



*City of Las Vegas*

Agenda Item No.: 42.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-2728 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ELECTRICAL & UTILITIES WORKERS CDRP - Requests for a Variance TO ALLOW A PROPOSED 51-FOOT HIGH ACCESSORY STRUCTURE (WIND TURBINE) WHERE THE MAXIMUM HEIGHT IS 30 FEET at 2111 Leavenworth Way (APN 146-30-803-012), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, Ward 3 (Reese)

C.C.: 05/21/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	1
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:  
**APPROVAL**

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 Protest/Support Postcards and Revised Site Photos

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1  
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-GLENN TROWBRIDGE); (Did Not Vote-None); (Excused-BYRON GOYNES)

NOTE: VICE CHAIR TROWBRIDGE abstained as he works with the International Brotherhood of Electrical Workers.

Minutes:  
COMMISSIONER TRUESDELL declared the Public Hearing open.

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ANDY REED, Planning and Development Department, noted the requested height meets the residential adjacency standards and stated the variance could be granted without detriment to existing development in the area. He recommended approval.

TOM STETSON, MADISON BURNETT and ROBERT BUNCH appeared on behalf of the applicant and MR. BUNCH agreed with staff's conditions and recommendations.

In response to COMMISSIONER TRUESDELL's request for an explanation of the project, MR. BUNCH explained that the facility would be used to train students on the installation of wind turbines.

MR. BUNCH informed COMMISSIONER QUINN that the facility does give tours to schools and interested people. He briefly explained how the project was funded and invited everyone to visit the site.

In response to COMMISSIONER STEINMAN'S question, BOUG RANKIN, Planning and Development Department, briefly explained the Code requirements for wind turbines and noted that the City's laws were being amended to reflect the State. MARGO WHEELER, Director of the Planning and Development Department, secured COMMISSIONER STEINMAN observed that residents might become interested in installing wind turbines on their properties and MR. RANKIN described the regulations regarding wind turbines on residential property.

In response to COMMISSIONER STEINMAN'S inquiry, MR. BUNCH confirmed that the training facility's solar panels were the latest versions on the market. He clarified that the solar panels were for electricity and not pool use.

COMMISSIONER TRUESDELL declared the Public Hearing closed.

