



City of Las Vegas

Agenda Item No.: 70.

AGENDA SUMMARY PAGE - PLANNING
CITY COUNCIL MEETING OF: MARCH 16, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN BACIG, Acting

☐ Consent ☒ Discussion

SUBJECT: **VAR-40107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JASON J. & ROSA M. AUNGENETT** - Appeared from the denial by the Planning Commission of a request for a variance to ALLOW AN EXISTING 14-FOOT HIGH, 1,750 SQUARE-FOOT ACCESSORY STRUCTURE, CLASS II THAT IS NOT AESTHETICALLY COMPATIBLE WITH THE MAIN DWELLING (STUCCO), WHERE A 12-FOOT HIGH, 830 SQUARE FOOT ACCESSORY STRUCTURE, CLASS II IS ALLOWED on 0.46 acres at 5400 Bat Masters in Circle (APN 138-01-310-038), R-E (Residence Estate) Zone, Ward 6 (Ross). The Planning Commission (7-0 vote) and Staff recommend DENIAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (7-0 vote) and Staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Appeal Letter Submitted by Jason Aungenett
4. Supporting Documentation
5. Photos
6. Justification Letter
7. Protest Postcards/Letter and Support Postcards
8. Backup referenced from the February 8, 2011 Planning Commission Meeting Item VAR40107

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-LOIS TARKANIAN); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF: MARCH 16, 2011

JASON and ROSA AUNGENETT appeared and MR. AUNGENETT informed the Council that they believe they have addressed all of the concerns and asked for an approval. MS.

AUNGENETT added that meetings have been held with the association and residents, and the association has extended their support. In addition, the structure will be relocated on site to alleviate the need for public sewer.

BATTELL FERRELL was not able to attend the neighborhood meeting but expressed support with the re-location of the structure.

Addressing TODD FARROW'S query concerning the structure, MR. AUNGENETT informed him that the structure will be painted to match the home and will not be stucco.

ANTHONY HODGES wished the applicants success.

FLINN MAGG, Acting Director of Planning, confirmed for COUNCILMAN ROSS that the owners have submitted revised plans. The Councilman commended the owners for conducting meetings and being open to negotiations. With a strong team, he believes the association and residents will ultimately be pleased with the solution. He encouraged the owners to review their revised plans with MR. FERRELL.

COUNCILWOMAN TAYLOR KANEAN verified with MR. MAGG that a variance is still needed, due to the height and size of the structure. Regarding the septic tank system, BARRY ANDERSON, Public Works, pointed out that the owners will have to meet with the Southern Nevada Health District, and upon review, will confirm whether or not the owners need to connect to public sewer.

MAYOR GOODMAN declared the Public Hearing closed.

