



*City of Las Vegas*

Agenda Item No.: 31.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: OCTOBER 9, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:** VAR-2965 - VARIANCE - PUBLIC HEARING - APPLICANT: ALPHA OMEGA STRATEGIES - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A FOUR-FOOT SETBACK ON THE NORTH AND SOUTH PROPERTY LINES WHERE 10 FEET IS REQUIRED on 13.96 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Blvd (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 067), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow)

C.C.: 11/05/2008

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	<input type="text" value="4"/>	Planning Commission Mtg.	<input type="text" value="6"/>
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
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

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

Minutes:  
CHAIR GOYNES declared the Public Hearing open for Items 31-33.

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PETER LOWENSTEIN, Planning and Development Department, explained that the Variance had been noticed separately from Items 32 and 33. He stated that the setback and encroachment will have no negative affect to the adjacent commercial centers. The subject site was previously approved as it furthers the goals of the Las Vegas 2020 Master Plan in achieving attainable and affordable senior housing. He recommended approval of all applications.

MICHAEL McDONALD, 4908 Carmen Boulevard, appeared on behalf of the applicant. He thanked staff for the recommendations and reiterated how important it is to have senior housing. MR. McDONALD stated he worked not only with COUNCILMAN BARLOW but held several neighborhood meetings. He briefly described details of the site plan and asked for approval.

TODD FARLOW, 240 North 19th Street, concurred with staffs recommendations.

COMMISSIONER STEINMAN asked MR. McDONALD to clarify the 34 parking spaces as it related to the 45 senior apartments. MR. McDONALD explained that most seniors do not have vehicles and the spaces were based on City guidelines. The Variance relates to the extra rooms that were added.

CHAIR GOYNES declared the Public Hearing closed for Items 31-33.