



City of Las Vegas

Agenda Item No.: 40.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2017

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: VAR-6839 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PN II, INC - For possible action on a request for a variance to ALLOW ONE PARKING SPACE WHERE FIVE IS THE MINIMUM REQUIRED FOR A TEMPORARY REAL ESTATE SALES OFFICE USE on 0.41 acres located at Silverado Road West (APN 125-05-712-038), R-PD2 (Residential Planned Development - 2.0 Dens per Acre) Zone, Ward 6 (Ross) [PRJ-68383]. Staff recommends DENIAL.

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

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. Photo(s)
5. Justification Letter
6. Protest Postcard

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

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

TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, GLENN TROWBRIDGE, CEDRIC CREAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

PAUL BENGTSON, Senior Planner, reported that the applicant is requesting a variance to allow a temporary real estate office to have only one parking space where five are required. The applicant has proposed an on-street parking configuration that does not allow adequate room for vehicles to maneuver or turn around safely. As no evidence of a unique or extraordinary circumstance was presented to substantiate the request, staff recommended denial as this hardship is self-imposed.

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MARK FAKLER, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and stated that the application is for one on-site parking space and some on-street parking. The original configuration showed parking on both sides of the street, but that has been changed. He agreed with staffs conditions and requested approval.

COMMISSIONER MOODY supported the request because it is temporary for the model home to remain for approximately 18 months. Additionally, parking spaces will be provided on the street.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

