



City of Las Vegas

Agenda Item No.: 7.

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 10, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
BEYANCE - SDR-35043 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC
HEARING APPLICATION FOR 2,450 SQUARE-FOOT RESTAURANT WITH
DRIVE-THRU SERVICE AND LANDSCAPE BUFFER REQUIREMENTS. ALLOW BUFFER WIDTHS OF FIVE FEET, FOUR FEET, AND
SEVEN FEET ALONG THE WEST, NORTH, AND EAST PROPERTY LINES,
RESPECTIVELY, WHERE EIGHT FEET IS REQUIRED on 0.71 acres at 2301 East Sahara
Avenue (APN 1620070-110). (Limited Commercial) Zone, Ward 3 (Reese)

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

RECOMMENDATION:
APPROVAL

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 - Protest Withdrawal Letter and Survey Map by Terry Mayfield, Employers Association of Southern Nevada
8. 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: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

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Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, explained that the item had previously been held in abeyance due to concerns regarding the parcel map and a survey. Since then, the individual who lodged a complaint has withdrawn his protest. The landscape waivers are appropriate and there is no significant impact on the surrounding area; therefore staff recommended approval.

J. DAPPER remarked that when the project was first presented, there was a protest regarding the civil engineering and surveys. He worked with his engineers and was able to resolve the neighbor's concerns, and he subsequently provided a letter withdrawing the protest. MR. DAPPER concurred with staff conditions and asked for approval.

CHAIR TROWBRIDGE declared the Public Hearing closed.

