



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - GPA-26004 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICATION: TENAYA AZURE, LLC OWNER: TENAYA AZURE, LLC, ET AL -
Request to Amend a portion of the Esmeralda Hills Sector Plan of the General Plan FROM: R
(RURAL DEVELOPMENT RESIDENTIAL ZONING: O (OFFICE)) on 5.26 acres at the southeast corner of
Azure Drive and Tenaya Way (APNs 125-27-610-001 through 010 and 024), Ward 6 (Ross)

C.C.: 02/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards

Motion made by GLENN TROWBRIDGE to Approve and adding the following condition as read for the record:

A. Parcel 125-27-610-024 shall be excluded from this application.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 16-19.

ANDY REED, Planning and Development Department, explained that the General Plan Amendment and the Zoning are consistent with the area and recommended approval. As for the

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Site Development Review and the Variance, MR. REED stated both applications are too intense for the site and recommended denial.

JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant along with FRED WADE, 10080 West Alta Drive. MR. BROWN explained that the applicant is asking to amend a portion of the GPA and to rezone the property to Office. He thanked staff for their recommendation of approval.

Referencing the Variance and the Site Development Review, MR. WADE stated that several meetings were held with the neighbors, the City and the County. When the project was initially proposed and approved, the Countys setbacks were set at 20 feet. MR. WADE explained that the neighbors to the rear of the property had agreed to the 20 feet setback. In the interim, when presented to the City, staff maintained that the setback requirement was 25 feet. With the difference between City and County standards being five feet, the Variance was requested as the applicant believed the original agreement is valid.

LYNN FENSTERMAKER, 6075 Starlight Drive, stated that the developer had worked diligently with the neighbors and confirmed that they support what is being requested by MR. WADE and MR. BROWN. MS. FENSTERMAKER added that the neighbors are agreeable with professional Office as long as it does not encroach back into the neighborhood. Because the developer owns four parcels at the rear of Starlight Drive, she asked for an additional condition to ensure that no rezoning occurred unless the whole block was purchased.

COMMISSIONER TROWBRIDGE commented that the project is acceptable; however, he asked for a condition to ensure the structures would match the appearance of the neighboring residences. MARGO WHEELER, Director of the Planning and Development Department, stated that staff would craft the appropriate condition to be included on the Site Development Plan Review.

MR. WADE replied that the requested condition was addressed at the onset of the project. He noted that the structures will duplicate the height elevations, small windows, residential style roofs, and architectural features consistent with the neighborhood.

MS. WHEELER, responding to COMMISSIONER TROWBRIDGE'S query regarding an additional condition, stated that the elevations submitted would be adequate to ensure the developer complied. MS. WHEELER noted that a letter of protest was received from the owner whose property is located at the northernmost section abutting the subject property. MR. WADE remarked that the resident had filed the protest prior to being made aware of the applicant's plans.

COMMISSIONER DUNNAM commended the applicant for working with the neighbors. MR. WADE further explained that all of the structures are single level and confirmed the withdrawal of Parcel 125-27-610-024 located at the southwest corner of Starlight Drive and Azure Drive.

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COMMISSIONER DUNNAM recommended a condition be placed on the Site Development Plan Review which would restrict business hours to 7:00 a.m.- 6:00 p.m., seven days a week.

MS. WHEELER noted that the Planning Department had no record of a request to withdraw Parcel 125-27-610-024 from the application. ASSISTANT CITY ATTORNEY BRYAN SCOTT recommended a condition be crafted to address the withdrawal of that specific parcel.

COMMISSIONER O'BINN stated that she was very pleased to hear that the neighbors support the proposed project.

CHAIR GOYNEES declared the Public Hearing closed for Items 6-19.

