



City of Las Vegas

Agenda Item No.: 110.

**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 CENTER SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT/OWNER: ABEL ASSOCIATES, LLC - Request for a Site Development Plan Review TO ADD 3,113 SQUARE FOOT SECOND FLOOR TO AN EXISTING 3,113 SQUARE FOOT BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLANNING STREETSCAPE AND PARKING LOT SCREENING STANDARDS on 0.18 acres at 1112 South Second Center Boulevard (CPN 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/Support Postcards
7. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval
8. Backup Referenced from the 02-26-2009 Planning Commission Meeting Item 43

Motion made by GARY REESE to Approve subject to conditions and amending Conditions 3 and 10 as read for the record:

3. All development shall be in conformance with the site plan, building elevations and floor plans, date stamped 4/15/09, except as amended by conditions herein.

10. The existing freestanding sign located at the northeast corner of the property shall be allowed to remain and the face of the sign changed.

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

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

APRIL 15, 2009

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

PAUL LARSEN, 300 South 4th Street, appeared on behalf of the applicant. He explained that at the last Council meeting he displayed a rendering of the proposed development. MR. LARSEN concurred with all but one of the conditions. Using the overhead, he showed signage currently being used and noted that the applicant intends to continue using it.

MARGO WHISLER, Director of Planning and Development, suggested Condition 3 be amended to include the building elevations. The Council and submitted to staff at this meeting, and provided the verbiage to Condition 40 regarding the free-standing sign.

MAYOR PRO TEM REESE declared the Public Hearing closed.