



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-39804 - VARIANCE - PUBLIC HEARING - APPLICANT: WESTERN LINEN SERVICES, INC. - OWNER: ASSA, INC. - Request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE 4 ADDITIONAL PARKING SPACES ARE REQUIRED BY THE CITY OF LAS VEGAS, COMMERCIAL/INDUSTRIAL on 7.55 acres at 7350 Prairie Falcon Road, (EN 138-15-310-048), C-PB (Planned Business Park) Zone, Ward 4 (Anthony). Staff recommends APPROVAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39804 and SUP-39801
2. Conditions and Staff Report - VAR-39804 and SUP-39801
3. Supporting Documentation
4. Photos - VAR-39804 and SUP-39801
5. Justification Letter - VAR-39804 and SUP-39801
6. Support Postcard for VAR-39804 and SUP-39801
7. Submitted at Meeting Letter and Map by Ken Small for VAR-39804 and SUP-39801
8. Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by GUS FLANGAS to Approve subject to conditions

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 for Items 21 and 22.

STEVE GEBEKE, Planning and Development, indicated the proposed use is permitted with an approved special use permit. The applicant is also requesting a variance relative to the reduced parking. The site can accommodate the proposed use and will not negatively impact the existing uses on the site or the surrounding area. Staff recommended approval and if approved, Condition 6 on Item 22 would need to be deleted as it is not applicable to the proposed use.

PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010

BOB GENZER, Genzer Consulting, appeared with JIM SLATCHER, Western Linen Services, Inc., and thanked staff for their recommendation for approval. MR. GENZER accepted the conditions and asked for approval.

KEN SMALL, SSA Architecture, 4630 South Arville Avenue, was concerned about the application, as the Architectural Review Committee and property owners' association was just informed of this application prior to this meeting. The association was not part of the notification area, and he asked that the items be delayed to allow time to review the applications. He referred to a letter from the property owners' association that listed conditions they would like the applicant to accept.

CHAIR TRUEDELL and MARGO WHEELER, Director of Planning and Development, explained that all of the property owners were appropriately noticed, and a pre-application meeting was held on September 24th. At that meeting, staff discussed with the applicant that prior to the issuance of building permits, a letter of approval from the Las Vegas Technology Architectural Review Committee, and not this board, would be required.

MR. GENZER read the conditions within the letter sent to MR. SMALL and stressed that the applicant would accept such conditions. However, he did not believe that the Commission had the discretion to enforce some of the conditions, specifically dealing with a drive path to allow vehicles to enter the property and the extension of the existing block wall from the north edge of the western side of the wall. CHAIR TRUEDELL suggested tableting the item to give the representatives time to discuss the application's conditions, but ASSISTANT CITY ATTORNEY BRYAN SCOTT stated that this is a private covenant condition with restrictions involving the subject subdivision and is not on the agenda.

ANN SMITH, Las Vegas Tech Center Board, was present and noted that this area is becoming a medical corridor. There is a lot of patient traffic on Tanya Way, which is the reason for the request to have a diversion for entering/exiting the site. On behalf of the property owner, MR. GENZER accepted the conditions listed in the aforementioned letter, so MR. SMALL extended the board's support of the request.

To address ground water and chemical issues for CHAIR TRUEDELL, MR. SLATCHER explained that all chemicals will be stored in double wall, self-contained tanks, which are regulated by the Fire Department, and water will not run off into sewers.

See Item 16 for related backup.

CHAIR TRUEDELL declared the Public Hearing closed for Items 21 and 22.