



*City of Las Vegas*

Agenda Item No.: 102.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETINGS OF: MARCH 21, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT:  
VARIANCE

VAR-18625 PUBLIC HEARING APPLICANT/OWNER: LE FERIA, LLC - Request for a Variance TO HAVE 95 PARKING SPACES WHERE 95 PARKING SPACES ARE THE MINIMUM REQUIREMENT on 2.35 acres at 3851 Pennwood Avenue (APNs 162-07-702-002 and 003), M (Industrial) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommend DENIAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**

The Planning Commission (6-0 vote) and staff recommend DENIAL.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda Abeyance request by Bayron Rosales for Items 102 and 103
6. Backup referenced from the 02-22-07 Planning Commission Meeting Item 25

Motion made by LOIS TARKANIAN to Hold in Abeyance Items 102 and 103 to 4/18/2007

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 102 and 103.

COUNCILWOMAN TARKANIAN noted that she has met with the applicant, who desires to have the items held in abeyance. The applicant may have been under the impression that attendance was not necessary. She emphasized that this is a desired project; however, there are some significant issues still needing to be worked out. With that, she recommended a four-week abeyance.

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MAYOR GOODMAN explained that the motion would be to obey the items; however, individuals can choose to voice their comments at this meeting or at the future meeting.

YVONNE DuPLAIN appeared on behalf of the property owners at Penwood Place Apartments, 4001 Penwood Avenue, which is located adjacent to the subject site. MS. DuPLAIN stated that the area is overpopulated with apartments, reducing the required parking spaces for the proposed development would not be favorable. Their tenant parking is situated directly adjacent to the subject site, and there will be no means to control the parking area to ensure their tenants' parking spaces will not be utilized by the subject development. On behalf of the property owners, she asked that Council allow Planning Commission's recommendation for denial.

TOM McGOWAN, Las Vegas resident, recommended an abeyance on the items to allow for a balanced presentation and discussion to take place with all interested and affected parties, inclusive of MS. DuPLAIN'S comments.

COUNCILWOMAN TARKANTAN asked MS. DuPLAIN for contact information so discussions can take place during the abeyance period.

MAYOR GOODMAN declared the Public Hearing closed on Items 102 and 103.

