



City of Las Vegas

Agenda Item No.: 32.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: UP-4335 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NUEVO RECYCLING - OWNER: NEVADA SPARE, INC. - For possible action on a request for a Special Use Permit for a PROPOSED 26,320 SQUARE-FOOT SALVAGE OR RECLAMATION OF PRODUCTS (OUTDOOR) USE WITH AN EXISTING SIX-FOOT TALL CHAIN LINK FENCE WITH BARBED WIRE ALONG THE REAL PROPERTY LINE at 2866 South Highland Drive (APN 100-00-202-007), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 12/8//2011
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

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. Photos
5. Justification Letter
6. Submitted after Final Agenda Protest/Support Postcards

Motion made by VICKI QUINN to Hold in abeyance to 12/13/2011

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

GUS FLANGAS, TODD L. MOODY, RICHARD TRUESDELL, GLENN TROWBRIDGE, BYRON GOYNES, TRINITY HAVEN SCHLOTTMAN; (Against-None); (Abstain-None); (Did Not Vote-VICKI QUINN); (Excused-None)

NOTE: Subsequent to the vote, COMMISSIONER QUINN requested her vote be reflected in the affirmative.

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DOUG RANKIN, Planning, reported a special use permit is required for this use, as the minimum requirements for a conditional use are not being met. The applicant seeks a waiver from the requirement to install evergreen trees to screen the use and to allow the barbed wire along portions of the front and rear property line. Staff supports the request for the waiver of these requirements, as the proposed use is located more than 500 feet from the property line and out of view from the public right-of-way. There are also security concerns regarding the placement of evergreen trees adjacent to the railroad tracks. Staff recommended approval.

PETYA BALOVA, Balova Engineering, representing the applicant, concurred with the conditions.

CHAIR TROWBRIDGE confirmed with MR. RANKIN that the request includes installation of barbed wire along the rear and front of the property, along the gate section of this commercial subdivision.

TODD FARLOW, Las Vegas resident, opposed the barbed wire, despite the property's location near the railroad tracks.

COMMISSIONER THOMESDELL asked why landscaping was not being required. FLINN FAGG, Director of Planning, explained that this is a commercial subdivision, which does not typically require landscaping. The Commissioner was in favor of adding more barbed wire along this corridor. He could not support the application.

MS. BALOVA explained to COMMISSIONERS GOYNES and SCHLOTTMAN that the building is vacant and that the additional barbed wire is really not needed on the existing six-foot fence. The property is used to store recyclable materials and containers similar to those of Republic Services. The property is being leased and no discussion has been held with the property owner regarding landscaping improvements.

COMMISSIONER QUINN felt that the City needs to move forward and beautify it, regardless of the neighborhood; therefore, she could not support installing barbed wire on the public right-of-way side of the property. She suggested making landscaping improvements to beautify the property. MS. BALOVA stated that the business is to the rear of the property and not visible from the street. She offered to screen the chain link fence to improve it. The business operates eight hours a day.

COMMISSIONER QUINN preferred holding the matter in abeyance to allow the applicant time to make improvements. CHAIR TROWBRIDGE asked MS. BALOVA to keep COMMISSIONER QUINN apprised of any improvements.

CHAIR TROWBRIDGE declared the Public Hearing closed.