



City of Las Vegas

Agenda Item No.: 119.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 1, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT
REZONING

ZON-21948 PUBLIC HEARING - APPLICANT: JOCELYN AND ERNESTO BENDICION -
OWNER: JOCELYN BENDICION - Request for a Rezoning FROM: R-1 (SINGLE
FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.14
acres at 1410 South Maryland Parkway (APN 162-03-612-010), Ward 3 (Reese). The Planning
Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Joint Access Agreement

Motion made by GARY REESE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 119 and 120.

MARK ALLEN appeared on behalf of ERNESTO BENEDICION and requested approval.
COUNCILMAN REESE discussed with MR. ALLEN that the landscaping was redesigned by
adding a walkway.

MARGO WHEELER, Director of Planning and Development Department, indicated that a new
plan dated July 13, 2007 was submitted. The additional landscaping required in Condition 8 has

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already been provided in the new plan. There is a wide slot, approximately 20 feet, in the front and new trees will be added on the south side. Staff believes based on the locations of the existing houses and the changes they have made to the landscape plan, this is a better designed project than originally submitted.

TOM McGOWAN, Las Vegas resident, asked what kind of professional offices would be at this location. MR. ALLEN replied it would be a mortgage and realtor business.

Regarding Item 120, MS. WHEELER recommended amending Condition 3 to reflect the landscape submittal plan and remove the last two sentences in Condition 8 as that landscaping has been provided.

MAYOR GOODMAN declared the Public Hearing closed for Item 119 and 120.

