



City of Las Vegas

Agenda Item No.: 20.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-3078 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ESMIE FRANCIS
Request for a Variance to Allow THREE PARKING SPACES TO BACK ONTO A PUBLIC STREET WHERE TWO SPACES IS THE MAXIMUM PERMITTED at 919 Hazard Avenue (APN: 590-210-011), R-1 Single Family Residential) Zone, Ward 5 (Barlow)

C.C. 12/03/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

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 Protest Postcards for Items 20 and 21
8. Submitted at Meeting Support Letters, Support Petition with 16 signatures and Support Postcard by Esmie Francis for Items 20 and 21

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

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 for Items 20 and 21.

ESMIE FRANCIS was present along with her sister, SHARON SPENCER. MS. FRANCIS stated she is a caregiver and is requesting approval of a Special Use Permit for a group residential care home and approval of a parking variance. She briefly described her services to

NOVEMBER 6, 2008

individuals who need assistance. MS. FRANCIS explained that she has received verbal support from her neighbors as well as written support which she submitted for the record.

MS. SPENCER mentioned that she had done extensive research on care home requirements and the process has taken several years due to various obstacles.

Reading the last field inspection report, CHAIR GOYNES noted that remarks indicated the single-family residence was very well kept.

COMMISSIONER EVANS asked MS. SPENCER to confirm that the facility would be for seniors and asked for the total number of beds. MS. SPENCER replied that there would be a total of six seniors. COMMISSIONER EVANS stated he would support the applications as he believed these types of facilities are very much needed.

Responding to COMMISSIONER QUINN'S inquiry regarding the neighboring care home facilities, MS. SPENCER stated she had not spoken to the owner. COMMISSIONER QUINN stated she would support the request with an additional condition that a one-year administrative review be conducted.

COMMISSIONER STEINMAN expressed his support stating the variance was appropriate and commended MS. FRANCIS for a very well maintained residence.

COMMISSIONER GOYNES remarked that he also supports the applications, although it has been three years since the time the applicant has followed through with all of the permit and processing requirements.

COMMISSIONER TROWBRIDGE congratulated MS. FRANCIS for a nice business proposal and for her willingness to comply with all the prerequisites.

CHAIR GOYNES declared the Public Hearing closed for Items 20 and 21.