



City of Las Vegas

Agenda Item No.: 50.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: VAR-7406 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALON ELIAS - For possible action on a request for a variance to ALLOW A TWO-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS REQUIRED FOR AN EXISTING ADDITION TO A SINGLE FAMILY DWELLING at 4000 San Joaquin Avenue (APN 162-00-515-005), R-1 (Single Family Residential) Zone, #1 (Markarian) [PRJ-73195]. Staff recommends DENIAL.

C.C.: 10/17/2018

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	0
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. Protest Documentation Not Vetted - Comment Form (1)
7. Submitted after Final Agenda Protest Postcards and Protest Documentation Not Vetted Comment Form (1) and Altered Postcard (1)

Motion made by LOUIS DE SALVIO to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-VICKI QUINN)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is requesting approval of an existing addition to the single family residence where the previous owner enclosed a carport and added a storage room. The construction was discovered during a routine Code Enforcement

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inspection related to a request for a short-term residential rental. No evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial. Additional protest letters were received since publication.

CHAD WALKER stated that this issue was discovered when the homeowner was going through the short-term residential rental application process. In the meantime, someone else has obtained that license and is within the required distance separation, so the applicant has withdrawn that application. The house was built in 1963 and from the Clark County Assessor images, the carport and the storage have been there for as far back as they can see. At some point they were converted with the storage unit becoming a walk-in closet and the carport becoming a living room space. The walk-in closet is too close to the setback, but he requested approval so the applicant could keep the walk-in closet.

COMMISSIONER DE SALVIO asked which property was in question and MR. WALKER pointed it out on a photo. He noted that there are many structures throughout the neighborhood that have patio covers or storage units that are too close to the setback.

CHAIR CHERRY declared the Public Hearing closed.

