



*City of Las Vegas*

Agenda Item No.: 31.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
GPA-2851 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT: OWNER: HILL DEVELOPMENT, LLC - Request to Amend a portion of the  
Centennial Hills Sector Plan of the General Plan FROM: O (OFFICE) TO: SC (SERVICE  
COMMERCIAL) 0.4 acres at 3920 Leon Avenue (APN 138-12-110-020), Ward 6 (Ross)

C.C. 08/20/08

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**  
**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda Revised Staff Report, Revised Justification Letter and Revised Site Plan for Items 31-35 and Protest/Support Postcards for Items 31 and 32

Motion made by VICKI QUINN to Deny

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0  
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,  
STEVEN EVANS, VICKI QUINN; (Against-GLENN TROWBRIDGE); (Abstain-None); (Did  
Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 31-35.

DOUG RANKIN, Planning and Development Department, stated the requested General Plan Amendment (GPA) and rezoning applications were inappropriate, as the Office (O) zoning acted as a buffer between the residential area to the east and the commercial development to the west. He noted the applicant is attempting to overbuild the site as indicated by the requested setback

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variance and various waivers. He recommended denial of all applications as the proposed development was incompatible with the surrounding neighborhood. MR. RANKIN also pointed out the revised staff reports for Items 34 and 35 addressed the 10-foot 10-inch setback in the site plan.

ALAN HENDRICKSON, 5715 Alexander Road, appeared on behalf of the applicant and briefly described the site plan. He explained that the tenant needs the proposed building for storage and noted that the Northwest Area Resident Association (NARA) had expressed their support of the project. He noted NARA had expressed concern with potential future uses and requested a deed restriction to prevent unwanted uses.

TODD FARLOW, 240 North 19th Street, requested more information on the requested landscape waivers. MR. HENDRICKSON explained that the landscape waivers were needed because the proposed building would be surrounded by a block wall and was bordered by an alley and an existing two-story building.

In response to COMMISSIONER TRUESDELL'S questions MR. HENDRICKSON explained that the open area in front of the building would be used for storage and MR. RANKIN confirmed that outside storage was permitted under the requested Special Use Permit.

COMMISSIONER TRUESDELL observed that the applicant's efforts have gradually changed the areas office zoning and that the applicant was proposing a quasi-industrial use on this site. MR. HENDRICKSON admitted the use would be quasi-industrial, but argued that this project would improve the area. COMMISSIONER TRUESDELL stated the applicant was requesting spot zoning which would not be of benefit to the neighborhood.

MR. HENDRICKSON informed COMMISSIONER TROWBRIDGE that NARA had expressed concern with potential future uses on the site and COMMISSIONER TROWBRIDGE noted that many potentially problematic uses would be controlled through the Special Use Permit process.

In response to COMMISSIONER STEINMANS question, MR. HENDRICKSON explained that Century Electric with BRYAN POOL was the current tenant. COMMISSIONER STEINMAN commented that the property was a visual blight and asked how the applicant planned to clean up the property. BRYAN POOL, 6208 Red Pine Court, explained that the outside storage areas were leased to current tenants, resulting in the chaotic appearance of the property. He stated he planned to purchase the adjacent building and become its only tenant. He clarified that the proposed building would be used to store electrical materials and would be screened by a block-wall fence. He added that his employees take their vehicles home at night. COMMISSIONER STEINMAN suggested a review period to make sure the property was being properly maintained.

COMMISSIONER DUNNAM observed that MR. HENDRICKSON and MR. POOL are very experienced developers and are well aware that outside storage is not permitted in office zoning.

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He requested additional conditions requiring the improvement of the property's appearance and bringing the site into compliance with the Code.

COMMISSIONER DUNNAM noted that another contractor in the area was already using his property for outside storage and suggested the best way to address the situation would be to approve the project with several restrictions. MR. POOLE pointed out the other contractor on the map displayed on the overhead at DEPUTY CITY ATTORNEY JAMES B. LEWIS request.

COMMISSIONER TRUESDELL observed that the uses in the area were functioning illegally and suggested that the area would remain a mess despite the applicant's promises. He expressed his opposition, stating this project was spot zoning and would start a dangerous precedent in the area.

MARGO WHEELER, Director of the Planning and Development Department, informed COMMISSIONER DUNNAM that his concerns regarding the property had been observed during staff's field check and had been forwarded to Code Enforcement.

COMMISSIONER TOWBRIDGE observed that the property area zoned for office were currently being used for storage and other quasi-industrial uses.

CHAIR CYNES declared the Public Hearing closed. Agenda Item 31-35.

