



City of Las Vegas

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 9, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-4243 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CONAN AND JESSICA TURNER - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED on 0.45 acres at 6308 Jennifer Court, UNIT 11-020N R-E (Residence Estates) Zone, Ward 6 (Ross). Staff recommends DENIAL.

C. C.: 09/07/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

Planning Commission Mtg.

1

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. Submitted after Meeting Recordation Notice of the Planning Commission Action and Conditions of Approval

Motion made by TODD L. MOODY to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning, indicated that the applicant is proposing to construct a 3,010 square-foot addition to an existing 1,618 square foot single family dwelling on an R-E (Residence Estates) zoned property. Staff recommended denial as this is a self-imposed hardship and since

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there is room to construct the addition and meet all setback requirements.

CONAN TURNER, property owner, showed a diagram depicting a triangular shaped lot with wide-open spaces behind and on the side of the proposed addition. He informed CHAIR TROWBRIDGE he did not obtain support letters from his neighbors. MR. RANKIN verified for CHAIR TROWBRIDGE that eight protests were received. The Chair suggested the applicant hold the item to give him the opportunity to meet with those residents most impacted. MR. TURNER was amenable to an abeyance and added that he probably would not build this project, as it might not be financially feasible.

COMMISSIONER MOODY remarked this is the second time MR. TURNER has appeared and recalled the applicant's previous proposals. He complimented him on his revisions, as the only issue is the add-on and does not believe the neighbors in the rear would oppose, as it would be in harmony with existing structure. The Commissioner was prepared to support the request and appreciated all of the applicant's efforts.

CHAIR TROWBRIDGE declared the Public Hearing closed.

