



City of Las Vegas

Agenda Item No.: 130.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JUNE 20, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-20544 VARIANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. Appeal filed by the applicant from the denial by the Planning Commission of a request for a variance TO ALLOW A 15-FOOT FRONT YARD SETBACK WHERE A 20-FOOT SETBACK IS REQUIRED on 0.23 acres at 6402 White Tiger Court (APN 125-35-310-010), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 4 (R-1s). The Planning Commission (4-3 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (4-3 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by G.C. Wallace
6. Returned postcard support

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

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

RICKI Y. BARLOW, LOIS TARKANIAN, 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 for Items 130-135.

BEN SMITH, GC Wallace, 1555 South Rainbow Boulevard, pointed out that the variance is due to some lots on site being smaller and require a reduction in the front yard setback; however, the reduction allows for some variety within the proposed housing development. MR. SMITH

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added that future buyers would be informed prior to any purchases.

In response to COUNCILMAN ROSS' query regarding the number of proposed units, MR. SMITH responded there are 112. The Councilman also confirmed that the requested variance would impact six homes, and the applicant is offering a third car garage on some units. There is also a courtyard area, substantial front yard and some of the rear yards are larger. COUNCILMAN ROSS praised the applicant on a phenomenal job with this development, particularly on the street improvements on Torrey Pines relating to the sidewalk, curb gutter and street lights.

MAYOR GOODMAN declared the Public Hearing closed for Items 130-135.

