



*City of Las Vegas*

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: APRIL 9, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: GPA-3354 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT: VOWNER, RICHARD D. - Request to Amend a portion of the Southwest  
Sector Plan of the General Plan FROM: GC (SERVICE COMMERCIAL) TO: GC (GENERAL  
COMMERCIAL) located at 8450 Westcliff Drive (APN 138-28-401-009), Ward 2  
(Wolfson)

C.C.: 05/06/2009

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

10

Planning Commission Mtg.

2

City Council Meeting

0

City Council Meeting

0

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by MICHAEL E. BUCKLEY to Deny

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,  
RICHARD TRUESDELL, BYRON GOYNES; (Against-None); (Abstain-None); (Did Not Vote  
-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 27-30.

PETER LOWENSTEIN, Planning and Development, pointed out that the proposed use would  
create an overbuilt site and heavy traffic; staff recommended denial on all applications.

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MURRAY PETERSEN, 8490 Westcliff Drive, is the owner/operator and explained his position as being a U-Haul dealer with six trucks and trailers on the property. He experienced financial hardship in 2007 and decided to create a greater use on the property and added the rental equipment. He gave an example, stating that if all of the equipment was rented two times a day every day, it would constitute only one percent of his business.

MR. PETERSEN showed a photo from the March 26th revised site plan for CHAIR TROWBRIDGE indicating where the trucks and trailers are parked on site. The parking area is to the far northeast corner of the property and does not impact ingress/egress off of Durango Drive and Westcliff Drive. There is compliant handicap parking, as well as 22 parking spaces and six additional ones to facilitate the rental equipment, which has since been removed from the site. He was amenable to a condition that would address possible hindrances in and out of the convenience store.

COMMISSIONER GOYNES pointed out that MR. PETERSEN conducted his U-Haul business without permits and questioned if he came forward on his own accord. MR. PETERSEN responded that he was not aware that he needed permits.

COMMISSIONER EVANS acknowledged MR. PETERSEN'S reputation as a businessman; however, he pointed out that the City's concern was with the zoning and intense use. The goal is to allow the business to prosper yet protect the City and ensure the site is not overbuilt and not create a impact on the surrounding land uses. MR. PETERSEN believed the Planning process addressed the concerns, and the proper application had been submitted, which in essence, protects the City. He relied on his reputation and professed that he started the rental portion of the business assuming it would be a simple approval. When he realized he was not in compliance, he immediately removed the rental equipment. COMMISSIONER GOYNES agreed with COMMISSIONER EVANS that there are multiple uses with MR. PETERSEN'S business and at some point, the City has to look at what is in their best interest. The site is located on a major corner and some of the uses are intense.

Referring to the photos shown, TODD FARLOW, 240 North 19th Street, was opposed to the applicants desire to replace landscaping with rock. In addition, signs should not be allowed in the landscaped area.

COMMISSIONER QUINN confirmed with MR. PETERSEN that trash pick-ups are generally between 6:00 a.m. to 8:30 a.m., six days a week, and the proposed U-Haul office would open at 7:00 a.m.

COMMISSIONER BUCKLEY emphasized that the issue is not MR. PETERSEN'S reputation as a businessman. He did not see any justification for the use, which would be intense, and he also believed it was not compatible with the surrounding neighborhood.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 27-30.