



City of Las Vegas

Agenda Item No.: 17.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3728 - A VARIANCE - PUBLIC HEARING - OWNER/ APPLICANT: LORRAINE BRADY - Request for a Variance to allow an EIGHT-FOOT WALL/FENCE WITH SIX FEET OF SOLID FENCING (WROUGHT IRON) AND TWO FEET OF SOLID FENCING (BLOCK) WITH THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 0.25 acres at 4112 Del Monte Avenue (APN 162-06-610-025), R-E (Residential Estate) Zone, Ward 1 (Eastman)

C.C.: 04/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting Support Petition with 5 Signatures by Wayne Brady

Motion made by VICKI QUINN to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated that the applicant wishes to raise an existing four-foot wall composed of block and wrought iron to a height of eight feet due to

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security concerns. The materials would match with what exists. Staff recommended denial, as the request is inconsistent with Title 19.08 Development Standards for height. The applicant has not provided any evidence of unique or extraordinary circumstances pursuant to Title 19.18 that would substantiate the need for the variance.

LARRY SANCHEZ appeared on behalf of WAYNE and LORRAINE BRADY. His client wants to raise the wall, not only for security reasons, but also to improve the property and beautify the surrounding neighborhood.

JOHN BABCOCK appeared in support.

MR. BRADY indicated that the proposed project would not be a detriment to the surrounding neighbors, who signed a support petition. His intent is to beautify the wrought iron fence, and he agreed with all conditions.

COMMISSIONER QUINN pointed out she is familiar with the location, and felt that as long as the fire department is able to gain access, she could support the project. Enhancing the fence would not only beautify MR. BRADY'S home, but would also increase the value of adjacent properties.

See Item 15 for additional related backup.

CHAIR TRUESDELL declared the Public Hearing closed.

