



*City of Las Vegas*

Agenda Item No.: **62.**

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

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

☐ Consent ☒ Discussion

**SUBJECT:**  
DR-3939 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT/OWNER: 321 SOUTH 11TH ST, LLC - Request for a Site Development Plan  
Review FOR PROPOSED 8,503 SQUARE FOOT OFFICE BUILDING WITH TWO  
PARKING SPACES on 0.16 acres at 321 South 3rd Street (APN 139-34-301-009), C-2 (General  
Commercial) Zone, Section 3 (Recess). Staff recommends DENIAL.

**P.C. FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

Staff recommends DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Deny

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the addition of the second floor will result in a 68 percent increase in floor area, while providing one standard parking space and one handicapped van accessible parking space, where 28 parking spaces and two handicapped parking spaces are normally required. Staff recommends denial due to insufficient onsite parking and lack of access to the second level by those with physical disabilities.

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SHELDON COLEN, SCA Design, LLC, representing the applicant, commented that his client increased the square footage and reduced the parking to one space.

CHAIR TRUESDELL could not support the new structure due to the lack of reasonable conveniences.

TODD FARLOW, Las Vegas resident, asked about the parking structure that the City was to build behind the Morán Office Building.

COMMISSIONER EVANS agreed with CHAIR TRUESDELL that with an existing building there is a lot of room for discretion when it comes to retrofitting it, but not when a new building is being constructed.

MR. COLEN explained to COMMISSIONER EVANS that no parking is required for this building because of its location. The second floor is being added merely to have additional space.

COMMISSIONER FRANGAS stressed that there is not enough parking in the downtown area. Therefore, he could not support a new building with inadequate parking. COMMISSIONER TROWBRIDGE agreed with the Commissioner.

CHAIR TRUESDELL declared the Public Hearing closed.

