



City of Las Vegas

Agenda Item No.: **93.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 1, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: DR-3301 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: NUCALAN ASSOCIATES, LLC - Request for a Site Development Plan
Review TO ADD A 1,718 SQUARE FOOT SECOND FLOOR TO AN EXISTING 3,654
SQUARE-FOOT BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL
PLAN STREET SCENES AND PARKING LOT SCREENING STANDARDS on 0.18 acres at
1112 South Casino Center Boulevard (APN 162-03-110-072), C-2 (General Commercial) Zone,
Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0-1 vote)
recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 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. Protest Postcard
7. Submitted after Final Agenda Support Postcards
8. Backup Referenced from the 02-26-2009 Planning Commission Meeting Item 43

Motion made by GARY REESE to Hold in abeyance to 4/15/2009

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

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ATTORNEY PAUL LARSEN, 300 South 4th Street, representing the applicant, referred to a picture on the overhead of the existing nondescript building, and then showed another picture depicting the desired modifications. The existing wall facing Charleston Boulevard would be replaced with an extended glass wall and a stairway and a second floor would be added. He explained that one of the two waivers is for the sidewalk on Casino Center because it does not comply with the Centennial Plan for Casino Center and Charleston Boulevard. It is a nominal waiver because the sidewalk narrows due to the transition from Casino Center to Charleston Boulevard. The applicant has agreed to replace the existing block wall with a more conforming, decorative block wall, which is one of the recommended conditions of staff. Regarding Condition 10, however, the applicant would like to retain the condition because he has already gone through the trouble of having a sign made.

COUNCILMAN REESE indicated his preference for the erection of a more attractive, monument-type sign, especially since the applicant has the unique opportunity to do so. ATTORNEY LARSEN reiterated that the applicant would like to keep existing sign, but is willing to comply with the Councilman's preference.

COUNCILMAN REESE questioned if he could grant approval with a stipulation requiring further review of the sign. ASSISTANT CITY ATTORNEY SCOTT answered that he could, but pointed out that the sign plan presented does not depict the sign. TARGO WHEELER, Director of Planning and Development, rejoined that the elevation shown on the overhead was not submitted to staff. COUNCILMAN REESE decided to hold this matter in abeyance for two weeks to address the sign issue.

MAYOR GOODMAN declared the Public Hearing closed.