



City of Las Vegas

Agenda Item No.: 38.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-3031 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS VENTURE LLC AND SOUTHERN PALM HOLDINGS, LLC - Request for a Variance TO ALLOW A FOOTFRONT YARD STEPPACK WHERE 20 FEET IS REQUIRED on 8.98 acres adjacent on the west side of Effinger Lane, approximately 300 feet south of Harris Avenue (APNs 139-25-411, 412 and 413), R-E (Residence Estates) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 3 (Reese)

C.C.: 11/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	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:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 38 and 39.

PETER LOWENSTEIN, Planning and Development Department, stated the proposed major modification would further the City's goals of allowing for the development of senior housing projects. He recommended approval of the variance as it was needed for a fire exit stairwell required by Code. He also recommended amending Condition 3 of the site plan to reflect the correct date stamp.

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GEORGE GEKAKIS, 2655 Rainbow Boulevard, appeared on behalf of the applicant. He agreed to all conditions and respectfully requested approval.

COMMISSIONER EVANS expressed his support, stating the applicant had presented a reasonable case for the requests and staff had recommended approval.

CHAIR GOYNES declared the Public Hearing closed for Items 38 and 39.

