



City of Las Vegas

Agenda Item No.: 22.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: UP-3732 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: HARRISON PROPERTIES LTD - Requestor for a Major Amendment to a previously approved Special Use Permit (U-0045-94) FOR A PROPOSED 5,304 SQUARE-FOOT EXPANSION OF AN EXISTING 5,304 SQUARE-FOOT PAWN SHOP USE at 713 South Las Vegas Boulevard (APN 139-34-410 and 139-34-410-179), C-2 (General Commercial) Zone, Ward 3 (Reese)

C.C.: 04/21/2010

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

Planning Commission Mtg.

3

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends 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/Support Postcards
7. Submitted after Final Agenda - Protest/Support Postcards for Items 22 and 23

Motion made by STEVEN EVANS to Approve subject to conditions

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)

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 22 and 23.

STEVE GEBEKE, Planning and Development, indicated the request is for an addition to the rear of an existing Pawn Shop. The requested waivers of the streetscape and parking lot landscape standards are mitigated by the provision of an additional right-of-way, a fence in compliance with the Downtown Centennial Plan, and three Mexican Fan Palms along Las Vegas Boulevard.

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In addition, a condition of a recorded covenant running with the land agreement has been added for future improvements to comply with the Downtown Centennial Plan. Staff recommended approval. If denied, the site shall remain as is.

KEVIN THISTLE, Architect, 7383 Atacama Avenue, appeared on behalf of the applicant and agreed with all conditions.

With regard to the appropriate action to consolidate the existing parcels so that no lot line passes through the structure and that the required parking is on the same lot as the structure, MARGO WHEELER, Director of Planning and Development, suggested an amendment to Condition 3 for Item 23.

MR. THISTLE explained that in trying to bring the existing building up to code, they realized that a property line separated the existing building in half. Realizing that that was a code issue, they are planning on doing a revisionary map to eliminate the property line separating the building. The issue is that the adjacent parcel is owned by the same owner of the property to the south. The parking lot is tied in with a mortgage on the property to the south and cannot be separated, and it cannot be tied into the building.

MR. THISTLE added that the owner would agree to a bond or for a cross-access parking agreement stating that the parking lot would be used as the new shop. The reality is that the parcel to the south has an existing building on it, which the owner wants to demolish and then expand the parking lot. CHAIR TRUESDELL verified that prior to a building permit MR. THISTLE would have to provide a cross-access agreement.

MS. WHEELER indicated that calling it a cross-access agreement would allow the applicant's attorneys to work with staff to come up with the documents ensuring the parking is tied to the building.

CHAIR TRUESDELL verified with LUCIEN PAET, Public Works, that the map would have to revert to acreage prior to any permits. MS. WHEELER added that the building permit can go through the building check process; therefore, the mapping can be done concurrently.

In response to MR. THISTLE on how long the process would take, MR. RANKIN responded that it should not take longer than 45 days, at least for a revisionary map to be submitted to the Planning Department and then forwarded to the City Surveyor. Then the map would be reviewed by both Planning and the City surveyor.

After discussion regarding the parking lot issue, MS. WHEELER indicated there was no need for any changes on the condition.

CHAIR TRUESDELL declared the Public Hearing closed for Items 22 and 23.