



*City of Las Vegas*

Agenda Item No.: 24.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
UP-2472 SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: JON  
KARTAR, OWNER: SHIRAZI, #12 request for a Special Use Permit FOR A PROPOSED  
DELIVERY AND SERVICE VEHICLE STORAGE on 0.65 acres at 900 Stewart Avenue (APN  
137-34-612-005), (General Commercial) Zone, Ward 5 (Barlow)

IF APPROVED, C.C.: 11/8/2007  
IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	2	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	0

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest postcard
7. Received after final agenda Protest postcard

Motion made by RICHARD TRUESDELL to Approve subject to amended conditions

A. Provide trash and receptacle enclosure in accordance with Title 19.08.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
GLENN TROWBRIDGE, DAVID STEINMAN, LEO DAVENPORT, BYRON GOYNES,  
RICHARD TRUESDELL, SAM DUNNAM; (Against-None); (Abstain-None); (Did Not Vote-  
None); (Excused-STEVEN EVANS)

Minutes:  
CHAIRMAN DAVENPORT declared the Public Hearing open.

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ANDY REED, Planning and Development Department, stated the application is compatible with the surrounding properties and recommended approval providing the parking lot is screened and the landscape is installed according to the Zoning Code.

GREG BORGELL, 300 South Main Street, appeared on behalf of the applicant and agreed with staffs recommendation.

STEPHEN SMITH, 901 E. Ogden Avenue, was surprised that the application was being heard as he had spoken with the applicants representative who stated that the request was being withdrawn. He expressed concern regarding the previous owner illegal tapping of electricity and damage to the alleyway. MR. BORGELL replied that his client was not the original owner; however, he would look into the circumstances and make the necessary repairs if the applicant was indeed responsible.

CHAIRMAN DAVENPORT questioned who would be responsible for damages especially if it is a public alleyway. GARY ANDERSON, Public Works Department, replied that he would inform Code Enforcement and have them pursue the matter. CITY ATTORNEY JAMES LEWIS confirmed that Public Works would make the determination whether the alleyway is City property and take the proper recourse.

COMMISSIONER TRUESDELL inquired as to the typical vehicles intended to be stored. MR. BORGELL explained that the applicant is looking to accommodate businesses that have a fleet of vehicles and the location would be used as a dispatch/disposal location.

COMMISSIONER TRUESDELL recommended adding a condition that the applicant provide a trash and receptacle enclosure. MR. BORGELL replied that he did not foresee any objection to the additional condition.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

