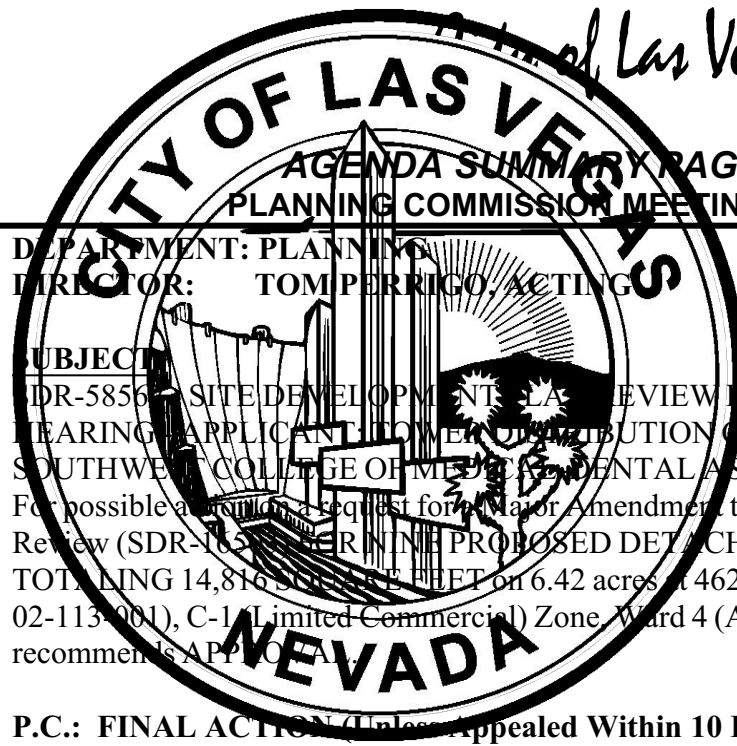




City of Las Vegas

Agenda Item No.: 60.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 12, 2015**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING**

☐ Consent ☒ Discussion

SUBJECT: SDR-58561 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-58561 - PUBLIC HEARING APPLICANT: TOWER DISTRIBUTION CENTER, LLC - OWNER: SOUTHWEST COLLEGE OF MEDICAL ASSISTANTS & PRACTICAL NURSES - For possible amendment request for a Major Amendment to an approved Site Development Plan Review (SDR-185) - PER NINE PROPOSED DETACHED MODULAR BUILDINGS TOTALING 14,816 SQUARE FEET on 6.42 acres at 4624-4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-58523]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation

Motion made by GUS FLANGAS to Approve subject to conditions and amending Conditions 15 and 16 as read for the record:

15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works Prior to operating as a school. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right-turn lanes and dual left-turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities, unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF: May 12, 2015

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. This condition does not apply to tenant improvement building permits.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
GUS FLANGAS, MICKI CULLEN, BYRON GOYNES, TRINITY HARTEN SCHLOTTMAN,
RICHARD TRIESDELL; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-
TODD L. MOODY)

Minutes:

See Item 19 for related backup and discussion.

