

*City of Las Vegas***AGENDA MEMO**

CITY COUNCIL MEETING DATE: NOVEMBER 3, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: HAIM GABAY - OWNER: L'CHAIM 24 FREMONT
PROPERTY, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
RQR-39598	Staff recommends APPROVAL	None

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Required Review for a previously approved Special Use Permit (SUP-33730) for Beer/Wine/Cooler Off-Sale establishment within an existing Convenience Store located at 24 Fremont Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/16/64	The City Council approved a request for a Rezoning (Z-0100-64) from R-1 (Single-Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial), and C-V (Civic) to C-2 (General Commercial) for approximately 230 acres generally located on property bounded by Main Street to the west, Bonanza Road to the north, Las Vegas Boulevard to the east, and Charleston Boulevard to the south. The Planning Commission and staff recommended approval.
07/27/06	The Planning Commission approved a request for a Site Development Plan Review (SDR-12354) for a proposed 1,668 square-foot expansion of an existing retail establishment on 0.08 acres at 24 Fremont Street.
05/20/09	The City Council approved a request for a Special Use Permit (SUP-33730) for Beer/Wine/Cooler Off-Sale Establishment at 24 Fremont Street. The Planning Commission and staff recommended approval.

<i>Related Building Permits/Business Licenses</i>	
06/01/09	Business licenses C05-02281 (Tobacco sales), C15-00316 (Convenience Store), and I12-00009 (Internet Computer Access) were issued to the business located at 24 Fremont Street. The above licenses are still active.
11/19/09	A business license (L10-00304) was issued for a Beer/Wine/Cooler Off-Sale Establishment at 24 Fremont Street. The license is still active.

<i>Pre-Application Meeting</i>	
A pre-application meeting was not required, nor was one held.	

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<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
10/07/10	Staff conducted a field check of the subject site and found the area in front of the establishment free of trash/debris with no discrepancies noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.08

<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	Retail Establishment	C (Commercial)	GC (General Commercial)
North	Casino/Parking Lot	C (Commercial)	GC (General Commercial)
South	Casino	C (Commercial)	GC (General Commercial)
East	Casino	C (Commercial)	GC (General Commercial)
West	Casino	C (Commercial)	GC (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District (Central Casino Overlay)	X		Y
A-O (Airport Overlay) District (200 feet)	X		Y
Downtown Casino Overlay District	X		Y
Live/Work Overlay District	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

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ANALYSIS

This is the first request for a Required Review of a previously approved Special Use Permit (SUP-33730) for Beer/Wine/Cooler Off-Sale establishment within an existing Convenience Store located at 24 Fremont Street. There have been no complaints or Code Enforcement cases processed for the subject site since City Council approved the use. During a site visit, staff found the area surrounding the business free of trash and debris; no code violations were present.

FINDINGS

The Convenience Store with Beer/Wine/Cooler Off-Sale is located in a GC (General Commercial) zoning district within the Downtown Centennial Plan (Central Casino Overlay) and Las Vegas Redevelopment Area. The property is being properly maintained. Businesses in the area have not filed any complaints regarding the use at the subject site. Staff recommends approval of this request with no further reviews.

NEIGHBORHOOD ASSOCIATION²⁰

NOTICES MAILED 129 (By Planning)

APPROVALS 0

PROTESTS 0