



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 18, 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>
RQR-39575	Staff recommends APPROVAL, subject to conditions:	N/A

** CONDITIONS **

RQR-39575 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Reclassification of property and Plot Plan Review (Z-0078-71), and Special Use Permit (SUP-38242).
2. No further reviews shall be required for the Secondhand Dealer use on this site.
3. The applicant shall obtain approval of a final inspection for all sign permits within 30 days of final approval.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
November 18, 2010 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Review of a previously approved Special Use Permit (SUP-38242) for a Secondhand Dealer use located within an existing 2,300 square-foot Jewelry Store at 1300 East Sahara Avenue. The Special Use Permit was approved by the Planning Commission with a condition for a 90 day review. Staff recommends approval with conditions, as the Secondhand Dealer use meets all conditions of approval of the Special Use Permit and requirements pursuant to Title 19.

ISSUES

- Approval of a final inspection of sign permits is required by condition within 30 days of final approval.

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. The Planning Commission and staff recommended approval.
06/13/81	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.
06/24/10	The Planning Commission approved a request for a Special Use Permit (SUP-38242) for a Secondhand Dealer Use (Jewelry) within an existing 2,300 square-foot jewelry store at 1300 East Sahara Avenue. Staff recommended approval.

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

Staff Report Page Two
November 18, 2010 - Planning Commission Meeting

<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 close by Code Enforcement on 04/27/09.
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 (#160769) was issued for a non-work certificate of occupancy for a New Jewelry Sales use at 1300 East Sahara Avenue. The permit received its final inspection 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 currently active.
08/14/10	A business license (S26-95912) was issued for a Secondhand Dealer use at 1300 East Sahara Avenue. The license is currently active.
07/09/10	A building permit (#167033) was issued to install six cabinet wall signs at 1300 East Sahara Avenue. The permit is still active.

<i>Pre-Application Meeting</i>
A pre-application meeting is not required for this type of request, nor was one held.

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

Field Check	
10/15/10	A site visit by staff noted no outdoor display, sales or storage of any merchandise. The existing freestanding pole sign contains signage related to the on-premise use.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

Staff Report Page Three
November 18, 2010 - Planning Commission Meeting

<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 and Secondhand Dealer	SC (Service Commercial)	C-1 (Limited Commercial)
North	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	Clark County	Clark County
East	Office, Other than Listed	SC (Service Commercial)	N-S (Neighborhood Service)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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	N/A

DEVELOPMENT STANDARDS

<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Primary Arterial – Sahara Avenue	Master Plan of Streets and Highways	100	Y
Local Street – Maroney Avenue	N/A	60	N/A

Staff Report Page Four
November 18, 2010 - Planning Commission Meeting

Pursuant to Title 19.04 and 19.10, 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
Regular and Handicap Spaces Required			9	1	9	1	Y

ANALYSIS

A business license for a Secondhand Dealer use has been issued at 1300 East Sahara Avenue. A site visit by staff noted that the property conforms to all minimum requirements under Title 19.04.010 for a Secondhand Dealer use. The landscaping buffer between Sahara Avenue and the sidewalk has four new trees planted within it. The existing freestanding pole sign contains signage related to the on-premise use. The applicant has applied for a building permit (#167033) for the unpermitted signs, but a recent final inspection for the wall signage was failed by Building and Safety Department on October 28, 2010. As the applicant is working with staff to address the noted deficiencies, a condition of approval has been added to require approval of a final inspection within 30 days of final approval. Staff recommends approval with conditions, as the Secondhand Dealer use meets all conditions of approval of SUP-38242 and Title 19 requirements and has been shown to be compatible with surrounding land uses.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

NOTICES MAILED 152

APPROVALS 0

PROTESTS 1