



City of Las Vegas

Agenda Item No.: 7.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 14, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANEE - SDR-35186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35528 - PUBLIC HEARING - APPLICANT/TOWNER: BODYFLYING US, LLC - Request for a Site Development Plan Review for PROPOSED 79-FOOT TALL, 9,979 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) BUILDING WITH WAIVERS OF THE CITY LANDSCAPE STANDARDS TO ALLOW LANDSCAPE BUFFERS OF FIVE FEET ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, ZERO FEET ALONG ON THE NORTH AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND THREE FEET ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 0.81 acres on the north side of Sahara Avenue, approximately 440 feet east of Sixth Street (APN: 162-03-801-088 and 137), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 02/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

146

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

126

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards/Letters and Support Postcards/Letter/Phone Log

Motion made by BYRON GOYNES to Approve subject to conditions, amending Conditions 5 and 7 and adding the following conditions as read for the record:

5. Prior to the issuance of a Certificate of Occupancy, the applicant shall demonstrate that at a distance of 100 feet in any direction from the wind tunnel, the sound level from the wind tunnel portion of the facility (fan, motor, wind movement) will be a maximum of 55 dBA, and not be a contributing factor to the existing sound level in the surrounding neighborhood. At a distance of 500 feet in any direction from the wind tunnel portion of the facility (fan, motor, wind movement), the sound level from the wind tunnel will be a maximum of 41 dBA and will not be

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a contributing factor to the existing sound level in the surrounding neighborhood. The existing dBA levels in the surrounding neighborhood shall be used as a comparison for the sound levels resulting from the operation of the wind tunnel portion of the facility.

7. 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. The plan shall be revised to design the required 14 trees within the proposed landscape buffers on the east and south.

A. The applicant shall work with city staff to determine the most appropriate mapping action necessary to consolidate the existing parcels. The mapping action shall be completed and recorded prior to the issuance of building permits.

B. That the existing property line separating the rear parcel shall be eliminated and that all parking required for the proposed use must be provided on the same site as the use except that for which a variance is approved.

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

RICHARD TRUESDELL, JAMES H. HARRIS, BYRON D. JONES, GLENN TROY BRIDGE, GUS FLANGAS; (Against-KENNETH WORTH STEVENSON), (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 6 for related backup and discussion.