



*City of Las Vegas*

Agenda Item No.: 49.

**AGENDA SUMMARY PAGE - PLANNING  
PLANNING COMMISSION MEETING OF: MAY 14, 2013**

DEPARTMENT: PLANNING  
DIRECTOR: FLINN BAGO

Consent  Discussion

**SUBJECT:**  
SUP-48810 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DREA  
57, LLC - for possible action on a request for a Special Use Permit FOR A PROPOSED  
DELIVERY AND SERVICE VEHICLE STORAGE USE at 2020 West Bonanza Road (APNs  
139-28-301-00 and 020), C-1 (General Commercial) Zone, Ward 5 (Barlow). Staff recommends  
APPROVAL.

C.C.: 06/19/2013

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	1	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 - SUP-48810 and SDR-48811
2. Conditions and Staff Report - SUP-48810 and SDR-48811
3. Supporting Documentation
4. Photos - SUP-48810 and SDR-48811
5. Justification Letter - SUP-48810 and SDR-48811
6. Submitted after Final Agenda Protest Postcard SUP-48810 and SDR-48811
7. Submitted at Meeting Copy of Staffs Agenda Memo/Various Correspondence by Angelo de Marco SUP-48810 and SDR-48811

Motion made by RICHARD TRUESDELL to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
TRINITY HAVEN SCHLOTTMAN, VICKI QUINN, BYRON GOYNES, GUS FLANGAS,  
TODD L. MOODY, RICHARD TRUESDELL, RICHARD P. BONAR; (Against-None);  
(Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER SCHLOTTMAN disclosed for Items 49 and 50 that JAMES LOPEZ  
designed some civil drawings for him approximately 7 years ago, but they have not contracted on  
anything since then, so he would be voting.

Minutes:

CHAIR FLANGAS declared the Public Hearing open for Items 49 and 50.



DOUG RANKIN, Planning, gave the staff report. Staff recommended approval of the special use permit as the use can be conducted in a manner that is compatible with the surrounding uses. However, staff recommended denial of the site development for a review as the requested waivers result in a commercial development that would not be compatible with the surrounding area and there will not be suitable screening of the potential nuisance.

JAMES LOPEZ, JPL Engineering, Inc., representing the applicant/owner, requested approval, noting that the landscape waiver is not for all the openings, as the applicant merely does not want to put bushes against the fence. In the front area, the applicant wanted to match the adjacent ten-foot buffer. The applicant did not do this prior to this meeting, but he would like to put fence fabric to provide screening.

ANDREW DeMAIO, a resident, stated his rear yard wall backs up to this property. He pointed out that when the applicant made application a year ago, staff denied the request. He stated the applicant's response to the comment that this property is surrounded by blight is an offense to him, because he maintains his property. He read six of the 20 conditions for this property and stated that they have not been met.

TODD FARLOW, Las Vegas resident, recalled the Council meeting at which this was heard and noted the applicant has not complied with the conditions. He pointed out that some of the properties in the area are very nice, and this applicant has failed to maintain his property.

COMMISSIONER GOYNES asked the applicant why he has not complied with the conditions, and GEORGE LOPEZ replied that he never made any promises. He does intend to install a fence like the one at the Ahern Rentals property.

COMMISSIONER BONAR discussed with MR. G. LOPEZ that he purchased the property in 2010, and that he surely was made aware of the conditions when he bought it.

COMMISSIONER GOYNES explained to the applicant that staff's recommendation for approval means that the applicant has worked with staff, and he stated that he would not support this request until he sees a recommendation for approval from staff.

CHAIR FLANGAS declared the Public Hearing closed for Items 49 and 50.