



*City of Las Vegas*

Agenda Item No.: 22.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: NOVEMBER 27, 2018**

**DEPARTMENT: PLANNING  
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

**SUBJECT:** VAR-7464 - A VARIANCE - PUBLIC HEARING - APPLICANT: RAVIN NATHAN - OWNER: ADRIANE GARCIA-OLIVERA - FOR NO ACTION on a request for a Variance TO ALLOW A 30 FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED FOR A PROPOSED SINGLE FAMILY DWELLING on 0.49 acres north of Florine Street and 150 feet east of Helen Avenue (APN 138-005-009) R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-74473]. Staff recommends DENIAL.

**C.C.: 12/19/2018**

**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. Submitted after Final Agenda Support Postcards

Motion made by BRENDA J. WILLIAMS to Deny

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.

ERIN SCHWAB, Planner I, reported that the applicant is requesting a Variance to build a new single family dwelling within the required front setback area on the north side of Florine Street and 150 feet east of Helen Avenue. The applicant is requesting to build the home 30 feet from the front property line where 50 feet is required. No evidence of a unique or extraordinary

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circumstance has been presented; therefore, staff recommended denial. Additional letters of support have been received since publication.

KAREN VILLASECA appeared and stated that the only part of the building that would go beyond the 50-foot setback would be the garage, which is located in the front; technically, the house would be set back 51 feet.

COMMISSIONER WILLIAMS stated that she reviewed the situation thoroughly and agreed with staff that there was no extraordinary circumstance to warrant this variance.

CHAIR CHERRY declared the Public Hearing closed.

