



*City of Las Vegas*

Agenda Item No.: 68.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF: SEPTEMBER 17, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
CON-2832 - VABEYANCE ITEM REZONING - PUBLIC HEARING - APPLICANT:  
WASHINGTON PECCOS, LLC - HOMEOWNERS MADRE MESA - Request for a Rezoning FROM: R-1  
(SINGLE FAMILY RESIDENTIAL ZONE) (LIMITED COMMERCIAL) Zone on 2.78 acres  
on the southeast corner of Washington Avenue and Pecos Road (APN 140-30-301-001), Ward 3  
(Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.	14	Planning Commission Mtg.	11
City Council Meeting	0	City Council Meeting	3

**RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda - Revised Plans by Staff for Items 68-71
8. Backup Referenced from the 08-14-2008 Planning Commission Meeting Item 16

Motion made by GARY REESE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open for Items 68-71.

ATTORNEY JAY BROWN, 520 South Fourth Street, LUCY STEWART, 856 East Sahara Avenue, and DAVE CRETE were present. MS. STEWART described the substantial changes made to the site plan, which resulted in a redesign of the drive-through areas, the elimination of the landscape waiver, and a reduction in the square footage of the retail building. The convenience store has been moved closer to the residential but the height of the building has



been reduced to lessen the impact. A window has been added to the retail building to make the employee parking lot visible for security purposes.

ANTHONY HODGES, 123 Sir David Way, wished the applicant well and recommended approval.

MARGO WHEELER, Director of Planning and Development, read into the record an amendment to Condition 1 of Item 69, as well as an amendment to Condition 4 and two additional conditions for Item 70. ATTORNEY BROWN agreed to the amendment and added conditions.

Subsequent to the vote on Item 71, COUNCILMAN RIBBE recalled Item 70 to add a six-month review, with which COUNCILMAN BROWN concurred.

MAYOR GOODMAN declared the Public Hearing closed for Items 68-71.