



*City of Las Vegas*

Agenda Item No.: 77.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:** MOD-2705 SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-27044, SUP-27046, SUP-27047, SUP-27048 AND SUP-27049 PUBLIC HEARING - APPLICANT/OWNER: HITT W. DOUGLAS FAMILY TRUST Requesting a SITE DEVELOPMENT PLAN REVIEW FOR A 41,741 SQUARE FOOT RETAIL AND OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW AN ENLARGED LANDSCAPE BUFFER WHERE A 15-FOOT BUFFER IS REQUIRED ON DUNSMUIR DRIVE, A 15-FOOT SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED FOR A GAS STATION, AND TOWN CENTER LANDSCAPE FINGER REQUIREMENTS WITHIN THE PARKING AREA on 5.1 acres at the northwest corner of Durango Drive and Deer Springs Way (APNs 125-20-201-016 and 125-20-201-025, T-C (Town Center) Zone [UC-1C (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	21	Planning Commission Mtg.	3
City Council Meeting	3	City Council Meeting	1

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0-1 vote) 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. Backup Referenced from the 05-08-2008 Planning Commission Meeting Item 19

Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Conditions 1 and 3 and adding the following condition as read for the record:

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-27044) and Special Use Permits (SUP-27046, SUP-27047, SUP-27049) shall be required.
3. All development shall be in conformance with the site plan and landscape plan date stamped 5/5/08, floor plans and building elevations plans, date stamped 4/22/08, except as amended by conditions herein.

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A. The applicant shall submit a revised site plan and landscape plan removing the gas canopy located to the west of the building designated C store prior to the issuance of building permits.

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. ROSE (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 72 for related backup and discussion and Item 73 for related backup.

