



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 10, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
CECILE PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED
SECONDHAND DEALER (JEWELRY) 20 East Sahara Avenue (APN 162-03-416-022), C-1
(Limited Commercial Zone, Ward 2 (Reese))

IF APPROVED, C.C. 3-20-08
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	1
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. Photo
5. Justification Letter
6. Support Postcard
7. Submitted after Final Agenda Protest Postcards

Motion made by DAVID STEINMAN to Approve subject to conditions and adding the following condition:

A. One Year Review at a Public Hearing of the Planning Commission from the issuance of the business license.

Passed For: 4; Against: 1; Abstain: 1; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, VICKI QUINN; (Against-GLENN TROWBRIDGE); (Abstain-RICHARD TRUESDELL); (Did Not Vote-None); (Excused-STEVEN EVANS)

NOTE: COMMISSIONER TRUESDELL disclosed that he owns an interest in property located within the notice area and would abstain on Item 28.

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Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated that the proposed use is compatible with the surrounding area, satisfies the minimum conditions for approval of a Special Use Permit and recommended approval.

LENI SKAAR, 3753 Howard Hughes Parkway, appeared on behalf of the applicant who has been in business for over twelve years. MS. SKAAR concurred with the conditions of approval with the exception of the condition related to the additional box tree and asked for clarification.

MARGO WHEELER, Director of the Planning and Development Department, stated that a clarification would be made prior to the hearing by City Council.

ALAN RICHART, appeared in opposition, and expressed his concerns regarding the parking and the eight foot high steel fencing erected at the back of the property. He felt this use is not compatible and would be an intrusion to the neighborhood.

COMMISSIONER D. ANAM asked MR. RICHART what he would prefer on the subject property but MR. RICHART was unable to specify the type of business he would like to see there. He repeated his past experience dealing with the parking, the homeless and the problems with the adjacent alleyway.

COMMISSIONER TROWBRIDGE asked for clarification on the number of parking spaces. MS. SKAAR replied that there are standard size parking spaces and four additional stalls for compact vehicles or motorcycles.

CHAIR GOYNES declared the Public Hearing closed.

