



City of Las Vegas

Agenda Item No.: 20.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-2839 - SITE DEVELOPMENT PERMIT REVIEW RELATED TO GPA-28388, ZON-
28389 VAR-28392, AND VAC-28386 - APPLICANT/OWNER: SCOTT ASHJIAN, ET AL -
Request for a Site Development Permit Review FOR A PROPOSED 51,250 SQUARE-FOOT
WAREHOUSE CENTER WITH 12,000 SQUARE FEET OF OFFICE WITH WAIVERS TO
ALLOW A 10-FOOT LANDSCAPE BUFFER ON THE EASTERN PROPERTY LINE WHERE
15 FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ON THE WESTERN
AND PORTIONS OF THE SOUTHERN PROPERTY LINE WHERE EIGHT FEET IS
REQUIRED on 5.2 acres at 4501 and 4515 Balsam Street, 4491 North Rainbow Boulevard and
2.39 acres 300 feet south of Red Coach Avenue on Balsam Street (APNs 138-03-602-007 through
010), R-E (Residence Estates) Zone and U (Undeveloped) [O (Office) General Plan Designation]
Zone [PROPOSED: C-PB (Planned Business Park) and M (Industrial)], Ward 4 (Brown)

C.C.: 08/20/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="5"/>	Planning Commission Mtg.	<input type="text" value="2"/>
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/Support Postcards

Motion made by DAVID STEINMAN to Approve subject to conditions, deleting Condition 5, amending Condition 4 as follows:

4. A Waiver from Title 19.12.040(A) is hereby approved, to allow a zero-foot wide landscape buffer on a portion of the southern property line, extending west from the west edge of the Balsam Street alignment to the west perimeter, where eight feet is required.

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and adding the following condition:

A. A revised site plan showing provision of required landscaping on the east and west property lines shall be submitted prior to City Council.

Passed For: 5; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: COMMISSIONER TRUESDELL abstained on Items 16-20 as he has a business partner who owns an adjacent property.

Minutes:

See Item 8 for related backup and Item 16 for related discussion.

