

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

**SUBJECT:
VARIANCE**

VAR-24561 - PUBLIC HEARING APPLICANT/OWNER: LOPEZ FAMILY TRUST - Appeal filed from the denial by the Planning Commission of a request for a Variance TO ALLOW A PROPOSED 2,760 SQUARE-FOOT DETACHED ACCESSORY STRUCTURE, CLASS II (GARAGE) WHERE 1,534 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A HEIGHT OF 21 FEET WHERE 17 FEET IS THE MAXIMUM ALLOWED at 7800 West Rosalia Way (APN 125-33-702-016), R-1 (Residence Estates) Zone, Ward 4 (Brown). The Planning Commission (5-0 vote) and staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

3

City Council Meeting

4

City Council Meeting

8

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal letter filed by Rubel and Sharon Lopez
7. Protest/support postcards
8. Submitted after final agenda Protest/support postcards and support letters
9. Submitted after meeting Recordation notice of Council action and conditions of approval
10. Backup referenced from the 10-25-07 Planning Commission Meeting Item 47

Motion made by LARRY BROWN to Approve subject to conditions and adding the following condition as read for the record:

- A. All development shall be in conformance with the site plan date stamped 09/12/07 and the building elevations date stamped 10/24/07.



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Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-STEVE
WOLFSON); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MR. and MRS. LOPEZ, 7800 west Rosalia Way, were present.

COUNCILMAN BROWN clarified the aesthetics issue for the structure. The neighbors generally support the project, except an immediate neighbor concerned with shading issues. DOUG RANKIN, Planning and Development, read a condition into the record regarding the roof pitch and type of material to be used.

COUNCILMAN ROSS confirmed with MR. LOPEZ that the material will have the same appearance as the house roof.

COUNCILMAN BROWN thanked the applicants for speaking with neighbors. The addition will be an amenity and compatible with the overall area.

DAVE ARNOLD, adjacent neighbor, spoke in support of the applicants, who will build a great project.

MAYOR GOODMAN declared the Public Hearing closed.

