



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: VAR-4008 - VARIANCE - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. -
OWNER: SILEY VIEW PINES LIMITED PARTNERSHIP - Request for a Variance TO ALLOW
156 PARKING SPACES WHERE 72 SPACES FOR AN APPROVED 144-UNIT
APARTMENT DEVELOPMENT on 4.86 acres on the south side of Owens Avenue,
approximately 850' west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward
5 (Barlow). Staff recommends DENIAL.

P.C.: FINAL ACTION Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. City Council Approval Letter for VAR-36577\
6. City Council Approval Letter for SDR-36576
7. City Council Approved Site Plan for VAR-36577 and SDR-36576
8. Justification Letter
9. Support Postcards
10. Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

DOUG RANKIN, Planning and Development, reported that the applicant proposes to install security gates that will reduce the number of parking spaces. Staff recommends denial, as there is no compelling evidence of a unique or extraordinary circumstance and is considered a self-imposed hardship.

JACQUE HAAS and ROBERT EIBLEMAN, Nevada H.A.N.D. Inc., were present. MS. HAAS requested approval so that security gates could be installed. The original request should have included the gates and reduced pricing. Since that request was approved, she has spoken with representatives from the Las Vegas Metropolitan Police Department and the Salvation Army who are in support. The 156 parking spaces will leave ample parking spaces for the residents, guests and staff.

TODD FANLOW, Las Vegas resident, noted that Nevada H.A.N.D. has three beautiful projects. Most of its clientele do not own vehicles, so there is always plenty of parking available.

COMMISSIONER GOVINES felt that this self-imposed hardship is justified, in order to provide protection for the residents.

CHAIR TRUESDELL declared the Public Hearing closed.

