



*City of Las Vegas*

Agenda Item No.: 149.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
VARIANCE

VAR-17306 PUBLIC HEARING APPLICANT: WEST ONE PROPERTIES, LTD -  
OWNER: ASI 2000, INC. Request for a Variance TO ALLOW 15 PARKING SPACES  
WHERE 25 PARKING SPACES ARE THE MINIMUM REQUIRED FOR AN EXISTING  
SHOPPING CENTER on 0.83 acres at 4441 East Bonanza Road (APN 140-32-101-003), C-1  
(Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning  
Commission (7-0 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

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

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)

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open for Item 149 [VAR-17306] and Item 150 [SUP-17302].

HOWARD STEIN, West One Properties, noted that the Planning Commission at a previous meeting desired to see improvement on the landscaping in front of the Albertson's store, which is a portion of property they do not own. Although he asked for clarification, MR. STEIN concurred with all conditions.

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MARGO WHEELER, Director of Planning and Development, clarified for COUNCILMAN REESE that staff's recommendation for denial was due to the deficiency in parking. Regarding the landscaping, MS. WHEELER explained that conditions were not imposed, as the applicant does not own the property.

COUNCILMAN REESE did not feel parking would be an issue, as there is sufficient parking to the west of this site. He believed the proposed project would be a great addition to the area.

MAYOR GOODMAN declared the Public Hearing closed for Item 149 [VAR-17306] and Item 150 [SUP-17302].