



City of Las Vegas

Agenda Item No.: 74.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 19, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-25988 BEYANCE ITEM 52B1 HEARING APPLICANT/OWNER: PECOS PARTNERS, L.P. Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 38.2 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 159-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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/support postcards
7. Submitted after meeting Recordation notice of Council action and conditions of approval for Items 74 and 75
8. Backup referenced from the 01-24-08 Planning Commission Meeting Item 52

Motion made by GARY REESE 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)

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Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 74 and 75.

SUSAN GREY, Perlman Design Group, 2230 Corporate Circle, Henderson, appeared on behalf of the applicant. The proposal is for a 7,200 square foot retail building adjacent to a new Fresh and Easy. She showed a copy of the landscaping plan and indicated that it meets all standard requirements for landscaping and parking. The residential adjacency setback requirement is 66 feet, and the applicant is requesting 58.1 feet. She also showed the colors and materials that will be used for the development.

ANTHONY HODGES, 123 Sir David Court, remarked that staff and the Planning Commission did not agree on the recommendation, but he hopes that the City Council will carefully consider these items.

COUNCILMAN REESE indicated that if any complaints should arise from the drive-through loud speakers, he will contact MS. GREY'S office.

MAYOR GOODMAN declared the Public Hearing closed for Items 74 and 75.

