



*City of Las Vegas*

Agenda Item No.: 125.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
VARIANCE

VAR-12102 PUBLIC HEARING APPLICANT: TRIPLE FIVE DEVELOPMENT -  
OWNER: VILLYN SQUARE BUILDING P, LLC Request for a Variance TO ALLOW  
2,404 PARKING SPACES WHERE 2,440 IS THE MINIMUM REQUIRED after the addition  
of a 1,200 square foot restaurant within an existing commercial center on 36.8 acres at 9440  
West Sahara Avenue (APN 163-06-815-002, -003, -004, -005, -007, -009, -011, -013, -015, -017,  
-019, -020, -024, -025, -027, -029, -030, -031, -032, -033, -034, -035, and -036), C-1  
(Limited Commercial) Zone, Ward 7 (Wolfson). Staff recommends DENIAL. The Planning  
Commission (6-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL,  
subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report For This Application
3. Support Documentation
4. Justification Letter
5. Submitted after final agendaSupport by Bricken Browne-Ainge
6. Backup referenced from the 06/08/06 Planning Commission meeting Item 16

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

**CITY COUNCIL MEETING OF: JULY 12, 2006**

JAMES GRINDSTAFF, 9440 West Sahara Avenue, appeared on behalf of the applicant and stated the shopping center has been in operation over 10 years. The City calculates restaurant parking differently than retail parking, which affects second generation tenants. The applicant has recently lost a retail tenant and is looking to replace with a restaurant tenant, and the allowance of the restaurant would require a variance for 36 spaces. MR. GRINDSTAFF noted there is available parking in the rear of the plaza but acknowledged the difficulty to encourage. While the office staff located on the second level has begun to utilize the rear parking, he stated there has been additional signage to promote ample parking for all other patrons. He requested approval.

COUNCILMAN WOLFSON noted this deviation is less than one and a half percent and because of its reasonable circumstances he supported the request.

MAYOR GOODMAN declared the Public Hearing closed.

