



City of Las Vegas

Agenda Item No.: 90.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JULY 19, 2006**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
SPECIAL USE PERMIT

SUP-12902 PUBLIC HEARING APPLICANT: ARCHITECT GERALD GARAPICH, AIA -
OWNER: SILVER STATE BANK Request for a Special Use Permit FOR A PROPOSED
FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) WITH WAIVERS TO
ALLOW A DRIVE-THROUGH LESS THAN 330 FEET FROM A SINGLE-FAMILY
RESIDENTIAL DWELLING, AN UNSCREENED DRIVE-THROUGH ALONG ADJACENT
RIGHTS-OF-WAY, AND BUILDING PLACEMENT BEHIND THE FRONT SETBACK
LINE on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center)
Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6
(Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends
APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Deny

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 90 [SUP-12902] and Item 91
[SDR-12901].

CITY COUNCIL MEETING OF: JULY 19, 2006

The applicant was not present.

COUNCILMAN ROSS verified with MARGO WHEELER, Director of Planning and Development, that staff's recommendation of denial for Item 91 [SDR-12901] is because Town Center is designed to be pedestrian friendly and drive-through uses are not appropriate. Town Center standards allow for two stories minimum and the proposed project is for a one story building.

Regarding Item 91 [SDR-12901], COUNCILMAN ROSS indicated that the intent was to make it more pedestrian friendly and keep people out of their cars. He does not believe that waiving the standard of the two-story requirement will be devastating to this area. Therefore, he would approve the item without the drive-through. MS. WHEELER recommended that Condition 5 be amended to state that the drive-through shall be eliminated.

DEPUTY CITY ATTORNEY BRYAN SCOTT verified with COUNCILMAN ROSS that he was denying the Special Use Permit for the drive-through, not the site plan for a bank.

MAYOR GOODMAN declared the Public Hearing closed for Item 90 [SUP-12902] and Item 91 [SDR-12901].