



City of Las Vegas

Agenda Item No.: 49.

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT:

VAR-7402 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: EVANS FAMILY TRUST - For possible action on a request for a Variance TO ALLOW A THREE-FOOT REAR YARD SETBACK AND A NINE-FOOT SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED PER A EXISTING PATIO COVER on .00 acre at 6281 Bullring Lane (APN 125-26-003-006), R-E (Residence Estates) Zone, Ward 6 (Giore) [PRJ-72855]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

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 at Meeting Support Documentation Not Vetted Letters (3)

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 constructed a patio cover without permits that is attached to an existing permitted accessory structure. The patio cover extends into the required setback areas. No evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial.

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VALERIE EVANS, applicant, stated that she and her husband have owned the property and have done a considerable amount of work to the property. They have pulled nine other permits, and when she found out this was not permitted, she immediately started the process to obtain permits for the patio cover. She pointed out an error in the backup regarding the value of the cover; it says they paid \$400 for the cover, but they actually paid \$4,000. MS. EVANS indicated that she had three support letters from the three surrounding neighbors.

CHAIR CHERRY appreciated that she obtained support from her neighbors and pulling the past permits. He was in support.

COMMISSIONER DE SALVIO stated that neither he nor COURT CLAWSON AN FIORE received opposition to this. This fits in the rural neighborhood, and he was in support.

CHAIR CHERRY declared the Public Hearing closed.

