

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 23, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:

SDR-20218 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-23144 - PUBLIC HEARING - APPLICANT: ARBAS - OWNER: BECKER FAMILY TRUST AND FREMONT WEST SHOPPING CENTER Request for a Site Development Plan Review FOR A PROPOSED 2,291 SQUARE FOOT RESTAURANT (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW NO LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A 90 FOOT PORTION OF THE EAST PROPERTY LINE, AND A FOUR FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.46 acres at 315 South Decatur Boulevard (APN 139-31-201-004), C-2 (General Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 08/19/2007

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

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RECOMMENDATION:

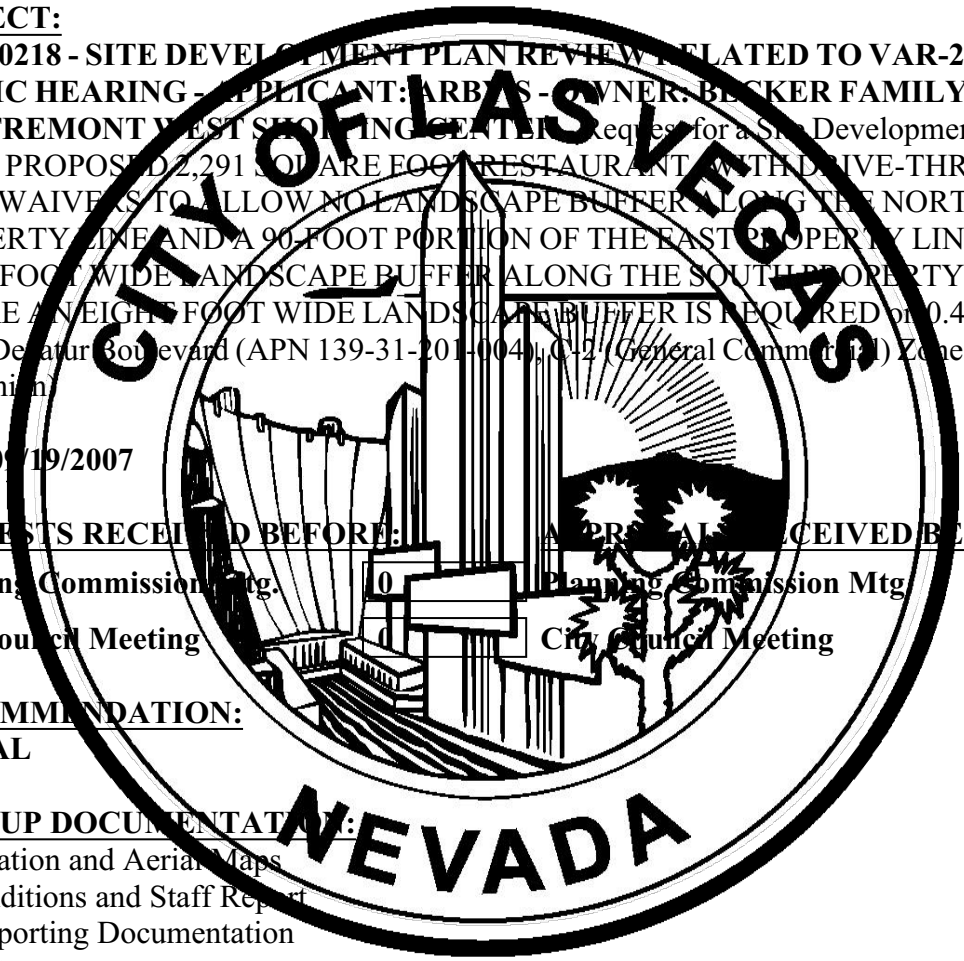
DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters

Motion made by DAVID STEINMAN to Approve subject to conditions and amending Condition 14 as read follows:

14. Dedicate additional right-of-way adjacent to both parcels comprising this site along Decatur Boulevard in accordance with Standard Drawing 201.1 prior to the issuance of any permits, unless otherwise allowed by the City Engineer. Coordinate with the Right of Way Section of the Department of Public Works for assistance in the preparation of the appropriate documents.



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

GLENN TROWBRIDGE, RICHARD TRUESDELL, STEPHEN EVANS, LEO DAVENPORT, BYRON GOYNES, DAVID STEINMAN; (Against-None); (Abstain-SAM DUNNAM); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER DUNNAM disclosed that he would abstain as he is the engineer of record for these items.

NOTE: CHAIRMAN DAVENPORT disclosed that he is a neighbor of Larry Becker, but he has not spoken to him regarding these items and he would vote on this matter.

Minutes:

See Item #0 for related backup and discussion.

