



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 29, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3827 - SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT: WORLDWIDE JEWELRY - OWNER: MERCHES MENDIAN - Request for a Special Use Permit FOR A SECONDHAND DEATER USE (USE 210) WITHIN AN EXISTING 500 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 1444 East Charleston Boulevard (APN 162-02-110-00) C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL.

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

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

1

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. Photo
5. Justification Letter
6. Protest/Support Postcards
7. Condition Confirmation Letter
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by STEVEN EVANS to Approve subject to conditions and amending Condition 2 as read for the record:

2. All signage shall be in conformance with LVMC Title 19.14, or removed within 30 days of the date of final approval of a business license.

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, indicated the applicant desires to buy and sell used jewelry within an existing retail establishment; with an approval, such a use can be conducted in a harmonious manner and is compatible with the surrounding uses. Staff recommended approval.

MARK and LILIBETH GONZALEZ confirmed for the Commission their acceptance of the conditions.

Although this business has been doing well, COMMISSIONER EVANS agreed with TODD FARLOW that there is an ongoing issue with excess ingress, insufficient parking and lack of handicap parking. The Commissioner recalled the previous applicant's promise to assist in rectifying the signage issue yet has only exacerbated the problem. The property owner is ultimately responsible for rectifying issues within this shopping center, as it is near 15th Street and Charleston Boulevard, where there is excessive signage. COMMISSIONER EVANS also detailed some of the areas on site where signage is the cause of a pull-of-way and potential safety hazards.

MARGO WHEELER, Director of Planning and Development, read the conditions of approval, and MR. GONZALEZ committed to working with the City and remaining Code compliant.

Given the limited space for signage, GONZALEZ'S agreed with COMMISSIONER QUINN that the existing sign would have to be redesigned, so that it is conducive with the shopping center yet includes advertisement for the jewelry to be sold. However, additional signage will not be added along the street.

See Item 6 for related discussion.

CHAIR TRUESDELL declared the Public Hearing closed.