



City of Las Vegas

Agenda Item No.: 35.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2017**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-68568 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: TAL HAREL - For possible action on a request for a variance to ALLOW TWO PARKING SPACES WHERE FOUR ARE REQUIRED on 0.08 acre parcel located on the west side of 14th Street approximately 415 feet south of Mesquite Avenue (APN 39-35-212-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-68568]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

4

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-68568 and VAR-68575 [PRJ-68565]
2. Conditions and Staff Report - VAR-68568 and VAR-68575 [PRJ-68565]
3. Supporting Documentation - VAR-68568 and VAR-68575 [PRJ-68565]
4. Photo(s) - VAR-68568 and VAR-68575 [PRJ-68565]
5. Justification Letter - VAR-68568 and VAR-68575 [PRJ-68565]
6. Comment Postcard - VAR-68568 and VAR-68575 [PRJ-68565]
7. Submitted after Final Agenda - Support Postcards for VAR-68568 and VAR-68575 [PRJ-68565]

Motion made by SAM CHERRY to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open for Items 35 and 36.

STEVE GEBEKE, Planning Supervisor, stated that the applicant is proposing to construct a duplex on an undeveloped, nonconforming lot. The lot was made nonconforming when a portion of it was used for construction of the US-95 right-of-way. The proposed duplex does not meet

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the required side yard setback along the US-95 side of the property, and only one of the two required parking spaces for each dwelling unit will be provided. Although the site does possess unique characteristics due to the shape and size of the lot, the applicant is proposing to overbuild the site. Alternative design, such as a reduction in scope from a duplex to a single family residence, could alleviate the need for the requested variances. Staff recommended denial of both applications.

MIKE MUSHKIN, 475 South Peas Road, appeared on behalf of the applicant, TAL HAREL, who was also present. MR. MUSHKIN indicated that this is an awkward shaped lot and believes the design is appropriate for the neighborhood. He asked for approval and agreed with the conditions.

CHAIR SCHLOTTMAN remarked that he is not concerned about the landscape buffer against the highway, and he opined that there is sufficient parking in the area. He supported the applications given the shape of the lot.

CHAIR SCHLOTTMAN declared the Public Hearing closed for Items 35 and 36.

