



City of Las Vegas

Agenda Item No.: 31.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

ABEYANATHA - VAR-70276 - MAJIA - PUBLIC HEARING - APPLICANT: SOUTHWEST SPECIALTIES, INC. - OWNER: PRESERVE WORLDWIDE, LLC - For possible action on a request for a variance TO ALLOW FOR SIDE WALK, CURB AND GUTTER WHERE SUCH ARE REQUIRED. 0.62 acres at 4406 Balsam Street (APN 138-03-602-008), M (Industrial) Zone, Ward 4 (Amended PRJ-70049). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-70276, VAR-70277 and SDR-70279 [PRJ-70049]
2. Conditions and Staff Report - VAR-70276, VAR-70277 and SDR-70279 [PRJ-70049]
3. Supporting Documentation - VAR-70276, VAR-70277 and SDR-70279 [PRJ-70049]
4. Photo(s) - VAR-70276, VAR-70277 and SDR-70279 [PRJ-70049]
5. Justification Letter - VAR-70276, VAR-70277 and SDR-70279 [PRJ-70049]
6. Comments from Southern Nevada Health District - VAR-70276, VAR-70277 and SDR-70279 [PRJ-70049]
7. Protest/Support Postcards for VAR-70276 and VAR-70277 [PRJ-70049]

Motion made by DONNA TOUSSAINT to Approve subject to conditions

Passed For: 5; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 31-33.

NICOLE EDDOWES, Sr. Planner, reported that this site also originally obtained land entitlements in 2008 for the conversion of a single-family residence to a commercial use, but these entitlements expired. Since 2008, the immediate surrounding area has undergone

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redevelopment that includes the required sidewalks, curb and gutter. In addition, the existing individual septic disposal system (ISDS) has been paved and used for parking in violation of the ISDS permit. Staff does not support the requested variances and waiver as the lack of such elements as curb and sidewalk and landscape buffers will legalize a commercial property that is not compatible or harmonious with the existing commercial and residential uses in the immediate area. Staff recommended denial.

JEFF DONATO, Argonaut Partners, 6077 South Apache Road, appeared representing the applicant and said that this property is next to the property discussed under Items 28-30, and he requested that that discussion be applied to these applications and that the conditions of Item 33 (SDR-70279) pertaining to the sewer line be amended as well. COMMISSIONER TOUSSAINT agreed that they are difficult conditions to meet.

See Item 38 for related discussion.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 31-33.

