



City of Las Vegas

Agenda Item No.: 25.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: VAR-3981 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES HOPPER - Request for a Variance to Amend w/ A ONE-FOOT, SIX-INCH SIDE YARD SETBACK WHERE 15 FEET ARE REQUIRED FOR A PROPOSED TWO-CAR CARPORT on 0.44 acres at 3550 Rosemary Lane (702) 393-214-034, R-E (Residence Estates) Zone, Ward 1 (Tahitian). Staff recommends DENIAL.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

0

City Council Meeting

0

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 Postcard

Motion made by VICKI QUINN 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.

DOUG RANKIN, Planning and Development, stated staff recommended denial as there is no evidence of a hardship.

TREVOR HAYES appeared on behalf of the applicant and noted that the neighborhood is less rural and many of the homes do not have garages. In addition, approximately 90 homes have 15

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feet setbacks from their adjacent neighbors. The applicant would like to build a carport for his vehicles, and the design would be compatible to the neighborhood. After speaking with COUNCILWOMAN TARKANIAN, he met with residents, who expressed their support. One resident was not at home, but it appears that that property may be going through foreclosure. There was one resident who opposed the request, yet from that resident's property, the carport cannot be seen. The residents commend the applicant for his efforts and are excited about the improvements being made to this property. MR. HAYES respectfully asked for approval.

COMMISSIONER QUINN added that everyone adds a carport to their property and she believed the improvements will be a nice addition.

CHAIR TREESDELL declared the Public Hearing closed.

