



City of Las Vegas

Agenda Item No.: 47.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-2610 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK CHAPMAN AND BETTYE CHAPMAN LIVING TRUST - Request for a Variance TO ALLOW A PROPOSED 14.09 FOOT HIGH DETACHED ACCESSORY STRUCTURE, CLASS II (GARAGE) WITH A 2.47 FOOT REAR YARD SETBACK WHERE A 13.27 FOOT-HIGH ACCESSORY STRUCTURE WITH A THREE-FOOT REAR YARD SETBACK IS ALLOWED on 0.23 acre at 1620 Curtis Drive (APN 162-02-116-008), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda Protest/support postcards
7. Submitted at meeting Support petition by Steven Black

Motion made by RICHARD TRUESDELL to Deny

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

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, stated the proposed structure requires variances for height and setback requirements. He noted that the structure is already partially

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constructed but does meet the requirements for a variance. He recommended denial.

STEVEN BLACK, 6325 McCloud Drive, Suite 6, appeared on behalf of the applicants. He briefly described the proposed design and height of the structure and added that several of the neighbors had submitted letters of support.

COMMISSIONER TRUESDELL asked whether the partial structure was constructed without a permit. MR. BLACK replied affirmatively. COMMISSIONER TRUESDELL described the building as unattractive and stated he could not support the Variance.

Noting the height, COMMISSIONER STEINMAN asked why the applicant required such a high structure if it's only a garage. MR. BLACK replied that there are doors at the front and to the side of the garage and in order to open both at the same time, one garage door had to be above the other; therefore, the height had been increased.

CHAIR GOYNES declared the Public Hearing closed.