



*City of Las Vegas*

Agenda Item No.: 117.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JULY 11, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**  
**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**  
**VARIANCE**

VAR-20816 VARIANCE ITEM PUBLIC HEARING - APPLICANT: CRAIG AND CRETE DEVELOPERS OWNER: CHIFFIN FAMILY TRUST - Request for a Variance TO ALLOW A THREE STORY, 50-FOOT TALL BUILDING WHERE TWO STORIES AND 35 FEET IS THE MAXIMUM HEIGHT ALLOWED (MEDICAL DISTRICT) at 600 South Tonopah Drive (CPN 139-32-705.00) PD (Planned Development) Zone, P-O (Professional Office) Land Use Designation, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**1**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**14**

**City Council Meeting**

**15**

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Returned postcard support
6. Returned postcard protest and support
7. Submitted at meeting Support petition with 13 signatures by Kummer Kaempfer Bonner Renshaw and Ferrario for Items 117-119
8. Backup (Petition) referenced from the 05-24-07 Planning Commission Meeting for Items 37-39

Motion made by RICKI Y. BARLOW to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

## CITY COUNCIL MEETING OF: JULY 11, 2007

### Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 117-119.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained the applicant would like to purchase property to continue his practice in the Medical Overlay District. She submitted a petition in support from the surrounding property owners. The applicant has also agreed to additional conditions to mitigate some concerns from adjacent property owners. ATTORNEY ALLEN briefly described the parking and the building, as well as the applicant's mitigation efforts with regard to the requested variances. She listed the applicant's efforts to address the neighbors concerns and emphasized the appropriateness of this project at this location.

MR. RAVENHOLT, 7013 Alta Drive, expressed concern with the plan which is not pedestrian-friendly and lacks plazas and open areas. He felt the project should comply with the medical district plan approved in 2002.

MARGO WHEELER, Director of Planning and Development Department, explained for MAYOR GOODMAN that the requirements of the Medical District Plan have been applied to this proposal, such as pedestrian friendly sidewalks.

TOM McGOWAN, Las Vegas resident, stated reason for staff's recommendation for denial and the basis of MR. RAVENHOLT'S statement. MS. WHEELER explained that the medical district plan was formulated by residents and business owners in the area over a series of many public hearings. It was first adopted in 2000 and updated substantially in 2005. The design standards are adopted by the City Council and are required of all projects in the area. Staff's recommendation for denial was due to the requested variance and staff feels a less intense project could be developed and still meet the residential adjacency requirement.

ATTORNEY ALLEN pointed out the project meets the intent of the medical overlay and noted the proposed medical plaza and pedestrian-friendly elements of the building.

COUNCILMAN BARLOW was pleased with the project because it would benefit the community as a whole. He encouraged the applicant to meet with Public Works to ensure the corner is adequately lit. MS. WHEELER suggested an amended condition to address the type of tree which could be installed. ATTORNEY ALLEN concurred with the added condition.

MAYOR GOODMAN declared the Public Hearing closed for Items 117-119.