



City of Las Vegas

Agenda Item No.: 106.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 15, 2009**

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

☐ Consent ☒ Discussion

SUBJECT:
VAR-3301 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: 11TH STREET BUILDINGS, LLC - Request for a Variance TO ALLOW
33 PARKING SPACES AND NO EXCAVATION ZONE WHERE 96 PARKING SPACES AND
ONE LOADING DOCK ARE REQUIRED on 0.48 acres at the southeast corner of Stewart Avenue
and 11th Street (APN: 15-36-211-051), 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.

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. Protest/Support Postcards
7. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval
for Items 106-109
8. Backup Referenced from the 02-26-2009 Planning Commission Meeting Item 30

Motion made by RICKI Y. BARLOW to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open for Items 106-109.

SAM CHERRY, Cherry Development, 900 South Las Vegas Boulevard, requested approval of
the 60-unit complex. He noted that he has worked diligently with COUNCILMAN BARLOW

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and believed that all of the matters of concern were resolved.

COUNCILMAN BARLOW appreciated the applicant meeting with him. He briefly summarized the results of that meeting, noting that the development is geared towards attracting potential tenants who work in downtown Las Vegas and will provide them the opportunity to reside there as well. COUNCILMAN BARLOW was pleased to note that the applicant has also agreed to provide ample parking for residents and visitors.

With regard to transportation, COUNCILMAN BARLOW was pleased with the fact that the Regional Transportation Commission (RTC) bus routes will provide transportation to and from the downtown areas without tenants having to use their private vehicles.

MAYOR PRO TEM REESE asked the MR. CHERRY how much rent would be charged for the apartment. MR. CHERRY explained that the range would be between \$700 and \$900 per month. He mentioned that there have been a number of requests from potential tenants looking for affordable units rather than luxury housing that is in proximity to their work place. MAYOR PRO TEM REESE expressed his appreciation and support of this project and looked forward to future development of the same type of product.

COUNCILMAN BARLOW asked MR. CHERRY to explain the rationale behind the 70 percent lot coverage. MR. CHERRY explained that at the time of purchase, the City had an initiative to develop East Las Vegas, there was not been a lot of interest in high-rise apartment complexes; therefore, the only solution was to scale down the number of units, from 80 to 60.

MR. CHERRY further explained that there will be limited retail on the ground level of the development. He remarked that having an art-gallery theme would be more conducive to the area versus check-cashing businesses, restaurants or liquor stores.

With regard to the color scheme, COUNCILMAN BARLOW suggested a continuation of earth-tone colors liken to the Stewart Homes development. MR. CHERRY stated that there would be no problem making changes to the color scheme and would welcome an opportunity to meet with the Councilman and his staff.

Regarding Item 109, MARGO WHEELER, Director of Planning and Development, explained that the requested condition on the color scheme would require a modification to Condition 3, to which MR. CHERRY concurred.

MAYOR PRO TEM REESE declared the Public Hearing closed for Items 106-109.