



City of Las Vegas

Agenda Item No.: 36.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 23, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
DR-3375 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: S.L. INVESTMENTS - OWNER: SEA BREEZE VILLAGE II, LLC -
Request for a Site Development Plan Review FOR A 2,733 SQUARE-FOOT RESTAURANT
WITH DRIVE THRU WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE
BUFFER ALONG A 50-FOOT PORTION OF THE WEST PERIMETER WHERE 15 FEET IS
REQUIRED on 13.16 acres at the northeast corner of Vegas Drive and Buffalo Drive (APN 138-
22-418-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

0

RECOMMENDATION:

DENIAL

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. Submitted after Final Agenda Revised Agenda Summary Page and Protest/Support Postcards
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE,
BYRON GOYNES, KEEN ELLSWORTH; (Against-None); (Abstain-RICHARD
TRUESDELL); (Did Not Vote-None); (Excused-None)

NOTE: COMMISSIONER TRUESDELL abstained from voting, as he is currently working
with Carl's Jr. Restaurant at a different location.

PLANNING COMMISSION MEETING OF: APRIL 23, 2009

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, indicated the applicant has revised the site plan and the waiver is no longer necessary. Therefore, staff recommended approval as it meets the requirements of Title 19, including parking setbacks and landscape standards.

MARK MARTINO, GGV Architects, 7625 Dean Martin Drive, appeared and accepted all conditions.

TODD FARLOW, 240 North 19th Street, confirmed with Mr. RANKIN that there is not a decibel limit on noise levels. COMMISSIONER QUINN added that she visited the site, and it is away from residential.

CHAIR TROWBRIDGE declared the Public Hearing closed.

