



City of Las Vegas

Agenda Item No.: **118.**

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

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

☐ Consent ☒ Discussion

SUBJECT: VAR-2944 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CLARK COUNTY LEGAL SERVICES PROGRAM INC. Request for a Variance TO ALLOW 84 PARKING SPACES WHERE 130 ARE REQUIRED on 0.71 acres at the northwest corner of Charleston Boulevard and Mills Avenue (APN 139-34-410-245), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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. Submitted after Final Agenda Protest/Support Postcards for Items 118-120
7. Submitted after Meeting Protest Postcard and Recordation Notice of City Council Action and Conditions of Approval for Items 118-120
8. Backup Referenced from the 09-25-2008 Planning Commission Meeting Item 32

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 WOLFSON noted that the notification radius included half of his building on the corner of 7th Street and Bonneville Avenue. ASSISTANT CITY ATTORNEY SCOTT advised the Councilman that disclosure would be fitting, as this matter would not affect him anymore than anyone else in the area. COUNCILMAN WOLFSON disclosed that he felt comfortable voting.

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Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 118-120.

ATTORNEY RUSSELL ROWE, representing the applicant, explained that Clark County Legal Services' expansion conforms to development in the area. The application calls for two variances, one to the setbacks to conform to surrounding development, and another to parking. Most of Legal Services clients do not drive, and the existing location already has more parking spaces than needed. He noted that a revised landscape plan reflecting additional trees along Charleston Boulevard was submitted to Planning staff.

COUNCILMAN REESE stated there was a concern regarding the reduced parking; however, he did not think it would negatively impact the neighborhood.

Before making a motion for Item 120, COUNCILMAN REESE had ATTORNEY ROWE show the building elevations and stated that the building will be beautiful.

Regarding Item 120, MARGO WHEELER, Director of Planning and Development, stated the landscape plan in Condition 3 of Item 120 should be dated 11/5/08.

MAYOR GOODMAN declared the Public Hearing closed for Items 118-120.