



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 28, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2902 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EFRON AND
ILVA CALDERON - Request for a variance TO ALLOW A 12-FOOT AND A 13-FOOT
REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED TWO-LOT
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 0.47 acres at 804 Dike Lane (APN 139-
29-705-002), R-14 (Single-Family Residential) Zone, Ward 5 (Barlow)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

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 Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, BYRON
GOYNES, GLENN TROWBRIDGE; (Against-RICHARD TRUESDELL); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that no hardship could be found and recommended denial. He noted that this application had been previously approved, but subsequently expired with the parcel map still pending approval. He added that an additional protest letter had been received.



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EFRON CALDERON was present. He described his purchase and efforts to construct these homes. He explained that his architect had not acted quickly enough to meet the requirements, so now he was re-applying.

COMMISSIONER EVANS expressed his support. He observed that the applicant was requesting a variance for a few feet in the rear yard and stated MR. CALDERON had presented a good argument.

CHAIR GOYENS declared the Public Hearing closed.