



City of Las Vegas

Agenda Item No.: 55.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-39475 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Variance TO ALLOW AN EIGHT-FOOT SOLID FRONT YARD WALL WHERE A FIVE-FOOT WALL WITH TWO FEET SOLID AND THREE FEET OPEN IS THE MAXIMUM HEIGHT ALLOWED on .64 acres at 6315 and 6335 El Campo Grande Avenue (A/C# 125-26-812-008 and 009), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, SDR-39474 (Bloss). Staff recommends APPROVAL.

P.C. FINAL ACTION: (Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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 - VAR-39475 and SDR-39474
3. Supporting Documentation
4. Photos - VAR-39475 and SDR-39474
5. Justification Letter
6. Protest Postcards
7. Recordation Notices of Planning Commission Action and Conditions of Approval for VAR-39475 and SDR-39474

Motion made by TODD L. MOODY to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 55 and 56.

STEVE GEBEKE, Planning and Development, recommended approval, as the Variance for the wall height for the two northernmost lots in the subject site would reinstate a similar request that

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was approved but allowed to expire, and the conditions of the site have not changed since the previous request was approved. The requested Site Development Plan Review amendment would provide for reduced front and side yard setbacks within an approved residential subdivision to accommodate additional model home plans proposed for the site. The reduced setbacks will not result in any increase in density, previous conditions regarding building height on specific lots will remain in place, and the requested changes will be compatible with the adjacent development. Therefore, staff also recommends approval of the requested amendment.

TODD FARLOW, Las Vegas resident, asked how an eight-foot solid wall was approved.

BRIAN WALSH, Richmond American Homes, represented the applicant and concurred with the conditions.

CHAIR TRUEDELL declared the Public Hearing closed for Items 55 and 56.

