



City of Las Vegas

Agenda Item No.: 18.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3737 - A VARIANCE - PUBLIC HEARING - APPLICANT: KEVIN KELLY - OWNER: DESERT FOREST, LLC - Request for a variance TO ALLOW TWO EXISTING ACCESSORY STRUCTURES (CLASS II) TOTALING 1,360 SQUARE FEET AND A PROPOSED 1,360 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS I) WHERE 1,598 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.52 acres at 6832 Thom Boulevard (APN 125-24-602-011), R-E (Residence Estates) Zone R-E and 6 (Ross)

C.C.: 04/21/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

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 Protest/Support Postcards

Motion made by STEVEN EVANS 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 for Items 18 and 19.

DOUG RANKIN, Planning and Development, indicated that staff was unable to find building permits for two existing Class II inhabitable structures. The third structure is the proposed Class I accessory structure. The lot is zoned R-E, which allows rural use, including horse corrals and

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livestock farming. These types of uses often require accessory structures that exceed maximum building area allowed by Title 19. As such, the applicant has presented evidence of an extraordinary circumstance; therefore, staff recommended approval.

KEVIN KELLY stated that the existing structure is an animal shelter, and that the property is fairly isolated with only four other properties on the entire street. He agreed with all conditions.

TODD FARLOW verified with MR. RANKIN that the proposed structure would be a habitable guest house and that staff was unable to find building permits for the horse corral, stable area and small shed.

CHAIR TREESDELL declared the Public Hearing closed for Items 18 and 19.

