



City of Las Vegas

Agenda Item No.: 48.

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

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: VAR-7381 - VARIANCE - PUBLIC HEARING - APPLICANT: LENNAR - OWNER: RYLAND HOMES NEVADA. Possible action on a request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED SINGLE-FAMILY DWELLING on 0.08 acres at 10831 Lost Ark Avenue (APN 137-01-314-010), PD (Professional Development) Zone, Ward 4 (Anthony) [PRJ-73720]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|--------------------------|---|--------------------------|---|
| Planning Commission Mtg. | 1 | 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 Postcard

Motion made by DONNA TOUSSAINT 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:

This item was pulled forward and heard subsequent to Item 36.

CHAIR CHERRY declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

STEVE GEBEKE, Planning Supervisor, reported that the applicant is requesting approval of a reduced corner side yard setback. A residence that meets all setback requirements could be constructed on the site, and no evidence of a unique or extraordinary circumstance has been presented. This is a self-imposed hardship; therefore, staff recommended denial. Additional protest letters have been received since publication.

ROBERT CUNNINGHAM, Faney Engineering, stated that this is the same situation as Item 36, where there is a five-foot setback from the back of the sidewalk to the corner of the patio. Without the sidewalk, they would have a 10-foot setback. He requested approval.

COMMISSIONER TOUSSAINT thought this was a great project on an unusual piece of property due to the elevation and the way it is set on the land.

See Item 36 for related discussion.

CHAIR CHERRY declared the Public Hearing closed.

