



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 12, 2014**

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGG

Consent Discussion

SUBJECT: BEYANET - RENOTIFICATION - APR 871 - VARIANCE - PUBLIC HEARING - APPLICANT OWNER: DENNIS HILLWARD - For possible action on a request for a Variance TO ALLOW AN ACCESSORY STRUCTURE (CLASS II) TO BE LOCATED NINE FEET FROM THE FRONT PROPERTY LINE WHERE 10 FEET IS REQUIRED AND FIVE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.36 acres at 9109 Ghost Mountain Avenue, Las Vegas, NV 89138-0541-053), R-1 PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 4 (Anthony) [PRJ-53197]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="3"/>	Planning Commission Mtg.	<input type="text" value="5"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="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 with Neighbor Awareness Sign-Off Form
6. Approval Letter by the Lone Mountain Classics Homeowners Association
7. Protest/Support Postcards
8. Submitted after Final Agenda - Protest/Support Postcards

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

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,
TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-
RICHARD TRUESDELL, RICHARD P. BONAR)

Minutes:

CHAIR FLANGAS declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: August 12, 2014

PETER LOWENSTEIN, Planning Supervisor, reported that no evidence of unique or extraordinary circumstance has been presented and the applicant has created a self-imposed hardship by proposing to construct an 861 square-foot accessory structure within the required side and rear yard setback areas as required by code. Alternative design and/or placement of the proposed accessory structure could allow for conformance to Title 19 requirements. The absence of any hardship is preferential in nature; therefore, staff recommended denial.

The applicant was not present.

CHUCK CUMMINS, Las Vegas resident, appeared in support and pointed out there is a similar structure in the area. He does not have any concerns, as the project has been approved by the homeowners association. He is pleased that investments and improvements are being made in the community, as well as creating jobs.

CHAIR FLANAGAN stated he visited the site, and given the support from the homeowners association and adjacent residents, he supports the application. CHAIR FLANAGAN declared the Public Hearing closed.

