



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANET - SDR-37946 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: RESORT GAMING GROUP, LLC - OWNER: 220 NORTH 4TH STREET LV,
LLC, ET AL. Request for a Site Development Plan Review FOR PROPOSED FACADE
MODIFICATIONS, THE ADDITION OF A SERVICE YARD, A PORTE COCHERE, A
SURFACE PARKING LOT AND A 25 FOOT ADDITION ON THE ROOF OF AN EXISTING
HOTEL/CASINO WITHIN WARDERS OF DOWNTOWN CENTENNIAL PLAN
STREETSCAPE, UTILITY AND PARKING LOT LANDSCAPING AND SCREENING
REQUIREMENTS of 3.94 acres at 220 North 4th Street (APNs 139-34-501-009; 139-34-510-019
and 139-34-510-007 through 009), C-2 (General Commercial) Zone, Ward 5 (Barlow). Staff
recommends APPROVAL.

C.C.: 07/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends 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. Submitted after Final Agenda Revised Site and Landscape Plans

Motion made by STEVEN EVANS to Approve subject to conditions, amending Condition 2 and adding the following conditions as read for the record:

2. All development shall be in conformance with the site plan and landscape plan, date stamped 6/22/2010 and building elevations, date stamped 04/13/10, except as amended by conditions herein.

Planning

A. APN 13934-510-014, also known as 215 N. 3rd Street, is not a part of this application.

B. This Site Development Plan Review (SDR-37946) does not modify the previously approved Site Development Plan Review (SDR-4835) with regard to travel lanes and on-street parking for the vacated 3rd Street. An application to modify SDR-4835, with signatures from all affected

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property owners, or full compliance with all plans and conditions of approval of Site Development Plan Review (SDR-4835) and Vacation (VAC-3926), as implemented by civil plan review #107V4327 approved on 03/31/05, shall be required prior to issuance of any building permits associated with SDR-37946.

Public Works

A. Provide a copy of a recorded joint access and parking agreement between this site and Assessors Parcel #139-54-510-0-4 [Ace Loan Company, 215 N. Third Street] within the Third Street alignment prior to the issuance of any permits for this site.

Passed For: 6; Against: 3; Abstain: 1; Did Not Vote: 0; Excused: 0.
GLENN TROWBRIDGE, VICKI QUINN, BYRON GOYNES, KEEN ELLSWORTH,
STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-RICHARD TRUESDELL);
(Did Not Vote-None); (Excused-None)

NOTE: Chair Truesdell indicated he supported the previous abeyance. Thereafter, he verified that one of his clients has interest in an adjacent property. So out of an abundance of caution, he abstained from voting on this item.

Minutes

VICE CHAIR ELLSWORTH declared the Public Hearing Open.

STEVE GEBEKE, Planning and Development, indicated the requested waivers are minor in nature and staff recommended approval. If denied, the site will remain as is. If approved, staff recommended amending Condition 2 and two additional conditions regarding the APN numbers and the Site Development Plan Review.

BART ANDERSON, Public Works, recommended an additional condition, if approved, relating to the joint access parking agreement.

TODD KESSLER, 206 North 3rd Street, appeared on behalf of the applicant, accepted all of the conditions, and noted that diligent efforts have been made in working with staff to address all of the issues. The first draft of the parking agreement is currently being reviewed and should be approved shortly. Upon TODD FARLOWS query, DEPUTY CITY ATTORNEY JAMES LEWIS explained that the latest site plan, date stamped June 22, 2010, was included in the backup and reflects that the pawn shop is not part of this application.

STEVEN GLAD appeared on behalf of B and F Trust and confirmed that the parking agreement is close to being completed and appreciated the applicant and staff working together to remedy their concerns.

For COMMISSIONER GOYNES, MR. KESSLER used the diagram to provide details on the landscaping and MARGO WHEELER, Director of Planning and Development, added that there will be a significant number of shrubs and trees along Ogden Avenue and the 3rd Street corridor. To accommodate limousines, there will be three lanes to allow for turning capability.

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COMMISSIONER EVANS thanked MR. KESSLER for the applicants efforts in working with staff, and MR. KESSLER informed the Commissioner that the opening is anticipated to occur in the last quarter of 2012.

VICE CHAIR ELLSWORTH declared the Public Hearing closed.

