



City of Las Vegas

Agenda Item No.: 17.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-4012 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ROY WINBLAD - Request for a Variance to Allow a 12-foot high, 800 square-foot accessory structure, Class II that is aesthetically compatible (metal) with the main building (stucco) where a 12-foot high, 800 square feet accessory structure, Class II is the maximum allowed on 0.41 acres at 5705 Paseo Montana Court (Case No. 13-210-015), R-PD-2 (Residential Planned Development) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

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

Motion made by BYRON GOYNES to Deny

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, advised the Commissioners that there is no evidence of a unique or extraordinary circumstance to substantiate the requested Variance for the structure; therefore, staff recommended denial.

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ROY WINBLAD and WADE LIZOTTE, the contractor, were present. MR. WINBLAD said he would like to keep his classic vehicles, motorcycles and boat safe from the elements, the birds, vandalism and theft. MR. LIZOTTE said he would ensure that the structure is finished properly.

MR. WINBLAD submitted letters of support from his immediate neighbors and explained that he is limited to space because of the way the lot is designed. He pointed out that various properties in the neighborhood already have tall structures. COMMISSIONER GOYNES said this is a self-imposed hardship.

COMMISSIONER EVANS was concerned about the aesthetics of the structure. MR. LIZOTTE assured him that the structure will be covered with stucco. The elevations will be submitted with the plans.

COMMISSIONER GOYNES said he would have liked to see the finished product.

CHAIR TRUESDELL declared the Public Hearing closed.

