



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 27, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2686 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PN II, LLC -
Request for Variance TO ALLOW A PROPOSED 15-FOOT FRONT YARD SETBACK
WHERE 20 FEET IS REQUIRED **Site:** 1.5 Acres at 6613 Sand Bench Avenue (APN 125-35-111-
053), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross)

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. Photo
5. Justification Letter
6. Submitted After Final Agenda Protest Postcard
7. Submitted At Meeting Plot Plan by Commissioner Dunnam

Motion made by SAM DUNNAM to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
SAM DUNNAM, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, VICKI
QUINN; (Against-None); (Abstain-DAVID STEINMAN); (Did Not Vote-None); (Excused-
GLENN TROWBRIDGE)

NOTE: COMMISSIONER STEINMAN abstained as he is a member and an officer of the
Board of Sun City Summerlin which is involved in litigation with Pulte Homes.

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated this lot had been conditioned
to be a single-story unit per the approved site plan and the applicant was requesting a variance

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from the approved setback standards. He added that a finding of hardship could not be made and recommended denial.

LANE THOMPSON, 1555 North Rainbow Boulevard, appeared on behalf of the applicant. He stated that the applicant is working to meet the intent of the approved site plan and explained the variance was needed to accommodate the knuckles of the road. He pointed out that the front yard setback of the home would match neighboring properties and would not encroach upon the road.

TODD FARLOW, 240 North 19th Street, recollected that this request had already been discussed by the Commission and CHAIR GOYNES agreed that his parcel, if not the request, had been discussed by the Commissioners.

COMMISSIONER DUNNAM noted that the backup documentation did not include a plot plan for the site and disclosed that the applicant had provided plot plans for items 20 and 21 to him which he submitted for the record. He expressed his support based on the presentation by Pulte Homes. MR. THOMPSON confirmed COMMISSIONER DUNNAM'S understanding of the variance request. MR. RANKIN noted that a lot of solar shading part of the backup documentation and, after reviewing the submitted plot plans, stated the submitted plot plans could be included in the packet.

CHAIR GOYNES declared the Public Hearing closed.

