



City of Las Vegas

Agenda Item No.: 102.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 12, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-11270 ABEMANCE ITEM - PUBLIC HEARING - APPLICANT: BARRY ROSS - OWNER: KATHLEEN S. HAYES. Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 28 FEET WHERE 51 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED COMMERCIAL BUILDING, TO ALLOW A TRASH ENCLOSURE SETBACK OF FIVE FEET ADJACENT TO A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM SEPARATION REQUIRED, AND TO ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM REQUIRED on 2.5 acres at 4550 West Oakey Boulevard (APNs 162-06-202-001 and 002), P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian). The Planning Commission (5-1 vote) and staff recommend DENIAL. NOTE: RESIDENTIAL ADJACENCY SETBACK IS NOW 28 FEET

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

The Planning Commission (5-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. Backup referenced from the 03/23/06 Planning Commission meeting Item 27

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following condition as read for the record as follows:

A. Only one variance for residential adjacency of 28 feet where 51 feet is required is approved by this action.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-LAWRENCE WEEKLY); (Excused-None)

CITY COUNCIL MEETING OF: JULY 12, 2006

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 102 [VAR-11270] and Item 103 [SDR-11197].

MR. NELSON presented a new project, as the original proposal consisted of a single-story building along the east side of the property. Upon significant demolition to meet adjacency and landscaping requirements, the previous development was dismissed. MR. NELSON stated that the new plan is a two-story building set at the front part of the property with 90 feet from the residential property. The development would consist of 10,000 square feet and several modifications have taken place to achieve required parking. He stated that he has met with the community and there were no oppositions, so he respectfully requested approval.

COUNCILWOMAN TARKANIAN confirmed there were several questions regarding the original plan, and supported the developer's new proposal.

MARGO WHEELER, Director of Planning and Development, added a condition to Item 102 [VAR-11270] stating this approval shall be for a single residential adjacency of 28 feet where 51 feet is required. Pertaining to Item 103 [SDR-11197], MS. WHEELER amended Condition 3 to reflect this approval is pursuant to plans dated 5/10/2006. MR. NELSON agreed to all conditions.

MAYOR GOODMAN declared the Public Hearing closed for Item 102 [VAR-11270] and Item 103 [SDR-11197].

