

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

Consent  Discussion

**SUBJECT:**

**TXT-23088 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04.010 Table 2 to allow manufactured homes qualifying for treatment as Single Family Detached dwellings, as a conditional use in the R-MH zone. In addition, amend the conditional use regulations for manufactured homes, qualifying for treatment as Single Family Detached dwellings, to remove condition 1a requiring a manufactured home to have been constructed or manufactured within the five years immediately preceding the date on which it is affixed to the residential lot. Also, discussion and possible action to amend Title 19.08.040(C) Table 1 to allow a minimum front yard setback of 15 feet and a minimum rear yard setback of 10 feet in the R-MH zone

**THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM**

**PROTESTS RECEIVED BEFORE:** **APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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**RECOMMENDATION:**  
**APPROVAL:**

**BACKUP DOCUMENTATION:**

Conditions and Staff Report

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

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

GLENN TROWBRIDGE, DAVID STEINMAN, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

**Minutes:**

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated this text amendment would allow mobile homes in mobile home parks to be considered real property and would also allow more modern mobile homes to better conform to the Code.



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STEVE BOLTON, 7542 Splashing Rock Drive, appeared in support and stated approval of this application would significantly benefit his family. NICHOLAS KIMAK, 705 Anatolia Lane, appeared in support and commented that this amendment is the right thing to do, stating it would positively impact a large number of senior citizens.

BRUCE BIGFORD, 3011 Garchheim Avenue, informed the Commissioners that a mobile home with its axel and yoke removed and attached to a foundation could not revert back to a mobile home.

MR. RANKIN informed COMMISSIONER STEINMAN that manufactured home was a term defined by the State and manufactured homes were regulated by the City's Building Code.

In response to COMMISSIONER TROWBRIDGE'S request for clarification, MR. RANKIN explained that the current Code allowed mobile homes affixed to a foundation to be considered real property, except in mobile home parks. This text amendment would change the Code to allow permanently affixed mobile homes to be considered real property.

MR. BIGFORD informed COMMISSIONER TROWBRIDGE that mobile homes built after June 15, 1976 were manufactured to the Federal Housing and Urban Development (HUD) standards. He also stated the owners could renovate older models and bring them up to Code, depending on personal preference.

CHAIRMAN DAVENPORT informed COMMISSIONER TROWBRIDGE that mobile home parks had CC&Rs prohibiting mobile homes that did not conform their standards, protecting the neighborhoods from any potential negative impacts. MR. BIGFORD concurred with CHAIRMAN DAVENPORT.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

