10. **ZN-24-17 (59182) ULTIMATE AUTO COLLISION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DWYER ENGINEERING, INC., ON BEHALF OF ULTIMATECRC4 LLC, PROPERTY OWNER, FOR A RECLASSIFICATION OF PROPERTY FROM THE CURRENT DESIGNATIONS OF C-1, NEIGHBORHOOD COMMERCIAL DISTRICT, AND R-E, RANCH ESTATES DISTRICT, TO C-2, GENERAL COMMERCIAL DISTRICT. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF NORTH 5TH STREET AND REGENA AVENUE. THE ASSESSOR'S PARCEL NUMBERS ARE 124-26-101-005, 124-26-101-006 AND 124-26-101-007. (FOR POSSIBLE ACTION)**

This item was presented by Robert Eastman, Principal Planner.

Mr. Eastman advised the applicant is requesting to develop the site with a vehicle repair facility. The applicant requests to rezone the parcels. To the north is more intense commercial development. This site originally contained some parcels that were designed as Ranch Estates parcels and have been slowly converted into higher density residential and commercial development.

The C-2 use is supported by the Comprehensive Plan which is designated as mixed use commercial; therefore, C-2 Community Commercial is appropriate for this request and staff recommended approval.

David Dwyer, Dwyer Engineering, 7310 Smoke Ranch Road, Suite E, Las Vegas, appeared on behalf of the applicant, and stated he agreed with staff recommended conditions.

Chairman Kraft opened the public hearing. Chairman Kraft closed the public hearing.

ACTION: APPROVED; FORWARDED TO CITY COUNCIL FOR FINAL CONSIDERATION
MOTION: Vice-Chairman Greer
AYES: Chairman Kraft, Vice-Chairman Greer, Commissioners Ewing, Robison, Lemmon, Roundy, and Hanshew
NAYS: None
ABSTAIN: None
ABSENT: None

11. **ZOA-04-17 (59183) ULTIMATE AUTO COLLISION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY DWYER ENGINEERING, LLC ON BEHALF OF ULTIMATECRC4, LLC, PROPERTY OWNER, TO AMEND TITLE 17 (ZONING ORDINANCE), TO ALLOW A VEHICLE, BOAT, AND RV REPAIR FACILITY AS A PERMITTED USE IN THE C-2, GENERAL COMMERCIAL DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. (FOR POSSIBLE ACTION)**