



City of Las Vegas

Agenda Item No.: 39.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DR-3693 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: SCHIFF ENTERPRISES, OWNER: ABRAHAM SCHIFF - Request for a
Site Development Plan Review FOR A PROPOSED 7,500 SQUARE-FOOT OFFICE AND
GENERAL RETAIL BUILDING ON 0.25 acres at 25 Fremont Street (APN 139-34-111-038), C-2
(General Commercial Zone, Ward 3 (Reese))

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Meeting Recordation Notice of the Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions

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

GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL,
KEEN ELLSWORTH, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GUS FLANGAS)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, indicated the proposed development is located within the Downtown Centennial Plan and is appropriate for the area. Staff recommended approval, as the development will be compatible with the surrounding development. If the application is denied, a new Site Development Plan Review would be required prior to

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development of the site.

ED GARCIA, 3773 Howard Hughes Parkway, appeared on behalf of the applicant and explained the proposal, which is an infill project located immediately adjacent to the existing Pioneer Club. MR. GARCIA accepted all conditions and requested approval.

COMMISSIONER EVANS noted that the Fremont Street Experience representatives had given their support as well. He confirmed that construction would take place in the alley way to lessen the burden upon neighbors. The Commissioner also commended the business owners in the area on doing a marvelous job in attracting tourists.

MR. GARCIA confirmed for CHAIR TRUESDELL that the existing Pioneer sign would remain.

CHAIR TRUESDELL declared the Public Hearing closed.

