



*City of Las Vegas*

Agenda Item No.: 110.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: OCTOBER 1, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-2924 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FRANK SWEENEY  
Request for a Variance to Allow for Off-Street Parking Space Where Three  
Off-Street Spaces are Required on 0.14 acres at 2621 Brady Avenue (APN 139-25-  
215-079), R-1 Single-Family Residential Zone, Ward 5 (Reese). Staff recommends DENIAL.  
The Planning Commission (6-1 vote) recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	8	Planning Commission Mtg.	1
City Council Meeting	7	City Council Meeting	2

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda Protest/Support Postcards for Items 110 and 111
8. Submitted after Meeting Protest Postcard for Items 110 and 111
9. Backup Referenced from the 08-28-2008 Planning Commission Meeting Item 30

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

NOTE: COUNCILMAN REESE disclosed, as he did the previous time this matter was before the Council, that he resides three blocks from this location, but that it would not affect his ability to vote.

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open for Items 110 and 111.

**CITY COUNCIL MEETING OF: OCTOBER 1, 2008**

BRIAN FISHER appeared on behalf of the applicant and Quest House. He stated that the Planning Commission approved the applications, contingent upon landscape improvements and no more outside meetings being held on site.

At COUNCILMAN REESE'S request, MARGO WHEELER, Director of Planning and Development, explained that the group care facility was not licensed and could not operate at the subject location without the variance or a special use permit. An application was received by staff August 15, 2007, and was denied due to lack of proper permits.

COUNCILMAN REESE noted that opposition postcards were received and that there had been wanderers in the neighborhood who, when approached, indicated they were residing at Quest House. COUNCILMAN REESE regarded the applicant as negligent for not having contacted his office about this matter. He expressed strong opposition, especially since this is not the only group home in the area.

MR. FISHER assured COUNCILMAN REESE that the other halfway home was no longer operating, that he met with COUNCILMAN REESE at his barbershop, and that the other home in proximity was for three.

COUNCILWOMAN TARKANIAN was perplexed about the need for a special use permit when MR. FISHER had indicated that one of the facilities was no longer operating. MS. WHEELER explained that Golden Age Retirement Home is the other operating facility in proximity to Quest House, a halfway home for recovering alcoholics.

COUNCILWOMAN TARKANIAN observed that Wards 1 and 3 were saturated with halfway houses and stated that she would have a concern with this home being 300 feet from an existing home. MR. FISHER reiterated that one home is for recovering alcoholics and the other for retirees, and he asserted that Quest House no longer holds meetings outside at the request of the Planning Commission.

With reassurance from MR. FISHER that no outside meetings would be held at the location and that landscaping improvements would be made, COUNCILMAN REESE opted for approval.

Regarding Item 111, MS. WHEELER recommended amendments to Conditions 1 and 2 and an added condition.

MAYOR GOODMAN declared the Public Hearing closed for Items 110 and 111.