



City of Las Vegas

Agenda Item No.: **99.**

AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING DATE: JULY 1, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: SUP-3417 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK LLC - Request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT, TAVERN WITH A WAIVER TO A 120-FOOT ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE AND A 144-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 1500 FEET IS THE MINIMUM DISTANCE ALLOWED at 330 South Rampart Boulevard, Suite #215 (Las Vegas 89138-3200-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

17

Planning Commission Mtg.

3

City Council Meeting

25

City Council Meeting

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RECOMMENDATION:

The Planning Commission (6-0 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. Photo
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards
8. Submitted after Meeting - Protest Postcards and Recordation Notice of Council Action and Conditions of Approval for Items 99 and 100
9. Backup referenced from the May 28, 2009 Planning Commission Meeting Item 31

Motion made by STEVE WOLFSON to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 99 and 100.

CITY COUNCIL MEETING OF: JULY 1, 2009

LORA DREJA, Jay Brown Law Firm, stated that this application complies with the ordinance allowing more than one tavern to be located on a single parcel when that parcel is more than 15 acres and holds a mixed use development. The ordinance allows the distance separation between parks to be waived when in conjunction with a mixed-use development. She requested approval.

MS. DREJA informed COUNCILMAN WOLFSON that her understanding is that the project is moving forward. COUNCILMAN WOLFSON stated he received information that the project has been sitting dormant for about six months, but that the developer is getting ready to revamp the project and looking for a Fall 2010 opening.

MARGO WHEELER, Director of Planning and Development, explained that the ordinance that allows for the request of the waiver is based upon mixed use projects on large acre sites, which is the case. This allows for the type of developments being proposed in the City, as well as the County, where there may be residential, commercial, entertainment, retail and restaurants that will have either a tavern within the restaurant or a separate freestanding tavern. That ordinance allows for this application, which says that while the taverns do not meet the other code requirements with regard to distance, because of the project's unique size and configuration, the applicant may apply for the waiver. Staff recommendation for approval is based upon the project's compliance to that ordinance and its appropriate distance from a park.

COUNCILMAN WOLFSON verified that allowing mixed-use developments is consistent Valley wide. This project will be a great addition to Ward 2 and the entire community.

TEDDY RUSSELL, Las Vegas resident, suspected that the item would be approved.

MAYOR GOODMAN declared the Public Hearing closed for Items 99 and 100.