



City of Las Vegas

Agenda Item No.: 54.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 9, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-49536 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: 900 FREMONT, LLC - For possible action on a request for a variance TO ALLOW A TEN-FOOT TALL FENCE IN THE FRONT YARD WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND ON THE SIDE AND REAR YARDS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.31 acres at 820 Fremont Street (APN 139-34-612-055) C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-49470]. Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 08/21/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

23

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-49536 and SDR-49532
2. Conditions and Staff Report - VAR-49536 and SDR-49532
3. Supporting Documentation
4. Photos - VAR-49536 and SDR-49532
5. Justification Letter - VAR-49536 and SDR-49532
6. Submitted after Final Agenda - Support Postcards for VAR-49536 and SDR-49532

Motion made by TODD L. MOODY to Approve subject to conditions

Passed For: 4; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 1

BYRON GOYNES, GUS FLANGAS, TODD L. MOODY, RICHARD P. BONAR; (Against-RICHARD TRUESDELL); (Abstain-TRINITY HAVEN SCHLOTTMAN); (Did Not Vote-None); (Excused-VICKI QUINN)

NOTE: COMMISSIONER SCHLOTTMAN abstained from voting on Items 54 and 55, as he is under contract with the applicant for this project.

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 54 and 55.

PLANNING COMMISSION MEETING OF: JULY 9, 2013

PETER LOWENSTEIN, Planning, briefly described the proposal, referring to the Project Description in Staffs Report. The requested Waiver and Variance were supported by staff, who felt they were justifiable and recommended approval.

JENNIFER ROBERTS, on behalf of the applicant, KATHY BROOKS, reiterated some of Staffs description of the proposal, to which they feel is a creative and desired business.

ANDY BISHUL, Animal Foundation, and JERAMIE BONJOVI, Bonjovi Law Firm, both appeared in support of the request and appreciated MS. BROOKS efforts in revitalizing the downtown area and reaching out to animal welfare agencies to gain knowledge as to how she can best serve the community.

COMMISSIONERS TRUESELLE and BONAR inquired about the fencing and visibility. COMMISSIONER TRUESELLE believed having an eight-foot tall fence would create a fortress barrier and is a means to detract prying eyes. MS. BROOKS inputted that the subject location is a downtown urban space, so there is potential for the noise to startle the animals and cause one of them to stray and possible get injured. CRAIG PALACIOS, Architect, added that the intent is not to create a wall barrier, noting the revitalization of the area in the downtown area. He showed on the diagram the make-up of the fence, which by being is an attractive amenity and is easily visible from the street.

CHAIR FRANKAS declared the Public Hearing closed for items 54 and 55.

RECESS: 10:27 p.m. - 10:34 p.m.

