



City of Las Vegas

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF OCTOBER 17, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REZONING

ZON-18923 BEYONDANCE ITEM PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC. - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acre at 514 South Seventh Street (APN 139-34710-024), Ward 3 (Reese). The Planning Commission 7-0 vote and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTS:

1. Location And Aerial Maps
2. Conditions (Not Applicable) Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 08-13-07 Planning Commission Meeting Item 28

Motion made by GARY REESE to approve

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 for Items 87-90.

GEORGE ROGERS, George Rogers Architect, 6325 South Jones Boulevard, appeared with the applicant. He stated that efforts were made to maintain the front appearance of the structure and the fabric of the historic neighborhood. The existing driveway will be removed, so the parking variance is still needed, although there will be one additional parking space made available on the street. In addition, a two-story office building will be added in the rear of the property,

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which will include six parking spaces.

BRAD HAUFMAN, Manager-Wayward Properties, LLC, was pleased to work with the Planning Commission and the architect in maintaining the general appearance of the existing building. Photos were shown depicting the proposal.

COUNCILMAN REESE was concerned that some of these type of properties change from residential to office and can have an impact on the surrounding parking. Due to the size of the property, he could understand the need for the setback variance and believes that the project will be a beautiful addition to downtown.

MARGO WHEELER, Director of Planning and Development, confirmed an additional condition on Item 89 to indicate no variance for the front yard.

MAYOR GOODMAN declared the Public Hearing closed for Items 87-90.

