



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27576 - EXTENSION OF TIME - SPECIAL USE PERMIT -
APPLICANT: 1 HOUR BAIL BONDS - OWNER: LEWIS CENTER PARKING, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-19105) shall expire on 03/21/09 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-19105) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request for a one-year Extension of Time of an approved Special Use Permit (SUP-19105) for a Bail Bond Service at 321 South Casino Center Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/24/63	The City Commissioners approved the zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial). The Planning Commission recommended approval on 01/22/63.
2/09/03	The City Council approved a Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Planning Commission and staff recommended approval.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, including the subject site. Planning Commission and staff recommended approval.
1/05/05	The City Council approved an Extension of Time for an approved Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
2/21/07	The City Council approved a Special Use Permit (SUP-18695) for a Bail Bond Establishment located on the subject site. The Planning Commission and Staff recommended approval. NOTE: This application is for an unrelated Bail Bond Establishment in addition to the one approved under SUP-18695.
3/21/07	The City Council approved a Special Use Permit (SUP-19105) for a Bail Bond Establishment located at 321 South Casino Center Boulevard. The Planning Commission and Staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
10/12/2007	Building Permit #99812 was processed for a 5,000 square-foot Tenant Improvement. A stop-work order has been placed on this permit and has not been issued.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.56 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Garage (under construction)	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facility)	C-V (Civic)
East	Offices, Retail	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facility)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District 200-Foot Buffer	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

ANALYSIS

Since the initial approval of the Special Use Permit (SUP-19105) by the City Council on 3/21/07, building permits for the tenant improvements of the subject suite have been requested under Plan Check #C-0127-03. A stop-work order has been placed on the current building permit #99812 that covers the tenant improvement for the proposed Bail Bonds location. The applicant is requesting a one-year Extension of Time in order to complete the tenant improvements and obtain a business license, which are required to finalize the Special Use Permit.

FINDINGS

Staff recommends approval of the requested two-year Extension of Time of the approved Special Use Permit (SUP-19105) which will expire on 3/21/09 unless another Extension of Time is granted. Conformance to the conditions of approval of Special Use Permit (SUP-19105) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0