



City of Las Vegas

Agenda Item No.: 51.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **VAR-2624 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALLEN TELES REVOCA DE TRUST** - Request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS ALLOWED on 1.1 acres at 1500 Rancho Circle (APN 139-32-601-01500R) (Rancho Acres Zone, Ward 1 (Tarkanian))

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

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda Protest/support postcards, protest petition, protest letters and support letter
8. Submitted after meeting Concern letter by Cheryl Keeter

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: COMMISSIONER QUINN stated she would abstain on this item as she lives directly behind the applicant.

Minutes:

CHAIR GOYNES declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: February 14, 2008

ANDY REED, Planning and Development Department, explained that there is no hardship associated with this request and recommended denial.

JON JACKSON, 1500 Rancho Circle, briefly addressed his plans for the subject property and the purpose for requesting the variance. Because there was some confusion and misunderstanding among his neighbors, his associate met with the surrounding residents, showing them site plans, setbacks and elevations. MR. JACKSON summarized details regarding the eight-foot side wall and the placement of the house on the property and asked for approval of the requested variance.

ELIZABETH CLARK BOY JOVE, 1450 Rancho Circle, explained that the original intent of the estate was to face all the houses to the street. She opposed construction of the additional eight-foot wall as the neighbors across the street would have a view of a huge wall likened to a prison compound. She added that a blockwall/wrought iron fence would be acceptable.

SHARON GREENBAUM, 950 Rancho Circle, appeared in support of the project and thanked the applicant for putting the wall up during construction. She also noted that neighbors around the circle have 8-10 foot walls or shrubs.

RICHIE KLINE, expressed his support noting the house has been vacant for 15 years.

COMMISSIONER TROWBRIDGE stated that he believed the applicant's intent was to be a good neighbor. Addressing the neighbors, he emphasized that the applicant had complied with the standards that were set by the City. COMMISSIONER TROWBRIDGE suggested the applicant request a variance that would allow him to orient his new home to the interior of the property. MR. JACKSON replied that the house and the wall were designed together and it was impossible to change the design at this point in the property's development.

MARGO WHEELER, Director of the Planning and Development Department, clarified City's requirements on wall heights. She remarked that this specific Variance request pertains to the perimeter wall and not to the home itself.

COMMISSIONER EVANS asked the applicant whether he had considered planting foliage at the front of the wall. MR. JACKSON replied that he intends to install landscaping that would include dense shrubbery that would blend in with the look of the wall.

MR. JACKSON acknowledged and appreciated his neighbor's concerns. He emphasized that the wall will remain as it was fully approved and permitted.

CHAIR GOYNES declared the Public Hearing closed.