



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 28, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - VAR-25127 - VARIANCE RELATED TO VAR-25481 - PUBLIC
HEARING APPLICATION FOR BEYANEE, LLC - Request for a Variance TO ALLOW 76
PARKING SPACES WHERE 106 PARKING SPACES ARE REQUIRED FOR A PROPOSED
LIGHT MANUFACTURING FACILITY on 2.02 acres at 1924, 1930 and 2000 Western Avenue
(APNs 162-04-302 through 004), M (Industrial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 04/02/08
IF DENIED, P.C. FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

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

Motion made by STEVEN EVANS to Approve subject to conditions

NOTE: COMMISSIONER QUINN abstained as her family owns the building across the street.

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

Minutes:
CHAIR GOYNES declared the Public Hearing open for Items 28 and 29.

FLINN FAGG, Planning and Development Department, noted that related Item 27 had been
withdrawn, but the application still needed the parking variance. He commended the applicant

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for incorporating sustainable elements in the design, but recommended denial due to the requested parking variance.

CARON RICHARDSON, 815 Pilot Road, Suite E, appeared on behalf of the applicant. She explained the parking variance is warranted as employees are usually not on the property at the same time and take their vehicles home in the evening. She noted that eleven parking spaces are available, but cannot be counted as they would be lost in the future widening of Western Avenue.

MS. RICHARDSON briefly went over the site plan, pointing out the setback variance was no longer needed. She noted additional landscape elements which would make the building more attractive and suggested the enhanced landscaping at the front of the building would offset the requested landscape waiver.

TEDDY RUSSELL, Las Vegas resident, complimented the architecture and recommended approval.

TODD FARLOW, 240 North 19th Street, asked the applicant to explain what would be manufactured at the site. MS. RICHARDSON explained the applicant would not be fabricating at this site and that the warehouse would be used for storing the ductwork before it was taken off-site for installation.

COMMISSIONER DUNHAM complimented the building's architecture.

COMMISSIONER STEINMANN asked the existing razor wire be removed and MARGO WHEELER, Director of the Planning and Development Department, explained that it would be removed during the project's construction.

MS. RICHARDSON informed COMMISSIONER TROWBRIDGE that the photovoltaic cells would be placed on the roof of the covered parking structure. COMMISSIONER TROWBRIDGE expressed his support as the employees generally take their vehicles home at night.

COMMISSIONER EVANS stated he had met with MS. RICHARDSON and felt the legal basis for the variance had been established. He expressed concern that any future business would result in a non-conforming parking use, but as the applicant appeared to be committed to the long-term, he could support the parking variance. He added that his support was partially based on the applicant's use of alternative energy.

COMMISSIONER EVANS encouraged the applicant to landscape the area within the Western Avenue right-of-way and MS. RICHARDSON pointed out that landscaping would be in the area of the future right-of-way, in addition to another landscaping buffer behind it.

MR. FAGG informed COMMISSIONER EVANS that the applicant had done an excellent job by providing landscaping in the future right-of-way, noting that staff would like trees added at

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any point. GINA VENGLASS, Public Works Department, added that Condition 20 addresses that issue and requires some landscaping be installed in that area.

CHAIR GOYNES declared the Public Hearing closed for Items 28 and 29.

