



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **VAR-3574 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRANCES REESE - Request for a variance TO ALLOW A PROPOSED 2,880 SQUARE-FOOT ACCESSORY STRUCTURE (C-1.43 II) WHERE 1,445 SQUARE FEET IS ALLOWED at 6150 Grand Central Drive (APN 123-11-806-012), R-1 (Residence Estates) Zone, Ward 6 (Ross)**

P.C.: FINAL ACTION (unless Appealed Within 10 Days)

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. Condition and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard and 1 Phone Call Support Log
7. Submitted after Final Agenda Protest/Support Postcards
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH, GLENN TROWBRIDGE)

Minutes:

VICE CHAIR TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development, stated that the proposed structure is not habitable and will be used for storage purposes. As there is no unique circumstance regarding the property that necessitates constructing an accessory structure that exceeds code requirements,

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staff recommended denial. If denied, the proposed accessory structure cannot be built or it would have to be redesigned to meet Title 19 Code requirements.

FRANCES REESE explained the accessory structure would be used to store vehicles and tools. The structure would not be a detriment to the area and it will be stuccoed with tile roof to match the existing home. It would have three garage doors and be located in the rear of the property. There is a buffer between the house and the proposed structure. VICE CHAIR TRUESDELL confirmed with MS. REESE that she had spoken with her neighbors and she was not aware of any opposition.

COMMISSIONER EVANS liked the idea of the stuccoed structure and, even though it seems excessively large, it is not visible to her neighbors, who do not object to the structure. MARGO WHEELER, Director of Planning and Development, confirmed that two supports were received. MS. REESE pointed out that the supports were from neighbors who reside on Ackerman Avenue.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

