



City of Las Vegas

Agenda Item No.: 111.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: AUGUST 5, 2009**

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

☐ Consent ☒ Discussion

SUBJECT: UP-3375 ABEYANCE ITEM SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: DOUGLAS B. KAYS, ET AL Appeal filed by the Planning
Commission for a request for a special use permit FOR A PROPOSED RECREATIONAL
VEHICLE STORAGE FACILITY WITH A WAIVER TO ALLOW A SIX-FOOT SCREENING
DEVICE WHEN A SEVEN FEET IS REQUIRED at 1717 South Decatur Boulevard (APN 162-06-
301-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0
vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

10

RECOMMENDATION:

The Planning Commission (7-0 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 Douglas B. Kays
7. Protest/Support Postcards and Support Letters by Douglas B. Kays
8. Submitted after Meeting - Recordation Notice of Council Action and Conditions of Approval
9. Backup Referenced from the 04-23-2009 Planning Commission Meeting Item 33

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following conditions as read for the record:

A. The hours of operation shall be Thursday, 8:00 a.m. to 4:00 p.m. and Friday, Saturday and Sunday, 8:00 a.m. to 6:00 p.m. Access will be by appointment only Mondays, Tuesdays and Wednesdays.

B. Surveillance cameras shall be located on the site subject to the approval of the Planning and Development Department.

C. A phone number shall be posted on the site with a 24-hour contact regarding security matters.

D. There shall be a review within one year at a public hearing of the City Council.

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

SARRANN KOEPNICK appeared on behalf of the applicant and explained that Fantastic Swapmeet owners would like to expand and convert an area once used for automobile storage to recreational vehicle (RV) storage. The neighborhood is in support, and she indicated letters to that effect were provided. Meetings were held with COUNCILWOMAN TARKANIAN, who worked very hard in establishing security measures satisfactory to the area residents. The meetings resulted in the consensus that the applicant will provide access to the lot by appointment only, on Mondays, Tuesdays and Wednesdays. The remaining days of the week, people can access during normal hours of operation. Access will be controlled by a representative of the Fantastic Swapmeet; no one else will be given keys to the site.

MS. KOEPNICK showed a site plan on the overhead and pointed out the areas where surveillance cameras will be added, in lieu of having a full-time security guard on-site. The surveillance service will be provided and checked regularly by A.M. Security Unlimited will provide drive-by security, and the number one office will be posted, to enhance visibility and improve aesthetics along Oakey Boulevard. Palm trees have been added to the site. She indicated a list of conditions was put together to sign in the form of a contract between Fantastic Swapmeet and the residents. MS. KOEPNICK stated that all these measures will be taken in order to improve the property for the benefit of the surrounding residents.

COUNCILWOMAN TARKANIAN commented that MS. KOEPNICK and Fantastic Swapmeet representatives have been very amenable and cooperative in following through on the residents' and the City's suggestions.

MARGO WHEELER, Director of Planning and Development, reviewed the list of proposed conditions and crafted those that could be added. COUNCILWOMAN TARKANIAN also requested a one-year review by the Council.

Regarding the palm trees, COUNCILWOMAN TARKANIAN noted that the previous request for palm trees was met; however, those trees died, and they were replaced. ASSISTANT CITY ATTORNEY BRYAN SCOTT pointed out that there is a standard condition with regard to the drip system for the landscaping that could be added. MS. WHEELER indicated such a condition would be required through a code enforcement matter if the palm trees should die. MS. KOEPNICK assured the Councilwoman that everything possible will be done to keep the trees alive.

COUNCILWOMAN TARKANIAN emphasized that the neighbors are very much in support of this project, despite the large parking area, because of the security buffer it will provide for their

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homes and children.

MAYOR GOODMAN declared the Public Hearing closed.

