



AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 7, 2008
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-27347 - EXTENSION OF TIME - SPECIAL USE PERMIT -
APPLICANT: 601 FREMONT, LLC - OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-11028) shall expire on 03/15/10 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-11028) and all other related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a two-year Extension of Time of an approved Special Use Permit (SUP-11028) for a proposed Mixed-Use Development on 1.92 acres at 601 Fremont Street.

There is another Extension of Time (EOT-27348) that is associated with this request and will be heard concurrently.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/02/02	The City Council adopted an ordinance establishing the Downtown Entertainment Overlay District and corresponding regulatory provisions and establishing the Tavern-Limited liquor license pertaining only to this District.
03/01/06	The City Council approved a General Plan Amendment (GPA-10830) to amend a portion of the Southeast Sector Plan of the Master Plan from PF (Public Facilities) to C (Commercial) on the subject site. The Planning Commission and staff recommended approval.
03/15/06	The City Council approved a Special Use Permit (SUP-11028) and a Site Development Plan Review (SDR-11026) for a proposed Mixed-Use Development consisting of two 35-story buildings with 25,000 square-feet of commercial space, 163 hotel/condominium units and 464 residential units; and Waivers of the Downtown Centennial Plan Build-to Line, Landscape and Step Back requirements at 601 Fremont Street. The Planning Commission and staff recommended approval.
08/08/06	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan and Exterior Elevation Review (ARC-15449) for the proposed Tavern-Limited Establishment at 601 Fremont Street that is the subject of this request.
09/20/06	The City Council approved a request for a Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street. The Planning Commission and staff recommended approval.
12/07/06	The Planning Commission recommended approval of a Tentative Map (TMP-17685) for a one lot commercial subdivision on 1.24 acres at 601 Fremont Street. Staff recommended approval. NOTE: This Map expired 12/07/07
12/21/06	The Planning Commission approved a request for a Tentative Map (TMP-18029) for a Tentative Map for a 357-unit Mixed-Use Development on 1.92 acres at 601 Fremont Street. Staff recommended approval. NOTE: This Map expired 12/21/06

09/05/07	The Downtown Entertainment Overlay District Design Review Committee approved a request for a Master Sign Plan (ARC-23943) and Exterior Elevation, waiver to permit an 11.75-foot encroachment where eight feet is the maximum allowed, waiver to permit a projecting sign surface area of 117 square feet where 32 square feet is the maximum and a waiver to except the projecting and three canopy signs from the neon and animation requirement where a minimum of 50% neon and/or animation is required for a proposed Tavern-Limited Establishment at 601 Fremont Street.
11/07/07	The City Council approved a request for an Extension of Time (EOT-24712) for a Special Use Permit (SUP-15037) for a proposed Tavern-Limited Establishment at 601 Fremont Street.
Related Building Permits/Business Licenses	
11/28/05	Over-the-counter building permit #54198 issued for demolition of interior non-structural walls and ceiling. A final inspection was completed on 1/13/06.
2/06/08	Plan Check #26248 issued for a Tenant Improvements on Suites 130 and 150 under building permits #104896 and #104898. This work covers approximately 14,500 square feet of work and does not consist of construction towards the approved Mixed-Use Development.
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	1.23 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shops and Parking	C (Commercial)	C-2 (General Commercial)
North	Hotel/Casino	C (Commercial)	C-2 (General Commercial)
South	Apartments	C (Commercial)	C-2 (General Commercial)
East	Shops and Parking	C (Commercial)	C-2 (General Commercial)
West	Shops	C (Commercial)	C-2 (General Commercial)

Special Districts/Zones	Yes	No	Compliance
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 Entertainment Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. In the time since the original approval the applicant has shown progress on the proposed development through receiving approval on two Tentative Maps (TMP-17685 and TMP-18026) on the subject property which have since expired. There has been some limited construction work for tenant improvements, but no building permits for the proposed project have been requested.

FINDINGS

The applicant has shown moderate progress on the proposed Mixed-Use Development. Approval of this two-year Extension of Time request is recommended and will expire on 3/15/10 unless another Extension of Time is approved by the City Council.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0