



*City of Las Vegas*

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:** BEYANEE - REZONIFICATION VA 29412 - VARIANCE - PUBLIC HEARING -  
**APPLICATION:** BIG TOWN MECHANICAL - **OWNER:** BBH, LLC - Request for a Variance  
TO ALLOW 83 PARKING SPACES WHERE 106 PARKING SPACES ARE REQUIRED FOR  
A PROPOSED MECHANICAL MANUFACTURING FACILITY on 2.02 acres at 1924, 1930 and 2000  
Western Avenue (Parcel 62-04-802-001 through 004), M (Industrial) Zone, Ward 3 (Reese)  
**NOTE:** THIS APPLICATION HAS BEEN AMENDED TO REFLECT A PARKING  
VARIANCE TO ALLOW 82 PARKING SPACES WHERE 120 ARE REQUIRED

C.C.: 11/05/2008

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="1"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="6"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<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
7. Submitted after Final Agenda Revised Site Plan for Items 13 and 14

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

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

NOTE: COMMISSIONER QUINN abstained as she owns the property across the street.

Minutes:  
CHAIR GOYNES declared the Public Hearing open for Items 13 and 14.

## PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008

PETER LOWENSTEIN, Planning and Development Department, stated that the applicant has modified the original approval and as such, the site is being overbuilt. Staff has recommended denial of the Variance and the Site Development Plan Review. If approved, MR. LOWENSTEIN recommended an amendment to Conditions 1 and 3 of the Site Development Plan Review.

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant. She explained that the building's footprint had not changed; however, there was a change in the square footage due to a mathematical error. She provided an explanation clarifying details of the original application regarding the parking and the landscaping waiver.

TODD FARLOW, 240 North 19th Street, asked for clarification of the number of parking spaces as he could only account for approximately 80 spaces. MS. RICHARDSON replied that there would be 9 additional parking spaces provided on the third floor of the building to accommodate the full-time employees.

MARGO WHEELER, Director of the Planning and Development Department requested clarification of the building pop-out waiver. MR. LOWENSTEIN stated there is no associated waiver with the application. MS. WHEELER asked MS. RICHARDSON to reiterate her previous comments regarding the pop-out.

COMMISSIONER EVANS expressed concern regarding the roof-top parking surface and whether there was any consideration made to mitigate the heat affect. MS. RICHARDSON replied that the building is pursuing the Leadership in Energy and Environmental Design (LEED) Silver Certification where the third floor will feature solar panels that would shade the parking area. She emphasized that it is a concrete tilt-up building and would not have an asphalt surface.

MONICA GRESSER, 815 Pilot Road, on behalf of the applicant, explained that the flooring would feature a polymer surface material which does not contain any asphalt. Additionally, solar panels would be mounted on the shade structure.

DOUG RANKIN, Planning and Development Department, explained that the building setback in an industrial area is 10 feet and the landscape requirement on right-of-ways is 15 feet. He noted that in Title 19.12, a footnote indicates that a building may encroach into that. When building setbacks are less restrictive, the setback shall prevail. Therefore, he confirmed that no waiver is required.

CHAIR GOYNES declared the Public Hearing closed for Items 13 and 14.