



City of Las Vegas

Agenda Item No.: 61.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 10, 2018**

**DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD**

☐ Consent ☒ Discussion

SUBJECT: VAR-73552 - VARIANCE - APPLICANT: ENTERPRISE LEASING COMPANY-WEST, LLC
OWNER: RED FEATHER PROPERTIES, LLC - For possible action on a request for a Variance
TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE FOUR ADDITIONAL
PARKING SPACES ARE REQUIRED FOR A PARKING IMPAIRED DEVELOPMENT on
8.43 acres at the northeast corner of Cheyenne Avenue and Decatur Boulevard (APN 138-12-813-
001), C-2 (General Commercial) Zone, Ward 5 (Center) [PRJ-73337]. Staff recommends
DENIAL.

C. C.: 8/15/2018

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-73552 and SUP-73553 [PRJ-73337]
2. Conditions and Staff Report - VAR-73552 and SUP-73553 [PRJ-73337]
3. Supporting Documentation - VAR-73552 and SUP-73553 [PRJ-73337]
4. Photo(s) - VAR-73552 and SUP-73553 [PRJ-73337]
5. Justification Letter - VAR-73552 and SUP-73553 [PRJ-73337]

Motion made by BRENDA J. WILLIAMS to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM
CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None);
(Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 61 and 62.

PAUL BENGTON, Senior Management Analyst, reported that the applicant is proposing to add
an automobile rental use on the subject site. The site is a parking impaired shopping center that
does not provide the number of parking spaces that would be required under today's ordinance for
the existing uses. The proposed use would consume four spaces for the parking of rental

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vehicles. The subject site is, therefore, not physically suitable for the use and the Variance request is preferential in nature; therefore, staff recommended denial. MR. BENGTON noted that no additional public input was received after publication.

LINDA FOWLER, applicant, stated that in working with their business partner, Gerber Collision and Glass and Auto Body, they were trying to get a desk inside the auto body shop to help service their customers. In doing so, the auto body shop owner stated that the applicant could use four of their parking spaces. She believed that due to their request for the four parking spaces, this precipitated the need for the Variance request. Their understanding was that they could utilize the four spaces for their customers; however, their intention was not to take parking spaces from any of the businesses. In regard to the Special Use Permit, MS. FOWLER stated that they do not use PA (Public Address) systems or perform service or work on the cars, and that their purpose is to help the customers rent a car while their vehicle is getting repaired.

COMMISSIONER WILLIAMS believed there was already limited parking at this location; therefore, she would be following staff's recommendation for denial.

See Item 62 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 61 and 62.

