



City of Las Vegas

Agenda Item No.: **94.**

**AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF OCTOBER 19, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG**

☐ Consent ☒ Discussion

SUBJECT: SDR-42682 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: EMERALD REIMCO - For possible action on a request for a Site
Development Plan Review FOR A PROPOSED 20-FOOT TALL, 4,939 SQUARE-FOOT
SINGLE-STORY MEDICAL WITH WAIVERS OF THE PERIMETER LANDSCAPE
BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE WEST AND NORTH
PERIMETERS WHERE EIGHT FEET IS REQUIRED on 1.17 acres at 2400 West Charleston
Boulevard (APN 139-32-802-026), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian). The
Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

8

City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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. Support Postcards
7. Submitted after Final Agenda Protest /Support Postcards
8. Submitted at Meeting Elevations by Jim Ash
9. Submitted after Meeting Recordation Notice of the City Council Action and Conditions of Approval
10. Backup referenced from the September 13, 2011 Planning Commission Meeting Item SDR-42682

Motion made by LOIS TARKANIAN to Approve subject to conditions, amending Conditions 3 and 18 and adding the following condition as read for the record:

3. All development shall be in conformance with the site plan, date stamped 8/16/11, landscape plan date stamped 10/03/11 and building elevations date stamped 07/28/11, except as amended by conditions herein.

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18. The east driveway shall be ingress only, with appropriate signage meeting the approval of the City Traffic Engineer. The west driveway may remain two-way, in its current configuration, at this time. The existing pan-style driveways may remain.

A. The south elevation of the building, as shown on the elevations date stamped 07/28/11, shall be revised and reviewed and approved by the Department of Planning prior to the issuance of a building permit. The revisions to the elevation shall place greater emphasis on the door and windows so as to give the appearance as the principal elevation of the structure.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

LOIS TARKANIAN, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB COFFIN; (Against-None); (Abstain-None); (Did Not Vote-STEVE WOLFSON); (Excused-RICKI Y. BARLOW)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JIM ASH, Project Manager at Affordable Concepts, and ROBERT POTTER, President and CEO of Affordable Concepts, appeared on behalf of the applicant. MR. ASH explained that he met with COUNCILWOMAN TARKANIAN and that they addressed her concerns with the south elevation facing Charleston Boulevard. Upon her recommendation, he also held a neighborhood meeting.

MR. POTTER stated that he would be happy to answer any questions pertaining to egress.

TODD FARLOW, Las Vegas resident, voiced his support for the plan shown at the Planning Commission meeting.

ANTHONY HODGES, Las Vegas resident, asked that the trees be watered and taken care of.

COUNCILMAN ROSS stated that he has known MR. ASH for a number of years and that he is a reputable contractor.

COUNCILWOMAN TARKANIAN thanked the applicants for holding a neighborhood meeting, and had FLINN FAGG, Director of Planning, read added and amended conditions for the record.

MAYOR GOODMAN declared the Public Hearing closed.