



City of Las Vegas

Agenda Item No.: **94.**

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 4, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: SUP-3136 ABEYANCE ITEM SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: NOE ZUBIA - OWNER: MARIO PENA PENA Appeal filed from the denial by
the Planning Commission of a request for a Special Use Permit FOR AUTO REPAIR GARAGE,
MINOR, WITH SLIDING BAY DOORS FACING THE RIGHT-OF-WAY at 1550 North
Rancho Drive (APN: 729-112-120), C-1 (Limited Commercial) Zone, Ward 5 (Barlow). The
Planning Commission 6-1 vote and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal Letter filed by G. C. Garcia
7. Protest/Support Postcards
8. Submitted after Meeting Recordation Notice of City Council Action and Conditions of Approval
9. Backup Referenced from the 12-04-2008 Planning Commission Meeting Item 24

Motion made by RICKI Y. BARLOW to Approve subject to conditions and adding the following conditions as read for the record: A. This Special Use Permit (SUP-31367) shall be reviewed in six months to ascertain compliance with these conditions or to impose additional conditions to ameliorate any undesirable aspects of the use. The applicant shall be responsible for notification costs of the review.

B. The hours of operation for all business activity on site shall be limited to 8:00 a.m. to 8:00 p.m.

C. Conformance to Site Development Plan Review (SDR-33534) shall be required.

CITY COUNCIL MEETING OF: MARCH 4, 2009

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

RICKI Y. BARLOW, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-DAVID W. STEINMAN); (Did Not Vote-None); (Excused-LOIS TARKANIAN)

NOTE: COUNCILMAN STEINMAN disclosed his abstention as he heard this matter at the Planning Commission meeting.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

DAVE CLAPSADDLE, G.C. Garcia, 1711 Whitney Mesa Drive representing the property owner, stated that since the Planning Commission's denial, the applicant has been working with Public Works and Planning and Development staff to bring the property up to standards, including landscape improvements, repainting the building facade, redacting the signage, and repaving. He showed pictures and noted that the property was not being used and that the site plan would be revised to reflect appropriate parking and significant property improvements.

COUNCILMAN BARLOW thanked MR. CLAPSADDLE for working out the details to make this site one that will make the entire community proud.

COUNCILMAN BARLOW stated he would like the hours of operation limited to 8:00 a.m. to 8:00 p.m., with the hotdog stand permitted to operate during normal hours of operation; the trash containers must be enclosed, the signage must comply with Code requirements, stressing that he does not want banners and small signs over the property and outside storage is prohibited.

MR. CLAPSADDLE stated that the signage will be upgraded and repainted with color schemes that fit the rest of the property.

When asked about landscaping by COUNCILMAN BARLOW, MR. CLAPSADDLE described the landscaping plan, which will be submitted for approval by staff and the Council office.

Regarding the parking, MR. CLAPSADDLE explained that it will be redesigned to meet all parking Code requirements and will include 14 parking spaces.

DOUG RANKIN, Planning and Development, mentioned that staff is working with the applicant on revising the site plan to provide trash enclosures with trellis on top. He pointed out that Condition 3 addresses COUNCILMAN BARLOW'S concern about banners and small signs and read three additional conditions, to which MR. CLAPSADDLE agreed.

MAYOR GOODMAN declared the Public Hearing closed.