



AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 5, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-34864 EXTENSION OF TIME SPECIAL USE PERMIT

APPLICANT/OWNER: O.H.D.B., LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-27951) shall expire on July 16, 2010 unless another Extension of Time is approved by the City Council.
2. Conformance to all conditions of approval of Special Use Permit (SUP-27951) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site has a previously approved Special Use Permit (SUP-27951) for a proposed Hotel Lounge Bar within an existing 43-room Hotel at 2651 Westwood Drive. Since the original approval of the Special Use Permit (SUP-27951), no permits have been issued for the proposed project, nor have there been any Code Enforcement violations processed for the parcel. There has been no new development or changes in land use in the surrounding area. The applicant is requesting a one-year Extension of Time due to poor economic conditions and reduced revenues. Staff is recommending approval with a one-year time limit.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/12/61	The City Council approved a request for Rezoning (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry) of property generally located south of San Francisco (Sahara Avenue) between Highland Drive and Interstate I-15.
05/12/97	The City Council approved a request for a Variance (V-0025-97) to allow a 14-foot by 48-foot Off-Premise Sign to be approximately 200 feet from another billboard where 300 feet is the minimum setback required at 2501 Westwood Drive. The Board of Zoning Adjustment recommended approval on 03/25/97.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to C (Commercial), MXU (Mixed-Use), M (Industrial), or PF (Public Facilities) on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval on 01/20/06.
04/25/07	A Code Enforcement case (52543) was processed for graffiti on the building located at 2651 Westwood Drive. Code Enforcement closed the case on 04/25/07.
07/16/08	The City Council approved a request for a Special Use Permit (SUP-27951) for a proposed Hotel Lounge Bar within an existing Hotel at 2651 Westwood Drive. The Planning Commission recommended approval on 06/12/08.

<i>Related Building Permits/Business Licenses</i>	
05/27/03	A temporary Certificate of Occupancy was issued until 11/01/03 under permit #03002559 for a hotel at 2651 Westwood Drive.
08/07/08	A Business License (M06-02746) was issued for miscellaneous sales at 2651 Westwood Drive. The license is still active.
08/07/08	A Business License (M08-00194) was issued for a Motel at 2651 Westwood Drive. The license is still active.
<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>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.92

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Hotel/Motel	C (Commercial)	M (Industrial)
North	Hotel/Motel	C (Commercial)	M (Industrial)
South	Warehouses	C (Commercial)	M (Industrial)
East	Offices	LI/R (Light Industry/Research)	M (Industrial)
West	I-15 Highway	ROW (Right-of-Way)	ROW (Right-of-Way)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Las Vegas Redevelopment Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175 feet)	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 request for an extension of time of a previously approved Special Use Permit (SUP-27951) for a Hotel Lounge Bar within an existing 43-room Hotel located at 2651 Westwood Drive. Since the approval of the Special Use Permit (SUP-27951), the applicant has not been issued any building permits for the proposed project. In accordance with Title 19.18.060, a Special Use Permit is exercised upon the approval of a business license for the activity, if required, or upon the issuance of a Certificate of Occupancy or approval of a final inspection.

FINDINGS

The Special Use Permit (SUP-27951) has not met the requirements outlined in Title 19.18.060 to exercise the entitlement. The applicant is requesting a one-year extension of time due to poor economic conditions and reduced revenues. There has been no new development or changes in land use in the surrounding area since the approval of the Special Use Permit (SUP-27951); therefore, staff is recommending approval with a one-year time limit. Conformance to the conditions of approval of Special Use Permit (SP-27951) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0