



*City of Las Vegas*

Agenda Item No.: 23.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
ABEYANCE - ZONING - ZONING - PUBLIC HEARING - APPLICANT/OWNER:  
MARG JONAS II, LLC - Request for Rezoning FROM: R-1 (SINGLE FAMILY  
RESIDENTIAL) TO: T-R (PROFESSIONAL OFFICE AND PARKING) on 0.32 acres at 216 and  
220 South Jones Boulevard (APNs 458-36-112-013 and 014), Ward 1 (Tarkanian)

C.C. 12/17/2008

**PROTESTS RECEIVED BEFORE**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	7	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
6. Protest/Support Postcards
7. Submitted after Final Agenda Letter from Wilde Hansen, LLP for Items 23-25
8. Submitted at Meeting Revised Elevations for Items 23-25

Motion made by VICKI QUINN to Approve

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 23-25.

DOUG RANKIN, Planning and Development Department, stated this item had been held in  
abeyance to allow the applicant to address the Commissioners concerns. He noted a colored  
rendering was submitted by the applicant. He recommended approval of the rezoning

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application as it conforms to the General Plan. He stated the Variance request is a self-imposed hardship and, as the site plan cannot function without the Variance, he recommended denial of both applications.

GREG WILDE, 208 South Jones Boulevard, appeared on behalf of the applicant. He stated that he had spoken to the adjacent neighbors who had expressed their support of the project. He displayed photos of the site, showing that the site had been cleaned up and was fenced. He explained he was trying to make the buildings uniform while meeting as much of the Code as possible. He argued that this property could not be used as a residential home due to the high traffic volume on Jones Boulevard and stated that he planned to occupy the property, pointing out professional office is a low traffic use. He respectfully requested approval.

TODD FARLOW, 240 North 19th Street, commended the applicant for this project and requested an explanation of the zero-foot setback along the northern property line. MR. RANKIN explained that the zero-foot setback is where the trash enclosure is located within the landscape buffer. MR. WILDER acknowledged the Commissioners concerns regarding the trash enclosures location and stressed he would ensure the trash enclosure doors remained closed.

COMMISSIONER EVANS noted that the property had been cleaned up and somewhat agreed with the justification. He argued that the lack of maintenance contributed to the decay of the neighborhood. He expressed concern with the impact the project would have on the adjacent neighbors. MR. WILDE stated that the landscaping plan would exceed the minimum standards, pointing out the existing trees would be preserved and additional trees would be provided as a buffer for the neighbors. MR. RANKIN concurred, stating the applicants landscape plan exceeded the minimum standards.

COMMISSIONER QUINN thanked MR. WILDE for providing the color rendering and cleaning up the site and expressed her support.

COMMISSIONER ELLS WORTH thanked MR. WILDER for addressing the Commissioners concerns.

CHAIR GOYNES declared the Public Hearing closed for Items 23-25.