



*City of Las Vegas*

Agenda Item No.: 42.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: JANUARY 8, 2013**

**DEPARTMENT: PLANNING  
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

**SUBJECT:** VAR-4751 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC AND LAKE PLEASANT PARTNERS, LLC - For possible action on a request for a Variance TO ALLOW A SIX FOOT GARAGE SETBACK WHERE FIVE FEET OR LESS OR 18 FEET SETBACKS REQUIRED on 9.35 acres generally located west of Shaumber Road and La Vereda Avenue (APNs Multiple), PD (Planned Development) Zone [RSL (Residential Small Lots) Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 01/08/2013  
OR MAY BE FINAL ACTION (unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**2**

**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. Cliffs Edge Design Review Committee Approval Letter
6. Justification Letter
7. Submitted after Final Agenda Protest/Support Postcards

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

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

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

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

**PLANNING COMMISSION MEETING OF: January 08, 2013**

STEVE GEBEKE, Planning, explained that the request would increase the garage setback, which would encourage parking in driveways that are not designed to accommodate vehicles, resulting in blocked driveways/streets. Staff could not support the request, as the proposal could be re-designed to meet standards and such hardship is self-imposed.

ATTORNEY JENNIFER LAZOVICH, 8345 West Sunset Road, appeared on behalf of the applicant. Ryland Homes acquired the property after the previous developer defaulted. The variance only applies to 10 lots which would allow them to place more model home options available to the public for viewing.

COMMISSIONER MCODY received confirmation from ATTORNEY LAZOVICH that she is willing to post notice within the garage of each unit and notify potential buyers, which is also listed under Condition 6.

CHAIR BLANCHARD declared the Public Hearing closed.

