



City of Las Vegas

Agenda Item No.: 22.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 6, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2993 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RICHARD W
BRAUNEL, RITHER - DMNERKIL WADUOCK - Request for a Special Use Permit FOR AN
AUTO REPAIR GARAGE, MAJOR at 3700 North Rancho Drive, Suite #170 (APN 138-12-801-
002), C-2 (General Commercial) Zone, Ward 6 (Ross)

IF APPROVED, C.C. 12/03/2008
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	0
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. Protest Postcards
7. Submitted after Final Agenda Protest Postcards

Motion made by KEEN ELLSWORTH to Approve subject to conditions and adding the following condition as read for the record:

- A. One (1) year administrative review from the date of final approval by the City Council.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
STEVEN EVANS, VICKI QUINN, DAVID STEINMAN, BYRON GOYNES, GLENN
TROWBRIDGE, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not Vote-
None); (Excused-RICHARD TRUESDELL)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

STEVE GEBEKE, Planning and Development Department, explained that the use is appropriate for the location and recommended approval.



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RICHARD BRAUNERSRITHER was present and explained that there are five other auto repair shops located in the same vicinity. He stated that his company is a certified repair shop. He asked for approval to have the ability to do major repairs.

COMMISSIONER ELLSWORTH stated that a complaint had been received objecting to his employees speeding and test driving cars through the neighborhood. Mr. BRAUNERSRITHER displayed a map and pointed out the route used for test driving. He stated that he was aware of the people who lodged the complaint but noted that they live on the east side of Rancho Drive. He confirmed that his employees only test drive on the west side of Rancho Drive and that he does not condone speeding.

COMMISSIONER ELLSWORTH stated his support for the application but emphasized that he wants assurance that there would be no intrusion to the neighbors.

COMMISSIONER EVANS recommended a one-year administrative review to ensure there were no complaints.

CHAIR COYNES declared the Public Hearing closed.