



City of Las Vegas

Agenda Item No.: 48.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 1, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
ABEYAN ITEM - VAR-39122 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: HVIAP, LLC - Request for a Variance TO ALLOW ZERO-FOOT
SETBACKS WHERE 10-FOOT SIDE YARD, 15-FOOT CORNER SIDE YARD, AND 20-
FOOT FRONT YARD SETBACKS ARE REQUIRED, AND TO ALLOW 86%
LOT COVERAGE WHERE 50% LOT COVERAGE IS THE MAXIMUM ALLOWED on 0.65
acres at 400 South 7th Street (APNs 159-34-710-030, 031, 032, 033), C-1 (Limited Commercial)
Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (6-1 vote)
recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL,
subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39122 and SDR-39121
2. Conditions and Staff Report - VAR-39122 and SDR-39121
3. Supporting Documentation
4. Photos - VAR-39122 and SDR-39121
5. Justification Letter - VAR-39122 and SDR-39121
6. Support Postcard - VAR-39122 and SDR-39121
7. Recordation Notices of City Council Action and Conditions of Approval VAR-39122 and
SDR-39121
8. Backup referenced from the October 21, 2010 Planning Commission Meeting for VAR-39122
and SDR-39121

Motion made by GARY REESE to Approve subject to conditions

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

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

NOTE: COUNCILMAN WOLFSON stated he owns property within the notification area and,
on the advice of ASSISTANT CITY ATTORNEY BRYAN SCOTT, he disclosed that the action

CITY COUNCIL MEETING OF: DECEMBER 1, 2010

taken would not affect his property any greater or lesser than anyone else's, so he would vote.

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 48 and 49.

ATTORNEY JAY BROWN, 520 South 4th Street, and SCOTT BROWN, Architect, DesignCell Architecture, were present. ATTORNEY BROWN stated that the building has been beautifully designed. The only remaining concern is the historic "Pop" Squires house. The applicant unsuccessfully worked with the Historic Preservation Commission on relocating the house because it is cost prohibitive. As such, the applicant worked with the City and the Historic Preservation Commission on an additional condition for Item 49, which was read by MARGO WHEELER, Director of Planning and Development.

MR. BROWN described the architecture, which resembles that of a building in Philadelphia. It was designed in accordance with the Centennial Plan, and there will be simple landscaping. He described the entryway where a bronze plaque will be placed, and the atrium, where "Pop" Squires house pictures will be placed. Although historic in resemblance to fit the neighborhood, the building will be style-of-the-art inside.

ROBERT EGLET, on behalf of EVAPS, LLC explained to COUNCILMAN WOLFSON that EVAPS are the initials of Eglet, Vannah, Adams, Fritts and Schwartz. The building is completely owner occupied with four law firms and a private investigator firm. Each tenant will own a percentage of the building. The plan is to bring a ceiling from a historic mansion in Pennsylvania that is being demolished. The conference room will be made available to outside groups.

ANTHONY HODGES, Las Vegas resident, stated that this development is an indication that the local economy is recovering.

TEDDY RUSSELL recommended approval of what he considers to be a great project.

COUNCILMAN REESE thanked BOB STOLDAL for his input on this historic property and agreed that it would be cost prohibitive to remove the Squire house. This building will be an asset to the area.

MAYOR GOODMAN added that this is a great addition to the heart of the City without any cost to the City.

MAYOR GOODMAN declared the Public Hearing closed for Items 48 and 49.