



City of Las Vegas

Agenda Item No.: 96.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 3, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: SDR-3694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-36946 - PUBLIC HEARING APPLICANT OWNER MICROC SKY POINTE, LLC - Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-18926) FOR A 10,892 SQUARE-FOOT RESTAURANT WHERE A 9,831 SQUARE-FOOT RESTAURANT AND RETAIL BUILDING WAS APPROVED WITH A WAIVER OF TITLE 19.12.040(E) TO ALLOW EXISTING UTILITY BOXES TO BE SET BACK ZERO FEET FROM THE PUBLIC RIGHT-OF-WAY WITH NO LANDSCAPING WHERE A THREE-FOOT LANDSCAPE SETBACK IS REQUIRED AND A WAIVER OF THE TOWN CENTER STREETSCAPE STANDARDS TO ALLOW A ZERO FOOT AMENITY ZONE ALONG CIMARRON ROAD AND SKY POINTE DRIVE WHERE AMENITY ZONES OF FIVE FEET AND FOUR FEET, RESPECTIVELY, ARE REQUIRED on 1.73 acres at the northwest corner of Cimarron Road and Sky Pointe Drive (APN 125-21-313-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 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. Backup Reference from the January 28, 2010 Planning Commission Item #23

Motion made by STEVEN D. ROSS to Approve subject to conditions and amending Conditions 5 and 17 as read for the record:

5. A waiver from Town Center Development Standards is hereby approved to allow zero-foot amenity zones separating the sidewalk from the back of street curb along Sky Pointe Drive and Cimarron Road, where a four-foot and five-foot amenity zone is the minimum required, respectively. A waiver is allowed along Sky Pointe Drive and Cimarron Road north of the proposed driveway.

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17. The developer shall construct raised median islands and appropriate pavement markings on Cimarron Road from Sky Pointe Drive to Deer Springs Way to accommodate a single left turn lane on Cimarron Road northbound into this site, and dual left turn lanes on Cimarron Road southbound to Sky Point Drive. The outer left turn lane shall be goaded out with pavement markings, reserved for future use as intersection traffic and future improvements warrant. An additional median shall be constructed from the driveway accessing this site on Cimarron Road to Deer Springs Way. The applicant shall coordinate the median island geometrics with the Traffic Engineering Section of the Department of Public Works.

Passed For: 7; Against: 0; Absain: 0; Did Not Participate: 0
RICKI Y. BARR, W. LOIS TARKANIAN, STEVE WILSON, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS, STAVROS ANTONY; (Against None); (Abstain-
None); (Did Not Participate); (Excused-None)

Minutes:
See Item 95 for related backup and discussion.