



*City of Las Vegas*

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MARCH 13, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-2674 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MORTON FOX  
Request for a VARIANCE TO ALLOW 23-FOOT FRONT YARD SETBACK WHERE 30  
FEET IS REQUIRED FOR A PROPOSED FORTE CO. HERE on 0.64 acres at 2020 Silver  
Avenue (APN 200-010-003), R4W (Residence Estates) Zone, Ward 1 (Tarkanian)

C.C. 04/16/2008

**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

Motion made by VICKI QUINN to Approve subject to condition

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL,  
STEVEN EVANS, VICKI QUINN, GLENN TROWBRIDGE; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

NOTE: MARGO WHEELER, Director of the Planning and Development Department, disclosed that she resides within the notification area, has not participated in the decision-making process and would not be participating in the discussion of the item.

Minutes:  
CHAIR GOYNES declared the Public Hearing open.

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FLINN FAGG, Planning and Development Department, stated that the proposed request does not meet the requirements for a variance and recommended denial.

GISELA FOX, 1250 Shadow Lane, explained that the home that she recently purchased had a garage that is too small. She hired an architect who drew up the plans and submitted them. When her contractor viewed the approved plans, the setback discrepancy was discovered.

DOUG HOFFMAN, 8331 Lauri Marie Circle, contractor for the applicant explained that upon reviewing the plans and property, he realized that the front yard setback was 25 feet.

COMMISSIONER QUINN stated that she would move for approval seeing as there are no complaints and two of the neighbors had provided the applicant with letters of support.

CHAIR COYNE declared the Public Hearing closed.

