



City of Las Vegas

Agenda Item No.: 34.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: ROC-3696 - REVIEW OF CONDITION 1 RELATED TO VAR-36958 - PUBLIC HEARING - APPLICANT/OWNER: SHARON R. QUINN Request for a Review of Condition to delete Condition Numbers 3 and 5 of a previously approved Rezoning (ZON-3474) WHICH REQUIRED A COMPREHENSIVE SITE DEVELOPMENT PLAN TO ILLUSTRATE THE LOCATION OF DRIVEWAYS, JOINT PARKING AND ACCESS AGREEMENTS, A CONSISTENT LANDSCAPING PLAN AND A TRAFFIC IMPACT ANALYSIS on 0.15 acres at 708 South Jones Boulevard (APN 138-25-310-003), P-R (Professional Office and Parking) Zone, Ward 11 (Tara L. Quinn). Staff recommends APPROVAL. **NOTE: THE SITE AREA AND ADDRESS HAVE BEEN AMENDED TO 0.19 ACRES AT 708 NORTH JONES BOULEVARD. VARIANCE (VAR-36958) IS NO LONGER REQUIRED.**

C.C.: 11/17/2010

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

Planning Commission Mtg.

2

City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps ROC-36960 and SDR-36959
2. Condition and Staff Report ROC-36960 and SDR-36959
3. Supporting Documentation
4. Photos ROC-36960 and SDR-36959
5. City Council Approval Letter for ZON-3474
6. Justification Letter ROC-36960 and SDR-36959
7. Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

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

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

NOTE: COMMISSIONER FLANGAS abstained due to his and his law firm's previous representation of MR. MONKARSH and LM Construction.

PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 34 and 35.

STEVE GEBEKE, Planning and Development, reported that revised plans have been submitted to reduce the size of the proposed medical office to 1,380 square feet, increase the provided parking and increase the width of perimeter landscape buffers. The previous parking variance requested is no longer needed; however, a waiver for perimeter landscape requirements will still be required. The site will have improved access and circulation, making the site compatible with adjacent residential development. With all these improved changes, staff recommends approval of the Site Development Plan Review, as well as of the Review of Condition, as the subject conditions were approved for the cooperative development of nine lots along Jones Boulevard and have limited applicability to the development of this lot. If the applications are denied, the site will remain as a single-family residence.

DR. SHARON KOTH was present, accompanied by LARRY MONKARSH, LM Construction Co., LLC, who explained that the garage was moved, thereby eliminating the need for the parking variance. Landscaping has been added on the Jones Boulevard frontage, and the eastern and southern borders. Elements were also added to maintain the visual appearance of the neighborhood. MR. MONKARSH requested approval, concurring with the conditions.

TODD FARLOW, Las Vegas resident, ascertained with MEGAN WHEELER, Director of Planning and Development, that the landscaping depicted on the plan is what is intended.

ALI FERDOWSI, owner of two properties on Jones Boulevard, verified with CHAIR TRUESDELL that the driveway of his property, which is adjacent to this property, will not be impacted.

COMMISSIONERS QUINN and TROWBRIDGE expressed their support because of the marked improvements.

CHAIR TRUESDELL declared the Public Hearing closed for Items 34 and 35.