



City of Las Vegas

Agenda Item No.: **41.**

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

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: PAR-4885 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ANDREW A. CHIU
For possible action on a request for a variance TO ALLOW AN 11.5-FOOT BLOCK WALL
WHERE FIVE FEET IS THE MAXIMUM ALLOWED IN THE FRONT YARD on 1.01 acres at
2325 Alta Drive (PHONE: 702-702-4028) R-A (Ranch Acres) Zone, Ward 1 (Tarkanian). Staff
recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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. Support Letter and Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by TRINITY HAVEN SCHLOTTMAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

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

NOTE: Subsequent to the vote, Chair Flangas requested the votes for Commissioners Truesdell
and Quinn reflect their abstention.

NOTE: COMMISSIONER QUINN abstained because she lives within the notification area.
COMMISSIONER TRUESDELL abstained because his daughter lives within the notification
area.

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Minutes:

CHAIR FLANGAS declared the Public Hearing open.

DOUG RANKIN, Planning, gave the staff report and stated staff recommended denial because there is no evidence to justify the requested variance.

ANDY CHIU and JASON ROSEN were present. MR. CHIU explained that pursuant to Title 19, he does have a hardship because the topographical features of the neighboring property, which is two feet higher than his, to the immediate west require granting of the variance. He showed photos depicting the elevation difference. The hardships are the increased traffic on Alta Drive, which is used as a major thoroughfare, and the nearby bus stop, where criminal activities have occurred. CHAIR FLANGAS restated some of MR. CHIU'S safety issues.

TODD FARLOW, District President, understood the criminal element because of the individuals that receive mental treatment at the nearby medical district facilities.

CHAIR FLANGAS supported the request.

COMMISSIONER SCHLOTTMAN stated that he noticed other properties in the area have the taller fences.

COMMISSIONER BONAR confirmed that the chain-link fence would be replaced.

CHAIR FLANGAS declared the Public Hearing closed.