



AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-24712 - APPLICANT: 601 FREMONT LLC - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Special Use Permit (SUP-15037) shall expire on September 20, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-15037) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-15037) for a proposed tavern-limited establishment at 601 Fremont Street.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|---|
| 10/02/02 | The City Council adopted an ordinance establishing the Downtown Entertainment Overlay District and corresponding regulatory provisions and establishing the Tavern-Limited liquor license pertaining only to this District. |
| 03/01/06 | The City Council approved a General Plan Amendment (GPA-10830) to amend a portion of the Southeast Sector Plan of the Master Plan from PF (Public Facilities) to C (Commercial) on the subject site. The Planning Commission and staff recommended approval. |
| 03/15/06 | The City Council approved a Special Use Permit (SUP-11028) and a Site Development Plan Review (SDR-11026) for a proposed mixed-use development at 601 Fremont Street. The Planning Commission and staff recommended approval. |
| 08/08/06 | The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-15449) for the proposed Tavern-Limited Establishment at 601 Fremont Street that is the subject of this request. |
| 09/20/06 | The City Council approved a request for a Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street. The Planning Commission and staff recommended approval. |
| 12/07/06 | The Planning Commission recommended approval of a Tentative Map (TMP-17685) for a one lot commercial subdivision on 1.24 acres at 601 Fremont Street. Staff recommended approval. |
| 12/21/06 | The Planning Commission approved a request for a Tentative Map (TMP-18026) for a proposed mixed-use development consisting of two 35-story buildings with 25,000 square feet of commercial, 163 hotel/condominium units and 464 residential units; and waivers of the downtown centennial plan build-to line, landscape and step back requirements on 1.92 acres at 601 Fremont Street. Staff recommended approval. |
| <i>Related Building Permits/Business Licenses</i> | |
| There are no permits or licenses related to this request. | |
| <i>Pre-Application Meeting</i> | |
| A pre-application meeting is not required, nor was one held. | |
| <i>Neighborhood Meeting</i> | |
| | |

A neighborhood meeting is not required, nor was one held.

| <i>Details of Application Request</i> | |
|--|------|
| <i>Site Area</i> | |
| Net Acres | 1.23 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|--------------------------|-------------------------|--------------------------|
| Subject Property | Shops and Parking | C (Commercial) | C-2 (General Commercial) |
| North | Hotel/Casino | C (Commercial) | C-2 (General Commercial) |
| South | Apartments | C (Commercial) | C-2 (General Commercial) |
| East | Shops and Parking | C (Commercial) | C-2 (General Commercial) |
| West | Shops | C (Commercial) | C-2 (General Commercial) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|-------------------|------------------|--------------------------|
| Special Area Plan | | | |
| Downtown Centennial Plan | X | | Y |
| Redevelopment Plan Area | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| Downtown Entertainment Overlay District | X | | Y |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

ANALYSIS

This is the first extension of time request for the proposed project. In the time since the original approval the applicant has shown progress on the proposed development through receiving approval on two Tentative Maps (TMP-17685 and TMP-18026) on the subject property. Approval of this extension of time request is recommended with a one year time limit. Conformance to the conditions of approval from Special Use Permit (SUP-15037) shall be required.

FINDINGS

The applicant has shown progress on the proposed project. Approval of this extension of time request is recommended with a one year time limit. Conformance to the conditions of approval for Special Use Permit (SUP-15037) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0