



City of Las Vegas

Agenda Item No.: 123.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SPECIAL USE PERMIT

SUP-17404 - ABREYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER:
CENTENNIAL SHOPPING CENTER, LLC - Request for a Special Use Permit FOR A DRIVE-
THROUGH FACTORY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED
SHOPPING CENTER on 2.0 acres at the northwest corner of Durango Drive and Grand
Montecito Parkway (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service
Commercial - Towncenter) Special Land Use Designation], Ward 6 (Ross). The Planning
Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Justification Letter

Motion made by STEVEN D. ROSS to Approve subject to conditions

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

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 123 [SUP-17404], Item 124
[SUP-17405] and Item 125 [SDR-16952].

MAYOR GOODMAN confirmed with the applicant that ROBERT SCHULMAN does not have
any interest in these items.

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GEORGE GARCIA, 1711 Whitney Mesa Drive, Suite 110, appeared with MIKE YOUNG, 5735 South Fort Apache. MR. GARCIA appreciated staff's recommendation of approval. He added that the drive-thru area on the subject site would be limited to a coffee shop. They have also agreed to the hours of operation and are still working on the landscaping relative to the trees and asked for Council's assistance. The adjacent neighbor is not favorable of palm trees, but the applicant is willing to remove the existing trees and is open to other suggestions.

TED RUSSELL, Las Vegas resident, empathized with the adjacent neighbor but his opinion is that palm trees are beautiful.

COUNCILMAN ROSS noted that this site is somewhat the entrance/exit point to the rural neighborhoods. He thanked the applicant for working hard on this project and appreciated their efforts. MR. GARCIA concurred with all conditions including the additional ones.

MARGO WHEELER, Director of Planning and Development, confirmed for COUNCILMAN ROSS that the signage would have to be reviewed by the Centennial Hills Architectural Review Committee (CHARC). The lighting on the lot will be shoe box lighting. The Councilman noted that the neighbors assisted the applicant with their landscaping and was appreciative of the team effort.

MAYOR GOODMAN declared the Public Hearing closed for Item 123 [SUP-17404], Item 124 [SUP-17405] and Item 125 [SDR-16952].