



City of Las Vegas

Agenda Item No.: 18.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2923 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CARR FAMILY TRUST - Request for a Variance to ALLOW A PROPOSED 12-FOOT HIGH BLOCK WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND A WAIVER OF THE FIVE-FOOT SETBACK REQUIREMENT on 1.09 acres at 1840 South Tomsik Street (APN 163-04-304) - R-1 (Residence Estates) Zone, Ward 2 (Wolfson)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	9	Planning Commission Mtg.	5
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/Support Postcards

Motion made by RICHARD TRUESDELL to Approve subject to conditions and amending Condition 3 as follows:

3. The walls shall be a maximum of 10 feet in height with a 2-foot landscape planter on the exterior of the wall planted with shrubs subject to approval of the Planning and Development Department.

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.

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DOUG RANKIN, Planning and Development Department, stated staff is unable to support the deviation to the standard and recommended denial.

JIM VAN COMPERNOLLE, 5385 Cameron Street, appeared on behalf of the applicant and asked for clarification on Condition 2 relative to the height of the wall. MR. RANKIN explained that the maximum height of a wall, including the retaining wall depends on the slope of the land. He also mentioned that the Planning Department did not have any opportunity to review the grading plan.

After reviewing the grading plan, MR. RANKIN confirmed that a portion of the wall would require a variance. With regard to the landscaping, MR. VAN COMPERNOLLE explained that maintaining the box trees recommended by staff would be difficult and would block the exit gate site line. MR. RANKIN explained that the condition is not regulated by Code. He mentioned that any type of landscaping offered by the applicant would be acceptable.

With the applicant's explanation, MARGO WHEELER, Director of the Planning and Development Department, called for the amendment of Condition 2.

RUBEN ALBA, 8217 Gillette Avenue, appeared in opposition. He was displeased with the applicants failure to notify the adjoining neighbors of their intent as well as construction of the wall which blocked the view he previously had from his residence.

COMMISSIONER TRUESDELL remarked that as the applicant has accepted the changes, he had no problem moving forward with a motion for approval.

CHAIR GOYNES declared the Public Hearing closed.