



City of Las Vegas

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 4, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
CON-2527 - TABLED ITEM - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. - Request for a Rezoning FROM U (UNDEVELOPED) [O (OFFICE) GENERAL LAND SIGNATURE] TO L (OFFICE) on .04 acres at the southeast corner of Red Coach Avenue and Lasam Street (APN 138-03-602-018), Ward 4 (Brewer). The Planning Commission (4-1 vote) and staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) - Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda - Protests Postcards and Protest Letter for Items 78-80
7. Backup referenced from the 11-20-07 Planning Commission Meeting Item 18

Motion made by LARRY BROWN to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 78-80.

SHELDON COLEN, 180 Cassia Way, Henderson, appeared on behalf of the applicant and stated the design has been changed in order to meet all zoning requirements. There is adequate parking for the development. MARGO WHEELER, Director of Planning and Development, stated the variance is no longer required and the applicant could withdraw that application without prejudice. MR. COLEN expressed his desire to withdraw Item 79.

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TOM MCGOWAN, Las Vegas resident, was pleased with the aesthetics of the project. He verified that the development will have desert landscaping.

ANTHONY HODGES, 123 Sir David Court, was present.

COUNCILMAN BROWN expressed his support for the rezoning request and the variance withdrawal but expressed concerns with the actual site plan. MS. WHEELER verified that the parking requirements have been met, the trash issue has been corrected and there are no requests for waivers or variances. Even though revisions were made, COUNCILMAN BROWN still has concerns. There is a trend of development happening in the area north of the mini storage. There are higher density apartments along the freeway. The owner of the property across Balsam Street is in the process of applying for General Plan Amendment and rezoning applications for the conversion of existing single story homes to offices. The Councilman's main concern is the height of undeveloped parcels, he feels it is premature to introduce a two-story product at this location.

MR. COLEN reiterated that they have adhered to staff's requirements and no variances are being requested. Additionally, the height was reduced from 40 feet to 35 feet. COUNCILMAN BROWN still felt the project was too intense for an area zoned residential. MS. WHEELER clarified that a waiver is required regarding the building placement; the building is set back with all the parking on street front and she stated that the building should be placed on the corner. Therefore, staff would still recommend denial of the site plan but recommends approval of the rezoning. MR. COLEN reiterated that they have been working with staff for months and were told they would recommend approval. COUNCILMAN BROWN noted that the applicant nor a representative was present at the previous meeting, and he felt there has been a breakdown in communication and will have to follow-up with staff on that issue.

MAYOR GOODMAN declared the public hearing closed for items 78-80.