



*City of Las Vegas*

Agenda Item No.: 195.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019**

DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD

Consent  Discussion

**SUBJECT:**  
DR-7533 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -  
APPLICANT OWNER: USA FRONT HOLDING, LLC - For possible action on a request for  
a Site Development Plan Review (SDR) PROPOSED 32-UNIT, 39,400 SQUARE-FOOT MINI-  
STORAGE FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER  
LANDSCAPED BUFFER ALONG THE WEST, SOUTH AND EAST PROPERTY LINES  
WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT PERIMETER LANDSCAPE BUFFER  
ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.49 acres at  
3301 Meade Avenue (APN 16-03-007-006), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-  
74613]. Staff recommends APPROVAL.

C.C.: 3/6/2019

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 1 | Planning Commission Mtg. | 2 |
| City Council Meeting     | 0 | City Council Meeting     | 0 |

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by the City of Las Vegas Department of Public Works Traffic Engineering Division
7. Support Postcard and Comment Card
8. Submitted after Final Agenda - Protest Postcard

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM  
CHERRY, LOUIS DE SALVIO, VICKI QUINN; (Against-None); (Abstain-None); (Did Not  
Vote-None); (Excused-BRENDA J. WILLIAMS)

Minutes:  
CHAIR CHERRY declared the Public Hearing open.

## PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019

JONATHAN BOYLES, Sr. Planner, reported that the subject site is located in the southeast sector of the General Plan with a land use designation of LI/R (Light Industry/Research) and zoning designation of M (Industrial), which allows a Mini-Storage Facility as a conditional land use.

The subject site was previously developed as a Mini-Storage Facility per approved Plot Plan Review and Special Use Permit (U-0034-88). However, the subject site is currently undeveloped as the previous structure has been demolished per an approved building permit. The applicant proposed developing the site with a new mini-storage facility including 59 recreational vehicle parking spaces. The submitted building elevations indicate the building will be 28 feet in height with red and beige corrugated steel and CMU building facades.

As the subject site was previously developed as a Mini-Storage Facility, staff determined that the proposed project is compatible with surrounding development in the area. Furthermore, staff believes that the requested Waivers to allow reduced landscaping along the west, south and east perimeter will have minimal negative impact to the surrounding area; therefore, staff recommended approval subject to conditions. Additional protest letters were received after publication.

MICHAEL PANCIROV appeared representing the applicant, USA Property Holdings. He showed a diagram of the subject parcel and another parcel that applicant owns that fronts on Sirius Avenue. He addressed the zero-foot landscaping buffer request noting that if they installed landscaping, they would be creating an area for vagrancy/nefarious activities.

COMMISSIONER QUINN opined that this is the perfect location for this application. She requested adding a condition regarding no razor wire being allowed on the site, and MR. PANCIROV agreed. ROBERT SUMMERFIELD, Director of Planning, clarified that razor wire can only be approved if it is listed as part of the application, which it is not, so it is unnecessary to add a condition.

CHAIR CHERRY declared the Public Hearing closed.