



*City of Las Vegas*

Agenda Item No.: 80.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: MARCH 19, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

SUBJECT: SITE DEVELOPMENT PLAN REVIEW

SDR-25443 ABEMANCE ITEM PUBLIC HEARING - APPLICANT: BRIZIO BENITEZ - OWNER: BUENHABONDIA. Appeal filed from the denial by the Planning Commission of a request for a Site Development Plan Review FOR A 1,260 SQUARE FOOT CAR WASH, FULL SERVICE WITH WAITING AREA TO ALLOW NO LANDSCAPE BUFFER ALONG A 434-FOOT PORTION OF THE SOUTHERN PERIMETER, NO LANDSCAPE BUFFER ALONG A 214-FOOT PORTION OF THE NORTHERN PERIMETER, AND NO LANDSCAPE BUFFER ALONG A 230-FOOT PORTION OF THE WESTERN PERIMETER WHERE EIGHT FEET ARE REQUIRED AND TO ALLOW NO LANDSCAPE BUFFER ALONG A 195-FOOT PORTION OF THE NORTHERN PERIMETER AND TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE EASTERN PERIMETER WHERE 15 FEET ARE REQUIRED on 2.84 acres at 1411 North Eastern Avenue (APN 139-26-508-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (7-0 vote) and staff recommend DENIAL

**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 DENIAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Appeal Memo filed by Ability Construction
7. Protest/support postcards, protest letters and protest petition
8. Submitted after final agenda Withdrawal without prejudice request by Ability Construction
9. Backup referenced from the 01-24-08 Planning Commission Meeting Item 24

Motion made by GARY REESE to Hold in Abeyance Items 83 and 84 to 4/2/2008; Items 72, 73 and 79 to 4/16/2008; and Withdraw Without Prejudice Items 77, 78 and 80

**CITY COUNCIL MEETING OF: MARCH 19, 2008**

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

