



City of Las Vegas

Agenda Item No.: 43.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

VAR-75066 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GRIND MODE 1, LLC - For possible action on a request for a variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL PARKING SPACES ARE REQUIRED FOR AN EXISTING PARKING IMPAIRED DEVELOPMENT on 2.00 acres at 2901 North Rancho Drive (APN: 13-601-019), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-74777]. Staff recommends DENIAL.

C.C.: 1/16/2019

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - VAR-75066 and SUP-74861 [PRJ-74777]
2. Conditions and Staff Report - VAR-75066 and SUP-74861 [PRJ-74777]
3. Supporting Documentation - VAR-75066 and SUP-74861 [PRJ-74777]
4. Photo(s) - VAR-75066 and SUP-74861 [PRJ-74777]
5. Justification Letter - VAR-75066 and SUP-74861 [PRJ-74777]

Motion made by BRENDA J. WILLIAMS to Deny

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

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

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 43 and 44.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to add a Truck Rental use to an existing commercial site for two rental trucks to be displayed in parking spaces adjacent to Rancho Boulevard. The spaces are needed to meet the parking requirement for uses already at the site, and approval of a Variance is required in conjunction with a Special Use Permit for the rental use. As no unique or extraordinary circumstances have been presented, staff

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recommends denial of the requests as a self-imposed hardship.

KEWAL BAINS, applicant, introduced FREDDY ARRIAGA, his business partner. MR. BAINS stated that he submitted this application three years ago; however, it was denied. Since he is the owner of the property, he is resubmitting the request because it will help him and the community by beautifying the area. He noted that he has been running U-Haul businesses for the last ten years in different locations.

COMMISSIONER WILLIAM M. stated that she drove by this site and was inclined to deny the request because she felt the business could not be conducted in a manner that was harmonious with the landscape. Also, when she read through the application, she did not feel anything had changed from the first application, which she noted was denied.

See Item 44 for related backup.

CHAIR CHERRY declared the Public Hearing closed for Items 43 and 44.

