



City of Las Vegas

Agenda Item No.: 91.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: SEPTEMBER 17, 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 (CL-48, II) INCLUDING A 2,400 SQUARE-FOOT GARAGE CONVERSION AND A 1,462 SQUARE-FOOT GARAGE ADDITION WHERE A MAXIMUM OF 1,462 SQUARE FEET IS ALLOWED on 0.84 acres at 5038 East Monroe Avenue (APN 140-2-200-003, R-E (Residence Estates) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="5"/>	Planning Commission Mtg.	<input type="text" value="8"/>
City Council Meeting	<input type="text" value="5"/>	City Council Meeting	<input type="text" value="5"/>

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards
7. Submitted after Meeting - Protest Postcard
8. Backup Referenced from the 08-14-2008 Planning Commission Meeting Item 42

Motion made by GARY REESE to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:
MAYOR GOODMAN declared the Public Hearing open.

DWAYNE DUKE, 552 Kennedy Drive, appeared on behalf of the applicant and requested approval.

DECEMBER 17, 2008

COUNCILMAN REESE indicated this particular location is overbuilt and the requested structure is not compatible with the area. The existing structure does not add to the neighborhood. Staff's recommendation for denial was due to the square footage requested. The applicant needs to come back with a reasonable plan. The Councilman also indicated that six letters of opposition were received.

MR. DUKE retorted that the applicant added two bedrooms and a bathroom and removed the garage. The garage was going to be placed on the back side of the building and cannot be seen from the front.

MAYOR GOODMAN declared the Public Hearing closed.

