



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: APRIL 9, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: DR-4839 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: TALLONING TONOPAH ASSOCIATES, LLC - For possible action on a
request for a Site Development Plan Review TO MODIFY A PREVIOUSLY APPROVED
LANDSCAPE PLAN FOR AN EXISTING 34,983 SQUARE-FOOT MEDICAL OFFICE
BUILDING on 15 at 2020 Palomino Lane (APN 139-32-705-008), PD (Planned
Development) Zone [Professional Office) Las Vegas Medical District Special Land Use
Designation], Ward 1 (Tarkanian). Staff recommends DENIAL.

FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

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. Submitted after Final Agenda Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions and the following amended conditions:

3. An Exception from the Las Vegas Medical District Plan is hereby approved, to allow five 24-inch box trees within the south perimeter landscape buffer (Palomino Lane), where 14 trees are required.
4. The applicant shall provide seven (7) 24-inch box trees within the east perimeter landscape buffer (Tonopah Drive).

PLANNING COMMISSION MEETING OF: APRIL 9, 2013

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

VICE CHAIR MOODY declared the Public Hearing open.

PETER LOWENSTEIN, Planning Supervisor, read staff's report and recommended denial because the loss of trees has led to a pedestrian environment devoid of shade and has led the property to be out of compliance with both the Las Vegas' Medical Districts Design Standards and the Las Vegas 2020 Master Plan Conservation Element goals.

CONNIE GAMBLE, representing Palomino Tonopah Associates, provided a brief history of the property and discussed the site development plan.

TODD FARLOW, Las Vegas resident, voiced his opposition.

COMMISSIONER QUINN stated that she met with MS. GAMBLE, walked the property line and suggested a compromise to the landscape plan.

COMMISSIONER SCHLOTTMAN received clarification from MS. GAMBLE that there is only a 24 inch gap between the street and the parking lot, making it difficult to plant additional, larger trees.

COMMISSIONER BONAR recommended the use of tree wells to install additional trees on the southern property line.

In response to VICE CHAIR MOODY, MS. GAMBLE confirmed that the property owner was willing to do whatever was necessary.

DOCTOR LUTHER CREED, Applicant, clarified that seven trees are being installed on Tonopah Drive and five on Palomino Lane as a result of COMMISSIONER QUINN'S compromise.

VICE CHAIR MOODY declared the Public Hearing closed.