



City of Las Vegas

Agenda Item No.: 57.

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

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO**

☐ Consent ☒ Discussion

SUBJECT: CD-4892 - MAJOR DEVIATION - PUBLIC HEARING - APPLICANT/OWNER: ASIA TRUST - For possible action on a request for a Major Deviation of the Summerlin Development Standards TO ALLOW TWO EXISTING DETACHED STRUCTURES WITH ZERO-FOOT SIDEYARD SETBACKS WHERE FIVE FEET IS REQUIRED; TO ALLOW A FIVE-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED; AND TO ALLOW AN EXISTING DETACHED STRUCTURE WITH A SIX-INCH SIDEYARD SETBACK WHERE FIVE FEET IS REQUIRED AND A FOUR-FOOT DISTANCE SEPARATIONS FROM THE PRINCIPLE DWELLING WHERE SIX FEET IS REQUIRED on 0.23 acres at 11125 Arbor Lakes Avenue (APN 137-26-514-008), P-C (Planned Community) Zone, Ward 12 (Boys). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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. Photos
5. Howard Hughes Corporation Denial Recommendation Email
6. Justification Letter
7. Protest Postcards
8. Submitted after Final Agenda Protest Postcards

Motion made by RICHARD P. BONAR to Deny

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.

MAY 14, 2013

PETER LOWE, Planning, stated that staff recommended denial because the structures do not meet the distance separation requirements. This is a self-imposed hardship created by the applicant.

After tableting this matter pending the arrival of an application representative, TODD FARLOW, Las Vegas resident, suggested approval.

COM DRIEHARST, Director of the Woodland Homeowners Association, agreed with staff's denial recommendation, and stated this applicant is already guilty of three other homeowners association violations. The structures are not up to the neighborhood standards and they are an eyesore. He requested the owner be made to conform to the standards.

COMMISSIONER BONLAR discussed with CHAIR PLANGAS that without the applicant being present, the Chair would not be a motion. The Commissioner emphasized that the site is atrocious.

CHAIR PLANGAS declared the Public Hearing closed.