



City of Las Vegas

Agenda Item No.: 23.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 23, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
ABEYANCE - SUP-20146 - SPECIAL PERMIT - PUBLIC HEARING -
APPLICATION: NERISSA THOMAS - OWNER: LARRY D. AND NERISSA L. THOMAS -
Request for a special Use Permit For A PROPOSED TRUCK RENTAL USE at 3700 North
Rancho Drive (MIN 38-124-10-04) C2 (General Commercial) Zone, Ward 6 (Ross)

C.C. 11/19/2008

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted at meeting Support Letter for Items 23 and 24 by Nerissa Thomas

Motion made by KEEN ELLSWORTH to Hold in abeyance Items 23 and 24 to 11/20/2008

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

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 23 and 24.

DOUG RANKIN, Planning and Development Department, stated the numerous waivers associated with the site plan could not be supported and the requested use did not conform to Title 19 landscaping requirements. He recommended denial of both applications, but suggested an amendment to Condition 1 of Item 24 if the application were approved.

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2008

NERISSA THOMAS was present. She explained that she would like to offer truck rentals from her existing auto repair shop and agreed to pave the site and increase the existing landscaping. Displaying the site plan on the overhead, she stated she would like to improve the front of the property, but leave the rear of the property available for future development. She stressed that she intended to leave the property to her son. Rather than constructing the required off-site improvements at this time, she suggested deferring those improvements until the rest of the property was developed. MRS. THOMAS offered to grade and to install a gravel sidewalk in the area where the off-site improvements were required. She noted this project would improve the property and explained that she could not afford to do all the improvements required to bring the property up to Code. She also submitted a letter from the adjacent business owner supporting her request.

In response to CHAIR GOYNES questions, MRS. THOMAS stated that trucks were not being stored on site and that no truck rentals were taking place.

TODD FARLOW, 240 North 19th Street, observed that the site had not been substantially improved under MRS. THOMAS' 30 years of ownership and stated the improvements were needed now.

KERRY COX, 5709 Pablica Avenue, appeared in support and remarked that the City's demands were unreasonable. DAVID SHEAR, 7424 Enchanted Mesa Drive, appeared on behalf of Westcare Nevada, a business in the neighborhood and expressed his support, stating that MRS. THOMAS was a good neighbor.

COMMISSIONER EVANS observed that MRS. THOMAS was requesting more asphalt than was needed and stated the asphalt would contribute to the City's heat island effect. He suggested several landscaping options to reduce that effect and suggested holding the item to address the landscaping.

COMMISSIONER ELLSWORTH concurred with COMMISSIONER EVANS and suggested that MRS. THOMAS reduce the project amount of asphalt and put the money that would have been spent on paving on landscaping instead. Displaying the site plan on the overhead, MRS. THOMAS went over the site plan in detail with COMMISSIONER ELLSWORTH. COMMISSIONER ELLSWORTH supported holding the item and suggested MRS. THOMAS return with a more detailed site plan.

COMMISSIONER TRUESDELL pointed out that the applicant is the property owner and developer and is responsible for presenting the relevant drawings and renderings. He expressed concern that the project was being redesigned at the podium.

CHAIR GOYNES encouraged MRS. THOMAS to work with staff or meet with a landscaping consultant who might be able to assist her in addressing the site's landscaping. MRS. THOMAS stated that she had tried to work with staff, but noted they had not been very helpful and had limited their comments to whether Code had or had not been met.

PLANNING COMMISSION MEETING OF: OCTOBER 23, 2008

MARGO WHEELER, Director of the Planning and Development Department, suggested additional conditions which addressed the landscaping and the requested amount of asphalt.

MRS. THOMAS informed COMMISSIONER STEINMAN that she proposed using chat for a temporary sidewalk rather than install the required off-street improvements. COMMISSIONER STEINMAN stated that chat would wash away in any rain and a larger grade of gravel would be needed. He agreed that the site plan needed more work.

CHAIR GOYNES declared the Public Hearing closed for items 23 and 24.

