



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010**

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

☐ Consent ☒ Discussion

SUBJECT:
DR-4006 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: KRASSIMIR DIMITROV - Request for a Site Development Plan Review FOR AN EXISTING CUISINE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 159-36-811-00), 1 Industrial Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

18

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. Support Postcard and Support Petition
7. Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions, deleting Condition 8, amending Condition 4 and adding the following condition as read for the record:

4. Within 90 days, all necessary permits shall be obtained and final inspections shall be completed.

A. The applicant shall install a wrought iron fence along Contract Avenue subject to the approval of Planning and Development. All necessary permits shall be obtained and final inspections shall be completed prior to the installation.

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

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

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Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, stated the proposed development serves as a vehicle storage lot for an automotive repair business at a site located approximately 80 feet to the northeast of the subject site. The waiver requested is to allow no landscaping and to allow chain-link and razor wire as part of the site development plan review. Staff recommended denial, as the application fails to meet the minimum requirements of Title 19.

KRASSIMIR TEOFILOV commented that the business opened in 1988 and has nothing to do with the previous business. He owns the property directly across the street and would use the empty lot to store the vehicles. Since he has been in business, he was unaware that he needed a license to be able to park the vehicles there. He requested approval, noting that he made an honest mistake and that he just wants to park the vehicles overnight. He committed to maintaining the property and referenced several support letters from adjacent business owners, but he did not submit them.

CHAIR TRUESDELL gave MR. TEOFILOV the floor for his conditions to read, and then verified his concurrence.

TODD FARLOW, Las Vegas resident, feared that the area will turn into a ghetto, especially with all the investments made in the surrounding properties.

COMMISSIONER EVANS left the site with barbed wire fencing and deferred to staff for a reasonable, affordable alternative. GLENN WHEELER, Director of Planning and Development, suggested wrought iron fencing. MR. TEOFILOV proposed installing wrought iron fencing along the side of the site facing the street.

MR. RANKIN crafted an additional condition and an amendment to Condition 4. LUCIEN PAET, Public Works, indicated Condition 8 could be deleted, as it does not apply.

CHAIR TRUESDELL declared the Public Hearing closed.