



City of Las Vegas

Agenda Item No.: 18.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-4015 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TERESA R. GARCIA - Request for a Variance to Allow a 14-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING TWO-CAR CARPORT on 0.14 acres at 1240 South 10th Street (APN 62-02912-071), R-1 (Single Family Residential) Zone, Ward 3 (Re-use). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	4
City Council Meeting	0	City Council Meeting	0

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
7. Protest Postcards/Telephone Log and Support Postcards/Petition
8. Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions and amending Condition 2 as follows and as read for the record:

2. Within 90 days, all necessary permits shall be obtained and final inspections shall be completed as required by the Building and Safety Department.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1
GUS FLANGAS, VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-BYRON GOYNES); (Excused-TODD L. MOODY)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

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STEVE GEBEKE, Planning and Development, said there is no compelling evidence of a unique or extraordinary circumstance to grant the variance. This is a self-imposed hardship; therefore, staff recommended denial.

MANNY GONZALEZ and TERESA GARCIA were present. MR. GONZALEZ submitted a list of support signatures from neighbors to the side and across the street. He showed a picture of the materials used to improve the carport, which was constructed of metal in 1998. If approved, MS. GARCIA will pull the permits.

COMMISSIONER EVANS asked if the conditions would require that all safety standards are met. MARGO WHEELER, Director of Planning and Development, drafted an amendment to Condition 2, which requires an inspection.

COMMISSIONER EVANS stressed that the Huntidge neighborhood is older and is devalued when people build outside of its character. The improvements are nice, but he cautioned the applicant that she should have gone through the process.

CHAIR TRUESDEL declared the Public Hearing closed.

