



City of Las Vegas

Agenda Item No.: 20.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MARCH 12, 2013**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-48169 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. -
OWNER: PEY DIRT TREE MOORAD BUSINESS TRUST ET AL, ET AL - For possible action
on a request for a Variance TO ALCUM MINIMUM LOT WIDTH OF 60 FEET WHERE 65
FEET IS REQUIRED TO ALLOW A 10-FOOT FRONT YARD SETBACK ON LOTS 1, 10
AND 11 WHERE 25 FEET IS REQUIRED AND TO ALLOW A 10-FOOT CORNER SIDE
YARD SETBACK ON LOTS 1, 24, 25 and 31 WHERE 15 FEET IS REQUIRED on 7.40 acres
adjacent to the north side of Dorrell Lane, approximately 420 feet west of Decatur Boulevard
(APNs 123-24-501-001, 003, 009, 011 and 017), R-1 (Single Family Residential) Zone, Ward 6
(Ross). Staff recommends DENIAL.

**MAY GO TO CITY COUNCIL ON 04/17/2013
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

10

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-48169 and TMP-48166
2. Conditions and Staff Report - VAR-48169 and TMP-48166
3. Supporting Documentation - VAR-48169 and TMP-48166
4. Photos - VAR-48169 and TMP-48166
5. Justification Letter - VAR-48169 and TMP-48166
6. Submitted after Final Agenda - Staff Report Amendments, Revised Site Plan, Revised Landscape Plan, Revised Justification Letter and Protest Postcards for VAR-48169 and TMP-48166

Motion made by TODD L. MOODY to Strike

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)

PLANNING COMMISSION MEETING OF: MARCH 12, 2013

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 20 and 21.

DOUG RANKIN, Planning Manager, stated that the applicant submitted a revised tentative map that resulted in all lots meeting the minimum width and setbacks, thus making Item 20 unnecessary. He requested striking Item 20 and recommended approval of Item 21.

ROBERT CUNNINGHAM, Taney Engineering, appeared on behalf of the applicant to request approval. He discussed the neighborhood meeting that was held and reviewed the changes made to accommodate residents' concerns. He asked for a withdrawal of Item 20.

TODD FARLOW, Las Vegas resident, expressed concern about vehicles parking on the street.

COMMISSIONER MOODY received confirmation from MR. CUNNINGHAM that he agreed to the added condition of making all the homes single story. FLINN FAGG, Director of Planning, stated that the condition could be added as part of the motion, with approval from the applicant.

MR. RANKIN clarified for COMMISSIONER SCHLOTTMAN that lot fit analyses are done at the time building permits are issued to make sure they meet all conditions approved by the Planning Commission.

CHAIR FLANGAS declared the Public Hearing closed for Items 20 and 21.