



City of Las Vegas

Agenda Item No.: 23.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-3023 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
CHRISTOPHER ALLEN, Republic of Nevada Special Use Permit FOR AN EXISTING 640
SQUARE-FOOT ACCESSORY STRUCTURE (CLASS 1) WITH KITCHEN at 1125 Cahlan
Drive (APN 112-010-12019) R-E (Residence Estates) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C. 12/03/2008
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	1	Planning Commission Mtg.	5
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions and amending Condition 3 as follows:

3. Air conditioning units shall not be mounted on rooftops. If roof-mounted, the air condition units must be fully enclosed within an architecturally compatible screening, subject to approval of the Department of Planning and Development.

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.



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DOUG RANKIN, Planning and Development Department, stated that the applicant has proposed minor changes to an existing structure. As the request would be compatible and harmonious with the surrounding area, he recommended approval.

MICHAEL SWIFT, 2806 Paradise Isle Avenue, appeared on behalf of the applicant. He concurred with the Conditions of Approval with the exception of the condition requiring the roof top unit be placed on the ground and requested a waiver of that condition.

MR. RANKIN clarified the requirements of Title 23.08 and stated that no waivers would be required.

COMMISSIONER STEINMAN emphasized that there is a purpose why certain requirements are placed in the Code. MR. SWIFT explained that there is not adequate space within the attic area for the air conditioning unit. Therefore, it would need to be placed on the roof or on the ground. If placed on the ground, it would be necessary to run ducting up the side of the building onto the roof.

COMMISSIONER ELLIOTT stated he was comfortable with the idea of creating an architectural façade to screen the air conditioning unit. MR. SWIFT mentioned that adjacent neighbors have submitted letters of support.

CHAIR GOYNES declared the Public Hearing closed.