



**AGENDA SUMMARY PAGE**  
**City Council**  
**Meeting of: February 19, 2025**

Agenda Item No.:  
**49**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

24-0558 - PUBLIC HEARING - APPLICANT/OWNER: DNB INVESTMENT TRUST - For possible action on the following Land Use Entitlement project requests on 1.74 acres at 3851 Vegas Drive (APN 139-30-501-003), C-1 (Limited Commercial) Zone, Ward 5 (Summers-Armstrong). The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (6-0 vote) recommends APPROVAL on the entire Land Use Entitlement project. Staff recommends DENIAL on the entire Land Use Entitlement project.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Submitted after Final Agenda - Revised Conditions and Staff Report, Landscape Plan, and Protest Postcard
7. Backup Documentation Submitted for the December 10, 2024 Planning Commission Meeting