



*City of Las Vegas*

Agenda Item No.: 40.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
**DR-3050 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**  
**APPLICANT: OWNER: CRAIGSON - RAILWAY BELCASTRO, LLC - Request for a Major**  
Amendment to an approved Site Development Plan Review (SDR-28390) FOR A 4,350 SQUARE  
-FOOT INCREASE IN WAREHOUSE AND A 3,000 SQUARE-FOOT DECREASE OF  
OFFICE TO AN APPROVED 68,250 SQUARE-FOOT OFFICE AND WAREHOUSE  
DEVELOPMENT on 4.3 acres on the west side of Rainbow Boulevard, approximately 300 feet  
south Red Coach Avenue (APNs 138-03-602-009 and 010) C-PB (Planned Business Park) Zone,  
Ward 4 (Brown)

**P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**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="1"/>
<b>City Council Meeting</b>	<input type="text" value="0"/>	<b>City Council Meeting</b>	<input type="text" value="0"/>

**RECOMMENDATION:**  
**APPROVAL**

**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 Protest/Support Postcards
8. Submitted after Meeting - Recordation Notices of Planning Commission Action and Conditions of Approval

Motion made by DAVID STEINMAN to Approve subject to conditions

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

NOTE: COMMISSIONER TRUESDELL abstained as his partner owns property within the notice area.

**PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008**

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, explained that this proposed site plan eliminated two parcels included in a previously approved site plan and stated access would be provided only from Rainbow Boulevard. He pointed out this project is very similar to the previously approved site plan with a 2.1 percent increase in warehouse space. He recommended approval and noted additional comments had been received.

BILL ROBERTS, 39 Hollins Hall Street, appeared on behalf of the applicant and gave a brief history on the development of the subject site. He explained that the applicant had been unable to obtain two parcels included in the original site plan and was presenting a site plan that was substantially similar to the original request, but did not include those parcels. He stated that Balsam Street would be developed with half-street improvements and all required buffers and landscaping would be installed. He agreed to all conditions and requested approval.

TODD FARLOW, 240 North 19th Street, expressed concern for the neighbor who lived adjacent to this site.

CHAIR GOYNES declared the Public Hearing closed.

