



City of Las Vegas

Agenda Item No.: 81.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF JANUARY 20, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: VAR-3657 - VARIANCE RELATIVE TO R-36576 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER OF 0.42 OF LAS VEGAS - Request for a Variance TO ALLOW 17 PARKING SPACES WHILE 28 ARE REQUIRED on 4.86 acres on the south side of Owens Avenue approximately 85 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, R-5 (Barlow). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends DENIAL.

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 (7-0 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 81 and 82
7. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval for Items 81 and 82

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

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

JACQUE HAAS and BOB FEIBLEMAN, Nevada H.A.N.D., Inc., 295 East Warm Springs Road, Suite #101, were present. MS. HAAS concurred with the conditions and the Planning Commission's recommendation for approval.

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MARGO WHEELER, Director of Planning and Development, stated that after discussion with the applicant, staff is recommending deletion of Condition 6 on Item 82 as it is covered under Condition 5.

TODD FARLOW asked if this project includes a playground and if the issue of the trees was resolved. MS. WHEELER indicated that the issue of the trees is covered under Condition 5, which was amended at the Planning Commission.

COUNCILMAN FARLOW verified with MS. WHEELER that staff was recommending denial of the variance because of the parking issue. In this case the code requires 228 where 170 are proposed.

COUNCILMAN FARLOW questioned the reason for the reduction in parking spaces. MS. HAAS explained that there is only a need for one parking space per unit, as the tenants are of moderate income. She indicated the project should start construction in April.

MAYOR PRO TEM REESE declared the Public Hearing closed.

