



City of Las Vegas

Agenda Item No.: 23.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 27, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: SUP-2686 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HAE UN LEE
OWNER: AZURE AND TENA INC. - Request for a Special Use Permit FOR A
PACKAGE QUOR OFF-SALE ESTABLISHMENT on the south side of Azure Drive,
approximately 1/2 mile west of Tenaya Way (APN 125-27-222-012), T-C (Town Center) Zone
[S27-TC (Suburban Retail Use - Town Center) Special Land Use Designation], Ward 6 (Ross)

C.C.: 05/07/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	48	Planning Commission Mtg.	2
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted After Final Agenda Protest/Support Postcards for Items 23 and 24
8. Submitted At Meeting Protest Postcard and Protest Letter by Michel Hajal and Protest Emails by Commissioner Dunnam for Items 23 and 24 (may include repetitive signatures)

Motion made by SAM DUNNAM to Hold In Abeyance Items 23 and 24 to 4/24/2008

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
SAM DUNNAM, DAVID STEINMAN, BYRON GOYNES, RICHARD TRUESDELL,
STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None);
(Excused-GLENN TROWBRIDGE)

Minutes:

CHAIR GOYNES declared the Public Hearing open for Items 23 and 24.

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ANDY REED, Planning and Development Department, stated the proposal meets the minimum distance separation requirements and would comply with the Town Center Development standards. He recommended approval of both applications.

KEN SMALL, SSA Architecture, 4630 South Arville Street, appeared on behalf of the applicant and agreed to all conditions.

MICHEL HAJAL, 8572 Copper Mountain, appeared in opposition and expressed concern with number of package liquor stores in the area. He read and submitted a protest letter from a neighboring business owner.

MR. SMALL noted that the proposal maintains the distance separation requirements and pointed out the applicant is a respected member of the community. He briefly described the building, stating it was attractive and inoffensive.

COMMISSIONER DUNHAM read the names of the people who had sent opposition emails which he also submitted for the record. He noted a similar business across the street had restricted hours of operation and expressed his reluctance to approve the proposal due to the lack of a neighborhood meeting and the opposition of the neighbors.

MR. SMALL explained that a neighborhood meeting had not been required and stated he had been unaware of the neighbor opposition. He expressed his willingness to hold the item in order to have a neighborhood meeting.

COMMISSIONER TRUESDELL observed that other locations operated by the applicant appeared to be parking challenged. MR. SMALL noted that the applicant was not requesting a parking waiver and explained that the applicant had some locations where parking had been condemned or parking requirements had been reduced. BOUG RANKIN, Planning and Development Department, stated that the subject property was designated as a shopping center with 65 spaces for the proposed business.

COMMISSIONER TRUESDELL acknowledged the neighbors' concerns and suggested that restricting the business' hours of operation would be appropriate.

COMMISSIONER EVANS observed that the applicant operates a successful business with a great selection of wine and spirits. He suggested that the notification process may have alarmed the neighbors with the applicant exacerbating the situation by not having a dialogue with the neighbors.

MARGO WHEELER, Director of the Planning and Development Department, encouraged MR. SMALL to work with staff regarding the neighborhood meeting to ensure all concerned parties were informed and invited.

CHAIR GOYNES declared the Public Hearing closed for Items 23 and 24.