

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

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**SDR-23118 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**

**APPLICANT/OWNER: BEDRI ABUULLAHI** request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 1,916 SQUARE FOOT TWO-STORY RESIDENCE TO AN OFFICE BUILDING WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFERS TO BE ZERO FEET ON THE NORTH, SOUTH, AND EAST SIDES WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ON THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.9 acres at 704 North Jones Boulevard (APN 138-25-310-004), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian)

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

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

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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**RECOMMENDATION:**

**APPROVAL:**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Support Postcard
6. Submitted after final agenda Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and amending Condition 5 as follows:

5. A Waiver of the perimeter landscaping on the north, south and east is hereby approved. No waiver of landscaping is approved on the west property line.

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)



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Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated staff could not support the request for no landscaping on the site and recommended denial.

BEDRI ABDULLAHI was present. He agreed to all conditions and respectfully requested approval.

TODD FARLOW, 240 North 19th Street, encouraged the applicant to properly develop the project.

MATT MOHLMAN, 708 North Jones Boulevard, appeared in support explaining he would like to do the same conversion to his property in the future.

COMMISSIONER TROWBRIDGE stated he could not support the request without any landscaping.

MR. ABDULLAHI informed COMMISSIONER STEINMAN that he had recorded a cross-access agreement with his neighbors and the walls separating their properties would be removed.

CHAIRMAN DAVENPORT and COMMISSIONER TROWBRIDGE expressed their support with the condition that the property have landscaping along its west property line. MARGO WHEELER, Director of the Planning and Development Department, assisted in crafting the amended condition and MR. ABDULLAHI agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

