



*City of Las Vegas*

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: JANUARY 28, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

**SUBJECT:**  
**VAR-3695 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TIM LANGBORN - Request for a Variance to ALLOW THREE EXISTING METAL ACCESSORY STRUCTURES (CLASS II) WITH A COMBINED FLOOR AREA OF 2,023 SQUARE FEET WHERE 1,800 SQUARE FEET IS THE MAXIMUM ALLOWED AND TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING UNIT (STUCCO) on 0.30 acres at 2105 South Tanager Way (APN 163-03-306-009), R-E (Residential Estates) Zone, Ward 1 (Tarkanian)**

C.C.: 03/03/2010

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

14

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

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

Motion made by VICKI QUINN to Deny

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

DOUG RANKIN, Planning and Development, indicated the existing metal accessory structures exceed Title 19 requirements and have a negative visual impact on the surrounding residential

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properties. Staff recommended denial, but if approved, the structures must be placed on a permanent foundation and building permits must be obtained within 30 days of final approval.

The applicant, TIM PANGBORN, was present and asked for approval. He apologized for misunderstanding what permanent structures meant within the Code and for not obtaining appropriate permits. He pointed out that these structures cannot be seen from the street by his neighbors, and his lot is 250 feet deep. He believed because the structures were mobile, they were not considered permanent features. MR. PANGBORN accepted all conditions.

After seeing the photos depicting the view of the residential street, TODD FARLOW complimented the area.

INGEBORG LEE and KEITH ROBERTSON both appeared in opposition and commented that their views have been negatively impacted by these structures. Some residents considered putting up additional trees on their property to block the unsightly view, and are not pleased that they would have to bear the costs involved. MR. ROBERTSON added that other neighbors could not appear and asked that he voice their opposition as well.

COMMISSIONER QUINN viewed the subject property and it appeared that MR. PANGBORN is running a business outside of his home. She expressed her commitment to Ward 1 and not placing commercial property within a beautiful residential neighborhood.

MR. PANGBORN emphasized that his business entails building swimming pools within hotels, and none of his equipment is stored within these structures. Supplies from remodeling his home are stored in these containers, if repairs are needed. He mentioned other property owners who have stored equipment on their property and he is aware that those items are business related. Although MR. PANGBORN's property looked nice, COMMISSIONER QUINN was resistant on approving the request and setting a precedent.

COMMISSIONER GOYNES suggested placing the structures on permanent foundation, to which MR. PANGBORN was amenable.

MARGO WHEELER, Director of Planning and Development, explained that if the request is approved, the structures can remain, but with an added condition, the applicant would have to place the structures on permanent foundation within 30 days.

CHAIR TRUESDELL declared the Public Hearing closed.