



*City of Las Vegas*

Agenda Item No.: 71.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
DR-2832 WAIVER ITEM SITE DEVELOPMENT PLAN REVIEW RELATED TO  
NON-2832 WAR-28526 AND SURV-28772 PUBLIC HEARING - APPLICANT:  
WASHINGTON PECCO, LLC - OWNER: MADRE MESA - Request for a Site Development Plan  
Review FOR A 748 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS; A 748  
SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 2,608 SQUARE-FOOT  
RESTAURANT WITH DRIVE THROUGH AND A 9,449 SQUARE-FOOT RETAIL  
BUILDING WITH A WAIVER TO ALLOW A SIX-FOOT THREE-INCH SIDE YARD  
LANDSCAPE BUFFER WHERE A EIGHT FEET IS REQUIRED on 2.78 acres at the southeast  
corner of Washington Avenue and Pecos Road (APN 140-30-301-001), R-1 (Single Family  
Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Reese). NOTE: WAIVER  
NO LONGER REQUIRED. Staff recommends DENIAL. The Planning Commission (5-0 vote)  
recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

<b>Planning Commission Mtg.</b>	<input type="text" value="16"/>	<b>Planning Commission Mtg.</b>	<input type="text" value="6"/>
<b>City Council Meeting</b>	<input type="text" value="7"/>	<b>City Council Meeting</b>	<input type="text" value="4"/>

**RECOMMENDATION:**

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends 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. Protest/Support Postcards
7. Backup Referenced from the 08-14-2008 Planning Commission Meeting Item 19

Motion made by GARY REESE to Approve subject to conditions, amending Condition 4 and adding the following conditions as read for record:

4. All development shall be in conformance with the site plan, landscape plan, floor plans and building elevations date stamped 08/29/08, except as amended by conditions herein.
  - A. The applicant shall submit revised site plans and landscape plans depicting a 15-foot wide landscape buffer located along Pecos Road to the west and Washington Avenue to the north.

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B. An Exception to Title 19.10.010 is granted hereby granted to allow:

- 1. Two landscape islands where four are required adjacent to the west side of the convenience store.
- 2. Three landscape islands where five are required adjacent to the west and south sides of the 8,400 square-foot retail building.

Passed For: 7 Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
 WICKI Y. BARNOW, LOIS TARKANIAN, LARRY BARNOW, OSCAR B. GOODMAN,  
 MARY REES, STEVE WOLFSON, STEVE NICHOLS (Against-None); (Abstain-None);  
 (Did Not Vote-None); (Excused-None)

Minutes:  
 See item 68 for related items and discussion.

