



City of Las Vegas

Agenda Item No.: 115.

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

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: VAR-2942 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROBERT D. LAWSON. Request for a Variance to allow an EIGHT-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED TO ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A 40-FOOT SETBACK WHERE RESIDENTIAL ZONING STANDARDS REQUIRE 50 FEET on 0.17 acres at 1148 South Maryland Parkway (Var. No. 09-514-021), R-1 (Single Family Residential) Zone under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards for Items 115-117
8. Submitted at Meeting Site Plan by Steven Quinn for Items 115-117
9. Submitted after Meeting Protest Postcard and Recordation Notices of City Council Action and Conditions of Approval for Items 115-117
10. Backup Referenced from the 09-25-2008 Planning Commission Meeting Item 26

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

CITY COUNCIL MEETING OF: NOVEMBER 5, 2008

NOTE: Under Item 120 it was clarified that the amendment to Condition 3 of Item 117 did not apply to the property and pertained to Item 120 only.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 115-117.

STEVEN QUINN, Precision Construction, representing the applicant, stated that the proposed project is for the site where the historic Hunt-Rice Theatre is located. The existing building will be demolished. The West Hunte Ridge Neighborhood Association members attended a meeting in which they expressed a desire to add more trees to retain the character of the neighborhood.

MR. QUINN submitted a copy of a site plan and disagreed with staff's assessment of a self-imposed hardship, pointing out that Title 19 provides an exception due to the shape of the property. The project will be a few parking spaces short, but the applicant would be willing to enter into a parking agreement with the neighboring commercial center. He added that Public Works signed off on the driveway.

COUNCILMAN REINE stated that staff often request things for something as simple as a parking variance. He said this is a nice project that will improve the area.

Regarding Condition 3 of Item 117, MARGO WHEELER, Director of Planning and Development, stated she was under the impression that a revised landscape plan dated 11/5/2008 was submitted. MR. QUINN maintained that he was not aware of a revised plan but there was a request for one more tree that was to be placed far enough from the other trees to avoid root crowding problems. He assured the council and MS. WHEELER that the applicant would comply with all the conditions. MS. WHEELER read an amendment to Condition 3.

MAYOR GOODMAN declared the Public Hearing closed for Items 115-117.