



City of Las Vegas

Agenda Item No.: 57.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: MAY 12, 2015**

**DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO, ACTING**

☐ Consent ☒ Discussion

SUBJECT: SUP-58539 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: SENIOR NEVADA BENEFIT GROUP, INC. - For a public hearing on a request for a Special Use Permit FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO ALLOW 18,295 SQUARE FEET OF AREA DEDICATED TO THE USE WHERE 25,000 SQUARE FEET IS THE MINIMUM REQUIRED at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57899]. Staff recommends APPROVAL.

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

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 - SUP-58539 and SDR-58540 [PRJ-57899]
2. Conditions and Staff Report - SUP-58539 and SDR-58540 [PRJ-57899]
3. Supporting Documentation - SUP-58539 and SDR-58540 [PRJ-57899]
4. Photo(s) - SUP-58539 and SDR-58540 [PRJ-57899]
5. Justification Letter - SUP-58539 and SDR-58540 [PRJ-57899]
6. Support Postcard - SUP-58539 and SDR-58540 [PRJ-57899]

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 4; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1

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

NOTE: COMMISSIONER FLANGAS disclosed that his law firm has represented the applicant's representative, and in abundance of caution, he will abstain from voting.

Minutes:

VICE CHAIR SCHLOTTMAN declared the Public Hearing open for Items 57 and 58.

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PETER LOWENSTEIN, Planning Section Manager, explained that the proposed use is appropriate at this location as it can adequately accommodate the use and is adjacent to other commercial uses. The related site design best accommodates the use while maintaining substantial conformance code requirements in light of the design challenges presented by the lot's dimensional restrictions. Staff recommended approval.

GEORGE GARCIA, 1055 Whitney Ranch Drive, stated that he worked with staff and the Nevada Department of Transportation on this challenging piece of property and concurred with staff's recommendations and conditions.

VICE CHAIR SCHLOTTMAN is not thrilled about car dealerships along Fremont Street and Main Street because they do not facilitate redevelopment; however, this one is on Boulder Highway and one of many others in the area.

VICE CHAIR SCHLOTTMAN declared the Public Hearing closed for items 57 and 58.

