



*City of Las Vegas*

Agenda Item No.: 18.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 6, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
VAR-3026 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BRENT AND SUZANNE BELL FAMILY TRUST - Request for a Variance TO ALLOW A 1.5-FOOT SIDE-YARD SETBACK FOR AN EXISTING GARAGE COVER WHERE TEN FEET IS REQUIRED on 0.11 acres at 2500 E. Trade Way (APN 163-05-319-003), R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 2 (Wolfson)

C.C.: 11/03/2008

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	7	Planning Commission Mtg.	17
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 Letter and Protest/Support Postcards
7. Submitted after Final Agenda Rear Lot Line Drawing and Definition, Telephone Protest and Protest/Support Postcards
8. Submitted at Meeting Support Letters by Brent Bell

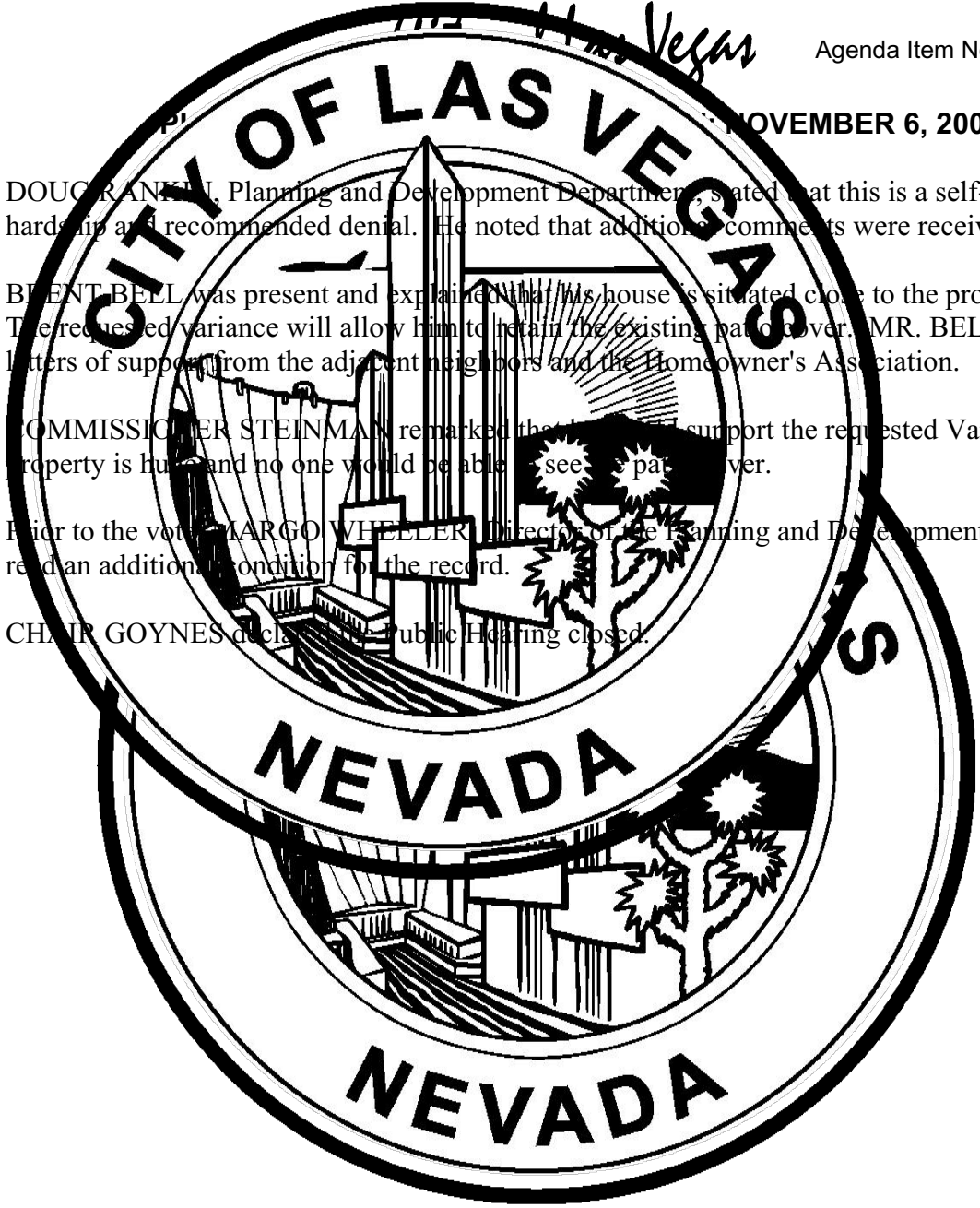
Motion made by STEVEN EVANS to Approve subject to conditions and adding the following condition as read for the record:

A. The final building approval must be applied for within thirty (30) days.

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

Minutes:

CHAIR GOYNES declared the Public Hearing open.



DOUG RANKIN, Planning and Development Department, stated that this is a self-imposed hardship and recommended denial. He noted that additional comments were received.

BRENT BELL was present and explained that his house is situated close to the property line. The requested variance will allow him to retain the existing patio cover. MR. BELL submitted letters of support from the adjacent neighbors and the Homeowner's Association.

COMMISSIONER STEINMAN remarked that he would support the requested Variance, as the property is hilly and no one would be able to see the patio cover.

Prior to the vote, MARGO WHEELER, Director of the Planning and Development Department, read an additional condition for the record.

CHAIR GOYNES declared the Public Hearing closed.