



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 12, 2011**

DEPARTMENT: PLANNING
DIRECTOR: FLINN BACIG, Acting

Consent Discussion

SUBJECT: VAR-4100 - VARIANCE - PUBLIC HEARING - APPLICANT: SA RECYCLING - OWNER: 701 WESTERN AVENUE, INC. Request for Variance TO ADD TWO FEET OF PAZOR WALL TO AN EXISTING 12 FEET HIGH PERIMETER WALL on 3.31 acres at 1701 Western Avenue APNs 162-743-03-001, 002 and 003), M (Industrial) Zone, Ward 3 (Re-use). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

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 Approve subject to conditions

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

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

NOTE: COMMISSIONER QUINN asked if she could vote as she owns property at 1820 Nellis Boulevard. DEPUTY CITY ATTORNEY JAMES LEWIS opined that she could vote as long as her property is not affected any differently than anyone else's property in the area. The Commissioner stated that she would not be affected.

Minutes:

CHAIR EVANS declared the Public Hearing open.

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STEVE GEBEKE, Planning, stated the razor wire would not be added to the side of the property adjacent to the public right-of-way. Evidence of a unique or extraordinary circumstance has been presented in that the site is located adjacent to a railroad corridor that allows increased access to the site while limiting the ability to monitor vandalism. Staff recommended approval.

ROBERT ROBINSON, 5850 N. Nellis Boulevard, explained that the proposal is to add razor wire in order to improve security to the facility and the adjacent properties.

TODD FARLOW, Las Vegas resident, opposed adding razor wire.

COMMISSIONER TROESDELL confirmed with MR. ROBINSON that the facility is open to the public and must comply with all regulations for recycling. The razor wire will act more as a deterrent. The Commissioner felt that other safety solutions should be considered before adding razor wire. MR. ROBINSON indicated that most of the nearby businesses already have razor wire and noted that necessary permits would be pulled for the razor wire.

MR. GEBEKE indicated for COMMISSIONER TROWBRIDGE that there were two previous applications for razor wire, but could not recall the name. COMMISSIONER FLANGAS recalled that one application on the railroad corridor had the same issue. It was approved at the reduced height of 10 feet. He sympathized with this applicant and felt that there should be consistency.

CHAIR EVANS asked staff if there has been any thought to uniformity along this corridor in the Code. FLINT FAGG, Acting Director of Planning, replied that one of the concerns in these types of cases is aesthetics from the street view. In this instance, the wire is being requested along the side fence. Fence standards have not been established for industrial properties, but might be considered as part of the Central Plan.

COMMISSIONER QUINN supported this request if the razor wire were to be located in the back, but not the side. MR. ROBINSON indicated that on the north side there is a utility service road that allows visibility. COMMISSIONER QUINN suggested adding it to the rear with a one-year review, at which time consideration could be given to adding wire to the other sides, should there be more crime issues. MR. ROBINSON explained that the north side has a utility service road that people could access to climb over the side of the property. He was resolute on adding wire along the east and north sides. COMMISSIONER QUINN then expressed support.

CHAIR EVANS declared the Public Hearing closed.