



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: November 12, 2024**

Agenda Item No.:  
**36**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0290-VAR1 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: REBECCA HIRST AND MARK NICHOLSON HIRST - For possible action on a Land Use Entitlement project request TO ALLOW A PROPOSED RESIDENTIAL ACCESSORY STRUCTURE [GARAGE] THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR BUILDING SEPARATION AND PLACEMENT on 0.29 acres at 1312 South 7th Street (APN 162-03-610-005), R-1 (Single Family Residential) Zone, Ward 3 (Diaz).

**P.C.: Final Action (Unless Appealed within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**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