City of Las Vegas

Agenda Item No.: **94.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: APRIL 21, 2010

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐Consent ☒ Discussion

SUBJECT:
SUP-3732 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES, LTD - Request for a Major Amendment to a previously approved Special Use Permit (U-0045-94) FOR A PROPOSED 3,504 SQUARE-FOOT EXPANSION OF AN EXISTING 5,000 SQUARE-FOOT PAWN SHOP USE at 713 South Las Vegas Boulevard (APNs 139-34-410-178 and 139-34-410-179), C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**6**	**Planning Commission Mtg.**	**3**
City Council Meeting	**5**	**City Council Meeting**	**4**

RECOMMENDATION:
The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda Protest/Support Postcards for Items 94 and 95
8. Submitted after Meeting Recordation Notices of Council Action and Conditions of Approval for Items 94 and 95
9. Backup referenced from the March 25, 2010 Planning Commission Meeting Item #22

Motion made by GARY REESE to Approve subject to conditions

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, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-STEVEN D. ROSS)

Minutes:
MAYOR GOODMAN declared the Public Hearing open for Items 94 and 95.

KEVIN THISTLE, P.K. Thistle Architecture Engineering, 7383 Atacama Avenue, appeared on behalf of the owner, who was also present. He discussed Conditions 3, 4, 15 and 17 under Item 95. Regarding Conditions 3, 15 and 17, he asked that these conditions be amended to reflect prior to issuance of Certificate of Occupancy and not prior to issuance of building permits. The applicant is currently working with staff on the requirements and prefers not to be delayed

relative to pulling permits. There are also improvements pending, such as a new sprinkler system and fire hydrant installation, and will be done simultaneously upon construction taking place. Regarding Condition 4, the property is divided into 25-foot wide parcels. The properties are owned by the same individual, who has utilized the parking lot for over 20 years, and do not believe it is necessary to incur expenses for a shared cross access parking agreement.

Regarding the landscaping, MR. THISTLE explained to COUNCILMAN REESE that five feet of parking will be replaced with planters, palm trees and wrought iron fencing, particularly behind the sidewalk where the driveways are located. The Councilman complimented the landscaping.

TODD FARLOW believed the cross access parking agreement is needed, since the matter involves two separate parcels.

TEDDY RUSSELL expressed his support of the request.

MARGO WHEELER, Director of Planning and Development, discussed the conditions under Item 95. She concurred with amending Condition 3. Regarding Condition 4, the parking agreement would be required; otherwise, the project would have to be reviewed again and/or the property (ies) could be sold at any time without City notification. Regarding Condition 15, MS. WHEELER amended the condition to add subject to the approval of the Fire Marshall at the end of the sentence.

Regarding Condition 17, BART ANDERSON, Public Works, concurred with amending the condition, as the applicant understood their risk of delaying occupancy.

MS. WHEELER also amended Condition 5 on Item 95 with an additional sentence, which was read for the record and confirmed the last sentence on Condition 9 would be deleted, as requested by MR. THISTLE. COUNCILMAN REESE confirmed MR. THISTLES acceptance of all conditions, including the amendments.

MAYOR GOODMAN declared the Public Hearing closed for Items 94 and 95.