



City of Las Vegas

Agenda Item No.: 24.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 23, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-39068 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROXANNE SHERIDA - Request for a Variance to ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED on .54 acres at 2281 South Pioneer Way (APN 163-03-402-007), R-1 (Single-Family Estates) Zone, Ward 1 (Tahitian). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 10/20/10 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-39068 and SUP-39069
2. Conditions and Staff Report - VAR-39068 and SUP-39069
3. Supporting Documentation
4. Photos - VAR-39068 and SUP-39069
5. Justification Letter - VAR-39068 and SUP-39069
6. Protest Postcards VAR-39068 and SUP-39069

Motion made by VICKI QUINN to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 24 and 25.

DOUG RANKIN, Planning and Development, indicated that the lot currently contains an existing 3,840 square foot residence and an unpermitted accessory structure totaling 1,088 square feet of building area. Staff recommended denial, as the variance is self imposed and there is no standard for hardship. Additionally, there is a secondary accessory structure on the site but not included as part of this application. Staff has conditioned that building permits must be obtained

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for all structures.

BILL SPAULDING, Leona Valley, California, appeared on behalf of the applicant.

MR. QUINN explained that this item was brought forward due to a complaint made to Code Enforcement, but Code Enforcement has not been able to gain access to the site. The inspection was done only from the perimeter of the property.

COMMISSIONER QUINN pointed out that if there were parties or if the house was being leased for events and parties, complaints would be coming from the existing neighbors on both sides of the property. The luxurious home is well-maintained and there appears to be a commercial kitchen in the rear. She recommended a one-year review and to conduct an inspection of the property. She highly recommended others to visit the property because it is absolutely beautiful.

In response to COMMISSIONER TROWBRIDGE's question about the neighbors support, COMMISSIONER QUINN pointed out that the adjacent home is vacant and the one on the other side was recently rented. MR. SPAULDING indicated that the two previous events held at the property were for friends and relatives. COMMISSIONER TROWBRIDGE stated he could support the request with a condition that the accessory structure not be used for commercial purposes.

MARGO WHEELER, Director of Planning and Development, read an additional condition regarding a review, and indicated that the requirement that the property not be used for commercial purposes is already part of the code.

TOM ROOT, President of the homeowners association, stated there have been no complaints from the neighbors who reside on the street behind the subject property.

COMMISSIONER GOYNES verified with MR. SPAULDING that the applicant had the Critique Antiques business 10 years ago and only used her property's address. The actual shop was located on Sahara Avenue.

CHAIR TRUESDELL declared the Public Hearing closed for Items 24 and 25.