



*City of Las Vegas*

Agenda Item No.: 33.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

**SUBJECT:**  
UP-3375 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:  
DOUGLAS KAYS, ET AL - Request for a Special Use Permit FOR A PROPOSED  
RECREATIONAL VEHICLE STORAGE FACILITY WITH A WAIVER TO ALLOW A SIX-  
FOOT SCREENING DEVICE WITH EIGHT FEET IS REQUIRED at 1717 South Decatur  
Boulevard (APN 4-007-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

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

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

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

6

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

2

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. Submitted after Final Agenda Protest/Support Postcards and Support Letter

Motion made by VICKI QUINN 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.

DOUG RANKIN, Planning and Development, indicated that without the required screening device in landscaping the use cannot be conducted in a compatible and harmonious manner with the residential to the east. Therefore, he recommended denial.

## PLANNING COMMISSION MEETING OF: APRIL 23, 2009

SARA KOPNICK, 5615 Cameron Street, appeared with the co-owner of the property, SAM PRESENT. MS. KOPNICK stated that the economic downturn in Las Vegas is challenging and the Fantastic Swap Meet has lost the opportunity to continue leasing space for the storage of vehicles. They intend to use the large parking lot as an RV parking facility. The vehicles are not for sale but will be used by private individuals who would like to store their RVs at this location. It is an allowable use and the only issue is the height of the fence. She pointed out that the 25-foot easement comes up against the block wall and properties in the back of the easement are below the lot level. She explained the line of vision of the adjacent properties and how the residents would not be able to see the parked RVs. The uneven lot will cause challenges and putting the fence across the back would be more detrimental to the residents, as well as financially prohibitive and prevent the development of the property. On the other side of the lot, the existing trees are all bigger now and enough to screen the entire area. An eight-foot high fence will be an expensive challenge.

CHAIR TROWBRIDGE suggested that MS. KOPNICK meet with the adjacent neighbors to advise them of the applicants intention and whether they support the request. MS. KOPNICK felt that once she would speak with the neighbors they would realize that they would not be negatively impacted by the request.

COMMISSIONER EVANS recalled that this site has been a contentious issue over the years. COMMISSIONER TROWBRIDGE remarked that this site has always been deficient of landscaping and the applicant has not reached out to the neighbors. He is amazed that everyone uses the economy as an excuse but the economy is not a reason to change the zoning.

COMMISSIONER QUINN visited the site and she would not want her backyard to overlook at the RV storage. Once the economy turns around, those homes will be still be there and the RVs will still be stored on the site.

COMMISSIONER GOYNES read a comment from STEVEN and SHARON GOLDMAN where they prefer not looking at somebody elses property every day. MS. KOPNICK asked if the fencing issue is addressed would there be an obstacle in obtaining the special use permit. COMMISSIONER QUINN felt the use is not appropriate for this site no matter how high the fence would be.

CHAIR TROWBRIDGE declared the Public Hearing closed.