



City of Las Vegas

Agenda Item No.: 37.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 23, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: VAR-2987 - VARIANCE - PUBLIC HEARING - APPLICANT: BLANCA SOSA - OWNER: D. JAK FAMILY LIMITED PARTNERSHIP - Request for a Variance TO ALLOW FOR 21 PARKING SPACES WHERE 35 PARKING SPACES ARE REQUIRED FOR A PROPOSED BEAUTY SALON ON 0.43 acres at 2555 - 2564 S. Valley View Boulevard (APN 162-08-101-005) Limited Commercial Zone, Ward 1 (Tarkanian)

C.C.: 11/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="1"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="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

Motion made by VICKI QUINN to Approve subject to conditions

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

Minutes:
CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development Department, stated the site was currently parking impaired and the addition of the beauty salon would exacerbate the parking deficiency. He recommended denial.

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VERONIKA HOLMES appeared on behalf of the applicant, BLANCA SOSA, who was also present. MS. HOLMES displayed several photographs of the parking lot, noting the other businesses in the shopping center did not attract large numbers of cars. She noted the beauty salon was small and could not accommodate large numbers of customers.

TODD FARLOW, 240 North 16th Street, observed that the site's parking lot appeared to have several empty parking spaces.

ELIZABETH DEINDORFER, commercial property manager for the property owner, Gatski Commercial, 4755 Dean Martin Drive, appeared in support. She stated the shopping center was a small commercial property surrounded by homes and apartment communities. She explained the center served mostly walk-up customers.

COMMISSIONER QUINN stated she had visited the property on several different occasions and observed very few cars in the parking lot during each visit. She expressed her support, commenting that the beauty salon would be a benefit to the area.

CHAIR GOYNES declared the Public Hearing closed.

