



City of Las Vegas

Agenda Item No.: 34.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
BEYANEE - SDR-25968 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING APPLICANT OWNERS AND CAPITAL PARTNERS, LLC - Request for a Site Development Plan Review FOR A 17,000 SQUARE FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A ZERO FOOT LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET FIVE INCHES IS REQUIRED on 0.15 acres at 4704 West Charleston Boulevard (APN 159-31-410-127), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|--------------------------|--------------------------------|--------------------------|--------------------------------|
| Planning Commission Mtg. | <input type="text" value="1"/> | Planning Commission Mtg. | <input type="text" value="0"/> |
| City Council Meeting | <input type="text" value="0"/> | City Council Meeting | <input type="text" value="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 Postcard
7. Submitted after final agenda Revised staff report page three

Motion made by GLENN TROWBRIDGE to Deny

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)

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Minutes:

CHAIR GOYNES declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated the proposed addition is fairly minimal, but due to lack of safe parking access and inadequate landscape buffers, he recommended denial.

ALLEN HUGHES, 4045 South Buffalo Drive, appeared on behalf of the applicant. MR. HUGHES stated he had worked with staff to address the Commissioners' concerns, agreed to all conditions and requested approval.

COMMISSIONER QUINN stated she had visited the site and suggested that the location of the palm tree would be problematic. GINA VENGLASS, Public Works Department, suggested an amended condition to address that situation.

MR. HUGHES informed COMMISSIONER QUINN that the applicant maintains the property, but vandalism continued to occur at the location. COMMISSIONER QUINN suggested that the developer demolish the building and start over and she also recommended the applicant meet with COUNCILWOMAN TARKANIAN. In response to COMMISSIONER QUINN'S question, MR. HUGHES stated the applicant was a developer who wanted to run his business from the subject property.

COMMISSIONER EVANS stated he could not support the request and expressed concern with the lack of landscaping. He stated that conversion of residential homes into offices negatively impact the area by not providing the necessary landscaping. MR. HUGHES suggested that this project would improve the property and the area.

COMMISSIONER TRUESDALE stated he could not support the application and felt this project would not improve the neighborhood.

COMMISSIONER TROWBRIDGE stated the project's landscape scheme was insufficient and suggested the applicant try again.

CHAIR GOYNES declared the Public Hearing closed.