



City of Las Vegas

Agenda Item No.: 13.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010**

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

☐ Consent ☒ Discussion

SUBJECT: UNTABLED - RENOTIFICATION - V - R - 3 - VARIANCE - PUBLIC HEARING -
APPLICANT: GREYSTONE NEVADA, LLC - OWNER: MS RIALTO CLIFF'S EDGE NV,
LLC - Request for a Variance TO ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE
TEN FEET IS REQUIRED AND A THREE-FOOT REAR YARD SETBACK FOR 50% OF THE
STRUCTURE WITH A SEVEN-FOOT SETBACK FOR THE REMAINING HALF WHERE
TEN FEET FOR 50% OF THE STRUCTURE WITH 15 FEET FOR THE REMAINING HALF
IS REQUIRED FOR 31 INTERIOR AND PERIMETER LOTS on 20 acres at the northwest
corner of Burkhardt Road and Egan Creek Drive (APNs Multiple), PD (Planned Development) Zone,
Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW A THREE-
FOOT REAR YARD SETBACK FOR 75% OF THE STRUCTURE WHERE 50% IS
REQUIRED FOR 44 LOTS. Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 01/19/2011 OR MAY BE FINAL ACTION
(Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

20

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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. Request to Untable Submitted by Greystone Nevada (dba Lennar Homes)
6. Providence Design Review Committee Approval Letter
7. Justification Letter
8. Protest Postcards/Letter and Support Postcard

Motion made by BYRON GOYNES to Hold in abeyance to 2/8/2011

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
GUS FLANGAS, VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL,
STEVEN EVANS, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-TODD L. MOODY)

PLANNING COMMISSION MEETING OF: DECEMBER 16, 2010

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, commented that this request would apply to 44 remaining undeveloped lots. The proposed increase in structure size would reduce the amount of useful space along the rear property line. The applicant has provided no evidence of unique or extraordinary circumstances to substantiate the Variance. Staff recommends denial.

ROBERT JOHNSON, representing Lennar Homes, stated that the square footage range of the homes in Arbor Ridge is 1,450 to 1,800. The homes in question are located along the west boundary of the community. The existing plans include a five-foot front setback to the garage. Lennar Homes would like to add a plan to the existing mix, incorporating a full 18-foot deep driveway and setback to the front garage. This would improve the street scene of the community and on-street parking. The home plan being proposed is almost 1,600 square feet. The reason for the request is that the area being expanded is in the dining area, which has been reduced slightly since the application was filed, putting the rear elevation at 60 percent rather than the required 50 percent. Although it is only a 3.5 foot increase, it will make a huge difference in functionality.

TODD FARLOW, Las Vegas resident, verified the range of the square footage of the homes.

On behalf of COMMISSIONER MOODY, who was not present, COMMISSIONER GOYNES applauded Lennar Homes for trying to finish development of this product. However, he was concerned that the applicant had not held a neighborhood meeting, and there are approximately 16 residents in opposition to the project being smaller than some of the existing homes in the area, because it might devalue their properties. MR. JOHNSON viewed the deeper driveway as adding value to the homes, but was amenable to having this matter held in abeyance so that he could hold a neighborhood meeting.

CHAIR TRUESDELL declared the Public Hearing closed.