



City of Las Vegas

Agenda Item No.: 81.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 20, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: DR-2839 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-28388, ZON-28389
VAR-2839 AND MAC-18893 FOR A 10-FOOT LANDING - APPLICANT/OWNER: SCOTT
ASHJIAN, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 51,250
SQUARE-FOOT NEW WAREHOUSE CENTER WITH 18,100 SQUARE FEET OF OFFICE WITH
WAIVERS TO ALL AREA 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 1.67 acres at 4303 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). Staff
recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup Referenced from the 07-24-08 Planning Commission Meeting Item 20

Motion made by LARRY BROWN to Approve subject to conditions and amending Condition 1
as read for the record:

1. A waiver of landscaping on the southwest portion is approved. There shall be 10 feet of
landscaping provided on Rainbow Boulevard, subject to the approval of Planning and
Development staff.

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Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

See Item 77 for related discussion.

