



*City of Las Vegas*

Agenda Item No.: 7.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: DECEMBER 4, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
RQR-3044 - REQUIRED REVIEW PUBLIC HEARING - APPLICANT/OWNER:  
SUNNY HILLS - Required Review of Variance (VAR-16165) TO ALLOW 7 PARKING  
SPACES WHERE 13 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.19 acres at  
505 South Decatur Boulevard (APN 199-31-310-133), -R (Professional Office and Parking)  
Zone, Ward 1 (Tape 1)

C.C.: 01/07/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:  
**APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for VAR-16165
6. Submitted after Final Agenda Condition Confirmation Letter by Sunny Hills Pain Clinic and Protest Postcard

Motion made by DAVID STEINMAN to Approve subject to conditions, amending Condition 2 and adding the following condition as read for the record:

2. The handicap parking shall be shown to meet all requirements of City codes prior to City Council hearing.

A. All signage on site obtain the proper permits or be removed prior to City Council hearing.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
DAVID STEINMAN, STEVEN EVANS, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

## PLANNING COMMISSION MEETING OF: DECEMBER 4, 2008

### Minutes:

This item was under the One Motion/One Vote portion of the agenda and was pulled forward at the request of COMMISSIONER STEINMAN.

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, stated the subject site complies with all conditions and staff recommended approval.

YONG H. JUNG appeared with his representative, STEVEN STARK, Real Estate Agent. COMMISSIONER STEINMAN stated he viewed the site and noticed that the handicap parking space is not located per the site plan and believed it to be unsafe. This space sits on a hill and exceeds the allowed two percent slope. He confirmed with MR. JUNG that he has been in business for over two years, so the Commissioner wondered if the issue was addressed previously. COMMISSIONER QUINN echoed the same concern and questioned if the parking space could be relocated to the rear of the property. MR. LOWENSTEIN replied that the Building and Safety Department makes the determination based on the International Building Codes for the Americans with Disabilities Act, at the time of permit issuance. MR. JUNG was in agreement with relocating the handicap parking space and noted he believed he was following the site plan accordingly. COMMISSIONER STEINMAN suggested he take the initiative and do so as soon as possible.

MARGO WHEELER, Director of Planning and Development, commented that the permit for the parking lot was finalized in June 2008. After further discussions regarding possibly relocating the handicap parking space, MS. WHEELER offered an amendment to Condition 2 and an additional condition addressing the signage.

CHAIR GOYNES declared the Public Hearing closed.

