



*City of Las Vegas*

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: DECEMBER 6, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
**DR-2525 SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-25257 -  
PUBLIC HEARING- APPLICANT/OWNER: STEVE AND JANINE AYRES - Request for**  
a Site Development Plan Review FOR A PROPOSED CONVERSION OF A 1,498 SQUARE-  
FOOT SINGLE-FAMILY RESIDENCE TO AN OFFICE WITH WAIVERS OF THE  
PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A FIVE-FOOT WIDE  
LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS  
REQUIRED AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH  
PROPERTY LINE AND A THREE-FOOT LANDSCAPE BUFFER ALONG THE EAST  
PROPERTY LINE WHERE FIVE FEET IS REQUIRED on 0.17 acres at 314 South Jones  
Boulevard (APN 138-36-401-003), R-1 (Single Family Residential) Zone under Resolution of  
Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Parkanian)

C.C.: 01/09/2008

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

Planning Commission Mtg.	Planning Commission Mtg.	4
City Council Meeting	City Council Meeting	0

**RECOMMENDATION:**  
**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards

Motion made by GLENN TROWBRIDGE to Approve subject to conditions and adding the following condition:

- A. Submit a landscape plan acceptable to staff that will aesthetically enhance the front of the property.

**PLANNING COMMISSION MEETING OF: DECEMBER 6, 2007**

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

Minutes:

See Item 28 for related discussion.

