



City of Las Vegas

Agenda Item No.: 112.

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 16, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
SPECIAL USE PERMIT

SUP-26626 PUBLIC HEARING SUBJECT: DRAKE DEVELOPMENTS, LLC - OWNER: THE PEYSEBANK TRUST OF 1997 - Request for a Special Use Permit FOR A PROPOSED RE-ESTABLISHMENT WITH BEER/WINE/COOLER OFF-SALE on 1.77 acres located at 7595 Vegas Drive (APN 138-27-101-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

17

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

6

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards
8. Submitted after Meeting Protest Postcards and Recordation Notice of Council Action and Conditions of Approval
9. Backup Referenced from the 03-13-08 Planning Commission Meeting Item 13

Motion made by LOIS TARKANIAN to Approve subject to conditions and deleting Condition 1

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.

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LENI SKAAR, 3753 Howard Hughes Parkway, appeared on behalf of the applicant. She explained this is a former Rite Aid site and the proposal is for a Fresh N Easy. Fifty percent of the store will consist of brand name; a small amount of beer and wine will be sold. Two aisles in the middle of the store will be devoted to a display of alcohol which is only 10 percent and only one third of what the special use permit allows.

TOM McGOWAN asked how the business will survive the falling economy and asked for the price range. MAYOR GOODMAN replied that the representative could not predict the future. MR. McGOWAN asked for approval and agreed the future could not be predicted.

COUNCILWOMAN TARKANIAN noted her receipt of protests for this item, and she agreed that the residents may not fully understand that this is not a new business. The existing business is being replaced by this business but will use a less liquor area. This is not a liquor store and will have only beer and wine and not distilled spirits. There will be no slot machines and tobacco will not be sold. The Councilwoman felt that this store is needed in the area; she has not found anyone stating negative remarks about Fresh N Easy. She feels it will be positive for the area.

MS. SKAAR asked for an amendment to Condition 2, as staff's report indicates the site is parking impaired. There is currently 79 but she pointed out 80 where the handicap access was placed. Because this is a larger footprint than past Fresh N Easy stores, there will still be a parking deficiency. As a result she asked for the deletion of "including parking requirements" in Condition 2. MARGO WILSON, Director of Planning and Development, recommended the deletion of Condition 1.

MAYOR GOODMAN declared the Public Hearing closed.

