



City of Las Vegas

Agenda Item No.: 48.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2016**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-6742 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EMILIO SOTO-
VELAZQUEZ - For possible action on a request for a Variance TO ALLOW A TWO-FOOT
SIDE YARD SETBACK WHERE SIX FEET IS REQUIRED FOR TWO EXISTING
ACCESSORY STRUCTURES (CLASS II) [SHED AND GARAGE] AND TO ALLOW A FIVE-
FOOT DISTANCE SEPARATION BETWEEN AN ACCESSORY STRUCTURE (CLASS II)
[GARAGE] AND PRINCIPAL DWELLING WHERE SIX FEET IS REQUIRED on 0.26 acres at
3725 Glen Ridge Way (APN 138-11-610-018), RD (Single Family Residential-Restricted) Zone,
Ward 5 (Barlow) [UR 56340]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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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. Photo(s)
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda Protest Comment and Protest/Support Postcards

Motion made by CEDRIC CREAR to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CEDRIC CREAR, GLENN TROWBRIDGE, VICKI QUINN, TODD L. MOODY, TRINITY
HAVEN SCHLOTTMAN, GUS FLANGAS, SAM CHERRY; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIR MOODY declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: DECEMBER 13, 2016

FRED SOLIS, Sr. Planner, reported that this variance application resulted from a Code Enforcement Division inspection. Staff considers it a self-imposed hardship with no unique or extraordinary circumstance to warrant the variance. Staff recommended denial.

ARLENE VALENCIA, representing the applicant, stated extra storage space is needed for the applicant's tools. EMILIO SOTO VELAZQUEZ explained that he would like to store his tools outside of the garage, where his kids play.

TAMARA McINTIRE, the applicant's next door neighbor to the left, had no objection to the structure.

CHAIR MOODY declared the Public Hearing closed.

