



City of Las Vegas

Agenda Item No.: 50.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 9, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
DR-3357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: GATEWAY HOTEL INC. - Request for a Site Development Plan
Review FOR PROPOSED FOUR-STORY, 45-FOOT TALL, 114-ROOM HOTEL AND 2,964
SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE DOWNTOWN
CENTENNIAL PLANNING REQUIREMENTS TO ALLOW A ZERO-FOOT LANDSCAPE
SETBACK WHERE A SETBACK IS REQUIRED on 1.23 acres adjacent to the northwest corner of
Charleston Boulevard and Las Vegas Boulevard (APN 139-34-410-139 and 165), C-2 (General
Commercial) Zone, Ward 3 (Besse)

C.C.: 05/06/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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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
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by RICHARD TRUESDELL to Approve subject to conditions and amending
Condition 22 as read for the record:

22. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain
an Occupancy Permit from the Nevada Department of Transportation for all landscaping and
private improvements in the Charleston Boulevard public right-of-way adjacent to this site.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,
RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote
-None); (Excused-KEEN ELLSWORTH)

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, commented that the proposed development is compatible with the adjacent properties and is consistent with the objectives of the Downtown Centennial Plan. The waiver is appropriate, as the retail is more appropriate along Las Vegas Boulevard. Staff recommended approval.

JOHN VORNSAND, 2657 Windmill Parkway, Suite 212, appeared on behalf of the applicant.

LUCIEN PAFF, Public Works, clarified that Condition 22 should be amended to reflect Charleston Boulevard and not Bonanza Road.

MR. VORNSAND accepted all conditions and added that this development will be an energy efficient green building with LEED certification.

TODD FARLOW, 240 North 19th Street, was pleased to see a bus stop. MR. VORNSAND showed photos depicting the bus stop with landscaping, ultimately being a complete bus turn-out.

COMMISSIONER TRAVIS DEWELL confirmed with MR. VORNSAND that the billboard located on the property, facing Charleston Boulevard, will be removed prior to obtaining building permits.

CHAIR TROWBRIDGE declared the Public Hearing closed.

