



City of Las Vegas

Agenda Item No.: 108.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF FEBRUARY 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-25988 PUBLIC HEARING APPLICANT/OWNER: PECOS PARTNERS, LLC -
Request for a variance to allow RESIDENTIAL ADJACENCY SETBACK OF 58.5 FEET
WHERE 66 FEET IS REQUIRED FOR A PROPOSED 7,250 SQUARE-FOOT GENERAL
RETAIL DEVELOPMENT on 2.57 acres on the south side of Owens Avenue, approximately 245
feet west of Pecos Road (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="3"/>	City Council Meeting	<input type="text" value="3"/>

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcard
7. Submitted after final agenda Protest/support postcards
8. Backup referenced from the 01-24-08 Planning Commission Meeting Item 52

Motion made by GARY REESE to Hold in Abeyance Items 108 and 109 to 3/19/2008

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 108 and 109.

JANUARY 20, 2008

SUE GREY, Pearlman Design Group, 2230 Corporate Circle, Henderson, appeared on behalf of the applicant and asked for approval.

COUNCILMAN REESE inquired as to what is being proposed for development on the subject site. MS GREY responded that the proposal is for a 7,250 square foot retail building with a 1,200 square foot drive-thru coffee shop. She affirmed the Councilman's recollection that a Tesco store was recently approved at this location and added the proposal would complete the development of the subject parcel.

The Councilman desired holding the items until he expressed concern with the distance requirements from existing residential and was not comfortable going forward without additional information on the proposed development.

MAYOR GOODMAN closed the Public Hearing closed for Items 108 and 109.

