



City of Las Vegas

Agenda Item No.: **95.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 21, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: DR-3732 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-37327 - PUBLIC HEARING APPLICANT/OWNER: HARRISON PROPERTIES, LTD - Request for a Site Development Plan Review FOR A 3,645 SQUARE-FOOT ADDITION TO AN EXISTING 9,019 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLANNING COMMISSION STREETSCAPE STANDARDS on 0.56 acres at 713 South Las Vegas Boulevard (APN 139-34-410-178 and 139-34-410-179), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

Planning Commission Mtg.

3

City Council Meeting

5

City Council Meeting

4

RECOMMENDATION:

The Planning Commission (7-0 vote) and Staff recommend 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 March 25, 2010 Planning Commission Meeting Item #23

Motion made by GARY REESE to Approve subject to conditions and amending Conditions 3, 5, 9, 15 and 17 as read for the record:

3. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels so that no lot line passes through any structure. The mapping action shall be completed and recorded prior to issuance of Certificate of Occupancy.

5. All development shall be in conformance with the site plan, landscape plan, building elevations and floor plans date stamped 03/02/10, except as amended by conditions herein. Shade trees, approved by the Department of Planning and Development, shall replace the Palm trees on the Las Vegas Boulevard side.

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9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

15. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures, subject to the approval of the Fire Marshall.

17. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard adjacent to the parking lot for this site (APN #139-34-410-177) prior to the issuance of a Certificate of Occupancy or in conjunction with the recordation of a Map, whichever may occur first.

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

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

Minutes:

See Item 94 for related backup and discussion.