



City of Las Vegas

Agenda Item No.: 23.

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

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: PAR-7464 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COLIN AND JENNIFER ROUSE - For possible action on request for a Variance TO ALLOW AN EIGHT-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED, A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED AND TO ALLOW AN ACCESSORY STRUCTURE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED FOR A PROPOSED ACCESSORY STRUCTURE (CLASS II) [CASITA] on 0.16 acres at 1512 Metropolitan Street (APN 162-06-213-003), R-1 (Single Family Residential) Zone Ward 1 (Tarkanian) [PRJ-74498]. Staff recommends DENIAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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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 Forms (2)
7. Submitted after Final Agenda Protest Postcard and Protest Documentation Not Vetted Comment Form (1)

Motion made by VICKI QUINN 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.

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ERIN SCHWAB, Planner I, reported that the applicant is requesting a Variance to allow a proposed casita in front of the primary residence. The structure would be located within the required 20-foot front yard setback area and is zero feet from the primary structure where a six-foot separation is required. No evidence of a unique or extraordinary circumstance has been presented; therefore, staff recommended denial. An additional protest letter has been received since publication.

COLIN HUSE, applicant/owner, stated that the additional structure is for his father to reside in and be close to the family. There is no back yard, so the only available space to build is in the front yard.

COMMISSIONER QUINN stated that to allow an accessory structure in the front of the primary residence would set a precedent in the area, and all of the other casitas are in the back yards.

CHAIR O'HERN declared the Public Hearing closed.

