



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DR-3519 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-35193 -
PUBLIC HEARING-APPLICATION: MAB TAXI, CO. - OWNER: 4444 SOUTH
VALLEY VIEW DRIVE, LLC - Request for a Site Development Plan Review FOR A
PROPOSED 35,000 SQUARE FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE
SERVICE AND A REPAIR WITHIN 5,800 SQUARE FEET OF EXISTING BUILDINGS
AND A PROPOSED 1000 SQUARE FOOT BUILDING WITH WAIVERS OF THE
PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER
ALONG THE WEST AND A PORTION OF THE EAST PERIMETERS WHERE EIGHT FEET
IS REQUIRED, A SIX-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET
IS REQUIRED, TO ALLOW A ZERO-FOOT SIDEWALK WHERE FIVE FEET IS REQUIRED
AND TO ALLOW BARBED WIRE FENCING on 1.89 acres at 1500 Searles Avenue (APN 139-
26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow)

C.C.: 10/07/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

55

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

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

Motion made by BYRON GOYNES to Approve subject to conditions, amending Conditions 8, 19 and 20 and adding the following conditions as read for the record:

8. An Exception from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow 39 overall trees where 75 are required.

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19. Construct half-street improvements including appropriate overpaving on Gragson Avenue adjacent to this site concurrent with development of this site other than Tenant Improvements for Building A or Building B. All existing paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site.

20. Prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first, for any construction other than Tenant Improvements for Building A or Building B, meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations, drainage patterns, and required flood protection for this site, and comply with the recommendations of the Flood Control Section. Alternatively, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first, other than Tenant Improvements for Building A or Building B.

A. Submit an Encroachment Agreement for all landscaping and private improvements, if any, in the Gragson Avenue public right-of-way adjacent to this site prior to occupancy of this site.

B. Sign and record a Covenant Running with Land agreement for the possible future installation of sidewalk on Gragson Avenue waived or deferred by this action adjacent to this site prior to occupancy of this site.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

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

Minutes:

See Item 19 for related backup and discussion.