



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: BEYANEE - SUP-20146 - SPECIAL PERMIT - PUBLIC HEARING -
APPLICANT: NERISSA L. 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, 89124-10-04, C-2 (General Commercial) Zone, Ward 6 (Ross)

C.C. 12/17/2008

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 and Support Letters
7. Submitted after Final Agenda Statement of Financial Interest and Revised Plans for Items 27 and 28

Motion made by KEEN ELLSWORTH to Approve subject to conditions

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 27 and 28.

PETER LOWENSTEIN, Planning and Development Department, noted the applicant had submitted a revised landscape plan and pointed out the additional information provided in the backup packets. He acknowledged the revised plans were an improvement over the original submittal, but recommended denial of both applications as the project still fails to meet the landscape requirements. Regarding Item 28, he read an amended condition to reflect the date stamp of the revised plans.

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NERISSA THOMAS was present and explained that as a Truck Rental Agent, she must provide temporary parking for the rental trucks. MS. THOMAS stated that she has complied with the County, State and EPA requirements and the conditions of the Special Use Permit and the Site Development Plan.

COMMISSIONER EVANS observed that the revised landscape plan was a substantial improvement over the original request. MARGO WHEELER, Director of the Planning and Development Department, informed COMMISSIONER EVANS that the Code requires that all vehicles must be parked on a paved surface.

TODD FARLOW, 240 North 19th Street, expressed concern that the off-site improvements may never be constructed and stated the property should be brought up to Code.

ATTORNEY BRUCE COX, 6511 West Deer Spring Way, expressed his support. He stated that the applicants own two lots and would like to leave the second lot relatively undeveloped at this time. He explained that applicant planned to develop the back lot in the future and noted the applicants' efforts to bring the property into compliance.

CHAIR GOYNES acknowledged that the project had been improved, but pointed out more work was needed to bring the plan into compliance.

COMMISSIONER ELLSWORTH expressed his support and acknowledged MRS. THOMAS efforts to comply with the Code.

BART ANDERSON, Public Works Department, and MS. WHEELER suggested amended conditions to reflect the inclusion of a covenant regarding the off-site improvements and the revised plans. MRS. THOMAS agreed to all conditions.

CHAIR GOYNES declared the Public Hearing closed for Items 27 and 28.