



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 25, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3729 - VARIANCE - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: NEWBERG GROUP, LLC - Request for a variance to ALLOW 85 PARKING SPACES WHERE 9 SPACES ARE REQUIRED at 2472 South Jones Boulevard, Suite #2 (APN 163-02-802-006), C-1 (Limited Commercial) Zone, W/M (Tarkanian)

C.C. 04/07/2010

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved 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 Postcard for Items 16 and 17

Motion made by VICKI QUINN to Approve subject to conditions and adding the following condition as read for the record:

A. The handicap parking spaces marking and signage shall be adequately maintained.

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

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

NOTE: COMMISSIONER FLANGAS disclosed that he represented individuals, including a family member, in extensive litigation against ERNIE BECKER, and in abundance of caution, he would abstain from voting on this item.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 16 and 17.

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DOUG RANKIN, Planning and Development, explained that staff cannot support the requested variance as a Jewelry Store Class III use has more intense parking requirements than the existing use. If the application is denied, the associated Special Use Permit must be denied and the use cannot be established at this location.

GARY LEOBOLD, 2753 Laguna Lake, Henderson, indicated this application is similar to the previous items and agreed with all conditions.

COMMISSIONER QUINN indicated she visited the site and found the parking to be adequate for the use, but there are no handicap parking spaces available or a curb cut for wheelchair access. She asked that one be added. MR. LEOBOLD responded that the applicant does not control the entire site, but asked whether adding a handicap space would increase the scope of the variance. MRS. GEBEKE indicated that according to the staff report, two handicap spaces are available. There are older handicap spaces, so they do not have access on both sides as per the current requirement.

MARGO WHEELER, Director of Planning and Development, suggested adding a condition on the variance requiring that the handicap parking space be adequately maintained. COMMISSIONER QUINN asked that handicap spaces be added as well. MR. LEOBOLD agreed to the condition.

MS. WHEELER verified with MR. RANKIN that the code requirements for hours of operation are 8:00 a.m. to 11:00 p.m. MS. WHEELER suggested the Commission revise the hours of operation on the Special Use Permit and MR. LEOBOLD could not commit to the recommendation on behalf of his client. MS. WHEELER read the added condition regarding the handicap space, to which MR. LEOBOLD concurred.

CHAIR TRUESDELL declared the public hearing closed for Items 16 and 17.