



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JUNE 24, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: GOLD & SILVER JEWELRY SUPPLY - OWNER: SOLIMAN HABASHI

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-38242	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-38242 CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Secondhand Dealer use.
2. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All signage shall conform to Title 19 standards. Sign permits shall be obtained for all unpermitted signage within 30 days of final approval, or removed.
4. Pursuant to Title 19.14.140, the sign face of the existing freestanding pole sign shall be replaced with signage related to the on-premise use, or with a blank sign face, within 30 days of final approval. In addition, if the sign is not used to display signage relating to the on-premise use, the sign shall be deemed to be an abandoned sign, and shall be removed within one year of final approval.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Secondhand Dealer use to be located within an existing 2,300 square-foot Jewelry Store, on 0.16 acres at 1300 East Sahara Avenue. Staff is recommending approval of this application, as the proposed use will be ancillary to the Jewelry Store and can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses.

ISSUES

- Six existing signs do not have building permits. A condition has been added that all signage is required to receive sign permits within 30 days of final approval, or removed.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/15/72	The Board of City Commissioners approved a request to rezone (Z-0078-71) property from R-2 (Medium Density Residential) to C-1 (Limited Commercial) generally located on the northwest corner of Maryland Parkway and Maroney Avenue. Planning Commission and staff recommended approval.
06/01/81	The Board of Zoning Adjustment approved a request for a Variance (V-0029-81) to allow three 55-foot tall billboard signs where 40 feet is the maximum height allowed at 1300, 1380, and 1500 East Sahara Avenue.

<i>Most Recent Change of Ownership</i>	
03/09/06	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
c.1954	The existing building was constructed.
06/07/06	A Code Enforcement citation (43040) was issued for an inoperable vehicle at 1300 East Sahara Avenue. The citation was closed by Code Enforcement on 06/19/06.
03/11/09	A Code Enforcement citation (75498) was issued for an inoperable vehicle at 1300 East Sahara Avenue. The citation was closed by Code Enforcement on 04/27/09.

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05/05/09	A Code Enforcement citation (77829) was issued for graffiti at 1300 East Sahara Avenue. The citation was closed by Code Enforcement on 05/06/09.
04/13/10	A building permit was issued for a non-work certificate of occupancy for a New Jewelry Sales use at 1300 East Sahara Avenue. The permit was finalized on 04/22/10.
04/23/10	A business license (J01-02132) was issued for a New Jewelry Sales use at 1300 East Sahara Avenue. The license is still active.
05/12/10	A business license (S26-95912) for a secondhand dealer use was denied by Planning and Development, as a Special Use Permit is required.

Pre-Application Meeting

03/29/10	The following items were discussed at the pre-application meeting: • A Special Use Permit is required to add a secondhand dealer use at 1300 East Sahara Avenue. The submittal requirements for a Special Use Permit were discussed. • A Project of Regional Significance is required, as the site is located within 500 feet of the city boundary.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Field Check

05/20/10	A field check was completed on the indicated date. The site is free of graffiti, trash, and debris. There are six wall signs without building permits.
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Details of Application Request

Site Area

Net Acres	0.16
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Jewelry Sales, New	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	Clark County	Clark County

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East	Office, Other than Listed	SC (Service Commercial)	N-S (Neighborhood Service)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Master Plan Areas	Yes	No	Compliance
Master Plan Area		X	N/A
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Rule 19.16, the following parking standards apply.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Secondhand Dealer	2,300 SF	1:250	10		10		Y
TOTAL SPACES REQUIRED			10		10		Y
TOTAL (With Handicapped)			9	1	9	1	Y

ANALYSIS

This is a request for a Special Use Permit for a proposed Secondhand Dealer use to be located within an existing 2,300 square-foot Jewelry Store on 0.16 acres at 1300 East Sahara Avenue. The applicant has indicated that it will be buying and selling gold, silver and other gems, which is consistent with the Secondhand Dealer use defined in Title 19.04.

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The intensity of land use at the site will remain nearly identical to that which is currently on site, as the proposed Secondhand Dealer use will be ancillary to the existing Jewelry Store. Also, the parking intensity will not increase, as the parking requirements for a Secondhand Dealer are consistent with those of the existing Jewelry Store. Therefore, staff recommends approval.

FINDINGS (SUP-38242)

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed land use is compatible with the SC (Service Commercial) General Plan designation. The use can be conducted in a manner that is harmonious and compatible with the surrounding uses.

2. The subject site is physically suitable for the type and intensity of land use proposed.

The proposed Secondhand Dealer use will be located in an existing Jewelry Store. There is no evidence of a physical constraint to the proposed use on the subject site.

3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Site access is provided from Sahara Avenue, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways and Maroney Avenue, a 60-foot right-of-way. These streets provide adequate access to and from the subject property.

4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Secondhand Dealer use will be subject to regular inspections.

5. The use meets all of the applicable conditions per Title 19.04.

The proposed Secondhand Dealer use complies with the conditions per Title 19.04.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 153

APPROVALS 0

PROTESTS 1