

**AGENDA MEMO - PLANNING**

CITY COUNCIL MEETING DATE: JULY 6, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: WALGREEN CO. - OWNER: A&M LAKE MEAD, LLC

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

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| <b>EOT-41832</b>       | Staff recommends APPROVAL, subject to conditions: | None                             |

**\*\* CONDITIONS \*\***

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**EOT-41832 CONDITIONS**

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**Planning**

- 1.This Special Use Permit (SUP-37566) shall expire on May 19, 2012 unless another Extension of Time is approved by the City Council.
- 2.Conformance to the conditions of approval of the Special Use Permit (SUP-37566) and all other site related actions as required by the Department of Planning and Department of Public Works.

**Staff Report Page One**  
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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

A Special Use Permit (SUP-37566) was previously approved for a 79 square-foot Accessory Package Liquor Off-Sale within an existing 13,905 square-foot retail establishment at the subject site located at 9420 West Lake Mead Boulevard. No recent building permits have been issued. There have not been any significant changes in land use or development in the surrounding area. The applicant is requesting an extension of time to complete and submit the required paperwork for their liquor license. Staff is recommending approval of this request.

**BACKGROUND INFORMATION**

| <i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</b></i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/03/87                                                                 | The City Council approved a request for Rezoning (Z-0044-87) from N-U (Non-Urban) to PC (Planned Community) of property generally located between Lake Mead Boulevard and Summerlin Parkway west of Rampart Boulevard. Additionally, the City Council approved a request for a Review of the Development Plan for Sun City [Z-0044-87(A)] and an Amendment to the Summerlin Development Standards [Z-0044-87(B)]. The Planning Commission recommended approval. |
| 05/19/10                                                                 | The City Council approved a request for a Special Use Permit (SUP-37566) for a 79 square-foot Accessory Package Liquor Off-Sale within an existing 13,905 square-foot retail establishment at 9420 West Lake Mead Boulevard. The Planning Commission and staff recommended approval.                                                                                                                                                                            |

| <i><b>Most Recent Change of Ownership</b></i> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 05/23/07                                      | A deed was recorded for a change in ownership. |

| <i><b>Related Building Permits/Business Licenses</b></i>                 |                                                                                                                                           |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 10/05/99                                                                 | A business license (C05-01841) was issued for Tobacco Sales at 9420 West Lake Mead Boulevard. The license is still active.                |
| 10/05/99                                                                 | A business license (D11-00148) was issued for a Drug Store at 9420 West Lake Mead Boulevard. The license is still active.                 |
| 07/18/08                                                                 | A business license (Q04-00081) was issued for a Pharmacy Firm at 9420 West Lake Mead Boulevard. The license is still active.              |
| 04/20/10                                                                 | A business license (V02-01924) was issued for a DVD Automated Rental Kiosk at 9420 West Lake Mead Boulevard. The license is still active. |
| There have been no current building permits issued for the subject site. |                                                                                                                                           |

**Staff Report Page Two**  
**July 6, 2011 - City Council Meeting**

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

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

|                                              |
|----------------------------------------------|
| <b><i>Details of Application Request</i></b> |
| <b><i>Site Area</i></b>                      |
| Gross Acres      1.39                        |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.04</i></b> | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b> |
|------------------------------------|-------------------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property                   | Retail Establishment                            | SC (Service Commercial)                               | P-C (Planned Community)                |
| North                              | Retail Establishment                            | SC (Service Commercial)                               | P-C (Planned Community)                |
| South                              | Single Family Residences)                       | SC (Service Commercial)                               | P-C (Planned Community)                |
| East                               | Financial Institution-General                   | SC (Service Commercial)                               | P-C (Planned Community)                |
| West                               | Retail Establishment                            | SC (Service Commercial)                               | P-C (Planned Community)                |

| <b><i>Master Plan Areas</i></b>                     | <b><i>Yes</i></b> | <b><i>No</i></b> | <b><i>Compliance</i></b> |
|-----------------------------------------------------|-------------------|------------------|--------------------------|
| <b>Master Plan Area</b>                             |                   |                  |                          |
| Sun City Summerlin                                  | X                 |                  | Y                        |
| <b><i>Special Purpose and Overlay Districts</i></b> | <b><i>Yes</i></b> | <b><i>No</i></b> | <b><i>Compliance</i></b> |
| <b>Special Purpose and Overlay Districts</b>        |                   |                  |                          |
| P-C (Planned Community) District                    | X                 |                  | Y                        |
| <b>Trails</b>                                       |                   | X                | N/A                      |
| <b>Rural Preservation Overlay District</b>          |                   | X                | N/A                      |
| <b>Las Vegas Redevelopment Plan Area</b>            |                   | X                | N/A                      |
| <b>Development Impact Notification Assessment</b>   |                   | X                | N/A                      |
| <b>Project of Regional Significance</b>             |                   | X                | N/A                      |

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**ANALYSIS**

This is the first request for an Extension of Time for a previously approved Special Use Permit (SUP-37566) for a 79 square-foot Accessory Package Liquor Off-Sale within an existing 13,905 square-foot retail establishment at the subject site located at 9420 West Lake Mead Boulevard.

No recent building permits have been issued. There have not been any significant changes in land use or development in the surrounding area.

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a business license for the intended use.

**FINDINGS**

The Special Use Permit (SUP-37566) has not met the requirements outlined in Title 19.16.110 to exercise the entitlement as a business license has not yet been issued. The applicant is requesting an extension of time to complete and submit the required paperwork for their liquor license. Staff is recommending approval with a one-year time limit. Conformance to the conditions of approval of the Special Use Permit (SUP-37566) shall be required.

**NOTICES MAILED**                      N/A

**APPROVALS**                                      0

**PROTESTS**                                        0