



*City of Las Vegas*

Agenda Item No.: 114.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
CITY COUNCIL MEETING OF FEBRUARY 20, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

Consent  Discussion

**SUBJECT:**  
SPECIAL USE PERMIT

SUP-26015 PUBLIC HEARING APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC -  
Request for a Special Use Permit FOR A PROPOSED URBAN LOUNGE at 401 East Charleston  
Boulevard (APN 410-138), C-2 (General Commercial) Zone, Ward 3 (Reese). The  
Planning Commission (5-1-1 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

The Planning Commission (5-1-1 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letters
6. Protest postcards
7. Submitted after final agenda Protest/support postcards for Items 114-115
8. Submitted after meeting Recordation notice of Council action and conditions of approval for Items 114-116
9. Backup referenced from the 01-24-08 Planning Commission Meeting Item 55

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0  
RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,  
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

**Minutes:**

MAYOR GOODMAN declared the Public Hearing open for Items 114-116.

NIR BURAS, Nir Buras, LLC, 1912 Cinderman Place, Northwest, Washington, D.C., 20036  
appeared with KAREN McALLISTER, financing officer, on behalf of the applicant. MR.

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BURAS confirmed for MAYOR GOODMAN that the site is currently an apartment complex. Given the economy, the Mayor questioned whether or not financing was in place. MR. BURAS replied that they are currently working on obtaining financing. MS. McALLISTER agreed with the Mayor regarding the economy but was positive that this project can be the gateway to the city, and the parties involved are determined to make it happen. MAYOR GOODMAN noted the site was a great piece of land and hopes to see the project manifest.

COUNCILMAN REESE asked what the major modification was to the site development plan. MR. BURAS explained there was a change in the design of the building, which allowed for utilization of some of the volume/height of the structure. Instead of the top ten floors being an architectural feature, those floors will now be occupied as apartment units. In addition, parking has been increased. The size of the units will not change.

Upon MAYOR GOODMAN'S inquiry, PAUL MURAD showed a rendering of the project to which the Mayor complimented as beautiful. MR. MURAD confirmed for the Mayor that the plan is to keep the existing tenants until financing is confirmed. He added that he acquired the property in 2005 and payments are current. The goal is to obtain financing for the next phase, yet be conservative in managing where they are. He informed COUNCILMAN BARLOW that the structure is 460 feet in height with 41 stories.

MAYOR GOODMAN declared the Public Hearing closed for Items 114-116.