



City of Las Vegas

Agenda Item No.: 30.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

ABEYANAYAKA - SDR-70061 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-70259 AND VAR-70424 BLUE HONEY WING - APPLICANT: CONCRETE SOLUTIONS - OWNER: JAMIE AND REFUGIO ESPINOZA LOPEZ - For possible action on a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 2,784 SQUARE-FOOT SINGLE-FAMILY RESIDENCE TO A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO FEET ALONG THE NORTH, SOUTH, AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW ZERO FEET ALONG THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND TO ALLOW AN EIGHT-FOOT TALL CHAIN LINK FENCE WITH SCREENING ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT TALL SOLID STRUCTURE IS REQUIRED FOR SCREENING on 0.61 acres at 4515 Balsam Street (APN 138-03-602-007), M (Industrial) Zone, Ward 4 (Anthony) [PRJ-70051]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Consolidated Backup
2. Supporting Documentation
3. Protest/Support Postcards

Motion made by DONNA TOUSSAINT to Approve subject to conditions amending the following conditions as read for the record:

13. This site shall abandon the Individual Sewage Disposal System (ISDS) according to Southern Nevada Health District (SNHD) regulations and connect to the public sewer in Balsam Street prior to the issuance of a certificate of occupancy for this site, unless otherwise allowed by the Southern Nevada Health District.

14. Extend the public sewer along the frontage of this site in Balsam Street at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works,

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unless otherwise allowed by the Southern Nevada Health District.

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

DONNA TOUSSAINT, CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, LOUIS DE SALVIO; (Against-
None); (Abstain-None); (Did Not vote-None); (Excused-None)

Minutes:

See Items 28 and 29 for related discussion and Items 28 and 29 for related backup.

