



City of Las Vegas

Agenda Item No.: **106.**

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-16113 - PUBLIC HEARING - APPLICANT/OWNER: RICHARD YOUNGBLOOD -
Request for a variance to allow a NON-HABITABLE ACCESSORY STRUCTURE TO
EXCEED 50% OF THE FLOOR AREA OF THE MAIN DWELLING AND TO EXCEED 50%
OF THE REAR YARD AREA on 0.67 acres at 8320 West Washburn Road (APN 125-33-204-
011), R-E (Residence Estates) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and
staff recommend DENIAL. NOTE: The correct ward designation is Ward 4 (Brown)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda Protest letter by Joseph Borusiewicz for Items 106 and 107
6. Backup referenced from the 10-05-06 Planning Commission Meeting Item 41

Motion made by LARRY BROWN to Hold in Abeyance to 12/20/06

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 106 [VAR-16113] and Item
107 [SUP-16112].

RICHARD YOUNGBLOOD, 8320 West Washburn Road, acknowledged the Planning
Commission's opposition as the building is proposed to be constructed of steel. He noted that the
size of the structure would be adequately built so as not to require construction of a second

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structure. The property is large enough to support the structure and MR. YOUNGBLOOD listed the many vehicles of which he owns that the structure would contain and protect. He gave figures of other accessory structures and their respective lot sizes within the neighborhood and displayed pictures of his property, noting he would have a concrete driveway with proper storm drainage. Upon speaking with nearby residents who expressed concern about the height he explained the intent, redesigned the pitch and obtained approval.

TOM McGOWAN noted the text of the item did not reference height as an issue. He recognized the applicant's intent to construct the facility, concurred the reason is valid and expressed support of the request.

PALMER CHRISTOPHER, 6231 North Durango Drive, objected to the project although consent was given prior. She expressed displeasure about the size, material of the facility and design as it could potentially be used for commercial purposes. She emphasized the Planning Commission's recommendation of denial and urged the matter be denied. MR. YOUNGBLOOD responded that he would not utilize the facility for commercial purposes and has no intent to sell the property upon completion of the project.

COUNCILMAN BROWN stated he was just informed about this matter being in his ward and requested the item be held in abeyance to allow time to meet with the applicant and neighbors. He questioned if the Council is allowed to hear the matter since the Variance issues are self-imposed and requested clarification about the discrepancies in the staff report and about developing near a septic tank. COUNCILMAN BROWN acknowledged MR. YOUNGBLOOD'S knowledge of other nearby accessory structures but cautioned him from relying on an existing structures as they may not be permitted.

MAYOR GOODMAN declared the Public Hearing closed for Item 106 [VAR-16113] and Item 107 [SUP-16112].