



*City of Las Vegas*

Agenda Item No.: 109.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: MAY 21, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-2743 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: INVESTMENT SOLUTION, INC. - Requests 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 Lasan Street (747N 138-03-602-019), U (Undeveloped) Zone [O (Office) General Plan Designation] [PROPOSED O (Office) Zone], Ward 4 (Brown). The Planning Commission (5-0-1 vote) and staff recommend DENIAL.

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.   
City Council Meeting

Planning Commission Mtg.   
City Council Meeting

**RECOMMENDATION:**

The Planning Commission (5-0-1 vote) and staff recommend 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 Postcard
7. Submitted at Meeting Written Comments by Roger Kehl
8. Submitted after Meeting Protest Postcard
9. Backup Referenced from the 04-24-08 Planning Commission Meeting Item 46

Motion made by LARRY BROWN to Table

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
LARRY BROWN, RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:  
MAYOR GOODMAN declared the Public Hearing open.

Seeing no representative to speak, COUNCILMAN BROWN inquired about the history of the application. MARGO WHEELER, Director of Planning and Development, replied whether action is taken or not, the item remains tabled. The other items would need to be brought back.

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It appears that the item is dying due to lack of interest. COUNCILMAN BROWN confirmed that the applicant was aware of the request to table.

ROGER KEHL, 4597 North Balsam Street, has resided at his residence for 35 years. He read and submitted his written comments for the record and asked Council to consider prohibiting traffic exiting onto Balsam Street and allowing only a crash gate for fire access. This street is a two-block narrow street and is a dead end (cul-de-sacs) at the north and south ends. There are no commercial properties on Balsam Street, and the overflow traffic parks on Red Coach Drive, which in turn leaves only a single lane. In essence, there is no room for two-way traffic. He did not think it was fair for the long-term residents be forced to accept office buildings within their community.

COUNCILMAN BROWN explained to MR. KEHL the history of the application, as the item was held two times, and now a third time. MS. WHEELER noted that the application can be re-noticed or a new one can be submitted, should there be changes or requested variances.

MAYOR GOODMAN declared the Public Hearing closed.

