



City of Las Vegas

Agenda Item No.: **62.**

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

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-7132 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: PLACIDO BUSTOS
For possible action on a request for a variance TO ALLOW AN EIGHT-FOOT FRONT YARD
SETBACK WHERE 20 FEET IS REQUIRED FOR AN EXISTING ONE-STORY FRONT
PORCH/CARPORT ADDITION at 5708 Heron Avenue (APN 138-36-315-016), R-1 (Single
Family Residential Zone), Ward 1 (Tahitian) [PRJ-71193]. Staff recommends DENIAL.

MAY GO TO CITY COUNCIL ON 10/18/2017

OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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 Letter and Protest/Support Postcards

Motion made by VICKI QUINN to Hold in abeyance to 10/10/2017

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

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

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

FRED SOLIS, Sr. Planner, reported that this request is the result of an open Code Enforcement case for a non-permitted structural addition within the front setback area. No evidence of a unique or extraordinary circumstance has been presented. This is a self-imposed hardship created by constructing a carport within the required setback area. Staff recommended denial.

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

AL VELASCO, representing the applicant, explained that the applicant wants to move the existing structure to have a 14-foot setback instead of 8 feet. COMMISSIONER CREAR discussed with PETER LOWENSTEIN, Planning Section Manager, that the Commission could take action because the reduction is less intense, and a condition would be added.

CHAIR SCHLOTTMAN preferred to hold this in abeyance so that elevations reflecting the change could be presented and so that the applicant could meet with MR. LOWENSTEIN.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

