



City of Las Vegas

Agenda Item No.: 6.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 24, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYANEE - GPA-34792 - GENERAL AMENDMENT - PUBLIC HEARING -
APPLICANT: OWNER: GEORGINA LOPEZ - Request to Amend a portion of the Southeast
Sector Plan of the General Plan FROM: (MIXED USE) TO: LI/R (LIGHT
INDUSTRY/RETAIL) on 0.97 Acres at 2222 West Bonanza Road (APN 139-29-704-026),
Ward 5 (Barlow)

C.C.: 10/21/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard

Motion made by BYRON GOYNES to Approve

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1
KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, GUS
FLANGAS; (Against-STEVEN EVANS); (Abstain-None); (Did Not Vote-None); (Excused-
RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 6-8.

STEVE GEBEKE, Planning and Development Department, stated that the applicant is seeking to continue operating a contractor's shop and yard at the site. The proposed land use is too intense for the surrounding uses as there is insufficient buffering from visual and auditory impacts and the zoning request constitutes spot zoning. He recommended denial of all three requests.

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These items were trailed from 6:06 to 6:11 p.m. as the applicant was not present when the items were called.

GEORGE LOPEZ was present and stated that the neighborhood is transitioning into industrial use and away from residential use.

TODD FARLOW, Las Vegas resident, expressed his opposition to MR. LOPEZ's use of razor-wire fencing and suggested an eight-foot block wall instead. He also recommended that MR. LOPEZ maintain the landscaping standard established on the neighboring Ahern properties.

COMMISSIONER EVANS wondered if the City plans to make the area industrial, noting the neighboring residential areas. MR. LOPEZ remarked that the similar land use at Bonanza Road and Tonopah Drive had established a precedent for his request.

COMMISSIONER GOYNES agreed with MR. LOPEZ, noting the area is transitioning into an industrial area. He requested that MR. LOPEZ present a landscaping plan for approval by the Planning and Development Department before these requests go before the City Council.

CHAIR TROWBRIDGE observed that MR. LOPEZ appeared to be operating in violation of the conditions imposed on his Special Use Permit. DUCUCCI, Planning and Development Department, agreed and explained that if these applications were approved, the Special Use Permit would go away.

MR. LOPEZ expressed his willingness to raise the walls and install the requested landscaping.

MARGO WHEELER, Director of the Planning and Development Department, crafted the added conditions regarding the landscaping plan and the eight-foot block wall.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 6-8.