



City of Las Vegas

Agenda Item No.: 109.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 15, 2009**

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

☐ Consent ☒ Discussion

SUBJECT: DR-3301 - ABEYAN CENTRE SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-3301, VAR-33018 AND SUR-33012 - PUBLIC HEARING - APPLICANT/OWNER: 11TH STREET HOLDINGS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 11TH STREET FORM 48.54 FOOT TALL MIXED-USE DEVELOPMENT CONSISTING OF 60 RESIDENTIAL UNITS AND 1,924 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PERIMETERS WHERE 15 FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.48 acres at the southeast corner of Stewart Avenue and 11th Street (APN 139-35-211-051), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

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 Postcards
7. Backup Referenced from the 02-26-2009 Planning Commission Meeting Item 33

Motion made by RICKI Y. BARLOW to Approve subject to conditions and amending Condition 3 as read for the record:

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/26/09, and color and material elevations date stamped 02/06/09, except as amended by conditions herein: The site plan shall be revised to provide minimum 22-foot wide driveway aisles within the parking structure. The final color and material elevations shall be provided to the Department of Planning and Development before final approval prior to issuance of the building permit.

PLANNING COMMISSION MEETING OF: APRIL 15, 2009

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

Minutes:

See Item 106 for related backup and discussion

