

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 4, 2006**

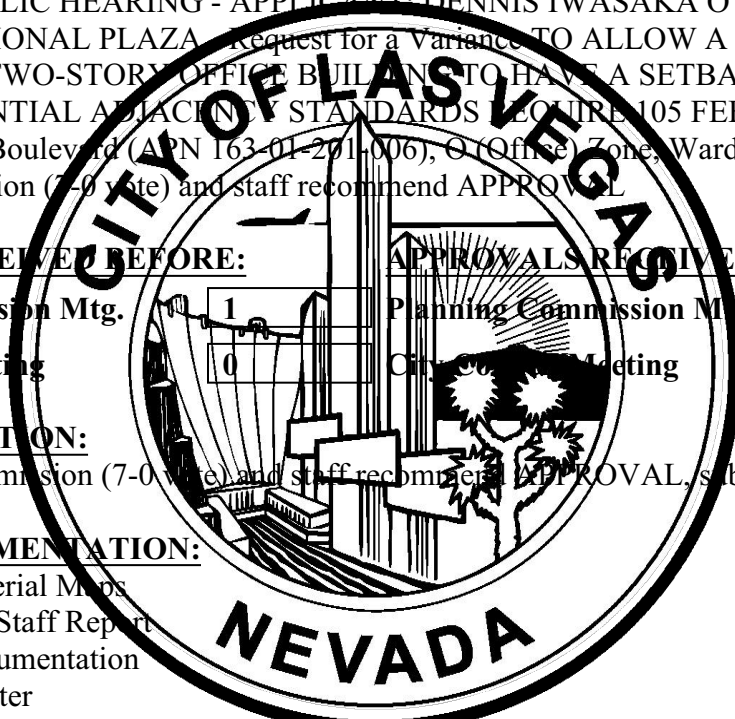
DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-14313 - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA OWNER: MAX JONES PROFESSIONAL PLAZA Request for a Variance TO ALLOW A PROPOSED 21,551 SQUARE-FOOT TWO-STORY OFFICE BUILDING TO HAVE A SETBACK OF 53 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-271-006), O (Office) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL



PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda - Protest letter
6. Backup referenced from the 09-07-06 Planning Commission Meeting Item 36

Motion made by LOIS TARKANIAN to Hold in Abeyance Item 105 [VAR-14313] and Item 106 [SDR-14311] to 10/18/2006

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-OSCAR B. GOODMAN, STEVE WOLFSON)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Item 105 [VAR-14313] and Item 106 [SDR-14311].

PHILIP REGESKI, PR Engineering, 10225 Schuster Street, appeared on behalf of the applicant and accepted all conditions.

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JODY MOBLEY, 1585 Red Rock Street, appeared in opposition, as the proposed project would encroach upon her property. The two stories will be directly adjacent to her property. She is concerned with safety and security. Granting the variance will negatively impact property values. She asked for additional time to discuss this development. If the applications are approved, she asked that there be security surveillance on the property at all times. She would prefer that no windows be allowed to the rear overlooking her property.

TOM McGOWAN, Las Vegas resident, appeared in opposition for the same reasons as expressed by MS. MOBLEY.

COUNCILWOMAN TARKANIAN indicated she was aware of only one protest. She felt it will be more secure if the property is developed. She suggested holding the items to the October 18, 2006 City Council meeting to meet with applicant and the residents to explain the reason why the setback is so close to the residents. Jones Boulevard was raised about seven and a half feet and it makes the parcel difficult to develop.

MR. REGESKI noted they have been through the rezoning process of the County and then decided to annex into the City. He explained that the windows facing the east are windows that cannot be seen out of. This has also been done with the windows that face the north and south. However, he was amenable to the abatement request.

COUNCILWOMAN TARKANIAN asked MS. MOBLEY to notify her neighbors about the meeting.

MAYOR PRO TEM REESE declared the Public Hearing open for Item 105 [VAR-14313] and Item 106 [SDR-14311].

