



City of Las Vegas

Agenda Item No.: 85.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 1, 2009**

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

☐ Consent ☒ Discussion

SUBJECT: VAR-33015 - VARIANCE RELATIVE TO R-33016 PUBLIC HEARING -
APPLICANT/OWNER: 41TH STREET BUILDINGS, LLC - Request for a Variance TO ALLOW
A LOT COVERAGE OF 78% WHERE 50% IS THE MAXIMUM ALLOWED; TO ALLOW NO
SIDEYARD SETBACK WHERE 10 FEET IS REQUIRED; TO ALLOW A SEVEN-FOOT
FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; TO ALLOW A SIX-FOOT SIDE
YARD SETBACK WHERE 10 FEET IS REQUIRED; TO ALLOW A ZERO-FOOT REAR
YARD SETBACK WHERE 20 FEET IS REQUIRED; AND TO ALLOW A ZERO-FOOT
CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.48 acres at the
southeast corner of Stewart Avenue and 11th Street (APN 139-35-211-051), C-2 (General
Commercial) Zone, Ward 5 (Barlow). Staff recommends DENIAL. The Planning Commission (6
-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

3

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 Postcards
7. Backup Referenced from the 02-26-2009 Planning Commission Meeting Item 31

Motion made by GARY REESE to Table Items 68-73 and Hold in abeyance Items 74-77 to
5/6/2009 and Items 84-87 to 4/15/2009

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN
D. ROSS, DAVID W. STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-RICKI Y. BARLOW)

Minutes:

See Item 84 for related backup.