



City of Las Vegas

Agenda Item No.: 48.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 5, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: UP-3614 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BIG LEAGUE DREAMS LAS VEGAS LLC, OWNED BY CITY OF LAS VEGAS - Request for a Special Use Permit FOR PROPOSED 12,664 SQUARE FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVER TO ALLOW A DISTANCE SEPARATION OF ZERO FEET FROM A CITY PARK, 100 FEET FROM A SIMILAR USE, 100 FEET FROM A RELIGIOUS FACILITY AND 400 FEET FROM A SCHOOL WHERE 1500 FEET IS THE MINIMUM DISTANCE REQUIRED at 3151 East Washington Avenue (APN 139-25-701-002), C-V (Civic) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 12/02/2009

IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

23

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

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RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda Protest/Support Postcards

Motion made by STEVEN EVANS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open

DOUG RANKIN, Planning and Development, stated that the proposed use is compatible and harmonious with the surrounding uses. He recommended approval.

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SCOTT LeTELLIER, CEO of Big League Dreams USA, and GARY WEINSTEIN, Vice President of Construction provided a brief summary of the upcoming opening of the Sports Park located in Freedom Park. MR. WEINSTEIN remarked that construction is approximately 85 percent completed making the project 100 percent on time and on budget.

CHAIR TROWBRIDGE asked whether the tavern had already been built. MR. WEINSTEIN replied that there are two sports restaurants. MR. LeTELLIER noted that at the time the written operations agreement was signed with the City, COUNCILMAN REESE clearly stated that the sale of alcohol beverages would be limited only to beer and wine and that there would be no gaming.

COMMISSIONER QUINN asked the applicant to indicate the hours of operation. MR. LeTELLIER stated that the Food and Beverage facility will operate from 4:00 p.m. to no later than 1:30 a.m. on weekdays and Sundays, on Fridays from 4:00 p.m. to 2:00 a.m. and on Saturdays from 8:00 a.m. to 2:00 a.m.

With regard to the sale of liquor during the hours of operation, MR. LeTELLIER clarified for COMMISSIONER GOYNES that the operation hours pertain mainly to the restaurant area; however, beer and wine would be available.

DEPUTY CITY ATTORNEY JAMES LEWIS noted that, if approved and before going to City Council, he would verify the terms of the operations agreement to ensure those restrictions exist.

CHAIR TROWBRIDGE declared the Public Hearing closed.