



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
ROC-2943 - REVIEW OF CONDITIONAL PUBLIC HEARING - APPLICANT/OWNER: I
RENT B & J, LLC - Request for a Review of Condition Number 3 of an approved Site
Development Plan Review (SD-0041-02) ALLOW VEHICULAR ACCESS TO MESQUITE
AVENUE on lots 1 & 2 at 520 North Eastern Avenue (APNs 139-36-110-004 and 039), C-1
(Limited Commercial Zone, Ward 3 (Reese))

C.C.: 11/05/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter For SD-0041-02
6. Justification Letter
7. Protest Postcard

Motion made by DAVID STEINMAN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL,
STEVEN EVANS, DAVID STEINMAN, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 19 and 20.

PETER LOWENSTEIN, Planning and Development Department, stated the original site plan had been approved for 39 parking spaces and noted the intensity of uses has increased on the site. He pointed out that the site is not currently in conformance with the previous site plan and the

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requested application would further reduce the amount of available parking. He recommended denial of both applications.

MIKE VILLAPANDO, 313 Pilot Road, appeared on behalf of the applicant. He displayed the site plan on the overhead and pointed out the single existing driveway and explained that the applicant was requesting to add a driveway and move the trash enclosure to the south which would improve vehicular access for Republic Services and Fire Services. He stated that the 33 parking stalls provided would be sufficient and that the extra driveway would help customers access Eastern Avenue. He also suggested that any traffic generated by the site would be minimal as the commercial development was less than an acre in size.

TODD FARLOW, 240 North 19th Street, acknowledged that the driveway is needed, but expressed his opposition as the site was over-built.

COMMISSIONER TRUESDELL expressed his opposition and concern with the traffic flow at this location. He also suggested that adequate parking is more important than providing a more convenient trash pickup.

COMMISSIONER EVANS, reading from the staff report, pointed out several Code violations and expressed his disappointment that the applicant had not met his commitment to comply with all conditions.

MR. VILLAPANDO assured the commission that the applicant would be willing to refurbish the landscaping and COMMISSIONER EVANS reiterated that the applicant had not met the conditions of the original site plan.

CHAIR GOYNES declared the Public Hearing closed for items 19 and 20.

