



City of Las Vegas

Agenda Item No.: 69.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 13, 2017**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

Consent Discussion

SUBJECT: VAR-7019 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KOBYJAKE FAMILY TRUST - For possible action on request for a Variance TO ALLOW A FOUR-FOOT SIDE YARD AND A SEVEN FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED AND TO ALLOW A FIVE FOOT SEPARATION FROM THE PRIMARY DWELLING WALL. SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE (CLASSIFIED RECREATION ROOM) on 0.43 acres located at 7421 Mystic Stream Street (APN 125-15-313-011), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone, Ward 16 (Roll) PR-09-72. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	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
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Protest/Support Postcards and Support Comment Forms

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

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, GLENN TROWBRIDGE, CEDRIC CREAR, DONNA TOUSSAINT; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

Initially staff reported this request was in response to a Code Enforcement action, but after CARLOS HERNANDEZ, who appeared on behalf of the property owner, expressed confusion

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over the staff report, STEVE GEBEKE, Planning Supervisor, stated the wrong report had been read. This request was not based on a Code Enforcement action; it was for a proposed structure, not one that was already built.

When asked by COMMISSIONER MOODY if the applicant had the support of the neighbors and the HOA (Homeowners Association), MR. HERNANDEZ responded he believed they did, but he could not verify that. The Commissioner stated it was his understanding that they had both, and he was inclined to support the request.

CHAIR SCHLOTTMAN asked if the patio in the rear yard had a structure on it. MR. HERNANDEZ responded it was a concrete patio with no roof and not an accessory structure.

CHAIR SCHLOTTMAN declared the Public Hearing closed.