



City of Las Vegas

Agenda Item No.: 39.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2709 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HOUSHANG ROOHAN FAMILY TRUST - REQUESTING a Variance TO ALLOW 60 PARKING SPACES WHERE 69 ARE REQUIRED FOR A PROPOSED BEAUTY SALON WITHIN AN EXISTING RETAIL DEVELOPMENT ON 0.92 acres at 625 North Lamb Boulevard (APN 140-30-803-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 05/21/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-BYRON GOYNES)

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated the request was a self-imposed hardship and recommended denial.

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RUSS ROOHANI, 3160 Rosanna Street, appeared on behalf of the applicant. He stated that after three years of being vacant, one space had finally been leased to a beauty salon. He acknowledged that more parking was required than was provided and requested approval.

COMMISSIONER EVANS applauded the applicant's investment in the area. He acknowledged that a parking problem might arise in the future, but as the deviation was relatively minor, he felt that the variance request would not create a parking deficiency.

Regarding COMMISSIONER EVANS' inquiry regarding a possible review of the Variance request, VICE CHAIR TROWBRIDGE observed that any future uses on the site would require additional variances which would be reviewed by the Commissioners. MR. ROOHANI stated that the shopping center would not have any restaurants and the beauty salon would only have six chairs which would rarely be used at the same time. MARGO WHEELER, Director of the Planning and Development Department clarified that any retail or office use that would not require additional parking would be allowed to tenant the building.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.

