



City of Las Vegas

Agenda Item No.: 42.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 25, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2939 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
JESUS MARTIN PEDRECO - Request for a Special Use Permit FOR A PROPOSED AUTO
REPAIR GARAGE, MINOR at 2342 North Martin L. King Boulevard (APN 139-21-102-005), C-
1 (Limited Commercial) Zone, Ward 3 (Parlow)

IF APPROVED, C.C. # 05/2008
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="0"/>	Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="0"/>

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards

Motion made by RICHARD TRUESDELL to Deny

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

Minutes:
CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development Department, stated the proposed use could not be conducted in a harmonious and compatible manner with the surrounding area and noted the numerous Code Enforcement violations. He recommended denial

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PAULO CHAVEZ, 2439 High Vista Circle, appeared on behalf of the applicant. He stated the applicant was allowed to sell rims and tires, but was not permitted to repair them, which he had been doing. He explained that the applicant had been misled when he leased the property and had purchased the site without knowing that he needed a Special Use Permit (SUP). He stated the applicant was working to bring the property into compliance and described his efforts to address the Code Enforcement violations. He emphasized that the applicants business was not operating, despite reports that business activities were continuing. He noted that the applicant intended to improve the site if the SUP were approved.

TODD FARLOW, 240 North 19th Street, stated the property is a mess and could not be saved.

COMMISSIONER BRUESDELL pointed out that the City and Clark County have invested millions of dollars in public facilities in the area. He stated he could not support the application because this use is not appropriate for this location.

CHAIR GOYNES observed that this site was an eyesore in the area and suggested the applicant might not have the money necessary to bring this site into compliance. He noted that Clark County School District had invested significant amounts in the nearby elementary school and commented on the community center currently being developed.

COMMISSIONER STEINMAN observed that any changes to the buildings exterior would require a site plan review and MR. CHAVEZ suggested those changes would be tenant improvements which would not require a site plan review.

CHAIR GOYNES declared the Public Hearing closed.

