



City of Las Vegas

Agenda Item No.: 9.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: REBEYANEE - ZON36347 - RE ZONE IN PUBLIC HEARING - APPLICANT/OWNER:
JUSTO SALGARAY - Request for rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL)
TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.17 acres at 216 North Lamb
Boulevard (APN 32-310-003) Ward 3 (Reese)

C.C. 03/03/2010

PROTESTS RECEIVED BEFORE

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

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

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

COMMISSIONER TRUESDELL declared the Public Hearing open for Items 9 and 10.

STEVE GEBEKE, Planning and Development, indicated the applicant desires to redevelop the subject property into one site. The proposed development will conform to the general design for the site. Due to the lot size and existing layout, the proposal would not conform to Title 19 standards. However, the applicant has provided a revised color scheme with location for future signage. The requested waivers are significant, but staff recommended approval with an additional condition pertaining to the signage.

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DAVID RODRIGUEZ appeared with MICHAEL TURNER on behalf of the applicant, who was present also. MR. RODRIGUEZ stated that the revised color scheme was submitted and noted that additional landscaping has been incorporated into the plan.

TODD FARLOW complimented the revised elevations but believed the appearance could be upgraded. MR. RODRIGUEZ explained that the stench of the building will be removed and new signage will be in the front and rear of the building.

CHAIR TRUESDELL and COMMISSIONER EVANS both spoke on the importance of improvements. Although COMMISSIONER EVANS' greater concern was with the signage, he was pleased with the revised elevations. He referenced some dilapidated residential areas along Jones Boulevard, Eastern Avenue and Maryland Parkway, where compromised professional office has caused a negative impact. He preferred some assurance from the applicant that this would not take place for the subject residential area. DEPUTY CITY ATTORNEY JAMES LEWIS informed MR. TURNER that staffs recommended additional condition should give COMMISSIONER EVANS a greater level of comfort. MARCO WHEELER, Director of Planning and Development, read another condition to address the correct elevations, date stamped 1/04/2010.

CHAIR TRUESDELL declared the Public Hearing closed on items 9 and 10.

