



City of Las Vegas

Agenda Item No.: 9.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 14, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: **VAR-3680 - VARIANCE - PUBLIC HEARING - APPLICANT: THE SMOG SHOP, LLC**
OWNER: JAMES E. BRACKIN AND WENDY BRACKIN - Request for a Variance TO
ALLOW 55 PARKING SPACES WHEREIN 55 SPACES ARE REQUIRED FOR A PROPOSED
120 SQUARE FOOT SMOG CHECK on a portion of 18.07 acres at the northwest corner
of Rancho Drive and Alexander Road (APN 138-02-814-005), C-1 (Limited Commercial) Zone,
Ward 6 (Ross)

C.C.: 02/17/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Support Postcard

Motion made by KEEN ELLSWORTH to Approve subject to conditions

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

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 9 and 10.

STEVE GEBEKE, Planning and Development, explained that this site is already parking impaired. The applicant plans to use two existing spaces but will require two additional spaces to accommodate its customers; therefore, the increase of four parking spaces has resulted in the

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variance request. As a result, he recommended denial of the variance and special use requests as the use cannot be conducted in a manner that is compatible with the surrounding uses and the subject site is not physically suitable to accommodate the intensity of the use.

DAWN YOUNG, owner of the smog shop, displayed a rendering showing the location of the proposed shop. Explaining that the existing subdivision is over 18 acres, she noted that four of those acres are vacant lots.

COMMISSIONER ELLSWORTH did not present any problem with the parking. He asked for assurance that the building will be constructed with low angles and will match the adjacent structure.

Responding to COMMISSIONER ELLSWORTH'S query, MS. YOUNG stated she would only be smogging gasoline-fueled vehicles and not diesel.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 9 and 10.