



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 6, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
CON-3026 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ARG JONES II, LLC - Request for a Rezoning FROM B-405 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND RESEARCH) on 0.32 acres at 216 and 220 South Jones Boulevard (Assessors' Parcels 111-0137 and 014), Ward 1 (Tarkanian)

C.C. 12/03/2008

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

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

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
7. Submitted after Final Agenda Protest/Support Postcards for Items 15 and 16

Motion made by VICKI QUINN to Hold in abeyance Items 15-17 to 11/20/2008

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

Minutes:

CHAIR GOYES declared the Public Hearing open for Items 15-17.

STEVE GEBEKE, Planning and Development Department, stated that the zoning application is consistent with the existing General Plan designation and is compatible with the adjacent properties. He recommended approval.

GREG WILDE was present and introduced CRAIG MOORE, Ability Construction, 2517 Lakeside Drive. MR. MOORE asked whether all three applications, if approved, would be forwarded on to the City Council or whether they would be considered final action.



DOUG RANKIN, Planning and Development Department, replied that if approved, all applications would go forward to the City Council as public hearing items.

MR. WILDE explained that approximately four years ago, he had received approval for a 6,000 square foot building on the subject site. In the interim, issues regarding asbestos concerns with the residential properties took precedence and the project was temporarily halted. MR. WILDE furnished that many of the residential properties along Jones Boulevard have been converted to commercial and he was confident that the proposed complex would be the most suitable use, otherwise it would remain a blighted lot.

MR. WILDE acknowledged that revised design had been rejected by the Public Works Department. He noted that no other P-R (Professional Office and Parking) in the area have any setback requirements.

MR. MOORE referred to the plan and indicated the location of back of the setbacks. Referring to the architectural renderings, MR. MOORE described the exterior details and the size of the building, specifying the various drawbacks encountered trying to meet City requirements.

COMMISSIONER EVANS asked whether any of the adjacent neighbors had indicated opposition to the proposed development. He still faulted the applicant for having discarded furniture on the property along Jones Boulevard. MR. WILDE replied that since the City's inspection, he has installed a fence and has made arrangements for weekly trash disposal.

COMMISSIONER STEINMAN stated that the proposed project is an improvement over what currently exists on Jones Boulevard.

With regard to the trash receptacle, COMMISSIONER STEINMAN remarked that the location might be inappropriate. MR. RANKIN replied that staff relies on the applicant to place their trash enclosure and determine accessibility for the trash company. He noted that there are other options for placement of the trash receptacle.

COMMISSIONER QUINN concurred with the rezoning to P-R. Although she did comment on the applicants failure to clean up of the property, she agreed that this project will look nicer than existing properties but felt it would be beneficial to hold the variance in order to see exactly what the final proposal will be. COMMISSIONER QUINN asked the applicant to speak with the adjacent neighbors and see whether they would submit written statements acknowledging their support.

Responding to the Commissioners concern, MR. MOORE stated that the trash enclosures is required to be 50-feet from the property line and if the receptacle were moved to a different location, it would impact the parking.

CHAIR GOYNES declared the Public Hearing closed for Items 15-17.