

**AGENDA MEMO**

CITY COUNCIL MEETING DATE: JULY 21, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

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

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
EOT-38475	Staff recommends APPROVAL, subject to conditions:	None

**** CONDITIONS ****

EOT-38475 CONDITIONS

Planning and Development

- 1.This Special Use Permit (SUP-27951) shall expire on July 16, 2012 unless another Extension of Time is approved by the City Council.
- 2.Conformance to the 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

An existing Motel is operating on the subject site located at 2651 Westwood Drive with previous approval for a Special Use Permit (SUP-27951) for a Motel Lounge Bar. No new development or change in land use has been approved for the surrounding properties. The applicant has not made any progress on the proposed development in the form of building permits or new business licenses. The applicant is requesting an Extension of Time for the Special Use Permit (SUP-27951) due to the economic downturn within Las Vegas and lack of funds. Staff has no objection to this request and is recommending approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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 2651 Westwood Drive. The Board of Zoning Adjustment recommended denial on 03/25/97.
05/17/06	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or 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 04/13/06.
07/16/08	The City Council approved a request for a Special Use Permit (SUP-27951) for a proposed Hotel Lounge Bar in a hotel with 43 rooms at 2651 Westwood Drive. The Planning Commission recommended approval on 06/12/08.
08/05/09	The City Council approved a request for an Extension of Time (EOT-34864) of a previously approved Special Use Permit (SUP-27951) for a proposed Hotel Lounge Bar in a hotel with 43 rooms at 2651 Westwood Drive.

<i>Related Building Permits/Business Licenses</i>	
05/01/03	A business license (M08-00194) was issued for a Motel at 2651 Westwood Drive. The license is still active.
06/05/03	A business license (M06-02746) was issued for miscellaneous sales at 2651 Westwood Drive. The license is still active.
05/28/10	A business license (C05-02693) was issued for the sale of Tobacco at 2651 Westwood Drive. The license is still active.
No building permits have been issued for the proposed Hotel Lounge Bar.	

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Pre-Application Meeting

A pre-application meeting was not required nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required nor was one held.

Field Check

06/23/10	Staff conducted a field inspection of the subject site with the following observations: - The site and surrounding area was clean and free of any trash or debris, though there was a trash dumpster at the rear of the property that had graffiti on it. - The landscaping areas are being well maintained.
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Details of Application Request**Site Area**

Gross Acres	0.91
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Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Motel	C (Commercial)	M (Industrial)
North	Motel	C (Commercial)	M (Industrial)
South	Warehouse	C (Commercial)	M (Industrial)
East	Offices	LI/R (Light Industry/Research)	M (Industrial)
West	I-15 ROW (Right-of-Way)	ROW (Right-of-Way)	ROW (Right-of-Way)

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

July 21, 2010 - City Council Meeting**ANALYSIS**

This is the second request for an Extension of Time of a previously approved Special Use Permit (SUP-27951) for a proposed Motel Lounge Bar within an existing Motel located at 2651 Westwood Drive. No new development or change in land use has been approved for the surrounding properties. The applicant has not made any progress on the proposed development in the form of building permits or new business licenses. Staff conducted a field check of the site on 6/23/10 and found the landscaped areas being well maintained and surrounding area neat and clean in appearance, though there was a trash dumpster at the rear of the property that had graffiti on it.

Title 19.18.060 deems a Special Use Permit exercised upon the issuance of a business license for the activity, if required, or upon an approval final inspection or certificate of occupancy.

FINDINGS

The Special Use Permit (SUP-27951) has not met the requirements outlined in Title 19.18.060 to exercise the entitlement as no business license have been issued for the Motel Lounge Bar. The applicant is requesting an Extension of Time due to the economic downtown within Las Vegas and lack of funds to complete the project. Staff is recommending approval of this request with a two-year time limit. Compliance to the conditions of approval of the Special Use Permit (SUP-27951) shall be required.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0