



City of Las Vegas

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2922 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CURTIS THEW
Request for a Variance TO ALLOW A NINE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED SECOND STORY 975.5 SQUARE-FOOT ADDITION on 0.17 acres at 2451 Laszka Court (702-83-03-810-000), R-E (Residence Estates) Zone, Ward 1 (Takanian)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	5	Planning Commission Mtg.	1
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. Protest/Support Postcards
7. Submitted after Final Agenda Protest Postcards

Motion made by VICKI QUINN to Approve subject to conditions

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

Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that the 50 percent deviation is a self-imposed hardship created by the design and recommended denial.

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2008

CURTIS AND JODY THEW, 2231 Jamaica Court, appeared. MS. THEW explained that they purchased the property in 2006 and had not realized they would need a larger residence. MR. THEW stated that there were two protest postcards, one from a commercial property and the other from the owner of vacant lot. The approvals received were from the adjacent neighbor and the property owner who lives at the end of the cul-de-sac.

TODD FARLOW, 240 North 19th Street, stated that he lives in R-1 (Single Family Residential) with a five-foot setback. MARGO WHEELER, Director of the Planning and Development Department, explained that the subject property is located in R-E (Residential Estates), where the setbacks are different.

RICHARD LONG, 7260 Via Olivero, asked for clarification of the exact location for the variance. MR. THEW came forward to show the property whereby MR. LONG indicated he had no opposition to the variance.

COMMISSIONER QUINN stated she knows the neighborhood very well, felt the extension would add value to the property and expressed her support.

CHAIR GOYNES declared the Public Hearing closed.