



Agenda Item No.: 120.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING ON: OCTOBER 7, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3400 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN WEST PETROLEUM OWNER, PHAM CAPITAL, LLC - Request for a Variance TO ALLOW ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE 57 FEET IS REQUIRED on 0.58 acres at the southwest corner of Sahara Avenue and Valley View Boulevard (Phone: 702-07-512-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

2

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

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 City Council Action and Conditions of Approval for Items 120-122
8. Backup referenced from the June 11, 2009 Planning Commission Meeting Item 21

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 120-122.

LUCY STEWART, 2211 Rampart Boulevard, appeared on behalf of the applicant. She explained the changes made on the proposal, which dealt with reducing the square footage from

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2,900 to 2,400; relocating the canopy further south so the pumps are further away from the property line; and eliminating the driveway and replacing it with additional landscaping.

ANTHONY HODGES suggested Council pay careful attention to applications when Planning Commission and staff recommend denial.

COUNCILWOMAN TARKANIAN noted that staff prefers the building to be closer to Main Street with more space on both sides. However, given the situation, the proposed changes, including the added landscaping, work best and will upgrade the existing service station.

MARGO WHEELER, Director of Planning and Development, read the added condition and the amendment to Condition 3 on Item 122, with which MS. STEWART concurred. KEN BALLARE, 1956 East Warm Springs Road, requested that Condition 3 reference the square footage represented on Sheet Q-11, to which MS. WHEELER was amenable.

MAYOR GOODMAN declared the Public Hearing closed for Items 120-122.

