



City of Las Vegas

Agenda Item No.: 85.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 3, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: VAR-3078 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMIE FRANCIS - Request for a Variance to allow additional parking spaces to back onto a public street where two spaces is the maximum permitted at 919 Hazard Avenue (APN 139-29-0000 - R - Single Family Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (6-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0 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 85 and 86
7. Backup Referenced from the 11-06-2008 Planning Commission Meeting Item 20

Motion made by RICKI Y. BARLOW 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 PRO TEM REESE declared the Public Hearing open for Items 85 and 86.

ESMIE FRANCIS, 919 Hazard Avenue, and SHARON SPENCER, 909 Hazard Avenue, were present. MRS. FRANCIS stated that she has been a caregiver since 1986 and her sister, MS. SPENCER, was a nurse.

CITY COUNCIL MEETING OF: DECEMBER 3, 2008

MS. SPENCER stated that this application has taken a long time due to financial difficulties, but noted that all the City's requirements were met. Unfortunately, some of the changes made by the City regarding distance separation between two residential care facilities delayed the project more. She noted that although only two of the required three parking spaces could be provided, parking should not be an issue because her sister, MRS. FRANCIS, does not drive and the facility would only house six residents.

TOM McGOWAN, Las Vegas resident, clarified that the facility would provide care to elderly persons in need of assistance with daily living. He pointed out that the country is experiencing an economic crisis and that seniors need facilities that could provide assistance. He recommended approval, suggesting the Council consider providing assistance to the mentally ill as well.

COUNCILMAN BARLOW said that the nearby residents he spoke with were in support. He confirmed with MRS. FRANCIS and MS. SPENCER that the facility would only house a maximum of six seniors, which is the maximum allowed by Code. COUNCILMAN BARLOW noted that there are two other group homes in the area, but they are located on the other side of Washington Avenue.

MAYOR GOODMAN declared the Public Hearing closed for Items 85 and 86.

