



*City of Las Vegas*

Agenda Item No.: 23.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

**SUBJECT:**  
**DR-3505 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**  
**APPLICANT/OWNER: JOSEPH HILL, LP** - Request for a Site Development Plan Review FOR PROPOSED 21603 SQUARE FOOT MANUFACTURED BUILDING AND A 10,000 SQUARE FOOT WAREHOUSE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.75 acres adjacent to the east side of Sheridan Street, approximately 145 feet south of Meade Avenue (APN 16-18-303-019), M (Industrial) Zone, Ward 1 (Tarkanian)

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

2

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

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**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda Support Postcard

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,  
RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, stated the property is currently being utilized as outside storage space for construction equipment. The multiple waivers of the perimeter landscaping are appropriate as they are interior to the site and not visible from the public right-of-way and will not negatively impact the adjacent industrial uses. Staff recommended approval.

BOB LUCERO, Civil Engineer, 3946 Liberty View, appeared on behalf of the applicant and agreed with the conditions.

CHAIR TROWBRIDGE declared the Public Hearing closed.

