



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 19, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
DR-3598 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: VOWNER, CAPRA & ZIPP, LLC - Request for a Major Amendment to an approved Site Development Plan Review (DR-12128) TO ALLOW 315 UNITS WHERE 348 UNITS WERE PREVIOUSLY APPROVED WITH WAIVERS OF THE PERIMETER LANDSCAPED STANDARDS TO ALLOW BUFFER WIDTHS OF FIVE FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED, FIVE FEET ALONG THE EAST AND WEST PERIMETERS WHERE SIX FEET IS REQUIRED, ZERO FEET ALONG THE SOUTH PERIMETER WHERE SIX FEET IS REQUIRED, AND ZERO-FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG AN ARTERIAL STREET (BONANZA ROAD) WHERE FIVE FEET IS REQUIRED on 7.27 acres at 4901 East Bonanza Road (APN 140-32-502-002), R-5 (Apartment) Zone, Ward 3 (Reese)

C.C.: 12/16/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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. Submitted after Final Agenda Protest Postcards

Motion made by RICHARD TRUESDELL to Hold in abeyance to 12/3/2009

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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STEVE GEBEKE, Planning and Development, reported that this request will decrease the number of units, building area, landscaping and required parking, all of which were previously approved through Site Development Plan Review, SDR-12128. Staff is in support of the applicant's request of waivers and exceptions of Title 19 landscaping standards as they are minor and will have a minimal impact on the surrounding properties. He noted that three protests have been received since publication and that staff recommended approval.

After trailing this matter to the end of the Public Hearing items, the Commissioners opted to hold this matter in abeyance as the applicant did not arrive.

TODD FARLOW emphasized that he wants nice landscaping on this property along Bonanza Road.

CHAIR TROY BRIDGE declared the Public Hearing closed.

