. He believed the initial confusion dealt with waiver requests for setbacks. To date, they are no longer asking for such request, as the site plan has been revised. The design is beautiful and more contemporary and will fit well on Rancho Drive. One concern was the type of stay offered, but MR. SABRAW clarified that this will not be a long-term stay facility but will more so accommodate businesspersons who desire to stay a few days while in town on business.

TOM MCGOWAN, Las Vegas resident, asked what is the compelling need for this project in this area and if financing is much easier to obtain for this type of project versus a high rise condo. MAYOR GOODMAN replied that it is a private sector and they decide whether or not to invest. MR. SABRAW added that the owners believe there is a compelling need for a project like this for the subject area. The Mayor noted that it is difficult to obtain financing for either project. MR. MCGOWAN wished all good luck and commended approval.

COUNCILMAN ROSS appeared at the developer meeting with the Northwest Area Residents Association (NARA) neighborhood. He asked about additional conditions, to which MARGO WHEELER, Director of Planning and Development, read on the record regarding appropriate site plan, no landscape waivers, no in-room kitchenettes or public laundry. Regarding this use, it does not allow for long-term stay if done, the matter would be brought before Council for non-compliance. In addition, Council could place a condition requiring central air conditioning units, as it would require a building permit. Regarding microwaves, most hotels do have them and do not require a permit. MAYOR GOODMAN was concerned about long-term stay but felt more assured with the applicant's name, Quality Inn, and word on the record to maintain standards. ASSISTANT CITY ATTORNEY BRYAN SCOTT and COUNCILMAN ROSS concurred.

COUNCILMAN ROSS stated he and COMMISSIONER DUNNAM were both concerned about the windows shaking with the air conditioning units. JEFF AHNER, Engineer, explained the units are external air conditioning units, called P-tech units, and are located underneath the windows and covered with a decorative grill. They do not hang outside of the wall. He did not believe the windows would shake nor be a distraction to the aesthetics of the buildings.

MR. SABRAW concurred with all conditions.

MAYOR GOODMAN declared the Public Hearing closed.