



City of Las Vegas

Agenda Item No.: 25.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
CON-2702 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JIM MARSH AMERICAN CORPORATION - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER)] TO T-C (TOWN CENTER) Zone on 1.01 acres on the east side of Riley Street 275 feet south of Centennial Parkway (APN 125-29-502-012 and 015), Ward 6 (Ross)

C.C. 05/07/08

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

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. Submitted after final agenda Protest Postcard for Items 25 and 26

Motion made by SAM DUNNAM to Approve

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 for Items 25-27.

DOUG RANKIN, Planning and Development Department, stated that the Request for Rezoning is compatible with the Master Plan and recommended approval. With regard to waivers, he contended that the site is being overbuilt and recommended denial.

PAUL SANSOUCY, 101 Dorita Avenue, appeared on behalf of the applicant. He agreed with staff's recommendations for the Rezoning and asked for an opportunity to discuss the requested

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waivers. With regard to the waiver on the cul-de-sac, MR. SANSOUCY referred to Title 18 and read the description of cul-de-sacs. Regarding the Site Development Plan Review, he explained that the site is designated for a parking lot for an established dealership. MR. SANSOUCY noted that the property owner had requested the waiver of the trees in the parking islands to alleviate potential damage to the vehicles because of broken branches or fallen trees. MR. SANSOUCY remarked that the applicant is willing to plant shrubbery throughout the on-site parking areas.

TODD FARLOW, 240 North 10th Street, stated that the shrubbery would be shrouded by the parked vehicles.

MARGO WHEELER, Director of the Department of Planning and Development Department, suggested that approval of the site plan would be appropriate with no waiver of the landscaping requirements.

Responding to COMMISSIONER TROWBRIDGE, MR. SANSOUCY explained that a portion of the parcel will be used for storage and the remainder will be used for display and car sales.

GINA VENGLASS, Public Works Department, read into the record an amendment to Condition 3 of the Conditions of Approval.

CHAIR COYNES declared the Public Hearing closed for Items 25-27.

