



City of Las Vegas

Agenda Item No.: 76.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF OCTOBER 3, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-21916 BEYANCE ITEM PUBLIC HEARING - APPLICANT/OWNER: UNGAR INVESTMENTS, INC. Request for a Site Development Plan Review FOR A 3,029 SQUARE FOOT SERVICE STATION (WITHOUT AUTOMOTIVE REPAIR) WITH A WAIVER TO THE PERIMETER LANDSCAPE BUFFERING STANDARDS TO ALLOW A FIVE-FOOT WIDE BUFFER, WHERE EIGHT FEET IS REQUIRED ALONG A PORTION OF THE SOUTH PERIMETER AND TO ALLOW NO LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE AN 8-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 0.76 acres at the southeast corner of Teddy Drive and Sahara Avenue (APNs 162-08-502-005 and 001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	<input type="text" value="2"/>	Planning Commission Mtg.	<input type="text" value="2"/>
City Council Meeting	<input type="text" value="0"/>	City Council Meeting	<input type="text" value="1"/>

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after final agenda Conditions agreement letter
7. Backup referenced from the 07-26-07 Planning Commission Meeting Item 4

Motion made by LOIS TARKANIAN to Approve subject to conditions and adding the following conditions as read for the record:

- A. The applicant shall submit elevations for the fuel canopy to the Planning and Development Department to depict varied facade planes and vertical elements to reduce the appearance of mass prior to the issuance of a building permit. Facade materials and colors shall reflect the facade design for the building.
- B. Freestanding signage for this site shall be limited to one pylon sign.

CITY COUNCIL MEETING OF: OCTOBER 3, 2007

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

NOTE: MARGO WHEELER, Director of Planning and Development Department, explained that Items 76 through 78, under the One Motion One Vote, could be heard individually, since they were all requested to be brought forward for discussion.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MS. WHEELER read two additional conditions, which were agreed in writing by the applicant.

DAVID UNGER, 2000 South Eastern, confirmed he met with the Planning staff and reiterated his concurrence to the two additional conditions.

TEDDY RUSSELL, Las Vegas resident, appeared in support of the project and stated he has changed his name to "Teddy".

MAYOR GOODMAN declared the Public Hearing closed.

