



City of Las Vegas

Agenda Item No.: 125.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: SDR-73507 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ARTEAGA CONCRETE INC. - OWNED BY J PRIME INVESTMENTS INC. - For possible action on an request for a Site Development Plan Review FOR A 200 SQUARE-FOOT CONTRACTOR STORAGE YARD WITH A WAIVER TO ALLOW A TEN-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE NORTH, SOUTH AND EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND VEGUET ROT FENCING ALONG THE WESTERN PERIMETER WHERE A SOLID SCREEN WALL IS REQUIRED on 1.40 acres at 2550 and 2560 Highland Drive (APNs 162-09-110, 019 and 020), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-73406]. Staff recommends DENIAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SDR-73507 and SDR-73508 [PRJ-73406]
2. Conditions and Staff Report - SDR-73507 and SDR-73508 [PRJ-73406]
3. Supporting Documentation - SDR-73507 and SDR-73508 [PRJ-73406]
4. Photo(s) - SDR-73507 and SDR-73508 [PRJ-73406]
5. Justification Letter - SDR-73507 and SDR-73508 [PRJ-73406]

Motion made by VICKI QUINN to Approve subject to conditions

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

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 125 and 126.

NICOLE EDDOWES, Sr. Planner, reported that the site is zoned for an industrial use and operates as such with a business license. The applicant proposed an office building for his business office operations in accordance with today's development standards set forth by Title

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19.08; therefore, staff recommended approval of both applications.

EFRAIN ARTEAGA stated that he has a concrete business and wants to move his business office into the subject location.

See Item 126 for related background.

CHAIR CHERRY declared the Public Hearing closed for Items 125 and 126.

