



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 8, 2011**

DEPARTMENT: PLANNING & DEVELOPMENT
ACTING DIRECTOR: FLINN FAGG

Consent Discussion

SUBJECT:
BEYANET - SUP-30063 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: FOSTER DAY - Request for a Special Use Permit TO RE-
ESTABLISH AN ABANDONED CAR WASH, SELF-SERVICE USE WITH WAIVERS TO
ALLOW THE BUILDING OF THE WASH BAYS TO FACE PUBLIC RIGHTS-OF-WAY, TO
ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A RESIDENTIAL PROPERTY
WHERE A MINIMUM OF 30 FEET IS REQUIRED, AND TO ALLOW THE USE TO NOT
BE OPERATED IN CONJUNCTION WITH ANOTHER MOTOR VEHICLE RELATED USE
at 7501 Ann Drive, APN 33-4-01-005, C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
Staff recommends APPROVAL.

C.C.: 03/16/2011

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	3
City Council Meeting	0	City Council Meeting	0

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/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
GUS FLANGAS, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GLENN
TROWBRIDGE, VICKI QUINN, TODD L. MOODY; (Against-None); (Abstain-None); (Did
Not Vote-None); (Excused-None)

NOTE: COMMISSIONER GOYNES disclosed that his wife worked together with MR.
FOSTER'S wife but felt comfortable in voting.

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Minutes:

CHAIR EVANS declared the Public Hearing open.

DOUG RANKIN, Planning, stated the applicant met with the residents, who did not have concerns with the request if the wall was raised. The use is compatible with the surrounding properties and staff recommended approval.

ROGER FOSTER, 2550 Red Arrow Drive, concurred with staff's recommendations and conditions.

ADELE VAN resides directly behind the car wash and was given financing from the applicant to raise her block wall. She verified with MR. RANKIN that the hours of operation are 7:00 a.m. to 10:00 p.m.

COMMISSIONER QUINN noted that her concern was due to the encroachment into the neighborhood. MR. FOSTER confirmed for the Commissioner that he does not desire to do smog checks. She asked that a 55-gallon trash recycle receptacle be provided and possibly removed after six months if unsuccessful. MR. RANKIN stated that a one-year administrative review was incorporated into the conditions of approval.

CHAIR EVANS declared the Public Hearing closed.

