



City of Las Vegas

Agenda Item No.: 48.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: TEXT-38702 - TEXT AMENDMENT TO PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.16 and Title 19.18 to revise procedures for the expirations of non-conforming uses. Staff recommends APPROVAL.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

Proposed Amendments and Staff Report

Motion made by KEEN ELLSWORTH to Approve

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.

MARGO WHEELER, Director of Planning and Development, explained that in 2007, changes were made to the non-conformance section of the Code, which allowed for a greater period of time for a special use permit to be re-introduced to a facility where it was non-conforming. Such use was established prior to the requirement for a special use permit and ultimately the use was abandoned.

Current planning literature identifies the most serious difficulty existing within many codes is the continuation of the non-conforming use without an effective provision for its elimination, which is the case for the City of Las Vegas.

If this text amendment is approved, MS. WHEELER explained that it would allow non-conforming uses to be re-established in conforming buildings beyond one year. The applicant would be required to submit a letter of justification, and a public hearing would be required to allow for public comments and any concerns dealing with operational history can be addressed at that time.

CHAIR TRUESDELL declared the Public Hearing closed.