



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 24, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3555 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC.
OWNER: SILVERSKY LLC, INC. - Request for a Variance TO ALLOW A 10-FOOT FRONT
YARD SETBACK WHERE 20 FEET IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR
YARD SETBACK WHERE 10 FEET IS REQUIRED on 4.72 acres adjacent to the north side of
SilverSky Drive, a parcel approximately 500 feet east of Roland Wiley Drive (APN 138-28-401-019), R-3
(Medium Density Residential Zone, Ward 2 (Wolfson))

C.C.: 10/21/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

8

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

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 Final Agenda Staff Report Supplemental Page, Protest/Support Postcards for Items 15 and 16 and Protest Letter for Items 15, 16 and 18

Motion made by STEVEN EVANS to Approve subject to conditions

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

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-RICHARD TRUESDELL)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 15-18.

DOUG RANKIN, Planning and Development Department, explained that the applicant is proposing to add parcel lines to an existing parcel. He recommended approval of Items 17 and

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18 as the Variance and Site Plan were previously approved. He recommended denial of Items 15 and 16 as the request does not meet setback requirements and is for financial reasons.

JACQUE HAAS and BOB FEIBLEMAN appeared on behalf of Nevada HAND (Housing and Neighborhood Development), Inc. MS. HAAS requested approval of all four items since the parcels composed one campus of affordable, independent and assisted-living senior housing. She explained that the parcel lines had been changed to satisfy requirements from the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of the Treasury. She noted that the City had donated the land for this project and the Department of Neighborhood Services had invested over \$2 million on this development.

TODD FARLOW, Las Vegas resident, noted that Nevada HAND does great work and had constructed several beautiful buildings along Stewart Avenue.

COMMISSIONER GOYNES observed that a neighborhood meeting had been held but opposition letters had still been submitted. MS. HAAS stated she had attempted to contact those in opposition, but had only succeeded in contacting one person who had expressed concern with the project's potential traffic. CHAIR TROWBRIDGE informed the senior housing project was not likely to generate significant vehicle traffic.

MR. RANKIN read amended and additional conditions for items 16 and 18 and MS. HAAS agreed to all conditions.

CHAIR TROWBRIDGE declared the Public Hearing closed.