



City of Las Vegas

Agenda Item No.: 113.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF NOVEMBER 5, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-2941 - A VARIANCE - PUBLIC HEARING - APPLICANT: BIG TOWN MECHANICAL - OWNER: BTH, LLC Request for a variance TO ALLOW 73 PARKING SPACES WHERE 106 PARKING SPACES ARE REQUIRED FOR A PROPOSED LIGHT MANUFACTURING FACILITY on 5000 acres at 1924, 1930 and 2000 Western Avenue (APNs 162-04-302-002 through 004), M-1 (Industrial) Zone, Ward 3 (Reese) NOTE: THIS APPLICATION HAS BEEN AMENDED TO REFLECT A PARKING VARIANCE TO ALLOW 82 PARKING SPACES WHERE 120 ARE REQUIRED. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

4

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 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. Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards for Items 113 and 114
8. Submitted after Meeting - Recordation Notices of City Council Action and Conditions of Approval for Items 113 and 114
9. Backup Referenced from the 10-09-2008 Planning Commission Meeting Item 13

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 113 and 114.

CITY COUNCIL MEETING OF: NOVEMBER 5, 2008

CARON RICHARDSON, Richardson Partnership, 815 Pilot Road, Suite E, appeared on behalf of the applicant. An error in the building square footage was discovered and some of the circulation space had to be eliminated and the parking space reconfigured to accommodate the building. This necessitated a new site plan to reflect the total square footage and a new parking variance. The facility should be occupied in January 2009 by a mechanical/plumbing contractor that will employ about 30 full-time personnel. Eighty-two parking spaces will be provided, which should be sufficient. Because subcontractors come from other locations, there has not been a need for an additional parking space agreement with neighboring businesses. Since the approval of the application in August 2008, a minor modification to the site plan included a block retaining wall in the front landscape. The revised site plan was submitted to staff dated October 30, 2008, and she requested Condition 3 of the Site Development Plan Review be amended to reflect this new date.

COUNCILMAN REESE confirmed with MS. RICHARDSON that funding was available to go forward with the project.

MARGO WHEELER, Director of Planning and Development, assisted in formulating revised Condition 3 for Item 114.

MAYOR GOODMAN declared the Public Hearing closed to Items 113 and 114.

