



*City of Las Vegas*

Agenda Item No.: 27.

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

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

**SUBJECT:**  
**SDR-3477 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -**  
**APPLICANT: GLENCO PROPERTIES, INC. - OWNER: VIRGIN TERRITORY, LLC -**  
Request for a Major Amendment to a previously approved Site Development Plan Review (SDR-4995) FOR A 2,800 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH WHERE A 2,800 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH WAS PREVIOUSLY APPROVED on 1704 acres on the north side of Craig Road, approximately 765 feet west of Jones Boulevard (APN 38-02-611-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross)

**P.C. FINAL ACTION**

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

2

City Council Meeting

0

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after Final Agenda Support Postcards
6. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by RICHARD TRUESDELL to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated the request does not eliminate the landscaping and the circulation will remain as previously approved. The waiver of the

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development standards is requested to allow for 52 percent architectural embellishments where 60 percent is required. The proposed expansion and waiver will not negatively impact the existing site and surrounding uses. Staff recommended approval.

GREG BORGEL, 300 South 4th Street, appeared on behalf of the applicant and pointed out that the addition is minor in terms of square footage. Since the change is minor, he was hoping that the item be a Final Action and not go before the City Council. MR. BORGEL agreed with all conditions.

COMMISSIONER QUINN verified with MR. BORGEL that the increased square footage increased the required parking and satisfies the ADA requirements in handicap parking requirement.

CHAIR TROWBRIDGE declared the Public Hearing closed.

