

TA / LAS COCL. MTC. (1P WED. 5 DEC., '07 (COCL. CHND.) (CH: MHC 016)

PUBLIC COMMENT :-

.. < (1 1/2 mi) > ..

AGENDA # 78 TAKEN TOGETHER :- • TOM MCGOWAN; LAS VEGAS RESIDENT. ~

ITEMS # 79

• THE APPLICANT'S REQUEST FOR A SPECIAL USE PERMIT FOR A 'HOTEL LOUNGE BAR' IS MISLEADING, AND THE SITE DEVELOPMENT PLAN IS 'MINIMALIST' AT BEST, FOR THE FOLLOWING REASONS :-

- (A) THERE'S NO INTERIOR 'LOUNGE AND BAR' PREMISES IN THE SUBJECT SITE DEVELOPMENT PLAN;
- (B) A 'HEALTH SPA' DOES NOT ORDINARILY SERVE LIQUOR;
- (C) THE SUBJECT BAR IS AN EXTERIOR-SITED 'SERVICE BAR' FOR THE DISCRETION AND CONVENIENCE OF THE 'COTTAGE HOTEL' GUESTS AND SWIMMING POOL GUESTS, AND PRIMARILY SERVES POOLSIDE PATRONS - (WHICH MAY NOT BE APPROPRIATE FOR GUEST FAMILIES WITH MINOR CHILDREN);

MAY I HAVE THE OVERHEAD PLEASE? ~ (DISPLAY EXHIBIT) ~ THANK YOU.

- (D) THE SUBJECT SITE IS ENCOMPASSED ON 3 SIDES BY THE ENTERTAINMENT-INTENSIVE DOWNTOWN BUSINESS DISTRICT, BUT THERE'S NO ENTERTAINMENT USAGE PROVIDED FOR IN THE SUBJECT SITE DEVELOPMENT PLAN; FURTHERMORE~
- (E) THERE'S (APPROX.) 100 BARS, SEVERAL THOUSAND HOTEL ROOMS, AND SEVERAL SWIMMING POOLS WITHIN A 1500' RADIUS OF THE PROPOSED DEVELOPMENT SITE, ~ WHICH TRANSLATES TO A COST-PROHIBITIVE AND FRONT-END CAPITAL-INTENSIVE MARKETING REQUIREMENT FOR THE SUBJECT APPLICANT.

THEREFORE, IN SUM: ~ THE SUBJECT SITE DEVELOPMENT PLAN IS NOT THE 'HIGHEST AND BEST USE' FOR THE SUBJECT PROPERTY, SINCE IT DOES NOT SUBSTANTIALLY CONTRIBUTE TO THE OVERALL MAGNET ATTRACTION - APPEAL OF THE DOWNTOWN CITY OF LAS VEGAS AS THE WORLD CLASS 'ENTERTAINMENT CAPITAL OF THE WORLD'!

THEREFORE, IN RECOMMENDATION: ~ THE APPLICANT SHOULD CONSIDER COLLABORATION WITH THE CONTIGUOUSLY ADJACENT PROPERTY OWNER (I.E., 'THE TRAVEL INN') PURSUANT TO DEVELOPMENT OF THE COMBINED PROPERTIES AS AN ARRAY OF WORLD CLASS FOOD, BEVERAGE AND ENTERTAINMENT VENUES APPROPRIATE FOR ENSURED SUCCESSFUL SITINGS IN THE REVITALIZED AND REINVIGORATED DOWNTOWN CITY OF LAS VEGAS. ~ MEANWHILE, DENY BOTH ITEMS, WITHOUT PREJUDICE, PENDING POSITIVE PLANNING AND DEVELOPMENT EFFORTS. ~ THANK YOU.

(PUBLIC COMMENT WRITTEN TEXT SUBMITTED AND REQUESTED INCLUSION IN THE MINUTES) City Council

(SUBMITTED) (1.)

Date 12/5/07 Item 94