



Agenda Item No.: 24.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 26, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: VAR-3884 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD AND LUMBERLUMARX - Request for a variance TO ALLOW A PROPOSED 1,500 SQUARE-FOOT, 14-FOOT TALL, METAL ACCESSORY STRUCTURE (CLASS II) WHERE A 497 SQUARE-FOOT, 14-FOOT TALL, WOOD STUCCO ACCESSORY STRUCTURE (CLASS II) IS ALLOWED on 1.5 acres at 1301 North Gateway Road (APN 140-30-502-010), R-E (Residence Estates) Zone, Ward 3 (Reese). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

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 and Support Letters
7. Recordation Notice of Council Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: COMMISSIONER ELLSWORTH abstained because the applicants daughter works for him.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

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DOUG RANKIN, Planning and Development, indicated staff recommended denial, as the proposed structure does not comply with the requirements because it is too large and will be made of metal material.

The applicants were present. MRS. MARX agreed with the conditions and explained that the structure is to cover their recreational vehicle (RV). The property was vacant for about nine months, and the proposed structure is part of the planned improvements to the house.

TODD FARLOW, Las Vegas resident, asked if the elevation of the structure will be higher than the house, to which MRS. MARX replied that it will only be visible from the front and only until the rest of the improvements are completed. The homes to the rear of the property are all two-story and at a higher elevation.

MRS. MARX indicated for CHAIR TRUESDELL that cladding the structure with stucco to match the house would be very expensive and not in keeping with the houses to the north of her property. She would like to retain the requested height to cover the RV. She added that there is a City park to the south of her property and submitted letters of support that were submitted to Planning and Development before the meeting.

COMMISSIONER EVANS commented that he is generally not fond of warehouse-type structures in residential areas, but if screened properly and if surrounding residents support it, he has no problem. There are charges the applicants to shield the large structure with the use of sufficient landscaping, to which MRS. MARX agreed. CHAIR TRUESDELL added that some of the rocks already on the property could also be used in combination with the landscaping to screen it.

MRS. MARX advised COMMISSIONER GOYNES that the structure will be permanent.

CHAIR TRUESDELL declared the Public Hearing closed.