



## AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JULY 8, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: JOHNSON RESTAURANT GROUP S.W., LLC -  
OWNER: INLAND DIVERSIFIED LAS VEGAS CENTENNIAL CENTER, LLC

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

| <i>CASE<br/>NUMBER</i> | <i>RECOMMENDATION</i>                             | <i>REQUIRED FOR<br/>APPROVAL</i> |
|------------------------|---------------------------------------------------|----------------------------------|
| <b>EOT-54214</b>       | Staff recommends APPROVAL, subject to conditions: | N/A                              |

### \*\* CONDITIONS \*\*

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## EOT-54214 CONDITIONS

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### Planning

1. This Special Use Permit (SUP-45257) shall expire on June 12, 2016 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of Special Use Permit (SUP-45257) and all other site related actions as required by the Department of Planning and Department of Public Works.

**Staff Report Page One**  
**July 8, 2014 - Planning Commission Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This application is in response to a request for an Extension of Time for a previously approved Special Use Permit (SUP-45257) for a Gaming Establishment, Restricted use within a proposed 8,719 square-foot restaurant and Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. No plans have been submitted for review, nor have any building permits been issued for the proposed project. As there have not been any significant changes in land use or development in the surrounding area, staff is recommending approval with a two-year time limit.

**ISSUES**

- Special Use Permit (SUP-54235) for a proposed 7,466 square-foot Liquor Establishment (Tavern) with 1,253 square-foot of outdoor seating will be heard at the July 08, 2014 Planning Commission meeting.

**BACKGROUND INFORMATION**

| <i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/03/95                                                          | The City Council approved Rezoning (Z-0016-95) from: N-U (Non-Urban), and C-2 (General Commercial), and R-E (Residence Estates) and C-2 (General Commercial – under Resolution of Intent to C-V [Civic]), to C-1 (Limited Commercial), R-PD7 (Residential Planned Development), R-PD11 (Residential Planned Development – 11 units per acre), R-PD18 (Residential Planned Development – 18 units per acre) on property generally located on the south side of Centennial Parkway and west of Rancho Drive. The Planning Commission the item without a recommendation and staff recommended approval. |
| 09/05/01                                                          | The City Council approved a Special Use Permit (U-0083-01) for a Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                   | The City Council approved Special Use Permit (U-0084-01) for a Gaming Establishment, Restricted use at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval. The approval expired 09/04/10.                                                                                                                                                                                                                                                                                                                                                                      |
| 11/07/01                                                          | The City Council approved Bill No. 2001-100 adopting the Town Center Development Standards Manual. The Planning Commission and staff recommended approval.                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**Staff Report Page Two**  
**July 8, 2014 - Planning Commission Meeting**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b> |                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/19/03                                                                 | The City Council approved an Extension of Time (EOT-3017) of a previously approved Special Use Permit (U-0083-01) for a proposed Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval.                                                                                                      |
| 11/19/03                                                                 | The City Council approved an Extension of Time (EOT-301) of a previously approved Special Use Permit (U-0084-01) for a Gaming Establishment, Restricted use at 5990 Centennial Center Boulevard. The Planning Commission and staff recommended approval.                                                                                                         |
| 03/24/05                                                                 | The Department of Planning staff administratively approved a Site Development Plan Review (SDR-6121) for an 8,264 square-foot Liquor Establishment (Tavern) on the southeast corner of Azure Drive and Centennial Center Boulevard.                                                                                                                              |
| 06/12/12                                                                 | The Planning Commission approved a request for a Special Use Permit (SUP-45257) for a Gaming Establishment, Restricted use within an existing 8,264 square-foot restaurant and Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard.                                                                                                                |
| 12/10/13                                                                 | The City Council approved a request for a Special Use Permit (SUP-51703) for a proposed Supper Club at the southeast corner of Azure Drive and Centennial Center Boulevard.                                                                                                                                                                                      |
|                                                                          | The City Council approved a request for a Site Development Plan Review (SDR-51704) for a proposed 6,233 square-foot restaurant with a waiver of the Town Center Development Standards to allow the restaurant to be located away from the public right-of-way on a portion of 4.14 acres at the southeast corner of Azure Drive and Centennial Center Boulevard. |

| <b><i>Most Recent Change of Ownership</i></b> |                                                |
|-----------------------------------------------|------------------------------------------------|
| 02/25/13                                      | A deed was recorded for a change in ownership. |

| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                                                                              |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/30/06                                                 | A business license (G01-02258) for Restricted Gaming (up to 15 slots) was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 03/04/10. |
| 01/09/09                                                 | A business license (C05-02644) for Tobacco Sales was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.                      |
|                                                          | A business license (L16-00326) for a Tavern was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.                           |

**Staff Report Page Three**  
**July 8, 2014 - Planning Commission Meeting**

| <b><i>Related Building Permits/Business Licenses</i></b> |                                                                                                                                                                |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01/09/09                                                 | A Business License (R09-01550) for a Restaurant was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12.         |
|                                                          | A business license (G50-05622) for General Retail Sales was issued at 5990 Centennial Center Boulevard. The license was marked as out of business on 09/24/12. |

| <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. |

| Field Check |                                                                                                                                                  |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| 06/02/14    | Staff visited the site and found a vacant, secured restaurant building. The parking lot was clean and the landscaping was being well maintained. |

| <b><i>Details of Application Request</i></b> |      |
|----------------------------------------------|------|
| <b><i>Site Area</i></b>                      |      |
| Net Acres                                    | 4.14 |

| <b><i>Surrounding Property</i></b> | <b><i>Existing Land Use Per Title 19.12</i></b>                   | <b><i>Planned or Special Land Use Designation</i></b> | <b><i>Existing Zoning District</i></b> |
|------------------------------------|-------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------|
| Subject Property                   | Vacant<br>Building/Restaurant/Financial Institution, General      | GC-TC [General Commercial (Town Center)]              | T-C (Town Center)                      |
| North                              | General Retail Store, Other than Listed/Auto Repair Garage, Minor | GC-TC [General Commercial (Town Center)]              | T-C (Town Center)                      |
| South                              | Restaurant                                                        | GC-TC [General Commercial (Town Center)]              | T-C (Town Center)                      |
| East                               | US-95 (Right-of-Way)                                              | ROW (Right-of-Way)                                    | ROW (Right-of-Way)                     |
| West                               | Shopping Center                                                   | SC-TC [Service Commercial Town Center]                | T-C (Town Center)                      |

**Staff Report Page Four**  
**July 8, 2014 - Planning Commission Meeting**

| <b><i>Master Plan Areas</i></b>                                            | <b><i>Compliance</i></b> |
|----------------------------------------------------------------------------|--------------------------|
| Town Center Master Plan                                                    | Y                        |
| Centennial Centre                                                          | Y                        |
| <b><i>Special Purpose and Overlay Districts</i></b>                        | <b><i>Compliance</i></b> |
| No Applicable Special Purpose or Overlay Districts                         | N/A                      |
| <b><i>Other Plans or Special Requirements</i></b>                          | <b><i>Compliance</i></b> |
| Trails                                                                     | N/A                      |
| Las Vegas Redevelopment Plan Area                                          | N/A                      |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A                      |
| Project of Regional Significance                                           | N/A                      |

## **ANALYSIS**

This is the first request for an Extension of Time for a previously approved Special Use Permit (SUP-45257) for a Gaming Establishment, Restricted use within a proposed restaurant and Liquor Establishment (Tavern) at 5990 Centennial Center Boulevard. The applicant is requesting an Extension of Time in order to preserve the approved entitlement, as Special Use Permit (SUP-54235) for a proposed 7,466 square-foot Liquor Establishment (Tavern) with 1,253 square-foot of outdoor seating will be heard at the July 08, 2014 Planning Commission. No plans have been submitted for review, nor have any building permits been issued for the proposed project.

Title 19.16.110 of the Unified Development Code deems a Special Use Permit exercised upon the issuance of a building permit for new construction.

## **FINDINGS**

The Special Use Permit (SUP-45257) has not been exercised in accordance with the requirements of Title 19.16.110 as a building permit has not been issued for the proposed project. As subject site was previously a restaurant with a Liquor Establishment (Tavern) and Gaming Establishment, Restricted use, staff is recommending approval of this request with a two-year time limit. Conformance to the conditions of approval of Special Use Permit (SUP-45257) shall be required.

**NOTICES MAILED**                      N/A

**APPROVALS**                              0

**PROTESTS**                                0