



*City of Las Vegas*

Agenda Item No.: 121.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF OCTOBER 18, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT  
VARIANCE

VAR-14313 ABEYANCE ITEM 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 163-01-201-006), O (Office) Zone Ward 4 (Tuckman). The Planning Commission (7-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**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. Protest letter
6. Backup referenced from the 09-07-06 Planning Commission Meeting Item 36

Motion made by LOIS TARKANIAN 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 for Item 121 [VAR-14313] and Item 122 [SDR-14311].

PHILLIP REGESKI, 10225 Schuster Street, appeared on behalf of the applicant and agreed to all conditions.

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MARGO WHEELER, Director of Planning and Development Department, read additional conditions for Item 122 [SDR-14311] requested by COUNCILWOMAN TARKANIAN which pertained to the height of the eastern wall, the size and placement of trees, a security camera, and design details of the second-story windows.

MR. REGESKI agreed to all conditions but requested permission to alternate 24-inch box trees due to the difficulty in placing 36 inch box trees so closely to the wall. COUNCILWOMAN TARKANIAN and MS. WHEELER accepted MR. REGESKI'S suggestion.

MR. REGESKI agreed with COUNCILWOMAN TARKANIAN'S observation that the property is in terrible condition and agreed to work with owner in bringing the property into compliance. He also agreed to COUNCILWOMAN TARKANIAN'S additional conditions to clear the property within 30 days and to demolish the house within 90 days.

MAYOR GOODMAN declared the Public Hearing closed for Item 121 [VAR-14313] and Item 122 [SDR-14311].

