



*City of Las Vegas*

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: MAY 14, 2013**

DEPARTMENT: PLANNING  
DIRECTOR: FLINN BAGO

Consent  Discussion

**SUBJECT:** VAR-4870 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NELSON FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD SETBACK WHERE A 10-FOOT SIDE YARD SETBACK IS REQUIRED FOR A PROPOSED ONE-STORY STRUCTURE (CLASS II) on 0.55 acres at 2221 Rosanna Street (APN 163-03-803) - R-E (Residential Estates) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL.

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

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	0	Planning Commission Mtg.	3
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. Submitted after Final Agenda Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions and adding the following conditions as read for the record:

- A. The storage sheds are to be removed from the site.
- B. An administrative review shall be held in one year.

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.

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PETER LOWENSTEIN, Planning, read the staff report and stated staff recommended denial because this is a self-imposed hardship due to the absence of hardships imposed by the site's physical characteristics.

THERESA and ROBERT NELSON were present. MRS. NELSON explained that when they submitted their plans, which were drawn up nine years ago, they were informed by staff that variance requirements pertaining to barn structures had changed three weeks prior to their submittal, but their application is for a garage. She explained where the garage, which will be used for storage, would be located, noting that the garage will approve the curb appeal. She pointed out that there are at least five properties within a two block radius of their home that have garage structures with less than ten-foot setbacks. MRS. NELSON requested approval.

COMMISSIONER QUINN verified that the garage will match the existing structure and that the neighbors are in support. The Commissioner also requested a one year review to ensure the property has been cleaned up.

COMMISSIONER BONAR confirmed that the applicant is requesting a four-foot setback.

COMMISSIONER SCHELOTTMAN received confirmation that the garage is not higher than the house.

MR. and MRS. NELSON consented with the two additional conditions requested by COMMISSIONER QUINN.

CHAIR FLAHERTY declared the Public Hearing closed.

