



City of Las Vegas

Agenda Item No.: 70.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MAY 19, 2010**

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

☐ Consent ☒ Discussion

SUBJECT:
GPA-37467 - GENERAL PLAN MEASUREMENT - PUBLIC HEARING APPLICANT:
ARNOLD STALK - OWNER: MARY ANN STALK SAS 22, LLC - Request to amend a portion of the
Southeast Sector Plan of the General Plan from: MXU (MIXED USE) TO: C (COMMERCIAL)
on 2.68 acres at 2107 French Street (APN 139-35-803-015), Ward 3 (Reese). The Planning
Commission (5-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (5-0 vote) and Staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-37467, ZON-37469 and SDR-37470
3. Supporting Documentation
4. Photos - GPA-37467, ZON-37469 and SDR-37470
5. Justification Letter
6. Submitted after Final Agenda Protest/Support Postcards for GPA-37467 and ZON-37469
7. Submitted at Meeting Duplicate Support Petition and Postcards for GPA-37467, ZON-37469 and SDR-37470 by Arnold Stalk
8. Backup referenced from the April 22, 2010 Planning Commission Meeting Item GPA-37467

Motion made by GARY REESE to Approve

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

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

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 70-72 and clarified that, if approved, the zoning would change from R-4 (High Density Residential) to C-1 (General Commercial).

ARNOLD STALK, 2107 Alta Drive, appeared on behalf of the property owner. MR. STALK explained the sites current development and reviewed the proposed plan and requested waivers.

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The site comprises of existing structures, which will be demolished and vacant parcels. The site is situated at the intersections of Fremont Street, Eastern Avenue, Charleston Boulevard and Boulder Highway, and is considered to be the Las Vegas Gateway to the eastern edge of the downtown area. The plan is to restore the signage on site and place them in historic downtown areas, possibly along Las Vegas Boulevard. Renderings were shown of the proposal, and MR. STALK expressed confidence that the project would be viable and benefit the community. He submitted letters of support and asked for approval.

Regarding financing, MR. STALK informed MAYOR PRO TEM REESE that there are three developers who have expressed interest in doing a joint venture. He believed that this development would take place in phases with a completion date of approximately two years.

ANTHONY HOLMES, TODD FARLOW and TEDDY RUSSELL expressed hope that financing would come to fruition. MR. FARLOW also asked that the signs remain on the Blue Angel Motel sign. He complimented the applicant on a well presented neighborhood meeting. MR. RUSSELL recognized the enormous impact the project could have for the area and was impressed with the applicants efforts.

MAYOR PRO TEM REESE expressed deep appreciation for the project area and strongly encouraged the developer to bring something viable to the community to alleviate the vacant area. MR. STALK pointed out that this particular corner has four major arterials, and there is a tremendous retail advantage north/south from Eastern Avenue traveling from Sunrise Mountain to Henderson and east/west from Charleston Boulevard.

BILL MARION, Chairman, Neon Museum Board, 2445 Cliff Shadows Parkway, agreed that the signage is historic and was pleased that there are plans to restore them. He believed the project will bring the anchor back to the eastern edge of downtown, referred to by MR. STALK.

MARGO WHEELER, Director of Planning and Development read the added condition for Item 71, which related to the rezoning. MS. WHEELER also pointed out that the sign plan shown by MR. STALK has not been submitted and is not part of the approval.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 70-72.