



City of Las Vegas

Agenda Item No.: **112.**
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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WINTER

Consent Discussion

SUBJECT:
REZONING

ZONING 15045 - PUBLIC HEARING - APPLICANT: EVE MAZZARELLA - OWNER: 408 S SEVENTH ST, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO IMPROVE (PERSONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 0.64 acres at the southwest corner of Seventh Street and Chef Andre Rochat Place (APNs 139-34710-030 through 033), Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting
FORMT
EXT-02

Planning Commission Mtg.
City Council Meeting
FORMT
EXT-02

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter
5. Letter dated 09-04-06 from Dan Ross and previous petitions circulated
6. Submitted at meeting - 2 support letters by Jennifer Lazovich, 2 protest letters and comments by Tom McGowan for Items 112 - 116
8. Backup referenced from the 08-24-06 Planning Commission meeting Item 44

Motion made by GARY REESE 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)

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NOTE: COUNCILMAN WOLFSON disclosed that he owns an office building within the notice area, but his property will not be affected any differently than any other property in the area; therefore, he will vote on all applications.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 112 [ZON-15045], Item 113 [VAR-15048], Item 114 [VAR-15049], Item 115 [VAR-15596] and Item 116 [SDR-15043].

ATTORNEY JENNIFER LAZOVICH appeared on behalf of the applicant and briefly described the proposal and its location. She informed COUNCILMAN REESE that the historic building would be used the third story of the proposed office building. She stated the proposal is appropriate and compatible with the area and submitted two letters of support.

In response to COUNCILMAN WOLFSON'S inquiry, MARGO WHEELER, Director of Planning and Development Department, explained this building is not listed locally as a historic landmark and, therefore, has no requirement that applicant meet with the Historic Preservation Commission.

COUNCILMAN WOLFSON noted that ATTORNEY LAZOVICH had attempted to meet with members of the Historic Preservation Commission.

In response to MAYOR GOODMAN'S inquiry, ATTORNEY LAZOVICH explained one of the houses could be donated to the City of Las Vegas and relocated and MS. WHEELER clarified that the Pop Squires home would be preserved.

TOM McGOWAN, Las Vegas resident, noted the Historic Preservation Commission should welcome the relocation of the Pop Squires home. He suggested the denial of all items if the proposal is not compatible with the area.

ANDRE ROCHAT, 401 South Sixth Street, appeared in support. He noted a previous attempt to designate the neighborhood as historically important had failed and stated the proposal would be good for business and downtown.

TED RUSSELL appeared in support.

COUNCILWOMAN TARKANIAN noted a letter she received that expressed concern with the lack of consistency within the Historic District.

COUNCILMAN REESE stated he had received same letters and entered them into record. He expressed his support for this proposal because he felt the requests were reasonable.

MS. WHEELER explained that the City's policy is that the historic designation is only applied at the property owner's request.

COUNCILMAN REESE thanked ATTORNEY LAZOVICH for working with him and his office on this project.



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