



City of Las Vegas

Agenda Item No.: 50.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 24, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2729 - SPECIAL USE PERMIT - APPLICANT: GRAND CENTRAL SOUTH PARTNER, LLC - OWNER: DOMINION PACIFIC RAILROAD COMPANY, ET AL - Request for a special use permit for a PROPOSED HOTEL LOUNGE BAR WITHIN A PROPOSED HOTEL DEVELOPMENT at the northeast corner of Grand Central Parkway and Charleston Boulevard (APNs 139-33-810-003 through 006), PD (Planned Development) Zone, ~~Maple~~ (Barlow)

C.C.: 05/21/08

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

| | | | |
|---------------------------------|--------------------------------|---------------------------------|--------------------------------|
| Planning Commission Mtg. | <input type="text" value="0"/> | Planning Commission Mtg. | <input type="text" value="3"/> |
| City Council Meeting | <input type="text" value="0"/> | City Council Meeting | <input type="text" value="0"/> |

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after Final Agenda Support Postcard for Items 50 and 51

Motion made by RICHARD TRUESDELL to Approve subject to conditions

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

NOTE: COMMISSIONER TRUESDELL disclosed that he does own property in the Arts District which is outside the notice area, but it would not be affected by this project and he would vote on these items.

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NOTE: COMMISSIONER DUNNAM disclosed that he had past financial relationships with Kummer Kempfer Bonner Renshaw & Ferrario, but he has no current dealings with them and nothing pertaining to the current property owners on this project and he would vote on the matter.

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open for Items 50-53.

DOUG RANKIN, Planning and Development Department, expressed his support of the requested waivers, noting the site constraints, and recommended approval of the project.

STEPHANIE ALLEN and BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. MS. ALLEN stated the project was a proposed new hotel development and she respectfully requested approval.

In response to COMMISSIONER STEINMAN'S questions regarding traffic access, MS. ALLEN described how traffic would move around and through the site. Noting the proposed Vacation, she explained it would be placed with temporary use granted to the City until the completion of Project Neon. MS. ALLEN acknowledged that the site's access was not yet known and stated the second phase of development would come forward once Project Neon was completed. She also noted that the project had planned and appropriate access for the site.

In response to COMMISSIONER STEINMAN'S question regarding the market for this project, MS. ALLEN stated the property owners believed that the downtown is a viable market as there are no similar projects in the area.

MR. GRONAUER added that the project's convention use would generate hotel use and attract customers.

COMMISSIONER TRUESDELL questioned the traffic functionality of the site if Project Neon is further delayed, noting that the success of the project depends on customers getting to the downtown area. MS. ALLEN noted the current traffic study was based on current traffic access and stated the project was ready for development with the current roadways.

In response to VICE CHAIR TROWBRIDGE'S question regarding the project's development schedule, MS. ALLEN stated the applicant was still in the process of acquiring all the property and currently had no set development schedule. VICE CHAIR TROWBRIDGE observed that any approvals would expire in two years and MS. ALLEN stated the applicant was aware of the possible need for extensions of time.

With regard to Item 53, MARGO WHEELER, Director of the Planning and Development Department, requested an added condition expunging the previous Site Development Review. She acknowledged SDR-5179 appeared to have expired, but she requested the added condition

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for record-keeping purposes.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed for Items 50-53.

