

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 27, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

ZON-23672 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: GLADYS FLORES - Request for Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.55 acres at 1650 South Eastern Avenue (APN 162-02-713-001) Ward 3 (Reese)

C.C.: 11/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

DENIAL

BACKGROUND DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) - Variance of Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda - request/support per agenda for Items 31 and 32

Motion made by RICHARD TRUESDELL to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES,
RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN EVANS)

NOTE: CHAIRMAN DAVENPORT disclosed that as his office is at 540 East St. Louis and is not within the notice area, he would on this matter.

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 31, 32 and 34.

DOUG RANKIN, Planning and Development Department, explained that the parking variance appears to be a self-imposed hardship and recommended denial of all applications.



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OSCAR O'KEEFE, architect, 3782 Falcon Springs Drive, noted that this is one of the few remaining houses that has not converted to office and asked for the approval of all applications.

KEN DEVRIES, Eastern Avenue, submitted a protest postcard and appeared in opposition. He stated that the occupants of the commercially converted houses are renting out space, resulting in additional businesses and increased parking problems.

TODD FARLOW, 240 North 19th Street, concurred with the previous speaker.

COMMISSIONER DUNNAM empathized with MR. DEVRIES and suggested he contact the City's Community Response Department so they can cite those individuals operating businesses illegally. MARGO WHEELER, Director of the Planning and Development Department, declared that based on MR. DEVRIES statements, a report would be made and followed up on. Additionally, CHAIRMAN DAVENPORT announced that the phone numbers of all Commissioners are listed on the City of Las Vegas website and available to anyone.

COMMISSIONER TRUESDELL agreed that the plan is not good. Based on the applicant's proposal, he agreed that this is not a good conversion and would not support it.

CHAIRMAN DAVENPORT concurred with COMMISSIONER TRUESDELL and agreed that the two parking spaces would be inadequate.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 31, 32 and 34.

