



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 25, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3730 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: STEPHEN MURPHY, OWNER, FOSTER-DACOR, INC. - Request for a Special Use Permit TO RELOCATE AN EXISTING 16 SQUARE FOOT AUTO SMOG CHECK ON THE SAME LOT at 2401 North Legume Boulevard (APN 158-13-801-085), C-1 (Limited Commercial) Zone, Ward 5 (Harlow)

IF APPROVED, C.C.: 04/21/2010

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends 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 - Support Postcard

Motion made by BYRON GOYNES to Approve subject to conditions and amending Conditions 3 and 4 as read for the record:

3. All signage shall conform to Title 19 standards and all necessary building permits shall be obtained within 30 days of final approval.

4. All necessary building permits shall be obtained for the Smog Check structure, and final inspections completed in compliance with Title 19 and all codes as required by the Department of Building and Safety within 30 days of final approval.

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

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

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NOTE: COMMISSIONER GOYNES disclosed that the subject property is owned by ROGER FOSTER, and that MR. FOSTER'S wife and his wife worked together for approximately 17 years; however, as of two months ago, that is no longer the case. Therefore, he would vote on the item.

NOTE: COMMISSIONER TROWBRIDGE requested his vote for Item 14 be reflected in the affirmative.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GELBEKE, Planning and Development, stated that the subject site contains an existing Self Service Car Wash and Auto Smog Check. The applicant is requesting to relocate the existing 30 square foot Auto Smog Check structure closer to Decatur Boulevard for better visibility. Staff recommended denial as the existing structure does not meet the minimum Title 19 requirements for size and is not compatible with surrounding land uses, including the residentially zoned property to the west. If denied, the use must remain in its current location on the site. If approved, conditions have been added to assist in ensuring check activities do not occur in drive aisles, and that building permits are to be obtained for all signage and structures on the site. As there is already a valid business license for the existing smog check, Conditions of Approval 3 and 4 should be revised.

STEPHEN MURPHY, President of Discount Smog, 465 Lindry Drive, Henderson, agreed with all conditions.

CHAIR TRUESDELL declared the Public Hearing closed.