



City of Las Vegas

Agenda Item No.: 38.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 11, 2014**

DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGG

Consent Discussion

SUBJECT: VAR-5265 - PUBLIC HEARING - VARIANCE - APPLICANT/OWNER: JOSHUA HAMILTON AND LYNN HOLT - Request for possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (GARAGE) [DETACHED FRONT LOADED GARAGE] TO BE LOCATED IN THE FRONT YARD WHERE SUCH IS NOT PERMITTED, TO ALLOW A FIVE-FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE A SIX-FOOT SEPARATION IS REQUIRED AND TO ALLOW A FIVE-FOOT FRONT YARD SETBACK WHERE A 21-FOOT SETBACK IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (GARAGE) on 0.55 acres at 4 Crescent Drive (APN 162-04-210-035), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-52102]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|--------------------------|---|--------------------------|----|
| Planning Commission Mtg. | 1 | Planning Commission Mtg. | 11 |
| City Council Meeting | 0 | City Council Meeting | 0 |

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted at Meeting - Support Letters and Support Postcards

Motion made by VICKI QUINN 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.

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MARK REX, Planning, described the application and said that the setback variance requested suggests the site is overbuilt. Staff recommended denial.

LYNN HOLT and JOSH HAMILTON were present and explained that they would like to keep their belongings safe while improving the property. The landscape has been improved to the point that the structure will not be visible from Rancho Drive. They have spent substantial income in the past six years toward property improvements.

COMMISSIONER QUINN stated the garage will not impact the neighbors and is not visible with the buffer provided.

COMMISSIONERS SCHLOTTMAN and TRUESDELL noted the neighbors are in support.

CHAIR FLANGAS declared the Public Hearing closed.