



City of Las Vegas

Agenda Item No.: 64.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 4, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: MVR-264 - ABEYANCE ITEM - WES IV - PUBLIC HEARING - APPLICANT/OWNER: CORESTONE LLC - Request for a modification 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 Chandler Avenue (APN 139-34-410-046), C-2 (General Commercial) Zone, Ord 3 (Reese). The Planning Commission (3-2-1 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

The Planning Commission (3-2-1 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. Submitted after Meeting - Recordation Notice of Council Action and Conditions of Approval
7. Backup Referenced From the 03-27-08 Planning Commission Meeting Item 7

Motion made by GARY REESE to Approve subject to conditions

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 for Items 64 and 65.

COUNCILMAN REESE indicated that he spoke with WES ISBUTT, and through due diligence on everybody's part, a workable solution was reached. The Vacation will occur on the east side of First Street to Casino Center Boulevard. There will be a cul-de-sac on First Street that would allow access from ROGER DRUM'S property for deliveries.

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BART ANDERSON, Public Works Department, read the modification to Condition 12 relating to Item 65. Additionally, MARGO WHEELER, Director of Planning and Development, read an additional condition for Item 65.

TOM MCGOWAN, Las Vegas resident, asked if there is a relationship between Corestone and Cornerstone. He also asked who will fund the public improvements and amenities located in the sculpture plaza. COUNCILMAN REEHE reminded that the improvements will be funded by Southern Nevada Public Land Management Act (SNPLMA), but he was not aware of the total amount. He also replied that there is no relationship between Corestone and Cornerstone.

JACK SOLOMON, owner of property located on Boulder Avenue, stated he does not see the wisdom of the planning to give the sculpture plaza to a private enterprise. This is a key part to the development of the Arts District. Secondly, in an effort to try and work things out between himself and MR. ISBUTT, several meetings were held and he thought an agreement had been reached. MAYOR GOODMAN pointed out he had been advised that all parties had agreed and the issue had been resolved. MR. SOLOMON disagreed and added he was never advised differently. He believed this action will take away Sir David Court and is premature at this time. There is no reason for the City to give away public lands, especially when it is being taken away from the public. MR. SOLOMON indicated a meeting would be held in the afternoon to discuss the sculpture park. Additionally, a bond issue will be held to raise five million dollars for the park.

ATTORNEY TABITHA FIDELL, 3800 Howard Hughes Parkway, appeared on behalf of BARNETT LIBERMAN and stated that some contractual issues are still unresolved, but this is not a land use issue. She understands MR. SOLOMON'S concern, but she believes the condition as read into the record addresses his concerns. The applicant is required to submit a plan for the development of Boulder Avenue before the vacation can be recorded. Additionally, the plan would have to be approved by the City Council.

ANTHONY HODGES, 123 Sir David Court, stated that these items need to be looked at carefully before a decision is made.

MR. ISBUTT, 107 East Charleston Boulevard, stated that what was being portrayed is not the truth and is irrelevant. The Sculpture Park Association has been working with the City for years to create a world-class sculpture park. He asked for approval.

ROGER DRUM, 3200 Beamery Court, North Las Vegas, was pleased to see that a temporary access was agreed upon for the cul-de-sac until such time the overall plans change and evolve. He opposes the vacation, and he has a fiduciary relationship with MR. SOLOMON. He leases his building to MR. SOLOMON, and through that lease he is obligated to stand behind the access agreement. He verified with MR. ANDERSON that the City is on schedule to complete the improvements. MR. DRUM commented that there is an 85-foot EPPA monitoring well that needs to be filled with concrete and staff is proceeding to do that. MR. ANDERSON replied he

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is not familiar with that part of the plan, but he is certain that Public Works engineers are aware of the issue. MAYOR GOODMAN remarked that the issues MR. DRUM raised are not agendaed for discussion at this time.

MAYOR GOODMAN stated he has been proceeding for years with the expectation for a world-class sculpture park. When MR. ISBLITT comes back before the City Council with the proposal, he will be looking for that assurance. COUNCILMAN REESE clarified that the conditions read into the record assure that this project will be done. MR. ANDERSON emphasized that the sculpture is not part of the improvements, as it will be done privately.

MAYOR GOODMAN declared the Public Hearing closed for Items 64 and 65.

