



City of Las Vegas

Agenda Item No.: **41.**

**AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO**

☐ Consent ☒ Discussion

SUBJECT: VAR-64716 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHARLES S. AND AMIR R. CUMMINS TRUST - For possible action on a request for a Variance TO ALLOW A SIX-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,700 SQUARE FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.42 acres at 9112 Ghost Mountain Avenue (APN 188-05-411-102), R-PD2 (Residential Planned Development - 2 Units per Acre) Zone R-PD2 (Anthony) [PRJ-64389]. 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.

6

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 Postcards - VAR-64716 [PRJ-64389]
7. Submitted after Final Agenda - Protest/Support Postcards
8. Submitted at Meeting - Neighbor Awareness Sign-Off Form and Lone Mountain Classics Homeowners Association Approval Letter by Charles Cummins

Motion made by SAM CHERRY to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

CEDRIC CREAR, VICKI QUINN, TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, GUS FLANGAS)

Minutes:

CHAIR MOODY declared the Public Hearing open.

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FRED SOLIS, Senior Planner, reported that no evidence of a unique or extraordinary circumstance was presented, in that the sites physical characteristic did not create a hardship that warranted the proposed garage within the side yard setback; therefore, staff recommended denial of the request.

CHARLES CUMMINS, applicant, requested approval from the Commission to build a garage in the rear part of his property and noted that the gate and driveway access was already in place. He stated that of the 105 homes in this community, eight projects had already been approved for some sort of variance with regard to the 10-foot setback requirement. He submitted for the record an approval letter from the homeowners association (HOA) and signed releases from the neighbors to the west and east of his property.

DENNIS PRITCHARD, neighbor, was present to provide his support of this project.

MR. CUMMINS confirmed for COMMISSIONER QUINN that the new structure would match the materials of the house, as it was a requirement of the HOA approval.

CHAIR MOODY declared the Public Hearing closed.