



City of Las Vegas

Agenda Item No.: 46.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: VAR-2743 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTIONS, INC. Request for a variance TO ALLOW A 40.2 FOOT TALL BUILDING, OFFICE BUILDING WHERE 35 FEET IS ALLOWED on 1.04 acres at the southeast corner of Red Coach Avenue and Salsam Street (NAPN 138-03-602-018), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED: O (Office) Zone], Ward 4 (Brown)

C.C.: 05/21/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	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. Submitted after final agenda Protest Postcards

Motion made by STEVEN EVANS to Deny

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-BYRON GOYNES)

NOTE: COMMISSIONER TRUESDELL abstained as he has a business partner who owns property in the notice area.

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: APRIL 24, 2008

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

SHELDON COLIN, 180 Cassia Way, appeared on behalf of the applicant. He explained the variance request would allow the building to be more architecturally appealing and noted the higher walls would be used to shield the mechanical equipment. He requested approval, stating the variance would benefit both the project and the neighborhood.

COMMISSIONER EVANS noted that the project elevations were not included in the backup and MR. COLIN explained that he had been informed by staff that he did not need to bring anything as backup. COMMISSIONER EVANS stated he could not support the request, given the lack of information presented, and MR. COLIN agreed that more detailed elevations should have been presented.

COMMISSIONER STEINMAN observed that this application was related to a site development review that was not before the Commissioners. MARGO WHEELER, Director of the Planning and Development Department, stated the Commissioners had already recommended denial of the related site plan.

MR. COLIN added that the site plan had been tabled and reworked. He explained the site plan and the variance would be presented to City Council together. He stated the Commissioners had recommended denial of the site plan because it was parking deficient and he assured the Commissioners that the revised plan addressed the parking.

COMMISSIONER STEINMAN stated the site plan should have been presented because there was no way to confirm or refute MR. COLIN'S assertions.

ROGER KEHL, 4597 Balsam Street, appeared in opposition. He expressed concern regarding the impact this project would have on his property value and requested that vehicular access to Balsam Street be restricted.

FRANK COMPARONI, 4614 Balsam Street, appeared in opposition and stated a four-story building was not compatible with the single-story homes in the neighborhood. He stated the applicant had not been forthcoming about the project and his representatives had not been able to give specific details regarding the building's tenant.

VICE CHAIR TROWBRIDGE noted he could not comment on the site plan since it is not before the Commission and MR. COLIN reiterated that he had provided everything that staff had requested.

MR. COLIN acknowledged that a neighborhood meeting had been held and stated the neighbors' concerns related to the impact the development would have on the area. He also explained that the access to Balsam Street was intended for emergency vehicles only.

PLANNING COMMISSION MEETING OF: APRIL 24, 2008

MS. WHEELER pointed out the related site plan and elevations were included in the Commissioners' packets. She noted the Commissioners' recommendation of denial on the site plan was still standing and would accompany their recommendation on the Variance to the project's hearing before the City Council.

In response to COMMISSIONER DUNNAMI'S inquiry, MR. COLIN clarified that the building was two stories above ground with one level of underground parking which was not counted as a story.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.

