



City of Las Vegas

Agenda Item No.: 117.
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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:
VARIANCE

VAR-15057 - PUBLIC HEARING - APPLICANT: SCOTT R. GEARING - OWNER: MONTERREY PLAZA, LLC - Request for a Variance TO ALLOW 61 PARKING SPACES WHERE 66 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 0.88 acres adjacent to the south side of Aurora Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), I-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

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|--------------------------|--------------------------------|--------------------------|--------------------------------|
| Planning Commission Mtg. | <input type="text" value="0"/> | Planning Commission Mtg. | <input type="text" value="0"/> |
| City Council Meeting | <input type="text" value="0"/> | City Council Meeting | <input type="text" value="0"/> |

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by STEVEN D. ROSS to Approve subject to conditions and adding to following condition as denoted below:

A. This variance shall be for 59 spaces where 64 are required.

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

NOTE: MAYOR GOODMAN disclosed he will abstain as JAY BROWN is representing this item and they are partners on a property on West Charleston Boulevard.

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Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 117 [VAR-15057], Item 118 [SUP-15058], Item 119 [SUP-15059] and Item 120 [SDR-15055] and declared his abstention. ATTORNEY JAY BROWN, 520 South Fourth Street, and SCOTT GEARING were present. ATTORNEY BROWN noted that the revised site plan remained parking deficient, but pointed out 59 spaces were being provided where 64 are required. He mentioned the neighbors' support and requested approval.

In response to TOM McGOWAN'S, Las Vegas resident, question, MARGO WHEELER, Director of Planning and Development Department, explained to staff recommended denial of these applications because the property had no physical limitations preventing it from meeting the Code. After hearing MS. WHEELER'S explanation, MR. McGOWAN stated his support.

TERRY PELECH, 7109 Rio Grande Gorge Court, appeared in opposition and stated this proposal is incompatible with the neighborhood.

COUNCILMAN ROSS clarified the proposal's location and MR. PELECH acknowledged his home was not close to the proposal.

COUNCILMAN ROSS stated this proposal will be a nice addition to the area and that the parking waiver is not significant.

MS. WHEELER crafted an additional condition which reflected the correct number of parking spaces and amended Condition 3 and 4 to reflect the changes in the revised site plan.

ATTORNEY BROWN agreed to the amended conditions.

ATTORNEY BROWN explained the management of Casa Don Juan would be operating a new restaurant at this location.

MAYOR PRO TEM REESE declared the Public Hearing closed for Item 117 [VAR-15057], Item 118 [SUP-15058], Item 119 [SUP-15059] and Item 120 [SDR-15055].