



City of Las Vegas

Agenda Item No.: 60.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-7128 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RONALD RIPP - for possible location on a fence that will allow a TWO-FOOT CORNER SIDE YARD SETBACK AND A SEVEN-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED 400 SQUARE-FOOT EXPANSION OF A SINGLE FAMILY DWELLING on 0.25 acres at 1608 Concordia Place (APN 162-02-207-015), R-1 (Single Family Residential) Zone, Ward 1 (Coffin) [PRJ-71130]. Staff recommends DENIAL.

C.C.: 10/18/2017

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

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. Submitted after Final Agenda - Protest/Support Postcards and Support Email

Motion made by VICKI QUINN to Approve subject to conditions adding the following condition as read for the record:

A. The existing CMU block wall along Oakey Boulevard shall be removed.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

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

NOTE: CHAIR SCHLOTTMAN abstained because the property is located next to his. Also, COMMISSIONER QUINN disclosed that she met with BOB BELLIS.

Minutes:

VICE CHAIR CHERRY declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

PETER LOWENSTEIN, Planning Section Manager, said no evidence of a unique or extraordinary circumstance has been presented. The applicant has created a self-imposed hardship. Staff recommended denial.

BOB BELLIS, representing the applicant, explained that an addition is intended as part of a complete remodel. The property backs up to the property of CHAIR SCHLOTTMAN, who has no problem with the project. He showed a picture pointing to where a wall would be removed to allow for a wider landscape buffer with different types of trees. VICE CHAIR CHERRY verified with MR. BELLIS that the southern wall would be taken down and that the applicant would agree to such a condition.

VICE CHAIR CHERRY declared the Public Hearing closed.

RECESS 10:15-10:30 P.M.

