



City of Las Vegas

Agenda Item No.: 34.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 26, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2813 - SPECIAL USE PERMITS - PUBLIC HEARING - APPLICANT: FOCUS IN SOUTHERN NEVADA - OWNER: METROPOLITAN COMMUNITY CHURCH OF LAS VEGAS - Request for a Special Use Permit FOR A SOCIAL SERVICE PROVIDER at 1140 Almond Tree Lane, Suite #306 (Almond Tree #801-131) C-1 (Limited Commercial) Zone, Ward 3 (Reuse)

IF APPROVED, C.C.: 08/06/08
IF DENIED, P.C. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	4
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. Support Letters
7. Submitted After Final Agenda Support and Concern E-mails

Motion made by DAVID STEINMAN to Approve subject to conditions and amending Condition 3 as follows:

3. The hours of operation will be 8:00 a.m. to 10:00 p.m., Monday through Friday, Saturdays from 8:00 a.m. to 4:00 p.m., and closed on Sundays.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

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PETER LOWENSTEIN, Planning and Development Department, stated the subject site is appropriate for the proposed use and recommended approval.

TIM CONROY, 1313 Bonita Avenue, appeared on behalf of the applicant. He congratulated the City for declaring June 27, 2008, National HIV/AIDS Testing Day, and he thanked staff for working with him on this project. Regarding staff's concern with the proposed lobby, MR. CONROY went over the site plan and stated the proposed lobby would be adequate. He noted staff had suggested limiting the hours of operation to Monday through Friday, but explained that evening and weekend hours were needed to accommodate clients' work schedules. He agreed to meet with the Fire Services Division and accepted the condition for a one-year review.

MR. CONROY informed CHAIR GOYNES that the Metropolitan Community Church owns the building and the applicant would be leasing office space within the building.

COMMISSIONER EVANS noted the church and Community Counseling Services had been operating from this location without any problems for several years. He suggested the location was appropriate for the proposed use.

CHAIR GOYNES observed that the church needed to address all maintenance issues, and MR. CONROY noted that the applicant had offered to clean up graffiti on a daily basis.

MR. CONROY stated the applicant would like to operate from 8 a.m. to 4 p.m. on Saturdays and wondered if Sunday hours would be possible. He acknowledged that the site is parking-impaired, but added that a parking management is being worked out with an adjacent business owner.

COMMISSIONER STEINMAN expressed his support for Saturday hours of operation only, but concurred with staff's concern regarding the limited lobby seating area. He noted the extra space adjacent to the applicant's lease area, and MR. CONROY confirmed that the additional office space would be used to accommodate any expansion.

COMMISSIONER STEINMAN clarified for ASSISTANT CITY ATTORNEY BRYAN SCOTT that the applicant would be allowed to operate between 8 a.m. and 4 p.m. on Saturdays and would be closed on Sundays.

COMMISSIONER EVANS observed that the church meets on the site on Sundays and stated Sunday hours would not be appropriate for the applicant. He expressed his support of the project and the added condition.

COMMISSIONER TRUESDELL noted that the applicant had requested the ability to sublet to other social services. MR. CONROY explained that the applicant would like to offer several services at one location for HIV/AIDS clients and noted that any future uses would be required to go through the Special Use Permit approval process.

CHAIR GOYNES declared the Public Hearing closed.