



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 25, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DR-3719 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: THOTES PROPERTIES, LLC Request for a Site Development Plan Review Form PROPOSED 700 SQUARE FOOT ADDITION TO AN EXISTING 2,000 SQUARE FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A TWO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED ZERO-FOOT BUFFERS ALONG THE NORTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDE WALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ADJACENT TO ARTERIAL STREETS on 0.22 acres at 4236 East Charleston Boulevard (APN 140-31-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 04/07/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

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

Motion made by BYRON GOYNES to Hold in abeyance to 3/25/2010

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: FEBRUARY 25, 2010

The applicant was not present.

DOUG RANKIN, Planning and Development, stated that the site consists of a 2,000 square-foot commercial building and the applicant is proposing to add a 700 square-foot expansion to the front of the building. Due to the size of the site, landscaping cannot be provided to Title 19 standards; therefore, the applicant is requesting waivers and exceptions. Staff recommended approval. If denied, the site would remain as is.

COMMISSIONER EVANS asked to table the item but if the applicant did not appear, he suggested holding the item in abeyance.

COMMISSIONER TROWBRIDGE verified that the applicant did not formally agree to the conditions.

When the item was recalled, CHAIR TRUESDELL announced that staff contacted the applicant, who agreed to the conditions via telephone. MR. RANKIN added that the applicant was unable to attend. CHAIR TRUESDELL indicated that with staff's recommendation of approval, it would be appropriate to discuss the application.

TODD FARLOW, Las Vegas resident, stated that the applicants should be present to explain the landscaping waivers and justify the request.

COMMISSIONER EVANS stated that even though he reviewed the staff report and would be prepared to support the request, he would have preferred the applicant were present to answer questions.

CHAIR TRUESDELL indicated that the existing building operates in a commercial environment. If nothing is done, the property will remain as is. The conditions are specific on what needs to happen, and the item will move forward to the City Council.

COMMISSIONER GOYNES questioned the reason for the applicant not appearing, to which MR. RANKIN replied that the applicant stated he was not informed of the meeting. However, a copy of the letter was mailed to the applicant informing him of the date of the meeting. COMMISSIONER GOYNES felt that if the applicant cares about the development, he should be present, and moved to hold the item in abeyance.

CHAIR TRUESDELL declared the Public hearing closed.