



City of Las Vegas

Agenda Item No.: 18.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
DR-3664 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: VOWNER FROM DEVELOPMENT, LLC - Request for a Major
Amendment to a previously approved Site Development Plan Review (SDR-6829) FOR A
PLANT NURSERY AND STORAGE FACILITY WITH WAIVERS TO ALLOW A ZERO-
FOOT LANDSCAPE BUFFER ALONG THE EAST AND SOUTH PERIMETERS WHERE
EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW ZERO TREES ALONG THE
EAST AND SOUTH PERIMETERS WHERE 15' WERE APPROVED on 1.03 acres at 5001
Donnie Avenue (APN 131-2311-03), C-2 (General Commercial) Zone, Ward 6 (Ross)

FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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 Support Postcard
7. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by KEEN ELLSWORTH to Approve subject to conditions and amending
Condition 2 as read for the record:

2. This approval shall be void two years from the date of final approval, unless a building permit
has been issued for the principal building on the site, pursuant to the requirements of the
Building and Safety Department. An Extension of Time may be filed for consideration by the
City of Las Vegas.

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)

JANUARY 14, 2010

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the request is to amend a previously approved Site Development Plan Review (SDR). The applicant is requesting waivers to the landscaping standards with the addition of three storage structures. As the proposed changes do not meet Title 19 requirements, MR. GEBEKE recommended denial of the request. If denied, the site would have to comply with the previously approved SDR. Should the application be approved, MR. GEBEKE read an amendment to condition:

RON PETRONI, 5001 Donnie Avenue, asked for approval to be able to proceed with the project. He stated that he met with staff who advised what needed to be done in order to meet the requirements. He concluded with the conditions including the amendment of Condition 2.

TODD FARLOW asked how the proposed development would be seen by the neighboring residents.

Responding to COMMISSIONER ELLSWORTH, MR. PETRONI indicated that along the east and south sides of the property, there are existing brick walls. MR. PETRONI explained that he proposes to put in up to 10 trees on the portion of the property bordering the Jehovah Witnesses property not only to shield them from seeing the building on his site but as a block against people jumping the wall and stealing equipment.

CHAIR TROWBRIDGE declared the Public Hearing closed.