



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 4, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-32710 REQUIRED REVIEW SPECIAL USE PERMIT -

APPLICANT/OWNER: TERRIBLE HERBST, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions of approval for the Special Use Permit (SUP-18910) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is in response to a Required Review of an approved Special Use Permit (SUP-18910) for a Liquor Store in conjunction with a Convenience Store and Fuel Pumps on 0.91 acres at 1051 Desert Foothills Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/27/97	The City Council approved a request for a Rezoning (Z-0119-96) from N-U (Non-Urban) to PC (Planned Community) on property located along the west side of the proposed west leg of the beltway, between Charleston Boulevard and Cheyenne Avenue. The Planning Commission recommended approval on 01/09/97.
12/10/96	The City Council approved a request for an Annexation [A-0020-96(A)] of property consisting of approximately 8,318 acres located on the west side of the proposed west leg of the Las Vegas Beltway between Cheyenne Avenue and Charleston Boulevard with an effective date of 02/28/97. The Planning Commission recommended approval on 12/19/96.
02/09/98	The City Council approved a request for a Summerlin Development Plan Review (SV-0042-97) on property located on the northwest corner of the proposed Western Beltway and Charleston Boulevard. The Planning Commission recommended approval on 12/18/97.
02/12/98	The Planning Commission approved a request for a Tentative Map (TM-0002-98) on property located north of Charleston Boulevard, south of Far Hills Avenue, and west of the proposed Western Beltway (Village 20 of the Summerlin Master Plan).
05/13/99	The Planning Commission approved a request for an Extension of Time [TM-0002-98(2)] on an approved Tentative Map (TM-0002-98) on property located north of Charleston Boulevard, south of Far Hills Avenue, and west of the proposed Western Beltway (Village 20 of the Summerlin Master Plan).

07/10/00	The City Council approved a request for a Minor Modification to the Vistas Village 20 at Summerlin (SV-0012-00) on property located at the northwest corner of the proposed Western Beltway and Charleston Boulevard from MF2 (Medium Density Multi-Family) and SF3 (Single Family Detached) to VC (Village Center) and from SF3 (Single Family Detached) to VC (Village Center).
07/27/00	The Planning Commission approved a request for a Tentative Map (TM-0026-00) for 47 lots and 40 common lots on 812.2 acres west of the Western Beltway and north of Charleston Boulevard.
11/16/00	The Planning Commission approved a request for a Tentative Map (TM-0057-00) for 216 lots on 33.6 acres on the southeast corner of the intersection of Park Vista Drive and Alta Drive.
01/11/01	The Planning and Development Department approved a request for a Final Map (FM-0093-01) for 78 lots on 10.31 acres on the southeast corner of the intersection of Park Vista Drive and Alta Drive.
03/05/01	The Planning and Development Department approved a request for a Final Map (FM-0006-01) for 47 lots on 7.60 acres located at the southeast corner of Alta Drive and Park Vista Drive.
03/05/01	The Planning and Development Department approved a request for a Final Map (FM-0007-01) for eight (8) lots on 204.92 acres located on the south side of Far Hills Avenue, west of the Western Beltway.
01/16/02	The City Council approved a request for a Master Development Plan Review (SV-0018-01) to establish land use designations within Summerlin Villages 23A and 23B, comprising 856 acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval on 12/06/01.
01/13/03	The Planning and Development Department approved a request for a Minor Modification (MOD-1691) to change the land use designation on 14.5 acres from SFA (Single Family Attached) and VC (Village Center) to SF3 (Single Family Detached) adjacent to the north side of Charleston Boulevard, approximately 1,000 feet west of Vista Center Drive in Summerlin Village 20 The Vistas.
01/23/03	The Planning Commission approved a request for a Tentative Map (TMP-1397) for an 84-lot single-family residential development on 14.7 acres adjacent to the north side of Charleston Boulevard, approximately 1,000 feet west of Vista Center Drive.
01/13/05	The Planning Commission approved a request for a Tentative Map (TMP-5708) for a two-lot commercial subdivision on 11.21 acres adjacent to the northeast corner of Desert Foothills Drive and Charleston Boulevard.
03/08/05	The Planning and Development Department approved a request for a Final Map (FMP-6056) for Summerlin Village 20 Parcel A.

05/25/05	The City Referral Group approved a request for a Site Development Plan Review (CRG-6661) for a proposed 56,000 square-foot Grocery Store adjacent to the northeast corner of Charleston Boulevard and Desert Foothills Drive.
06/20/05	A Code Enforcement case (31487) was processed for a large pile of tumbleweeds blowing onto neighboring properties at the northeast corner of Charleston Boulevard and Desert Foothills Drive. The case was closed on 08/08/05.
07/06/05	The City Council approved a request for a Special Use Permit (SUP-6500) for a proposed Liquor Store adjacent to the northeast corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval on 05/26/05.
03/07/07	The City Council approved a request for a Special Use Permit (SUP-18910) for a Liquor Store in conjunction with an approved Convenience Store and Fuel Pumps on 0.91 acres on the east side of Desert Foothills Drive approximately 280 feet north of Charleston Boulevard. The Planning Commission recommended approval on 02/08/07.
03/19/08	The City Council approved a request for a Special Use Permit (SUP-26267) for a Gaming Establishment-Restricted within an existing Pub, Bar, and Lounge at the northeast corner of Charleston Boulevard and Desert Foothills Drive. The Planning Commission recommended approval on 02/14/08.
<i>Related Building Permits/Business Licenses</i>	
11/01/07	A building permit (7003112) was issued for a trash enclosure at 1051 Desert Foothills Drive. The permit was finalized on 04/30/08.
11/01/07	A building permit (7003113) was issued for a Convenience Store Certificate of Occupancy at 1051 Desert Foothills Drive. The permit was finalized on 05/06/08.
12/26/07	A building permit (104697) was issued for 356 feet of a four-foot tall retaining wall. The permit was finalized on 08/13/08.
02/05/08	A building permit (106379) was issued for the installation of tanks and dispensers at 1051 Desert Foothills Drive. The permit was finalized on 04/30/08.
02/19/08	A building permit (108779) was issued for mechanical work at 1051 Desert Foothills Drive. The permit was finalized on 11/10/08.
04/08/08	A building permit (112420) was issued for the installation of a walk in cooler per approved drawings at 1051 Desert Foothills Drive. The permit was finalized on 07/17/08.
05/01/08	A business license (C05-02607) was issued for Tobacco Sales at 1051 Desert Foothills Drive.
05/01/08	A business license (C15-00364) was issued for a Convenience Store at 1051 Desert Foothills Drive.

05/01/08	A business license (L10-00278) was issued for Beer/Wine/Cooler Off-Sale Establishment at 1051 Desert Foothills Drive.
05/02/08	A business license (G02-00804) was issued for an Auto Repair Garage, Minor (Smog Checks) at 1051 Desert Foothills Drive.
05/05/08	A business license (C20-02325) was issued for Convention Hall Gaming Tax at 1051 Desert Foothills Drive.
05/05/08	A business license (G01-02324) was issued for a Gaming Establishment, restricted at 1051 Desert Foothills Drive.
10/02/08	A request for a business license (S05-94628) was filed for a Service Station at 1051 Desert Foothills Drive.
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	
<i>Field Check</i>	
02/05/09	Staff conducted a field check of the subject site with the following observations: - The area surrounding the site was clean and well maintained. - There did not appear to be any zoning violations.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.91

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Convenience Store with Fuel Pumps	Summerlin- VC (Village Center)	P-C (Planned Community)
North	Single Family Residences	Summerlin SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family Residences	PC (Planned Community)- Clark County	R-U (Rural Open Land)- Clark County
East	Shopping Center	Summerlin- VC (Village Center)	P-C (Planned Community)
West	Single Family Residences	Summerlin- SF3 (Single Family Detached)	P-C (Planned Community)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Summerlin	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
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 Required Review of an approved Special Use Permit (SUP-18910) for a Liquor Store in conjunction with a Convenience Store with Fuel Pumps on 0.91 acres at 1051 Desert Foothills Drive. There have been no complaints or Code Enforcement cases processed for the Convenience Store since City Council approved the use. During a site inspection, staff found the area surrounding the business clean and well maintained; no code violations were present.

FINDINGS

The Liquor Store in conjunction with a Convenience Store and Fuel Pumps is located in a P-C (Planned Community) zoning district within the Summerlin Master Planned Community. The property and surrounding area is being properly maintained. Businesses and/or residents in the area have filed no complaints regarding the use at the subject property. Staff recommends approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

NOTICES MAILED

816

APPROVALS

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PROTESTS

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