



City of Las Vegas

Agenda Item No.: 120.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-21948

SDR-21947 PUBLIC HEARING - APPLICANT: JOCELYN AND ERNESTO BENDICION - OWNER: JOCELYN BENDICION - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE-FAMILY RESIDENCE TO A 1,205 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT WIDE BUFFER ALONG THE NORTH, SOUTH, AND WEST PROPERTY LINES WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.14 acres at 1410 South Maryland Parkway (APN 162-03-612-010), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Offices and Parking)], 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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Joint Access Agreement

Motion made by GARY REESE to Approve subject to conditions and amending Conditions 3 and 8 as read for the record:

3. All development shall be in conformance with the site plan and landscape plan date stamped 07/13/07 and building elevations date stamped 06/19/07, except as amended by conditions herein.

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is

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required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

See Item 119 for related discussion.

