



City of Las Vegas

Agenda Item No.: 89.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 19, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-12782 PUBLIC HEARING APPLICANT: JAMES E. STROH - OWNER:
NORTHBROOK, ILL. Request for a Variance TO ALLOW 361 PARKING
SPACES WHEREAS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED
FOR A PROPOSED CHURCH HOUSE OF WORSHIP on 7.84 acres at 4275, 4285, 4295,
4305, 4315, 4325 and 4335 North Rancho Drive (APNs 138-02-712-005, 006, 007, 009, 010,
011 and 012) C-2 (General Commercial) Zone, Ward 6 (Ross). Staff recommends DENIAL.
The Planning Commission (4-3 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-3 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

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY BOB GRONAUER, Kummer Kaempfer Bonner Renshaw & Ferrario, 3800 Howard Hughes Parkway, explained that the parking variance is to allow a church on the property. A parking study was submitted showing parking is negligible. Regarding Condition 3, ATTORNEY GRONAUER clarified that they would like to keep the retail Buildings 1 and 2

CITY COUNCIL MEETING OF: JULY 19, 2006

that face out on Rancho Road with regular business hours from 8:00 a.m. to 6:00 p.m. If anyone is using the church, those uses are after 6:00 p.m. at night. He indicated they would like to keep the restaurant and retail for future use to be open past six o'clock.

COUNCILMAN ROSS verified with MARGO WHEELER that the hours are subject only to the office uses. ATTORNEY GRONAUER agreed with all conditions. Even though he does not support parking waivers and lack of parking spaces, COUNCILMAN ROSS indicated that the owner has done a great job with the property; therefore, he would support the application.

MAYOR GOODMAN declared the Public Hearing closed.