



City of Las Vegas

Agenda Item No.: 63.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF NOVEMBER 1, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REVIEW OF CONDITION

ROC-17081 PUBLIC HEARING - APPLICANT/OWNER: AQUINO BENITO ARMAND ET AL - Request for Review of Condition Number 4 of an approved Site Development Plan Review (SDR-4647) - ALLOW ZERO FOOT SETBACKS ON ALL SIDES WHERE A MINIMUM OF 20 FEET ARE REQUIRED IN THE FRONT OF THE HOUSE, 10 FEET ON THE SIDE, 22 FEET ON THE CORNER SIDE, AND 20 FEET IN THE REAR on 2.5 acres adjacent to the north west corner of Michael Way and Smoke Ranch Road (APN 138-13-403-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre) Zone, Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="0"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-4647

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MICHAEL LIVINGSTON, Architect, appeared on behalf of the owner to request approval.

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JEANETTE REITZ, 2417 Whirlaway Street, appeared in opposition of the zoning request as homes could potentially abut her property and affect existing privacy. MR. LIVINGSTON noted this plan was approved two years ago and this request is only a minor modification to the plan. He clarified that the request is for a zero lot line for the homes within the site. The buffer and landscape areas would remain at 22 feet. MARGO WHEELER, Director of Planning and Development, explained the minimum distance allowed for properties on the west side would be 15 feet two inches, 20 feet on the south and north and 15 feet on the west of the parcel.

MAYOR GOODMAN declared the Public Hearing closed.

