



City of Las Vegas

Agenda Item No.: 124.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: PAR-2973 - VARIANCE - PUBLIC PLANNING - APPLICANT: TOWER REALTY AND DEVELOPMENT, LLC - OWNER: LAS VEGAS COUNTY CREDIT UNION - Request for a Variance TO ALLOW ZERO-FOOT SETBACKS WHERE A 20-FOOT FRONT YARD, A 10-FOOT SIDE YARD AND A 5-FOOT CORNER SIDE YARD AND A 20-FOOT REAR YARD SETBACK AREA IS REQUIRED AND TO ALLOW 100% LOT COVERAGE WHERE A MAXIMUM OF 50% IS PERMITTED at the south west corner of Chef Andre Rochat Place and 7th Street (APNs 739-34-710-030 thru 033), R-3 (Medium Density Residential) Zone under Resolution of Interim Ordinance (Unified Commercial), Ward 3 (Reese). The Planning Commission (3-3-1 vote) resulted in a tie therefore NO RECOMMENDATION. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="2"/>	Planning Commission Mtg.	<input type="text" value="1"/>
City Council Meeting	<input type="text" value="1"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

The Planning Commission (3-3-1 vote) resulted in a tie therefore NO RECOMMENDATION. Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Submitted after Final Agenda Protest Letter for Items 124-126
7. Submitted at Meeting Landscape Plan Packet by Jeff Orbeck for Items 124-126
8. Backup Referenced from the 09-25-2008 Planning Commission Meeting Item 35

Motion made by GARY REESE to Table Items 124-126

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 disclosed that his office building was located on 7th Street and Bonneville Avenue and within the notification radius, but he did not believe his property values would be affected any differently than any other properties in the area; therefore, he

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would participate.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 124-126.

MARGO WHEELER, Director of Planning and Development, noted that the correct staff recommendation for Items 124-126 was for denial.

JEFF ALBROOKS, 400 South 4th Street, appeared representing the applicant and accompanied by LOUIS CARNESALE, 5052 South Jones Boulevard, Suite 155. MR. ALBROOKS described the project, which includes 52,000 square feet and six live/work lofts. He explained that the Planning Commission was split on the project, and COMMISSIONER EVANS felt that the historic home on the property should be addressed. Since the Planning Commission meeting, the applicant met and attained the support of ANDRE LONG, Principal of the Las Vegas Performing Arts Academy, and of the President of Friends of the Academy. He submitted revised architectural renderings, which depicted some of the landscaping features, art and sculptures compatible with the area, as well as a justification package.

Regarding the historical Pop Squire house, MR. ALBROOKS assured the Council that the applicant offered to pay for the cost of its relocation within a reasonable distance. MAYOR GOODMAN responded that during his briefing he was told that the applicant would not pay for the cost of relocating the historic house because it would be exorbitant. MS. WHEELER rejoined that she was unaware of any offer by the applicant regarding the house as no offer was made to the Historic Preservation Commission.

MAYOR GOODMAN stressed that the Council members are very much in support of historic preservation. MR. ALBROOKS reiterated the applicants offer to pay for the relocation within a reasonable distance. MR. CARNESALE affirmed that an offer letter was sent to Planning staff.

MS. WHEELER informed COUNCILMAN REESE that a project was previously approved for the subject site, but development never transpired and the property sits vacant. MR. CARNESALE interjected that the original owner did not go forward and was no longer interested because of problems that arose.

MARY MARTINEZ complained about the plans not including notification that the historic house belonged to Pop Squires. She urged the Councils denial until a suitable site is found for the house. She wondered who maintains the home.

MARY GAFFORD, 35-year resident of Las Vegas, member of Friends of Classic Las Vegas, and President of Nevada Womens History Project-Southern Region, requested denial, noting that the Squires did a lot for the community and they should be respected. COUNCILMAN REESE pointed out that the applicant is the Clark County Credit Union, which has many members, would build a beautiful facility and was willing to relocate the house. MS. GAFFORD stated that beauty is in the eye of the beholder.

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PAM HEARTLY, member of Friends of Classic Las Vegas and Very Vintage Vegas, opposed the application, stating that the project is not compatible with the surrounding historic neighborhood.

STEVEN JACKSON, Architect, observed that the previously approved project integrated the historic house into its design, which was a good idea. He suggested the credit union emulate that concept, noting that the home would make a great gift shop and serve as a promotional venue.

STEVE FRANKLIN, 556 Helena Way, appeared in opposition to removing the historic house and to the project, which he felt is too intense for the area. However, if approved, he suggested additional landscaping on the property.

THALIA DONDERO suggested assistance in relocating the Squire house adjacent to the Beckley house on Boulder Highway be sought from the Junior League.

COUNCILMAN REESE opted for tabling these items in order to meet in the interim with MS. DONDERO. MAYOR GOODMAN suggested the applicant meet with the Historic Preservation Committee to find a location.

MR. CARNESALE requested approval, contingent upon relocation of the house.

MAYOR GOODMAN declared the Public Hearing closed for Items 124-126.