



*City of Las Vegas*

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: DECEMBER 6, 2007**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: UP-2527 SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VENTURE DEVELOPMENT GROUP - OWNER: SANTA FAMILY TRUST - Request for a Special Use Permit for a Drive Thru (WITH DRIVE THROUGH) at the northwest corner of Tevaya Way and New Pointe Drive (APN 127-27-410-006), T-1 (Town Center) Zone, [SC-TC (Service Commercial, Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 01/09/2008

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTS:**

- 1. Location and Aerial Map
- 2. Conditions and Staff Report
- 3. Supporting Documentation
- 4. Photos
- 5. Justification Letter
- 6. Submitted after final agenda Protest/support cards

Motion made by DAVID STEINMAN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1  
LEO DAVENPORT, GLENN TROWBRIDGE, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-SAM DUNNAM)

**Minutes:**

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 33 and 34.

ANDY REED, Planning and Development Department, stated the request is compatible with Town Center Standards and recommended approval.

JASON CAPPEL, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He gave a brief summary of the project, describing the proposed fast food restaurant, employee

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parking area, the retail building and day care facilities. He agreed with all conditions and asked for approval.

COMMISSIONER STEINMAN asked for clarification as to whether the adjacent lot to a neighboring car dealership would be blocked off or would it be accessible to the proposed development. MR. CAPPEL stated that it would be used as the dealership's employee parking area. The area would be blocked off and there would be no accessibility from the subject site. DOUG RANKIN, Planning and Development Department, explained that a major modification would be required if the dealership planned to develop the lot into anything besides an employee parking area.

In response to COMMISSIONER STEINMAN'S query, BART ANDERSON, Public Works Department, stated that the location of the driveway is at the median opening for which it is intended. He added that the site visibility restriction angles for the speed and curvature of the road must be addressed with the civil improvement drawings. If the standards are not met, the driveway would not be allowed. MR. ANDERSON noted that the City Traffic Engineer when evaluating the visibility has the option to close either the driveway or the median opening.

CHAIRMAN DAVE HORT declared the Public Hearing closed on Items 33 and 34.

