

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

VAR-25058 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TIMOTHY O'ROURKE, ET AL - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED CONTRACTOR'S PLANT, SHOP AND STORAGE YARD on 0.51 acres at 1700 Western Avenue (APN 152-04-202-003), M (Industrial Zone, Ward 3) (See...)

C.C.: 01/09/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTS:

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda - Support letters for Items 40 and 41
7. Submitted at meeting - Support letters by Timothy O'Rourke for Items 40 and 41

Motion made by RICHARD TRUESDELL to Approve subject to conditions

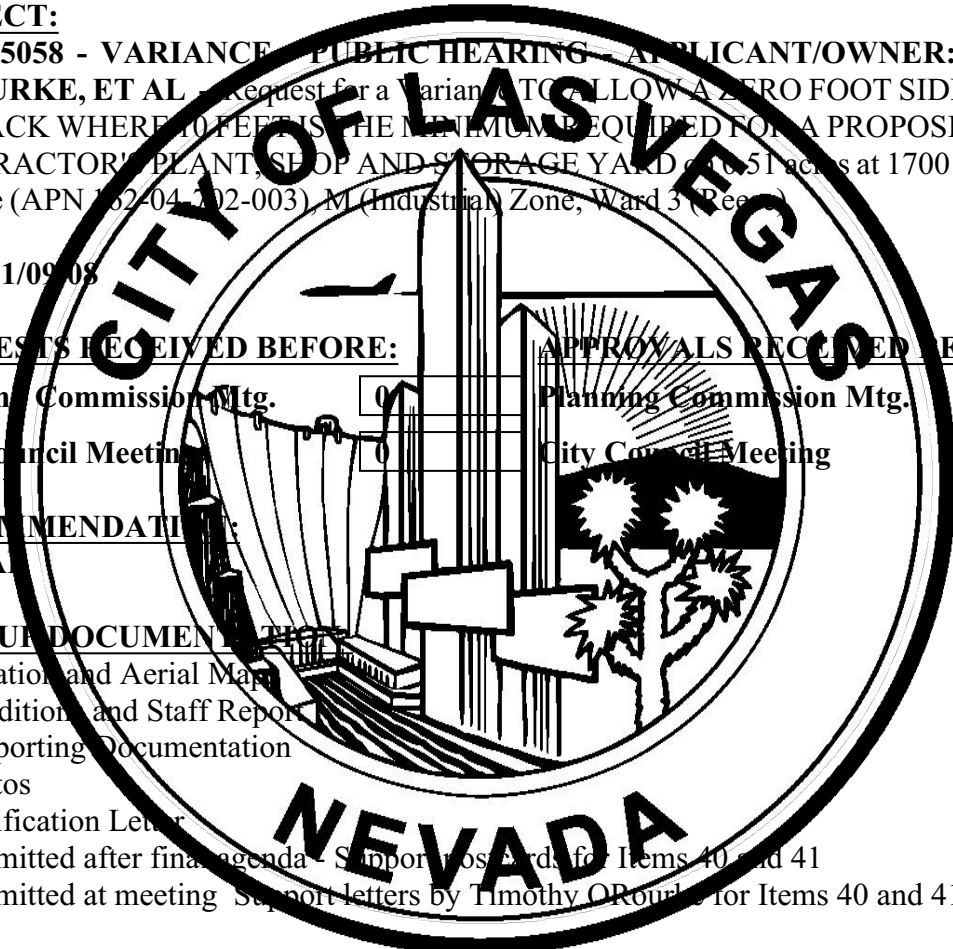
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 40 and 41.

STEVE SWANTON, Planning and Development Department, stated that there is no apparent hardship associated with this site that necessitates the setback variance request and he recommended denial.



PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007

TIMOTHY O'ROURKE was present. He explained that a zero setback was appropriate as most of the industrial buildings in the area had zero lot-line setbacks and submitted support letters from all adjacent property owners. He pointed out where landscaping would be provided and enhanced to meet the City's requirements.

MR. O'ROUKE assured COMMISSIONER EVANS that his neighbors were in support of the project.

TODD FARLOW, 240 North 10th Street, and CHAIRMAN DAVENPORT questioned MR. O'ROUKE regarding the landscaping that was proposed in the two-foot landscaping buffer. MR. O'ROUKE explained that over five feet of landscaping would be provided at that location and suggested the two-foot landscaping buffer might have been included by mistake.

TOM McSOWAN, Las Vegas resident, complimented the project's design and recommended approval.

COMMISSIONER TRUESDELL observed that other buildings in the area have zero lot lines and this project would be an improvement to the area.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 40 and 41.

