



*City of Las Vegas*

Agenda Item No.: 93.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: APRIL 2, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
**VARIANCE**

VAR-26127 PUBLIC HEARING APPLICANT/OWNER: BBH, LLC - Request for a Variance TO ALLOW PARKING SPACES WHERE 106 PARKING SPACES ARE REQUIRED FOR A PROPOSED LIGHT MANUFACTURING FACILITY on 2.02 acres at 1924, 1930 and 2000 Western Avenue (APNs 802-041-002-002 through 002-002-002), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>4</b>	<b>Planning Commission Mtg.</b>	<b>3</b>
<b>City Council Meeting</b>	<b>3</b>	<b>City Council Meeting</b>	<b>4</b>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-0-1 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 final agenda Protest/support postcards
8. Submitted after meeting Recordation notice of Council action and conditions of approval for Items 93 and 94
9. Backup referenced from the 02-28-08 Planning Commission Meeting Item 28

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 93 and 94.

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KAREN RICHARDSON, 815 Pilot Road, Suite E, appeared on behalf of the applicant. She noted the site plan was revised after the variance was withdrawn. She asked that any conditions, if approved, reflect the revised site plan. In addition, the height has been revised to reflect an increase from 50 feet to 53 feet, yet still within the height restrictions. She noted that the building is located within the redevelopment district.

MARGO WHEELER, Director of Planning and Development Department, confirmed that the new site plan was received but staff does not have a copy of the new elevations.

MS. RICHARDSON confirmed for the Mayor that the applicant business will operate out of this proposed location. She informed COUNCILMAN REESE that copies of the revised elevations were submitted to EVAN DUMALL.

ASSISTANT CITY MANAGER BRYAN SCOTT suggested obtaining the date from the elevations MS. RICHARDSON referred to. MS. RICHARDSON explained that the building has different heights but the tallest portion is proposed at 53 feet. MS. WHEELER accepted the March 25, 2008 revised elevations. With that, Item 94 would need to be amended to reflect this date.

MAYOR GOODMAN declared the Public Hearing closed for Items 93 and 94.