



City of Las Vegas

Agenda Item No.: 28.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: DR-4011 - SITE DEVELOPMENT L.A. REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: SOUTHWEST REGIONAL COUNCIL OF CARPENTERS - Request
for a Site Development Plan Review for TWO EXISTING 1,400 SQUARE-FOOT MODULAR
OFFICE BUILDINGS WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE
BUFFER WIDTH OF ZERO FEET ALONG A PORTION OF THE NORTH PERIMETER
WHERE EIGHT FEET IS REQUIRED on 12.59 acres at 501 North Lamb Boulevard (APN 140-
31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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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
7. Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions and amending Condition 1
as follows:

1. A Required Review at a public hearing shall be required three years from the date of final
approval, unless the modular buildings have been removed from the subject site.

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)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

STEVE GEBEKE, Planning and Development, reported that the temporary structures were approved in 2003, but they are still on the site. Staff recommended denial, as the structures have been on-site for an extended period of time and are not harmonious or compatible with development in the surrounding area.

DAN DYRDAHL and JIM SALTZ, representing the applicant, were present. MR. DYRDAHL conceded that the structures have been on the site for an extended period of time. Although he should not use the economic recession as an excuse, MR. DYRDAHL explained that a change in leadership sparked the idea to build a state-of-the-art building along freeway frontage. However, the real estate market collapsed. He should have sought an extension in 2005, but he did not. The Carpenters International Union has offered to sell a piece of property on Giespie Street for the construction of the new building. The sale has to be done through the Department of Labor, so he anticipates the new building will be completed within two years.

TODD FARLOW, Las Vegas resident, stated there is nothing as perfect as a temporary structure.

COMMISSIONER EVANS said that he could live with the temporary fix for two to three years, but expressed concern about the landscaping. MR. SALTZ said he had a dead tree removed, but was willing to comply with all landscape conditions. MR. SALTZ appreciated the three-year timeframe.

CHAIR TRUESDELL stated the current facility has been successful for many years and felt it important to retain it at the current location for the benefit of the surrounding community.

CHAIR TRUESDELL declared the public hearing closed.

