



City of Las Vegas

Agenda Item No.: 108.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF DECEMBER 17, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT: UP-3058 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Special Use Permit FOR A PROPOSED 12,195 SQUARE-FOOT SURFER CLUB AND A WATER PAD ALLOW AN APPROXIMATE 141-FOOT DISTANCES FROM MONTECITO PARK WHERE 400-FEET IS REQUIRED at 440 South Rampart Boulevard, Lot #8120 (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) General Use Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (Wolfson). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	3	Planning Commission Mtg.	3
City Council Meeting	21	City Council Meeting	13

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 - Site Plan and Pictures by Todd Davis and Protest/Support Postcards
8. Submitted after Meeting Protest/Support Postcards
9. Backup Referenced from the 11-20-2008 Planning Commission Meeting Item 39

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 1
LARRY BROWN, RICKI Y. BARLOW, STEVE WOLFSON, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-LOIS TARKANIAN)

NOTE: MAYOR GOODMAN disclosed that he was a partner with the previous owner and, although the business was sold, he is still receiving interest payments and would abstain in an abundance of caution.

DECEMBER 17, 2008

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant along with the applicant's counsel, TODD DAVIS. MR. BROWN appreciated staff's recommendation and asked for approval.

At COUNCILMAN WOLFSON'S request, MR. DAVIS indicated the location of the proposed development. MR. DAVIS stated that numerous neighborhood meetings were held to explain the development process as it relates to the distance separation. COUNCILMAN WOLFSON remarked that staff is always prepared to take input from the public.

MARGO WHEELER, Director of the Planning and Development Department, referring to the subject property, pointed out that neither the property lines nor the buildings have changed from the original site plan. She stated that the special use permits have no effect on the physical development, as it relates to distance separation, because the distance requirements run from property line to similar uses. MS. WHEELER stated that any subsequent special use permits must contain that particular language which addresses the distance separation as it pertains to the entire property's proximity to similar uses.

COUNCILMAN BARNETT asked MR. DAVIS if there will be an entrance to the development. MR. DAVIS explained that there are multiple entrances and, however, there is no public access from either the park or residential side of the development.

MAYOR PRO TEM REESE declared the Public Hearing closed.