



Agenda Item No.: 39.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-7107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HIMAWARI II, LLC
For possible action on a request for a variance TO ALLOW AN EIGHT-FOOT TALL SOLID
SCREEN WALL WHERE A MAXIMUM HEIGHT OF FIVE FEET WITH A TWO-FOOT
SOLID BASE, SIX-FOOT TALL AND A FOUR-FOOT RETAINING WALL WHERE A HEIGHT
OF TWO FEET IN THE FRONT YARD SETBACK AREA IS ALLOWED on 1.31 acres at the
northwest corner of Elgin Avenue and Cimarron Road (APN 163-04-304-004), R-E
(Residence Estate) Zone, Ward 1 (Tarkanian) [PJ-71011]. Staff recommends DENIAL.

C.C.: 9/20/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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. Support Postcard
7. Submitted after Final Agenda Support Postcard

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

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SCOTT RUEDY, Sr. Management Analyst, reported the applicant was proposing to construct a wall that does not meet the requirements of Title 19. No evidence of a unique or extraordinary hardship to justify the request has been presented; therefore, staff recommended denial as a self-imposed hardship. He noted that an additional letter of support had been received since publication.

NICK and SCOTT BUGBEE identified themselves as the general contractors on the proposed project. The client wished for more privacy and security. MR. N. BUGBEE indicated that a four-foot wall in the front of the property was to be constructed with a landscaped barrier. He pointed out that most of the other neighbors have an eight-foot wall in the front entrance.

COMMISSIONER QUINN asked if the gate would be wrought iron or able to be seen through. MR. N. BUGBEE denied. He claimed that the entrance of the property is located on El Parque Avenue and that the proposed project would be constructed on the side yard.

COMMISSIONER ROUSH visited the site and noticed that El Parque Avenue is a vacant road with no off-site improvements such as sidewalks or gutters. She asked if the applicant would be putting these things in. MR. N. BUGBEE confirmed that the applicant would be improving the road and adding a curb and gutter on his side of the trees. Flood controls would also be changed per the Department of Public Works request.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

