

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 11, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SUP-24192- SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DUAL ALLIANCE, LLC dba RIDER'S - OWNED BY THE GARRETT GROUP, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ONLY SALE ESTABLISHMENT IN CONNECTION WITH AN EXISTING SERVICE STATION (WITH INCIDENTAL AUTOMOTIVE REPAIR) at 2237 West Charleston Boulevard (APN 162-04-101-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

IF APPROVED, C.C.: 11/07/2007

IF DENIED, C.C. FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

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City Council Meeting

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards
7. Submitted after final agenda Protest/support postcards

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2
STEVEN EVANS, SAM DUNNAM, LEO DAVENPORT, BYRON GOYNES, DAVID STEINMAN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-GLENN TROWBRIDGE, RICHARD TRUESDELL)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, corrected the description of the request. He stated that all distance separations are in order and recommended approval.



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DALTON CONNERS, co-owner, informed that the present store was opened in March 2001. Subsequently, the owners tore down the original store and rebuilt a new store which opened in August 2007. At that time, they discovered that the Special Use Permit had expired and he requested approval.

MARGO WHEELER, Director of the Planning and Development Department, disclosed that her property is in the office area and she did not take part in the discussion or recommendation.

COMMISSIONER STAINMAN congratulated MR. CONNERS on the new store stating that it is a great change for that particular corner.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

