



City of Las Vegas

Agenda Item No.: 42.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-2885 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MIAMI SHORES DEVELOPMENT LLC Request for a Variance TO ALLOW A PROPOSED 3,862 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS-II) INCLUDING A 2,400 SQUARE-FOOT GARAGE ADDITION, A 1,462 SQUARE-FOOT GARAGE ADDITION WHERE A MAXIMUM OF 1,322.5 SQUARE FEET IS ALLOWED on 0.84 acres at 5038 East Monte Avenue (APN 28-005-10-083), R-E (Residence Estates) Zone, Ward 3 (Reese)

C.C.: 09/17/2008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

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. Protest/Support Postcard
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by DAVID STEINMAN to Approve subject to condition and amending Condition 2 as follows:

2. The structure shall be required to obtain all necessary building permits, up to and including final inspection.

Passed For: 4; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

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

Minutes:

CHAIR GOYNES declared the Public Hearing open.

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PETER LOWENSTEIN, Planning and Development, stated the applicant created a self-imposed hardship by designing an oversized accessory structure. He recommended denial.

DWAYNE DUKE, 552 Kennedy Drive, appeared representing the applicant and stated that the structure would be used to store vehicles, classic cars and a boat. He noted that all the setbacks would be met as the property is very large and that the structure would not be visible from the front of the property.

TODD FARLOW, 240 North 19th Street, asked if the applicant also owns the property to the east, and MR. DUKE answered in the affirmative.

MR. DUKE explained for COMMISSIONER STEINMAN that the property backs to Nellis Boulevard and is not commercial, adding that the adjacent lot has been vacant for about seven years and there is a mini-storage facility to the east.

COMMISSIONER STEINMAN observed that this property could be made commercial and asked why so much square footage was being requested. MR. DUKE stated that the owner is 82 years old and has accumulated a lot of things that he wants to store in an enclosed structure. He assured COMMISSIONER STEINMAN that the owner is not running a business on the property.

CHAIR GOYNES noted that a letter was received from a person on Van Buren that would like to maintain the property as home property, as well as support from the residents of this application.

MARGO WHEELER, Director of Planning and Development, recommended an amendment to Condition 2.

CHAIR GOYNES declared the Public Hearing closed.

