



*City of Las Vegas*

Agenda Item No.: 20.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
GPA-2956 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT: VOWNER, IRENE L. & G. TRUST - Request to Amend a portion of the  
Southeast Sector Plan of the General Plan. FROM: O (OFFICE) TO: SC (SERVICE  
COMMERCIAL) to address at the southwest corner of Charleston Boulevard and Pahor Drive  
(APN 162-04-110-002 and 162-04-101-010), Ward 1 (Tarkanian)

C.C.: 11/05/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="1"/>
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 (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard

Motion made by RICHARD TRUESDELL to Hold in abeyance Items 20 and 21 to 12/4/2008

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)

NOTE: MARGO WHEELER, Director of Planning and Development Department, disclosed that she owns property in the notice area and would not be participating in the discussion..

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 20 and 21.

DOUG RANKIN, Planning and Development Department, stated that the applications are not conducive to the goals and objectives of the Las Vegas 2020 Master Plan nor the Rancho Land Use Study and is not compatible or harmonious with the surrounding area. He recommended denial.

## PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008

DAVID TURNER, Consulting Engineer, appeared on behalf of the JOHN DIBELLA, the applicant, who was present. MR. TURNER explained that in an effort to construct a new building, the applicant is requesting an amendment to the General Plan as well as the rezoning of his parcels. He asked for approval.

JOE FRCHO, 3382 Southridge Avenue, questioned whether it would be possible to build the intended structure as an O (Office) designation. MR. RANKIN replied that the florist shop requires a Commercial zoning in order to operate as a retail center. With regard to the other uses on the site, one is an office and the other is the storage facility.

TAMMY AKERMAN, 1113 Pahor Drive, expressed concern with the driveway located on Pahor Drive and the possibility of future commercial encroachment into the neighborhood.

TODD FARLOW, 240 North 19th Street, believed that both applications should be Limited Commercial (C-1). COMMISSIONER TRUESDELL explained that the General Plan Amendment with Services Commercial (SC) provides for C-1.

With regard to the driveway, MR. TURNER explained that the driveway access to Pahor Drive and is used by the delivery trucks. In the future, he planned to submit a Site Development Plan Review.

COMMISSIONER DUNNAM remarked that he was concerned with doing a zone change without a Site Development Plan Review. Once the zoning is changed to C-1, someone could develop anything allowed that is permitted within the C-1 zoning district. He stated he could not support the amendment unless the applicant consented to holding the item and returned with a Site Development Plan Review.

COMMISSIONER TRUESDELL agreed with COMMISSIONER DUNNAM'S comments and asked whether the applicant had a preliminary site plan. MR. TURNER replied one had not been submitted. COMMISSIONER EVANS encouraged the applicant to work with the neighbors to minimize any impact on the neighborhood.

COMMISSIONER QUINN commended the applicant for running his business from a small confined space.

MR. RANKIN stated that the Site Plan Review would be publicly noticed and would include the Zoning and the General Plan Amendment.

CHAIR GOYNES declared the Public Hearing closed for Items 20 and 21.