



*City of Las Vegas*

Agenda Item No.: 34.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: EPA-3360 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -  
APPLICANT: OWNER: RIZAHMA WILLY TRUST Request to Amend a portion of the  
Southeast Sector Plan of the General Plan. FROM: O (OFFICE) TO: SC (SERVICE  
COMMERCIAL) to address at 4250 East Sahara Avenue (APN 162-02-411-025), Ward 3  
(Re-use)

C.C.: 05/06/2009

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

3

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. Support Postcards

Motion made by RICHARD TRUESDELL 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.

DOUG RANKIN, Planning and Development, stated the proposed land use change is not compatible with the adjacent low density residential and the current Office designations to the east and west of the site. Staff recommended denial.

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ELIZABETH REZAIE appeared on behalf of the applicant and clarified that the business is strictly a finance company and the property is maintained. The applicant would simply like to be able to resell their repossessed vehicle by transferring the current license at 4625 Wynn Road, Suite 224, to the subject address. At this time, the applicant can no longer afford the rent at the Wynn Road location. She emphasized that they are not establishing a car lot with for sale vehicles parked in front of the property. She added that a letter was obtained from the leasing and repossession companies giving them permission to park on their lots. MS. REZAIE displayed photos of an adjacent car lot and nearby bar that is more intense. She confirmed for ASSISTANT CITY ATTORNEY BRYAN SCOTT that the vehicles are not stored on the subject lot but on a separate lot.

MR. RANKIN confirmed the applicants request to transfer an auto brokers license to the subject site; however, an auto broker is only permitted in a Service Commercial land use and not Office. It also requires two dedicated parking spaces should vehicles be stored. Because of the land use issue, the application was denied by staff. The finance company was established prior to any zoning requirements relative to financial institution specified.

TODD FARLOW, 240 North 19th Street, remarked that the land use stays with the land and not the property owner. He pointed out that if approved, there is always that risk that the property owner could eventually sell the business and leave the City open to an array of allowed uses.

MR. RANKIN confirmed for COMMISSIONER TRUESDELL that Office zoning is between 17th Street and Chapman Avenue. West of Chapman Avenue is Service Commercial. The Commissioner noted the spot zoning, which changes the character of this area and should not exist.

COMMISSIONER EVANS referenced the adjacent car lot and upon his visiting the site, he viewed 16 vehicles, and the lot has no access and no handicap parking spaces. He understood the applicant would not store vehicles on site; however, he agreed with MR. FARLOWS comments. This area is one of the most problematic stretches in Ward 3, and the City needs to be protected. It was difficult for him to support the application, as his main goal is to protect the City and maintain the Office designation.

CHAIR TROWBRIDGE declared the Public Hearing closed.