



City of Las Vegas

Agenda Item No.: 28.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: NOVEMBER 18, 2010**

**DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

SUBJECT: SUP-39819 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: D2801 WESTWOOD, INC. - Request for a final amendment to a previously approved Special Use Permit (U-0109-99) FOR A PROPOSED 7,499 SQUARE-FOOT EXPANSION OF AN APPROVED 3,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) at 2801 Westwood Drive (Parcel 162408-004-001), M (Industrial) Zone, Ward 1 (Tarkanian). Staff recommends APPROVAL.

C.C.: 12/15/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report - SUP-39819 and SDR-39818
3. Supporting Documentation
4. Photos - SUP-39819 and SDR-39818
5. Justification Letter - SUP-39819 and SDR-39818
6. Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions and adding the following condition as read for the record:

A. There shall be an administrative review one year after issuance of a business license for the Tavern expansion.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

GUS FLANGAS, VICKI QUINN, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, BYRON GOYNES, TODD L. MOODY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: A motion to recall Item 28 by QUINN passed unanimously.

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 28 and 29.

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STEVE GEBEKE, Planning and Development, paraphrased the Project Description in Staff's Report. The additions and modifications are compatible with the existing structure and the surrounding area, and the proposed expansion of the tavern can be operated in harmony with the surrounding land uses. If denied, the improvements would exist but the expansion could not occur. Regarding the Agenda Summary Page on Item 29, MR. GEBEKE corrected the application number within the description, which should reflect related Item SUP-39819.

THOMAS PENN, Winston Henderson Architects, appeared on behalf of the applicant, thanked staff for their efforts and agreed with the conditions.

COMMISSIONER QUINN pointed out that she made efforts to contact his company to no avail. She expressed concern regarding the upper deck and its purpose. MR. PENN stated a site plan was submitted and described the open roof deck. The proposed third-story expansion cannot be seen from the I-15 freeway, as it is hard structure on the east side of the open deck.

CHAIR TRUESDELL stated there is some visibility from the hotels south of the site and across the street. MR. PENN explained for him that the view of the open deck will be advantageous for networking and socializing events; pole dancing will not be on the rooftop.

COMMISSIONER GONZALEZ questioned if the balcony will be secured, and MR. PENN used the site plan on the overhead to discuss the security measures in place, including the screened wall that is wrapped completely around the perimeter. The Commissioner also wondered if the applicant would request additional permits. MARGO WHEELER, Director of Planning, noted that staff cannot anticipate future requests but this application is not considered to be a high-rise development.

See Item 16 for related background.

CHAIR TRUESDELL declared the Public Hearing closed for Items 28 and 29.