



*City of Las Vegas*

Agenda Item No.: 10.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: MAY 22, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
**DR-2759 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**  
**APPLICANT: OWNER: RALPH GROCERY COMPANY - Request for a Site Development**  
**Plan Review FOR A PROPOSED 47,350 SQUARE-FOOT ADDITION WITH EXTERIOR**  
**MODIFICATIONS TO AN EXISTING GENERAL RETAIL STORE on 9.65 acres at the**  
**northeast corner of Samraza Road and Pecos Road (APNs 140-30-411-003 through 006), C-1**  
**(Limited Commercial) Zone, Ward 3 (Reese)**

C.C.: 06/12/08

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<b>0</b>	<b>Planning Commission Mtg.</b>	<b>2</b>
<b>City Council Meeting</b>	<b>0</b>	<b>City Council Meeting</b>	<b>0</b>

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted After Final Agenda Condition Confirmation Letter by Perkowitz & Ruth Architects and Support Postcard

Motion made by GLENN TROWBRIDGE to Hold in Abeyance to 6/12/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,  
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:  
CHAIR GOYNES declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was pulled at the applicant's request.

**PLANNING COMMISSION MEETING OF: MAY 22, 2008**

DOUG RANKIN, Planning and Development Department, stated the proposed addition and exterior modification are harmonious with existing development and will enhance the aesthetics of the building. He recommended approval.

GARY EDDINGTON, Perkowitz Ruth Architects, 3980 Howard Hughes Parkway, explained that the submitted elevations had an error and clarified that the existing building was CMU block rather than stucco. He stated that the addition would match the existing building and would be CMU and not stucco.

MR. RANKIN requested an opportunity to review the amended plans and explained that Title 19.08 discourages the use of CMU block. He could not support the request and recommended the stucco exterior rather than the CMU block.

CHAIR GOYNES suggested holding the item in abeyance to allow staff to review the elevations and make a recommendation.

COMMISSIONER EVANS suggested the applicant work out any discrepancies prior to the meeting.

MARGO WHEELER, Director of the Planning and Development Department, recommended the item be held to 6/12/2008.

CHAIR GOYNES declared the public hearing closed.

