



City of Las Vegas

Agenda Item No.: 40.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 13, 2011**

**DEPARTMENT: PLANNING
DIRECTOR: FLINN BAGO**

☐ Consent ☒ Discussion

SUBJECT: DR-4373 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: TRIERUPHIL 1982 for possible action on a request for a Site
Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (NEW) FACILITY
WITH WAIVER OF MINIMUM LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG
PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE 15 FEET IS
REQUIRED AND ALONG THE NORTH AND WEST PROPERTY LINES WHERE EIGHT
FEET IS REQUIRED on 5.40 acres at the northwest corner of Sahara Avenue and Decatur
Boulevard (APNs: 61-018-03-004 and 005), C-2 (General Commercial) Zone, Ward 1
(Tarkanian). Staff recommends APPROVAL.

**MAY GO TO CITY COUNCIL ON 01/18/2012
OR MAY BE FINAL ACTION (Unless Appealed Within 10 Days)**

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, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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DOUG RANKIN, Planning, indicated that the proposed remodeling of an existing car dealership was previously occupied by a service station and is now undeveloped. The proposed car dealership will feature retail floor space and will include minor improvements to the façade. The applicant proposes to provide solar collectors for providing on-site power and vehicle charging stations. Staff recommended approval.

KELVIN HAYWOOD, KME Architects, 231 West Charleston Boulevard, Suite 140, appeared on behalf of the applicant and agreed with staff recommendations.

CHAIR TROWBRIDGE and COMMISSIONER SCHLOTTMAN verified with DAVID MIMMS that the site will employ approximately 270 people, and he intends opening additional charging stations throughout the State of Nevada that will create approximately 13,500 jobs. Both new and used vehicles will be sold at this site, as well as charging stations. Porters will handle the charging of electric vehicles and clean the vehicles.

COMMISSIONER QUINN was excited and pleased that something is being developed at this location and granted the applicant Final Action. She asked that a one-year review be imposed to ensure that cars will not be parked on the street. Melissa Fagg, Director of Planning, explained that the one-year review cannot be added on the site as about staff will administratively make sure the applicant conforms to the regulations relative to the car dealership.

CHAIR TROWBRIDGE declared the Public Hearing closed.

