



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
SPECIAL USE PERMIT

SUP-18037 BEYANCE ITEM PUBLIC HEARING APPLICANT: CAROLLOS
TROPICAL MOTOR INC. OWNER: EP DECATUR, LP - Request for a Special Use
Permit FOR A RETAIL USED MOTOR VEHICLE SALES (USED) ESTABLISHMENT at 2025
South Decatur Boulevard (APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone,
Ward 1 (Tarkanian). The Planning Commission (4-1 vote) recommends DENIAL. Staff
recommends APPROVAL.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

The Planning Commission (4-1 vote) recommends DENIAL. Staff recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at Meeting Map of test driving route

Motion made by LOIS TARKANIAN to Approve Subject to Conditions and the following added
conditions as read for the record:

A. This Special Use Permit shall expire two years from the issuance of the business license at
this address for the subject use.

B. The test driving of vehicles shall occur only on collector streets or larger. The test drive
route shall not go through residential neighborhoods.

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

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 109 [SUP-18037] and Item 110 [SDR-18034].

MICHAEL BELLUM, 1408 Saintsbury Drive, appeared with PETER CAROLLO, 8070 West Russell Road. MR. BELLUM indicated that Pinnacle condominiums displaced MR. CAROLLO'S business. MR. CAROLLO was given an opportunity by BEN FINDLAY, who owns the Subaru dealerships on Decatur Boulevard, to use a portion of the existing car facility to sell used cars. MR. CAROLLO has been operating a used car facility for 18 years and has the distinction of the only dealership owner who does not have a single consumer affair complaint against him. MR. CAROLLO agreed to a two-year Special Use permit.

MR. CAROLLO stated that residents had expressed concerns about test driving on side streets. He assured Council that, if approved, test driving will be done along Decatur Boulevard, Sahara Avenue and Jones Boulevard but not on side streets.

COUNCILWOMAN TARKANIAN confirmed with MARGO WHEELER, Director of Planning and Development Department, the Special Use Permit has a time limit. Therefore, ASSISTANT CITY ATTORNEY BRYAN SCOTT recommended an added condition to address the expiration of the Special Use Permit. MS. WHEELER read into the record a condition to address the test driving locations. MR. BELLUM submitted a map of the test driving route.

COUNCILWOMAN TARKANIAN requested additional landscaping along Decatur Boulevard. MR. BELLUM asked if the landscaping would pertain to the entire dealership so that MR. FINDLAY would have to plant additional trees. MS. WHEELER replied that is a lease agreement and it would be up to the Councilwoman to decide. COUNCILWOMAN TARKANIAN commented that at this time it would impact only the front portion. She also requested that the barbed wire be removed.

MAYOR GOODMAN declared the Public Hearing closed for Item 109 [SUP-18037] and Item 110 [SDR-18034].