

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: SEPTEMBER 13, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**ABEYANCE - RENOTIFICATION - SDR-22285 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING, APPLICANT: ONF. AHERN - OWNER: DFA, LLC -** Request for a Site Development Plan Review TO ALLOW FOR 37,200 SQUARE FEET OF LIGHT MANUFACTURING (10,000 SQUARE FEET OF LIGHT ASSEMBLY AND FABRICATION, 22,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR), AND 13,800 SQUARE FEET OF OFFICE SPACE WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO FOOT WIDE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST, WEST, AND SOUTH PROPERTY LINES on 9.77 acres on the south side of Bonanza Road approximately 550 feet west of Martin L. King Boulevard (APN 139-28-412-001), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow). NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 37,200 SQUARE FEET OF LIGHT MANUFACTURING TO 36,900 SQUARE FEET OF LIGHT ASSEMBLY TO 80,000 SQUARE FEET; AND 13,800 SQUARE FEET OF OFFICE TO 16,500 SQUARE FEET.

**P.C.: FINAL ACTION** (Unless appealed within 15 days)

**PROTESTS RECEIVED BEFORE: APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.  Planning Commission Mtg.  5

City Council Meeting  City Council Meeting  0

**RECOMMENDATION:  
APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protests/support postcards
7. Submitted after final agenda Support postcard

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1  
GLENN TROWBRIDGE, DAVID STEINMAN, [NAME NOT FOUND], LEO DAVENPORT, RICHARD TRUESDELL; (Against-SAM DUNNAM); (Abstain-None); (Did Not Vote-None);

(Excused-BYRON GOYNES)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning and Development Department, stated the proposed development is consistent with the City's general plan and Title 19 and recommended approval.

ROBERT GROSSBECK, 145 East Reno Avenue, appeared on behalf of the applicant. He explained this proposal would be the third phase of the project, agreed to all conditions and requested approval.

MACON JACKSON, 702 Sunny Place, appeared in support, stating the applicant has been a good neighbor.

CHAIRMAN DAVENPORT complimented the work already completed on the property, noting the applicant appeared to have complied with the City's requests.

In response to questioning by COMMISSIONER TERRY W. EVANS, MR. GROSSBECK stated that more than adequate parking was provided adjacent to the site and away from Bonanza Road. Regarding employee parking, he explained that shuttle service was being considered to transport those employees across Bonanza Road. He noted that the applicant was continuing to work with the Nevada Department of Transportation regarding the fire lanes and informed the Commissioners that this project was almost complete.

COMMISSIONER EVANS disclosed that he had met with the applicant and MR. GROSSBECK and complimented their project and all the work that had gone into it.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

