



City of Las Vegas

Agenda Item No.: 81.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 10, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT:
DR-7276 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: OWNER: GARY CREAUGH JR AND GARY CREAUGH JR - For possible action on
a request for Site Development Plan Review FOR A PROPOSED TWO-STORY, 14,723
SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING AN 680 SQUARE-FOOT
PLAZA AND 4,821 SQUARE FEET OF SECOND LEVEL OUTDOOR PATIO SPACE on 0.32
acres at 1301 South West Street (APN 162-03-110-034), C-M (Commercial/Industrial) Zone,
Ward 3 (Coffin) [DR]-72686]. Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Support Postcard
7. Submitted After Final Agenda Traffic Notes Submitted by City of Las Vegas Department of Public Works Transportation Engineering Division and Support Postcard

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

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

CHRISTINA ROUSH, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN,
DONNA TOUSSAINT, LOUIS DE SALVIO; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: CHAIR CHERRY disclosed that he is part of a development in the area; he did not feel it affects him any greater or lesser, so he would be voting on this item. COMMISSIONER ROUSH disclosed that she has worked with CRAIG PALACIOS and Bunnyfish in the past, and she owns property in the area; however, she did not feel it would affect her vote, so she would be

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voting on this item. COMMISSIONER SCHLOTTMAN disclosed that he has worked with Bunnyfish Studio in the past, but he has no ongoing business with them at this time.

Minutes:

CHAIR CHERRY declared the Public Hearing open.

PAUL BENGTON, Sr. Management Analyst, reported that the applicant proposed to construct a two-story commercial building at 130 South Main Street in the 12b Las Vegas Arts District and Area 1 of the Downtown Las Vegas Overlay District. The building will include a 650 square-foot entry courtyard, 4,825 square feet of second level patio space, and the remainder will be retail space. Properties within Area 1 are exempt from the automatic application of standard parking requirements. The proposed building will provide commercial uses that are complimentary to the neighborhood; therefore, staff recommended approval. Additional support letters have been received since publication of the agenda.

CRAIG PALACIOS, Bunnyfish Studio, stated the project is located at Main Street and Colorado Avenue; it will be the first building to be built from the ground up on Main Street and south of Charleston Boulevard in 50 years. He reviewed conditions noting that the patio will have views of Main Street and The Strip. MR. PALACIOS agreed with staff's conditions including the five-foot indication on site for the right-of-way.

COMMISSIONER SCHLOTTMAN asked if this property has anything to do with the building south of the parking lot that is having a repair shop. MR. PALACIOS replied it did not and explained that there are three lots to the north of the building, and they have the two farthest north. COMMISSIONER SCHLOTTMAN thought this was a great looking building and there needs to be more of this downtown.

CHAIR CHERRY declared the Public Hearing closed.

