



City of Las Vegas

Agenda Item No.: 11.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 14, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3690 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY SCHOOL DISTRICT Request for a Variance TO ALLOW AN EXISTING SIX-FOOT CHAIN LINK FENCE WHERE A SIX-FOOT SCREEN WALL IS REQUIRED ALONG THE EAST PROPERTY LINE on a portion of a 5.31 acre site at 408 Upland Avenue (APN 138-36-001-001), C-2 Zone, Ward 11 (Tarkanian)

FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

3

City Council Meeting

0

City Council Meeting

0

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 Protest/Support Postcards
7. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval for Items 11 and 12

Motion made by VICKI QUINN to Approve subject to conditions

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

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

NOTE: COMMISSIONER GOYNES disclosed that he is a licensed substitute teacher with the Clark County School District but this would not affect his ability to vote on this matter.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 11 and 12.

DOUG RANKIN, Planning and Development, stated that this portion of the site is fallow and undeveloped. The applicant proposes to install a parking lot without the necessary buffering elements to shield the residents to the east of the site. He recommended denial of the variance and site development plan as the project is not in compliance with the requirements of Title 19.

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CLAYTON NEILSEN, 5755 South Sandhill Road, appeared on behalf of the applicant. As project engineer, he stated that he was contracted by the Clark County School District to do rehab of the school playground area and to provide fire access at the rear of the school. Using the overhead, he indicated the area where additional parking could be added and stated that when the request was submitted, there was a requirement to add a block wall and provide landscaping.

MR. NEILSEN explained that with the location of an existing sewer and fire main that is located near one of the buildings, to provide the block wall and landscaping would require relocation of those utilities. Responding to COMMISSIONER RUPPEL'S query, MR. NEILSEN stated that the estimated cost to relocate and reconstruct would be approximately \$600,000.

TRACEY MURPHY, Clark County School District, 4100 McLeod Avenue, stated that the school was built in 1988 and this is only the second time improvements and rehabilitation have been made to the property.

MR. NEILSEN noted that a neighborhood meeting was held with only three persons in attendance. The only concern voiced was parking lot lighting. MS. MURPHY remarked that the parking would be used for faculty overflow parking and stated that in the original application, a gate to limit after-hours access was also proposed.

Having visited the site, COMMISSIONER QUINN concurred with the need for the fire access and recognized that relocating the utilities would not be feasible. She stated her support of the variance and the site development plan review.

LUCIEN PAET, Public Works Department, explained that sites having two acres or more normally require a drainage study. Having consulted with the applicant, she recommended the amendment of Condition 14 to ensure the applicant meet with Public Works regarding the drainage issues.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 11 and 12.