



City of Las Vegas

Agenda Item No.: 153.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SPECIAL USE PERMIT RELATED TO JUP-21647

SUP-21646 PUBLIC HEARING APPLICANT/OWNER: JUAN DIEGO ZAMORA-AGUILAR - Request for a Special Use Permit FOR AN EXISTING ACCESSORY STRUCTURE (CITY) located at 175 Ronald Lane (APN 140-31-811-014), R-1 (Single Family Residential) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-1 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	5	Planning Commission Mtg.	1
City Council Meeting	3	City Council Meeting	1

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 06-14-07 Planning Commission Meeting Item 46

Motion made by GARY REESE to Deny

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JUAN DIEGO ZAMORA-AGUILAR, 175 Ronald Lane, introduced his translator, CHRISTIAN DEVARES.

MARGO WHEELER, Director of Planning and Development Department, explained for COUNCILMAN REESE that the existing structure was a permitted structure, but the installation

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of a kitchen and bedrooms without permits was why this application was before the Council.

COUNCILMAN REESE remarked that if the applicant had come before the Council for this use at this location he would have denied it. Many neighbors do not want this type of use in their neighborhood.

Through his interpreter, MR. AGUILAR replied the use is for his family. COUNCILMAN REESE felt that the additional structure does not belong in this single-family residential area. He considered this a rental property in an area is not zoned for such a structure.

MS. WHEELER clarified that this denial would require the applicant to convert the structure back to a garage; thus removing the kitchen. She explained for COUNCILMAN BROWN that Item 152 was stricken because the structure was permitted as a garage but not as a conversion.

MAYOR GOODMAN declared the Public Hearing closed.

