



City of Las Vegas

Agenda Item No.: 37.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3610 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CECIL FREDI -
Request for a Variance TO ALLOW A PROPOSED 6,480 SQUARE-FOOT ACCESSORY
STRUCTURE (CLASS II) WHERE 2880 SQUARE FEET IS THE MAXIMUM ALLOWED on
2.3 acres at 5000 W. Flamingo Avenue (APN: 25-24-302-012), R-E (Residence Estates) Zone, Ward 6
(Roses)

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

Planning Commission Mtg.

2

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 Postcard
7. Submitted after Final Agenda Supplemental Report by Staff and Protest/Support Postcards
8. Submitted after Meeting Recordation Notice of Council Action and Conditions of Approval

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

A. Site development shall comply with revised plans and elevations date stamped 11/4/2009.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009

STEVE GEBEKE, Planning and Development, explained that revised plans for the subject site have been submitted. The proposed structure has a 28 percent deviation from the allowed building area but meets or exceeds all building setbacks, separation and height requirements. He recommended denial because the proposed structure has a negative visual impact on the adjacent residential properties and the applicant has created a self-imposed hardship.

MR. GEBEKE stated that if the Variance is approved, a condition will be added to require the site development to be in compliance with the revised plans and elevations.

RICHARD GALLEGOS, 3005 West Horizon Ridge Parkway, represented the applicant. He thanked staff and the Fire Department for working with the applicant and concurred with the Conditions of Approval including the added condition as read for the record.

COMMISSIONER ELLSWORTH confirmed with the applicant that the property is currently vacant. He referred to the property to the west of the proposed structure and asked whether there was an existing wall between both properties. MR. GALLEGOS replied that a wall would be built.

CHAIR TROWBRIDGE declared the Public Hearing closed.

