



City of Las Vegas

Agenda Item No.: 86.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 14, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-7398 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GARY D & TORI R JACKSON For possible action on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE CLASS [B-1 CASITA] TO BE 20 FEET IN HEIGHT WHERE IT IS NOT ALLOWED TO EXCEED THE HEIGHT OF THE PRINCIPAL DWELLING UNIT on 0.21 acres at 3325 S. Tarkenton Drive (APN 138-35-510-020), R-1 (Single Family Residential) Zone, Ward 1 (Tarkenton) [PER 73119]. Staff recommends DENIAL.

C.C.: 9/5/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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. Support Documentation Not Vetted - Comment Form (1)
7. Submitted after Final Agenda Support Documentation Not Vetted Comment Forms (7)

Motion made by VICKI QUINN to Approve subject to conditions

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

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

Minutes:

CHAIR CHERRY declared the Public Hearing open.

NICOLE EDDOWES, Sr. Planner, reported that no unique or extraordinary evidence has been presented to warrant the need for an Accessory Structure to exceed the height of the primary dwelling making this a self-imposed hardship; therefore, staff recommended denial. Additional

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support letters have been received since publication.

GARY CARLSON, architect, appeared representing GARY JACKSON, owner/applicant. He explained the site is a corner lot with a large rear yard. MR. JACKSON needs storage for construction materials and he is trying to make accommodations for extended family that visits without overcrowding the home. The site abuts an existing alley and has a masonry wall along the property line. It meets setback, driveway and parking requirements.

GENE LITTLEFORD, KIM ELLIN, BRANDY and MARI HAMMOND and WILMA LITTLEFORD all spoke in support of this application stating that there are tall tri-level homes in the area, the applicant is a good member of the community, he has a need for the structure, and it is a nice-looking improvement and compliments and enhances the neighborhood.

COMMISSIONER QUINN stated that it says a lot when the neighbors appear and speak in support.

CHAIR CHERRY declared the Public Hearing closed.

