



City of Las Vegas

Agenda Item No.: 36.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO

☐ Consent ☒ Discussion

SUBJECT: DR-4329 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CHELO, LLC - possible action on a request for a Site Development
Plan Review FOR THE CONVERSION OF AN EXISTING 13-FOOT TALL, 1,007 SQUARE-
FOOT SINGLE STORY BUILDING TO AN OFFICE WITH A WAIVER TO ALLOW A SIX-
FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER on 0.40
acres at 3607 and 3619 West Charleston Boulevard (APN 162-05-110-014 and 015), C-D
(Designed Commercial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

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.

2

City Council Meeting

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. Submitted after Final Agenda Support Postcards
7. Submitted after Meeting Recordation Notice of the Planning Commission Action and Conditions of Approval

Motion made by VICKI QUINN to Approve subject to conditions and adding the following condition as read for the record:

A. No parking shall be allowed on Melville Drive between 8:00 a.m. and 5:00 p.m. The applicant shall work with the Traffic Engineer to determine the appropriate locations of two signs on Melville Drive.

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

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

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

FRED SOLIS, Planning, indicated the applicant proposes to convert a legally non-conforming residence into an office use. Staff recommends approval of the waiver for the reduced landscape to six feet where 15 feet are required. Staff recommends approval of the parking lot tree exception due to the small size of the lot. The building will remain residential in nature and additional landscaping and iron fencing will be added to the side and front property lines to enhance the visual appeal of the property. Staff recommended approval.

CALEB BROOKS, Manager, Chelo, LLC, commented that his wife teaches psychiatric residents at University Medical Center. Since purchasing the building in July for his wife's practice, significant improvements have been made. He requested final approval in order to obtain all the necessary permits, as the property where his wife was practicing is under foreclosure.

TODD FARLOW, Las Vegas resident, expressed concern about the lack of landscaping.

TIFFANY HESSER, one of the neighbors, was concerned about people parking on the street, especially in front of the property, where customers at the doctor's office in the area like to park because of the shade trees. MR. BROOKS explained that 15 parking spaces will be added and the entire parking area will be skim coated and repaved. He indicated that the patients will be scheduled in 50-minute intervals. Landscaping will be installed and patients will be advised to respect the neighborhood parking. He showed the color scheme for the exterior of the building.

After her parking concerns were addressed, MS. HESSER said the project is a vast improvement to the property.

COMMISSIONER QUINN informed MS. HESSER that the same problem occurred in another Ward 1 neighborhood along Charleston Boulevard and signs were posted to limit the hours of parking on the street. Her only concern was making this final action. LUCIEN PAET, Public Works, crafted an added condition regarding the parking signs.

COMMISSIONER TRUESDELL was happy to see the property being improved and hoped that staff could help expedite the process.

CHAIR TROWBRIDGE declared the Public Hearing closed.