



City of Las Vegas

Agenda Item No.: 92.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VARIANCE

VAR-18790 - REMANCE ITEM PUBLIC HEARING - APPLICANT/OWNER: WENDELL D. AND LINDA GENTRY. Request for a Variance TO ALLOW A NON-HABITABLE ACCESSORY STRUCTURE TO BE 1,831 SQUARE FEET WHERE 1,148 SQUARE FEET IS THE MAXIMUM ALLOWED on 0.52 acres at 8706 Hickam Avenue (APN: 138-01-702-001), R-E (Residence Estates) Zone, Ward 4 (Ross). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

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. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-08-07 Planning Commission Meeting Item 24

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and amending Condition 5 as read for the record.

5. The accessory structure shall be limited to 1,740 square feet.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 92 and 93.

WENDELL GENTRY, owner, respectfully requested approval.

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TOM McGOWAN, Las Vegas resident, questioned staff's recommendation for denial. MARGO WHEELER, Director of Planning and Development, explained that there is a variance request and staff cannot make the findings for it. MR. McGOWAN believed staff was indeterminate; therefore, it could not be a binding denial and recommended approval of the application.

COUNCILMAN ROSS was very pleased and commended MR. GENTRY for being a good neighbor and informing his neighbors about his request prior to the meeting. He wished MR. GENTRY the best and desired to see more applicants follow his actions.

MARGO WHEELER, Director of Planning and Development, added that Condition 5 would need amending to reflect the verbiage "square feet" at the end of the condition.

MAYOR GOODMAN declared the Public Hearing closed on Items 92 and 93.

