



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-24846 - APPLICANT: BOB AUJLA - OWNER: BP WEST COAST PRODUCTS LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition number two of Variance (VAR-16161) shall be removed.
2. Conformance to all other Conditions of Approval for Variance (VAR-16161) and all other related actions as required by the Planning and Development Department and Department of Public Works shall be required.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Review of Condition to remove Condition Number 2 of an approved Variance (VAR-16161) which stated that this approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An extension of time may be filed for consideration by the city of Las Vegas and replace it with a condition permitting two years.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/01/06	The City Council approved related requests for a Variance (VAR-16161) to allow a 3.5-foot rear yard setback where 20 feet is required, a Site Development Plan Review (SDR-16158) for a 3,032 square-foot Service Station without Automotive Repair and a Special Use Permit (SUP-16160) for a Beer/Wine/Cooler Off-Sale Establishment at 1625 S. Decatur Boulevard. The Planning Commission recommended approval. Staff recommended denial.
<i>Related Building Permits/Business Licenses</i>	
03/23/07	The applicant filed an application for a building permit for on-site improvements. This permit has not been issued.
<i>Pre-Application Meeting</i>	
09/05/07	A pre-application meeting was held. Submittal requirements, scheduling, and elements of a Review of Condition were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Service Station	SC (Service Commercial)	C-1 (Limited Commercial)
North	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial)

West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The applicant is requesting to remove condition number two from Variance (VAR-16161). That condition limited the subject variance to one year. Condition number three of the same case carried a two year time limit. The two year time limit matches that of the companion items. These items are Site Development Plan Review (SDR-16158) and a Special Use Permit (SUP-16160). This was an unintentional contradiction in the conditions of approval related to the time limit of the request. Approval of this request is recommended. The Variance (VAR-16161) shall expire on 11/01/08. This is concurrent with the related applications.

FINDINGS

Approval for the removal of condition number two of Variance (VAR-16161) is recommended. Conformance to all other conditions of approval for Variance (VAR-16161) and all other site related actions shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 611

APPROVALS 0

PROTESTS 0