



North Las Vegas

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 12, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
UP-2795 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER:
OHDB, LLC - Request for a Special Use Permit FOR A PROPOSED HOTEL LOUNGE BAR IN
A HOTEL WITH 43 ROOMS at 2652 Westwood Drive (APN 162-09-102-006), M (Industrial)
Zone, Ward V (Las Vegas)

IF APPROVED, CC: 3/21/2008
IF DENIED, P.C: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	0
City Council Meeting	0	City Council Meeting	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 Postcard
7. Submitted After Final Agenda Protest Postcards

Motion made by STEVEN EVANS to Approve subject to conditions and amending Condition 1 as follows:

1. Conformance with all minimum requirements under Title 19.04.010 Hotel Lounge Bar use.

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

NOTE: CHAIR GOYNES abstained as he has a contract with a gentleman in the audience on another project in North Las Vegas.

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Minutes:

CHAIR GOYNES declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, stated the requested use is compatible with the surrounding area and recommended approval.

JOE LAMARCA, manager of OHDB, Inc., appeared on behalf of the applicant and explained the waiver was being requested because the property does not meet the room requirement for a lobby bar.

NICK FOSKARIS, 2780 El Camino Road, manager of Treasure Gentlemen's Club, expressed concern that approval of this Special Use Permit would impact potential expansion of his business.

MARGO WHEELER, Director of the Planning and Development Department, assured MR. FOSKARIS that this site would have not impact his site and encouraged him to meet with staff regarding other Code related questions.

MR. RANKIN informed COMMISSIONER TROWBRIDGE that a hotel lounge bar has to be operated in conjunction with a hotel with a minimum requirement of 150 rooms, noting the City Council and Planning Commission have ability to waive the room requirement. He stated that alcoholic beverages could be served at tables in the hotel's lounge, in a pool area and as incidental to room service. He stated that there is no minimum square footage requirement for this use and the maximum number of seats is limited to 75.

MS. WHEELER recommended that the wording of Condition 1 be amended to require the applicant conform with all minimum requirements under Title 19 and she read the amendment for the record.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.

