



City of Las Vegas

Agenda Item No.: 31.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 23, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: UP-3361 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
DIRECTOR DAMACHO - Request for a Special Use Permit FOR A PROPOSED MOTOR
VEHICLE SALES (USED) ESTABLISHMENT at 456 East Bonanza Road, Suite #125 (APN
140-32-101-0) within the C-2 (General Commercial) portion of a C-1 (Limited Commercial)
and C-2 (General Commercial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 05/20/2009

IF DENIED, P.C. FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

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 Postcards

Motion made by BYRON GOYNES to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, indicated that the applicant is proposing a
used motor vehicle sales dealership with an existing storage space that would be converted into a
sales' office. The subject site currently houses a number of intense uses and it was previously

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granted a parking variance. Placing an additional use on this site will create an overly developed site and it will negatively impact the surrounding neighborhood. Therefore, he recommended denial.

HECTOR CAMACHO, 247 Waterfall Street, appeared and pointed out there is an abundance of parking on site. The downturn in the economy has affected his business and he has experienced a 30 percent loss in revenues. The proposed request would supplement his income. He does not feel the request would impact the adjacent neighbors.

TODD FARLOW, 240 North 19th Street, agreed with staff's recommendation for denial.

COMMISSIONER SOYNES stressed it would be erroneously disingenuous to have such a use in this neighborhood, as crime already exists and it is not the appropriate location. MR. CAMACHO felt the City's policies should be amended to provide some leniency, so that Las Vegas can be placed back into the working society. The Commission empathized with MR. CAMACHO and those struggling financially; however, efforts are made to do what is best for the communities.

CHAIR TROWBRIDGE declared the Public Hearing closed.

