

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 29, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SUP-24803 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: GOO GOO CAR WASH SYSTEMS - OWNER: FORTY-FOUR WINCY FUND TRUST - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE at 5550 West Charleston Boulevard (APN 58-36-400-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C.: 01/09/08

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest Postcards
6. Submitted after final agenda - Protest postcard for Items 49 and 50

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

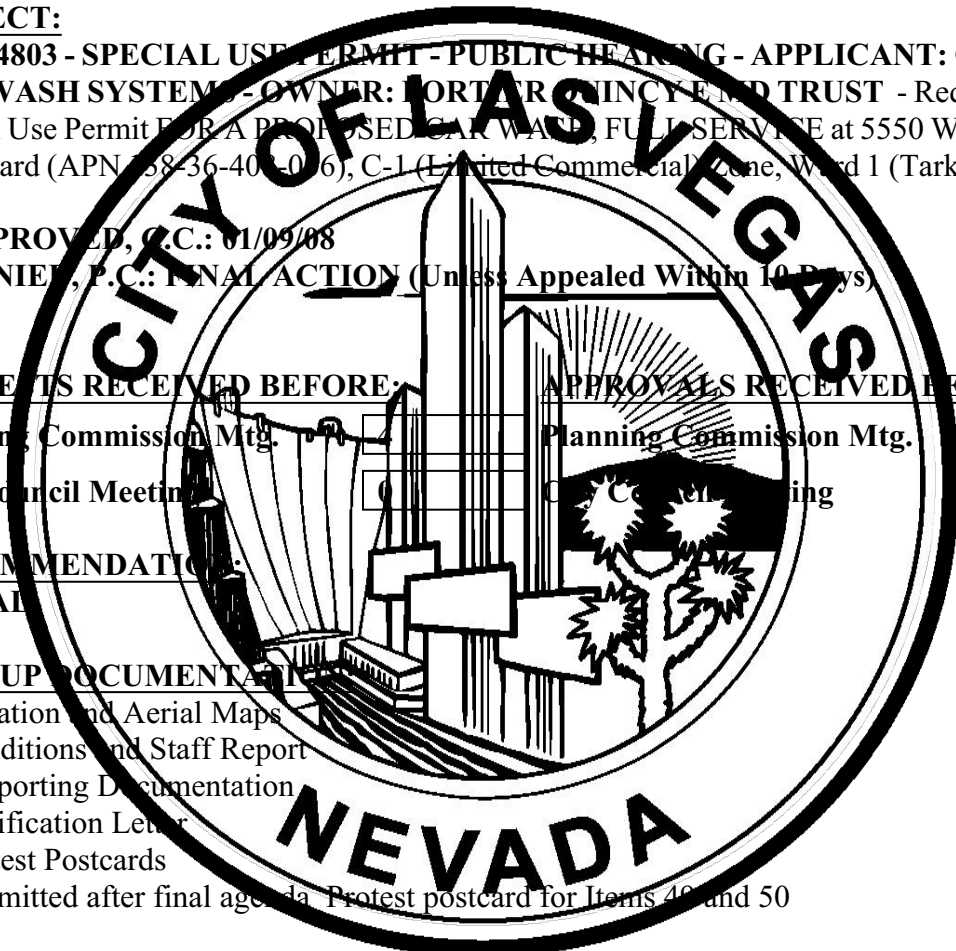
Passed For: 6; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 0

GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES, RICHARD TRUESDELL, SAM DUNNAM; (Against-STEVEN EVANS); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 49 and 50.

STEVE SWANTON, Planning and Development Department, recommended denial of both applications due to the proximity to other car washes in the area and single family residences to the north. He proposed an amended condition for Item 50 if it were approved.



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TREVOR HAYES, 300 South 4th Street, appeared with FORREST JAMES, IV, on behalf of the applicant. MR. HAYES displayed photos indicating the project's distance to residential homes and explained this car wash would target a different segment of the area's car wash market. He briefly described how the site would function and stated the project would improve the area. MR. HAYES pointed out that the landscape waiver would be offset by increased landscaping throughout the site and explained the rear wall would shield the neighbors from the noise and traffic on Charleston Boulevard.

In response to COMMISSIONER GOYNES' question, MR. HAYES and MR. JAMES confirmed that the car wash would provide free vacuums to patrons. MR. JAMES assured CHAIRMAN DAVENPORT that the vacuums were designed to minimize noise.

TODD FANLOW, 240 North 19th Street, expressed concern that the traffic speeds along Charleston Boulevard could be dangerous to patrons entering or exiting the car wash.

TOM MCGOWAN, Las Vegas resident, expressed his support.

COMMISSIONER TROWBRIDGE encouraged the applicant for the landscaping currently in place for the neighboring Wells Fargo bank. He also stressed the importance of designing the rear landscaping and wall so the residential neighbors would be adequately protected.

COMMISSIONER DAVENPORT expressed concern with ingress and egress on Alpine Place and suggested an added condition limiting access to trash pickup only. MR. HAYES agreed to the additional condition.

MARGO WHEELER, Director of the Planning and Development Department, and GINA VENGLASS, assisted COMMISSIONER TROWBRIDGE in crafting additional conditions for Item 50. MR. HAYES agreed to the added conditions.

MS. VENGLASS informed COMMISSIONER TRUESDELL that the proposed driveway was acceptable to the City, but noted the Nevada Department of Transportation would make the final decision as Charleston Boulevard was under their jurisdiction.

COMMISSIONER STEINMAN expressed his support, but observed that maintenance of the rear wall and landscaping would be problematic.

COMMISSIONER EVANS expressed concern with the project and stated he would not support it.

At the request of DEPUTY CITY ATTORNEY JAMES LEWIS, COMMISSIONER TROWBRIDGE restated the motion and the added conditions for the benefit of staff and the applicant.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 49 and 50.