



City of Las Vegas

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 8, 2014**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO**

☐ Consent ☒ Discussion

SUBJECT: GPA-52964 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CHURCH HOUSE OF SINAI MISSIONARY - For possible action on a
request for a General Plan Amendment FROM MLA (MEDIUM LOW ATTACHED DENSITY
RESIDENTIAL) TO C-1 (PUBLIC UTILITIES) on 1.28 acres at the northeast and southeast
corner of Concord and Balzar Avenue (APNs 139-21-610-012, 013, 014 and 139-21-510-
281 and 282), Ward 5 (East Las Vegas). Staff recommends APPROVAL.

C.C.: 5/21/2014

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report - GPA-52964, ZON-52961 and SDR-52956
3. Supporting Documentation - GPA-52964, ZON-52961 and SDR-52956
4. Photos - GPA-52964, ZON-52961 and SDR-52956
5. Submitted After Final Agenda Support Postcard GPA-52964 and ZON-52961

Motion made by BYRON GOYNES to Approve

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

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 17-19.

PETER LOWENSTEIN, Planning, reported staff supports the General Plan Amendment and re-zoning applications as they will reflect the most appropriate designations for the church house of worship use. However, staff finds the Site Development Plan Review submitted is not compatible, and, if approved, would greatly expand this use and negative impact on the area.

PLANNING COMMISSION MEETING OF: APRIL 8, 2014

PASTOR ROGERS and FRANZ MORMON appeared. PASTOR ROGERS clarified that no religious office classrooms were being added.

COMMISSIONER GOYNES stated he fully supported all three of these items.

COMMISSIONER SCHLOTTEMAN asked what effect an approval would have on the conditions previously established. PHINN FAGG, Planning Director, confirmed the conditions would remain in place. COMMISSIONER SCHLOTTEMAN followed up asking what the process was to ensure compliance with the conditions. DOUG RANKIN, Planning, explained all Site Plan Reviews and Special Use Permits are subject to annual inspections by Code Enforcement. This location would also have an additional inspection upon submittal of the Tenant Improvement Plans as part of the Certificate of Occupancy process for the buildings being added.

CHAIR FLANDAS declared the Public Hearing closed for Items 17-19.

