



*City of Las Vegas*

Agenda Item No.: 83.

**AGENDA SUMMARY PAGE - PLANNING**  
**CITY COUNCIL MEETING OF: MAY 21, 2014**

**DEPARTMENT: PLANNING**  
**DIRECTOR: FLINN FAGG**

☐ Consent ☒ Discussion

**SUBJECT:** VAR-50841 - ABEYANCE ITEM - VARIANCE - PUBLIC HEARING - APPLICANT: V & V BACK ANTFEED - OWNER: MARY BARLOSAS 13, LLC - For possible action on a request for a Variance TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED AND TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN: 158-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625]. Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL.

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**4**

**City Council Meeting**

**5**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**57**

**City Council Meeting**

**4**

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-1-1 vote) recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - VAR-50841, VAR-50842 and SDR-50840
2. Conditions and Staff Report - VAR-50841, VAR-50842 and SDR-50840
3. Supporting Documentation - VAR-50841, VAR-50842 and SDR-50840
4. Photos - VAR-50841, VAR-50842 and SDR-50840
5. Justification Letter - VAR-50841, VAR-50842 and SDR-50840
6. Protest/Support Postcards for VAR-50841 and VAR-50842
7. Backup Referenced from the February 11, 2014 Planning Commission Meeting

Motion made by RICKI Y. BARLOW to Approve subject to conditions

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

BOB COFFIN, RICKI Y. BARLOW, CAROLYN G. GOODMAN, STAVROS S. ANTHONY, STEVEN D. ROSS, BOB BEERS; (Against-None); (Abstain-None); (Did Not Vote-LOIS TARKANIAN); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 83-85.

FLINN FAGG, Director of Planning, informed the Council that staff's concerns relate to the requirements for parking, setbacks, landscaping and overall appearance of the site.

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ANTHONY HODGES, Las Vegas resident, commented on staff and the Planning Commission's different recommendations.

COUNCILMAN BARLOW explained that he previously requested to hold the items in abeyance, so that the building could be designed in a more compatible manner. He understood Planning Commission's stance and noted that Rancho Drive bends into Michael Way traveling southbound on Rancho Drive. The applicant desired to have ingress/egress on Rancho Drive, which would not fit well with the childcare facility's south of this property. However, the concerns dealing with the block wall near the child care facility were addressed, and the Councilman thanked MR. STALK for working with him on finding the best solution.

MR. FAGG read staff's proposed added condition for Item 85 agreed to by MR. STALK, which will require the eight-foot block wall to be constructed at the perimeter of the property.

COUNCILMAN BEERS confirmed with COUNCILMAN BARLOW that the block wall around the perimeter excludes the area on Michael Way and Rancho Drive.

COUNCILMAN ROY was pleased to see this area self.

MAYOR GOODMAN declared the Public Hearing closed to Items 83-85.

