



City of Las Vegas

Agenda Item No.: 24.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
DR-3551 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT OWNER: GARETH WHEELER - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A SINGLE FAMILY RESIDENCE TO A 1,688 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TEN-FOOT BUFFER ALONG THE WEST PERIMETER WHERE FIVE FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG PORTIONS OF THE NORTH PERIMETER WHERE FIVE FEET IS REQUIRED on 0.15 acres at 708 South Jones Boulevard, A/N 18-36-316-007), P-R (Professional Offices and Parking) Zone, Ward 1 (Tahitian)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda Support Postcard
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by VICKI QUINN to Approve subject to conditions and adding the following condition as read for the record:

A. The building and freestanding sign shall be painted in earth tones, subject to approval by the Department of Planning and Development.

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development Department, stated the applicant was requesting a use similar to what was approved in 2005 and recommended approval.

GARETH SPICER appeared with LES TRAVIS, GGW Architects, and agreed to all conditions.

MR. SPICER assured TODD FARLOW, Las Vegas resident, that the property was being well maintained.

CHAIR TROWBRIDGE stated that blue and gold paint on the building and sign was unattractive and suggested that a more neutral paint would be more appropriate. COMMISSIONER ELLSWORTH concurred. MR. SPICER explained that the colors were chosen to help customers locate his business and agreed to repaint the building and sign in earth tones. MR. SPICER added that the landscaping had not been implemented because his previous site plan had expired and he could not submit a landscaping plan without an approved site plan.

COMMISSIONER QUINN stated she had met MR. SPICER and, after MR. RANKIN confirmed that MR. SPICER had submitted a landscaping plan, expressed her support.

MARGO WHEELER, Director of the Planning and Development Department, crafted the added condition regarding the building and signs color palette.

CHAIR TROWBRIDGE declared the Public Hearing closed.

