



*City of Las Vegas*

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-2944 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM, INC. - Request for a Variance TO ALLOW 84 PARKING SPACES WHERE 130 ARE REQUIRED on 0.71 acres at the northwest corner of Charleston Boulevard and 8th Street (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 11/05/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	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/Support Postcards for Items 32 and 33

Motion made by STEVEN EVANS to Approve subject to conditions

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

NOTE: COMMISSIONER QUINN abstained as she is a court appointed advocate for disabled children affiliated with this office.

Minutes:  
CHAIR GOYNES declared the Public Hearing open for Items 32-34.

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PETER LOWENSTEIN, Planning and Development Department, stated the subject site was being over-built as indicated by the numerous variance and waiver requests and was incompatible with the adjacent development. He recommended denial of all applications and noted that additional protest and support postcards had been received.

RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He explained that the applicant is a private non-profit service for those who cannot afford legal services, which was relevant to requested variances and the project. He stated that the need for the applicant's services was expected to triple or quadruple over the next 20 years, creating a need to expand their services. Displaying the site plan on the overhead, MR. ROWE described the project, noting that it was located within the Redevelopment Area and would be LEED (Leadership in Energy and Environmental Design) certified Gold.

MR. ROWE pointed out that the property is within close proximity to the Downtown Centennial Plan where zero-foot setbacks were allowed. He explained that the requested setback would allow the proposed building to match the setbacks of the neighboring buildings. He noted that 15 and 20-foot sidewalks would be provided. He stated the provided parking would be sufficient as the majority of the applicant's clients use mass transit and the site was served by several major bus routes. MR. ROWE explained that many of the law's visits to their clients off site and, using a map displayed on the overhead, noted that off-site parking was also available. He also added that the applicant's current building was parking impacted but functioned without any parking issues.

COMMISSIONER EVANS expressed his support. He concurred with MR. ROWE'S presentation and stated the project would not be parking deficient. COMMISSIONER EVANS encouraged the applicant to increase the number of trees provided along Charleston Boulevard. MR. ROWE noted that the project was providing the required number of trees, but added that the applicant was working on increasing that number. He promised to show the revised plans to COMMISSIONER EVANS prior to the project's hearing before the City Council.

COMMISSIONER STEINMAN asked MR. ROWE to explain the significance of obtaining LEED Gold Building certification. MR. ROWE explained that one of requirements for LEED Gold Standards involves obtaining alternative transportation credits by encouraging the use of mass transit and bicycles. He pointed out the applicant was providing a showering area and changing rooms for employees who rode bicycles to work.

COMMISSIONER STEINMAN informed BART ANDERSON, Public Works Department, that the alley adjacent to this site was difficult to access and stated it needed special attention to ensure it had proper curbing to allow vehicle access.

CHAIR GOYNES declared the Public Hearing closed for Items 32-34.