



*City of Las Vegas*

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: JUNE 12, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:** VAR-2792 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST - JESUS - Request for a Variance TO ALLOW 29 PARKING SPACES WHERE 52 ARE REQUIRED AND TO ALLOW 13 COMPACT PARKING SPACES WHERE 8 SPACES ARE THE MAXIMUM ALLOWED FOR A PROPOSED CHURCH on 0.58 acres at 218 North 15th Street (APNs 139-35-312-021 and 022), P-R (Professional Office and Parking) Zone, Ward 3 (Reese)

C.C.: 07/10/2008

**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 Postcard
7. Submitted After Final Agenda Protest Postcard for Items 17 and 18

Motion made by STEVEN EVANS to Approve subject to conditions

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 17 and 18.

DOUG RANKIN, Planning and Development Department, stated the requested parking variance indicates that the site is being over built and recommended denial of both applications.

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SERGIO ROMAN, 2743 Mistfull Court, and EPHRAM SOTO, Merino Valley, California, appeared on behalf of the applicant. MR. ROMAN explained that the building addition for the pastor's office and restrooms and would not increase the assembly space.

TOM McGOWAN, Las Vegas resident, noted that the applicant's request appeared reasonable and recommended approval.

MR. ROMAN informed COMMISSIONER STEINMAN that on-street parking allowed on 15th Street in front of the subject building.

In response to COMMISSIONER EVANS' question, MR. ROMAN explained that the landscape variance was needed to accommodate the parking.

COMMISSIONER EVANS expressed his support of the project, noting a parking variance was minimal and development was needed in the area. He wondered if more landscaping could be included in the project.

MARGO WHEELER, Director of the Planning and Development Department, stated that the site has sufficient landscaping to the north and west, pointing out that the southern property line had landscape planters and only lacked trees. MR. SOTO decided a landscaping island was being provided since the trees could not be provided.

MR. ROMAN informed COMMISSIONER STEINMAN that 110-125 people could be seated in the church. MR. SOTO explained the church was seeking the greatest flexibility in parking and seating in order to accommodate the church's different functions. COMMISSIONER STEINMAN suggested that the church would be depending on street parking because the number of spaces being provided would not be sufficient.

MR. ROMAN informed COMMISSIONER EVANS that the church members generally car-pooled and drove to services. COMMISSIONER EVANS expressed his support, noting that parking in the neighborhood probably would not be problematic.

CHAIR GOYNES declared the Public Hearing closed.