



City of Las Vegas

Agenda Item No.: 29.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3824 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: GOLD & SILVER JEWELRY SUPPLY FOWNER, SONO HABASH - Request for a Special Use Permit FOR A SECONDHAND DEALER USE (JEWELRY) WITHIN AN EXISTING 2,300 SQUARE-FOOT JEWELRY STORE AT 300 West Sahara Avenue (APN 162-02-410-095), C-1 (Limited Commercial) Zone, Map 3 (Reese). Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

3

Planning Commission Mtg.

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City Council Meeting

0

City Council Meeting

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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 Postcard
7. Submitted after Final Agenda Protest/Support Postcards
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions and adding the following conditions as read for the record:

A. Conformance to the approved conditions for the Reclassification of Property and Plot Plan Review (Z-0078-71).

B. There shall be a review at a Planning Commission hearing 90 days after issuance of a business license for a secondhand dealer use.

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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Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated the applicant desires to buy/sell used jewelry and the use will be ancillary to the existing jewelry store. Staff recommended approval with the added conditions he read for the record.

STEVE GIBSON appeared on behalf of the property owner and accepted all of the conditions, including the additional ones read by MR. GEBEKE.

TODD FARLOW stated the signage should be upgraded.

COMMISSIONER EVANS referred to another nearby business that has been non-compliant. In addition, the previous tenant/owner of this site did not follow through with placing landscape between the sidewalk and the street. Although that area is considered the public right-of-way, the intent was to create landscaping similar to the property east of this site. Individually, some of these businesses have non-conformance issues but collectively, they are blight. He desired some assurance from the applicant that, if approved, the signage would be maintained. The Commission desired to see the building in conformance before seasonal uses were granted. MR. GIBSON was familiar with the Commission's concern and owns an Easy Lawn, and he was amenable to improving the landscaping. COMMISSIONER EVANS then expressed support with the caveat of a one-year administrative review.

With MR. GIBSON'S representation and his experience in the industry, COMMISSIONER GOYNES was baffled that the site had no upkeep or maintenance. The Commissioner felt that MR. GIBSON should have done his due diligence to bring the site up to code prior to appearing before the Commission.

After additional discussion concerning the landscaping and signage, the Commission preferred a 90-day review so they can have the opportunity to review MR. GIBSON'S improvements to the site. MARGO WHEELER, Director of Planning and Development, read the additional conditions agreed upon by MR. GIBSON.

CHAIR TRUESDELL declared the Public Hearing closed.