

AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 2, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: MRA, LLC

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-37641	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

RQR-37641 CONDITIONS

Planning and Development

- 1.Conformance to the approved conditions for Special Use Permits (SUP-27870) and all subsequent site related actions shall be required.
- 2.This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
- 3.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the first Required Review of Special Use Permit (SUP-27870) for a 4,344 square-foot Supper Club with a sixty-foot distance separation from a Child Care Facility where four-hundred feet is required at 8991 West Sahara Avenue. A companion Special Use Permit (SUP-28192) for a proposed Night Club was approved on 08/06/08, but never exercised, thereby expiring on 08/06/09. Business licenses (L21-00069 and R09-01505) were issued on 5/21/09 for a Supper Club and Restaurant with seating for 45 or more people. The Supper Club complies with all Title 19 requirements as conditioned by City Council; therefore, staff recommends approval. If this application is denied, the Supper Club use would cease to exist.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/13/95	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(6)] for a proposed medical building/office clinic on property located on the southwest corner of Sahara Avenue and Crystal Water Way. Staff recommended approval.
07/13/95	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(7)] for a proposed office building on property located on the south side of Sahara Avenue, west of Crystal Water Way. Staff recommended approval.
10/12/95	The Planning Commission approved (final action) a Plot Plan and Building Elevation Review [Z-0013-86(8)] for a proposed office building on property located at 8961 West Sahara Avenue. Staff recommended approval.
11/13/97	Staff administratively approved a request for an Administrative Site Development Plan Review [Z-0013-86(10)] on property located on the west side of Crystal Water Way, approximately 419 feet south of Sahara Avenue, for a proposed 3,945 square-foot office building.
04/13/00	The Planning Commission approved (final action) a request for a Site Development Plan Review for a proposed 11,350 square foot addition to an existing Office Building and a 10,939 square-foot New Office Building on 1.77 acres located south of Sahara Avenue, approximately 700-feet west of Crystal water Way. Staff recommended approval.
06/08/00	The Planning Commission approved (final action) a request for a Site Development Plan Review for two Medical Office Buildings on 3.05 acres on the south side of Sahara Avenue, approximately 2,000 feet east of Fort Apache Road. Staff recommended approval.

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08/20/00	The City Council approved a Special Use Permit (U-0075-00) for a proposed Supper Club at 8991 West Sahara Avenue. The permit was not exercised, and was expired on 11/02/07.
08/06/08	The City Council approved a Special Use Permit (SUP-27870) for a proposed Supper Club and (SUP-28192) for a proposed Night Club at 8991 West Sahara Avenue. The Planning Commission and staff recommended approval. The Special Use Permit (SUP-28192) for a proposed Night Club was not exercised, expiring on 08/06/09.

<i>Most Recent Change of Ownership</i>	
12/20/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
09/07/99	A building permit (#99017638) was issued for a shell building, Certificate of Completion at 8991 West Sahara Avenue for the Lakes Business Park, Building 1. The permit was finalized on 02/24/00.
11/08/99	A building permit (#99021494) was issued for a 30-foot by six-foot block wall and a 100-foot by 3-foot retaining block wall. The permit expired on 06/09/00.
04/28/00	A building permit (#8021) was issued for a Tenant Improvement build-out at 8991 West Sahara Avenue. The permit was finalized on 08/08/00.
06/06/00	A building permit (#10909) was issued for a 228 square-foot sign (tag #004578) at 8991 West Sahara Avenue. The permit was finalized on 07/31/00.
06/08/01	A building permit (#1010424) was issued for a wall sign at 8991 West Sahara Avenue. The permit was finalized on 10/19/01.
08/31/01	A building permit (#1015787) was issued for a Non-work, Certificate of Occupancy at 8991 West Sahara Avenue. The permit was finalized on 09/05/01.
02/06/03	A building permit (#3002462) was issued for a sign (tag #06650) at 8991 West Sahara Avenue. The permit was finalized on 03/10/03.
02/22/05	A building permit (#5001001) was issued for a Tenant Improvement build-out at 8991 West Sahara Avenue. The permit was finalized on 05/19/05.
04/18/05	A building permit (#5002423) was issued for a sign (tag #08236) at 8991 West Sahara Avenue. The permit expired on 11/26/05.
06/15/05	A business license (#M18-02418) was issued to allow a Consulting and Marketing company at 8991 West Sahara Avenue. The license was out of business on 08/07/07.
07/19/05	A business license (#A02-01889) was issued to allow an Advertising Agency at 8991 West Sahara Avenue. The license was out of business on 04/11/08.

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09/05/08	A building permit (#113052) was issued for a Tenant Improvement Certificate of Occupancy at 8991 West Sahara Avenue. The permit was finalized on 04/20/09.
01/07/09	A building permit (#131104) was issued for a sign (tag # 10926) at 8991 West Sahara Avenue. The permit was finalized on 07/14/09.
05/21/09	A business license (#L21-00069) was issued to allow a Supper Club at 8991 West Sahara Avenue. The license is still active.
05/21/09	A business license (#R09-01505) was issued to allow a Restaurant with seating for 45 or more at 8991 West Sahara Avenue. The license is still active.

Pre-Application Meeting

A pre-application meeting was not required and none was held.

Neighborhood Meeting

A neighborhood meeting was not required and none was held.

Field Check

04/22/10	Staff conducted a field inspection of the subject site with the following observations: • Supper Club was free of debris, graffiti and any unpermitted signage. • Areas surrounding the business was well maintained
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Details of Application Request

Site Area

Net Acres	0.97
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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential (Single Family Homes & Condominiums)	L (Low) Density Residential & M (Medium) Density Residential	R-PD4 (Residential Planned Development – 4 Units Per Acre) & R-PD18 (Residential Planned Development – 18 Units Per Acre)

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South	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
East	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
West	Financial Institution, General (with Drive-Through)	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</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
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first Required Review for a previously approved Special Use Permit (SUP-27870) for a Supper Club at 8991 West Sahara Avenue. Business licenses (L21-00069 and R09-01505) were issued on 05/21/09 for a Supper Club and Restaurant with seating for 45 or more people. During the previous year, the Supper Club has not incurred any code enforcement violations or business license violations. Staff conducted a field check of the site and found the business and surrounding area well maintained with no discrepancies noted.

FINDINGS

The Supper Club meets Title 19 requirements as conditioned by City Council. Staff had no objections to approving the Reviewed Review for the Supper Club; therefore, recommends approval of this request.

NOTICES MAILED 1,176 (By Planning)

APPROVALS 0

PROTESTS 0