



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 19, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-30402 - REQUIRED ONE YEAR REVIEW - PUBLIC
HEARING APPLICANT/OWNER: GEORGE LOPEZ

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-9215).
2. Compliance with the condition for Special Use Permit (SUP-9215) to provide 19 parking spaces.
3. The Special Use Permit shall be reviewed in one year at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review. Failure to pay the City for these costs may result in cessation of the use.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a required one-year review of an approved Special Use Permit (SUP-9215) which allowed an existing Building and Landscape Material/Lumber Yard at 2222 West Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/10/90	The City Council approved a Rezoning (Z-0048-90) of the subject property to C-1 (Limited Commercial), subject to conditions.
09/05/01	The City Council approved a request to Amend a portion of the Southwest Sector Plan (GPA-0022-01) from LI/R (Light Industry/Research) to ML (Medium Low Density Residential) on 34.45 acres on the northwest corner of the intersection of Washington Avenue and Robin Street. The Planning Commission recommended denial on 07/26/01.
11/16/05	The City Council approved a request for a Special Use Permit (SUP-9215) for an existing Building and Landscape Material/Lumber Yard at 2222 West Bonanza Road. The Planning Commission recommended approval on 10/20/05.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial, or Public facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission tabled the request on 01/26/06.
07/25/07	A Code Enforcement case (56093) was processed for the resident storing heavy industrial equipment on property, which is against zoning code. The case was closed on 07/28/07.
01/03/08	A Code Enforcement case (60970) was processed for the business not having a continuous license; storing of business equipment- looks like freeway signs, etc.; and has barbed wire going around part of the property. The case was closed on 01/05/08.

<i>Related Building Permits/Business Licenses</i>	
11/21/88	A building permit (88008199) was issued for interior remodel. The permit was never finalized.
12/05/88	A building permit (88008663) was issued for a wall. The permit was never finalized.
02/06/89	A building permit (89013461) was issued for a garage/storage. The permit was never finalized.
02/11/89	A building permit (89035450) was issued for a detached structure/garage. The permit was never finalized.
06/05/89	A building permit (89027461) was issued for masonry work per CLV design. The permit was never finalized.
07/10/91	A building permit (91112842) was issued for paving. The permit was never finalized.
05/20/97	A business license (E03-00119) was issued for Express/Delivery Service. The license has been in pending status since 03/17/06 awaiting a Motor Carrier Permit from the Department of Motor Vehicles.
02/14/05	A business license (C11-07803) was issued for a Contractor. The license is still active.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
10/21/08	Staff conducted a field check of the site with the following observations: • Several types of signs are stored on the lot, including freeway signs, directional signs, sign carts, etc. • Numerous traffic directional trailers were parked in the customer parking areas in the front of the building on both sides. • Assorted items are being stored outside within the fenced area in designated parking spots.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.93

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Building and landscape material/Lumber Yard	MXU (Mixed Use)	C-1 (Limited Commercial)
North	Apartments	MXU (Mixed Use)	R-PD16 (Residential Planned Development- 16 Units per Acre)
South	Condominiums	MXU (Mixed Use)	R-PD46 (Residential Planned Development- 46 Units per Acre)
East	Mini Storage Facility	MXU (Mixed Use)	C-1 (Limited Commercial)
West	Restaurant/Parking	SC (Service Commercial) and MXU (Mixed Use)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Las Vegas Redevelopment Plan/Area	X		Y
West Las Vegas Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District (140 feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first required review since the approval of the Special Use Permit (SUP-9215) to allow an existing Building and Landscape Material/Lumber Yard at 2222 West Bonanza Road. Research of building permits for the subject site revealed a large portion of permits never finalized. Staff conducted a field check of the subject site on 10/21/08 and observed numerous traffic directional trailers parked in customer parking spaces to both sides of the front entrance of the building. Additionally, different types of signage, assorted supplies, and equipment are being stored outside the building(s).

FINDINGS

The Building and Landscape Material/Lumber Yard is located in the C-1 (Limited Commercial) zoning district. During the site inspection on 10/21/08, staff noted required parking spaces being used as storage areas for equipment. Title 19.10 requires 18 regular parking spaces and one (1)-handicap space for the subject site based on plans submitted and approved for the Special Use Permit (SUP-9215). Staff inspection revealed 14 regular parking spaces and zero (0) handicap parking spaces available.

In addition, Special Use Permit (SUP-9215) Condition Number 3 restricted the storage of equipment and supplies to within fully enclosed buildings (no outside storage permitted), due to the close proximity of residentially zoned properties to the north, east and south of the subject site. Staff is recommending denial of this request.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	204
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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