



City of Las Vegas

Agenda Item No.: 19.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
RENOTIFICATION - VAR-3357 - VARIANCE - PUBLIC HEARING - APPLICANT:
VIDENCIO GARCIA - OWNER - HERBEE PROPERTIES, LLC - Request for a
Variance TO ALLOW 105 PARKING SPACES WHERE 113 SPACES ARE REQUIRED FOR
A PROPOSED 5000 SQUARE FOOT RESTAURANT EXPANSION on 2.15 acres at 941 North
Pecos Road (APN 22-601-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 12/02/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

9

Planning Commission Mtg.

9

City Council Meeting

0

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 Email/Postcards and Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by STEVEN EVANS 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.

DOUG RANKIN, Planning and Development, stated that the applicant proposes to expand the existing dining facility which will increase the floor area by 800 square feet and will require additional parking spaces. Staff recommends denial as the proposed expansion is a self-imposed hardship.

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FIDENCIO GARCIA explained that he intends to increase the number of dining tables to accommodate his customers.

COMMISSIONER EVANS remarked that one of the neighboring tenants had voiced an objection to the expansion indicating that the applicant would be overburdening the sewer system and the expansion would have a detrimental effect on the other businesses.

COMMISSIONER TRUESDELL stated that any issue with the sewer or grease interceptor capacity would not be considered a land use concern.

CHAIR TROWBRIDGE declared the Public hearing closed.