



*City of Las Vegas*

Agenda Item No.: 9.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: APRIL 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
**DR-2705 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**  
**APPLICANT: OWNER: NICHOLAS WOOLDRIDGE** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING RESIDENCE INTO AN OFFICE WITH WAIVERS OF THE FRONT LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT FRONT LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED, A ONE-FOOT REAR LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED, AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE FIVE FEET IS REQUIRED on 0.17 acres at 312 South Jones Boulevard (APN 138-36-210-003), R-1 (Single Family Residential) Zone and a Resolution of Intent to P-R (Professional Office and Parking), Ward 1 (Parkview)

**P.C.: FINAL ACTION**

**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:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo
5. Justification Letter
6. Submitted after Final Agenda Protest Postcard and Condition Confirmation Letter by Nicholas Wooldridge

Motion made by GLENN TROWBRIDGE to Approve subject to conditions with the amendment of Condition 16 as follows:

16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

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Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, requested Items 7-9 be removed from the One Motion/One Vote item for amended conditions to be read into the record.

DOUG RANKIN, Planning and Development Department, explained that the requested waivers are similar and compatible with other waivers granted along this section of Jones Boulevard and recommended approval.

GINA VINGLISS, Public Works Department, requested the modification of Condition 16 of the Conditions of Approval.

PAUL DEMUS, 312 South Jones Boulevard, agreed to a

CHAIR GOYNES declared the Public Hearing closed.

