



City of Las Vegas

Agenda Item No.: 37.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 4, 2014

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING

☐ Consent ☒ Discussion

SUBJECT: PRJ-56112 - SITE DEVELOPMENT - LA REVIEW - PUBLIC HEARING - APPLICANT: CARLOS ARLEY - OWNER: CITY OF LAS VEGAS - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 20-STORY MIXED-USE DEVELOPMENT, INCLUDING 100,000 SQUARE FEET OF COMMERCIAL SPACE, 162 RESIDENTIAL UNITS AND A 171 SPACE-DECKING GARAGE on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial Zone, Ward 3 (Cofin) [PRJ-56112]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Agenda Summary Page
2. Location and Aerial Maps
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Clark County Department of Aviation Comments

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

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

TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, stated that the proposed building will be constructed on the south side of the lot, where a surface parking lot is currently located. It will front onto 6th Street and will receive a new address once permits are obtained. Retail space will

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be located on the first and second levels of the building, with residential units located on levels three through ten. The hotel lobby and associated amenities are located on the 11th level with the rooms on levels 12 through 20. The project is designed to meet all code requirements under the Downtown Centennial Plan standards; therefore, staff recommended approval.

CARLOS ADLEY, Applicant, and ZIAD KHAN, Landscape Architect, Wilson International Architects, 1055 Wilshire Boulevard, Los Angeles, California, were present and accepted all conditions. MR. ADLEY stated he is excited about bringing this project downtown, which will create jobs.

MR. ADLEY verified for COMMISSIONER BONAR that the proposed development will be divided in two live/work components. MR. KHAN added that prices are to be determined but could possibly be in the \$90 to \$100 range for these high-end boutique locations. There is a supply and demand in the downtown area and they are excited of the demographics they will be able to attract downtown.

COMMISSIONER SCHLOTTMAN indicated he met MR. ADLEY when he invested money in the Triple D and other investment properties. Hopefully, he can gather money quickly and break ground within six months of an approval. COMMISSIONER SCHLOTTMAN pointed out that residential units are needed downtown.

CHAIR LANGAS declared the Public Hearing closed.

