



City of Las Vegas

Agenda Item No.: **32.**

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 8, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN FAGG, Acting**

☐ Consent ☒ Discussion

SUBJECT: VAR-4077 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PARDEE HOMES OF NEVADA - Request for a Variance to allow an eight-foot or less garage setback where six feet or less was previously approved on lots 1-15, 30-42, 67, 81-83, 131-132, 134-142 and 149-156 at the southwest corner of Shaumber Road and Dorrell Lane (2 lots Multiple), PD (Planned Development) Zone [RSL (Residential Small Lot) Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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. Providence Design Review Committee Approval Letter
5. Photos
6. Justification Letter
7. Protest/Support Postcards
8. Submitted after Meeting - Recordation Notices of Planning Commission Action and Conditions of Approval

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR EVANS declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: MARCH 8, 2011

STEVE GEBEKE, Planning, indicated the applicant's request is to increase the minimum allowable driveway length in a residential subdivision. Driveways are limited to less than five feet to prevent a vehicle from parking in the driveway and blocking the sidewalk and/or portion of the street or greater than 18 feet to allow vehicles to park completely on the driveway. The subdivision was previously approved for six-foot driveways or less in length. Increasing the dimensions will only encourage the parking of vehicles on driveways resulting in blocking sidewalks and street. Staff recommended denial due to safety concerns and the applicant has not provided any evidence of unique or extraordinary circumstances to substantiate the variance.

TODD STEADHAM, 1740 South Arville Street, appeared on behalf of the applicant and stated that all off-sites are completed. Pardee Homes purchased the project and wants to complete the subdivisions. The site is very steep creating street slopes greater than five percent, which creates a hardship for a short driveway product. Astoria Homes was the previous applicant and offered single car driveways; however, Pardee Homes wants to provide two-car driveways and two bays.

TODD FARLOW, Las Vegas resident, visited a similar development and found it to be a mess and asked if signs will be installed in garages about no parking in driveways.

COMMISSIONER TOWBRIDGE stated that this product type is not create issue, but it works on the property. He would support the application providing there are deed restrictions about parking enforcement regulations within the CC&R's and signs posted within the garages and disclosure for potential buyers.

COMMISSIONER MOODY indicated he received assurance that the applicant will comply with the disclosure condition to potential buyers. He asked how the applicant would deal with sidewalks within the development. MR. STEADHAM replied that the locations of sidewalks vary throughout the project and some sidewalks will be slightly longer. Less than 82 lots will have a sidewalk.

COMMISSIONER TOWBRIDGE verified with LUCIEN PAET, Public Works, that the widths of the streets are 39 feet and there are off-street parking spaces. A lot 40 feet or wider has one available parking space adjacent to the home.

CHAIR EVANS declared the Public Hearing closed.