



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: AUGUST 13, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: TIB, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0279-EOT1	Staff recommends APPROVAL, subject to conditions:	
24-0279-EOT2	Staff recommends APPROVAL, subject to conditions:	24-0279-EOT1
24-0279-EOT3	Staff recommends APPROVAL, subject to conditions:	24-0279-EOT1 24-0279-EOT2
24-0279-EOT4	Staff recommends APPROVAL, subject to conditions:	24-0279-EOT1 24-0279-EOT2 24-0279-EOT3

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS N/A

APPROVALS N/A

**** CONDITIONS ****

24-0279-EOT1 CONDITIONS

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Variance (VAR-78669) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0279-EOT2 CONDITIONS

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-78665) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0279-EOT3 CONDITIONS

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-78666) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0279-EOT4 CONDITIONS

Planning

1. This approval shall expire on June 9, 2026 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78667) and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Extensions of Time related to an approved two-story tavern development with a rooftop deck and outdoor dining area on a vacant 1.88-acre site at 7610 Oso Blanca Road.

ISSUES

- These are the second Extensions of Time for entitlements for an approved parking Variance (VAR-78669), Special Use Permits for Liquor Establishment (Tavern) (SUP-78665) and Gaming Establishment, Restricted License (SUP-78666) uses, and a Site Development Plan Review (SDR-78667) for a two-story tavern at this location.
- SUP-78665, SUP-78666 and SDR-78667 were Major Amendments of earlier approvals that were extended with additional two-year approval periods. New conditions and anniversary dates were imposed with SUP-78665, SUP-78666 and SDR-78667.
- The applicant submitted applications for a plan check review (PRC21-00094) for the tavern development in July 2021. A site address was created, but no permits have been issued to date.

ANALYSIS

The subject site is zoned T-C (Town Center) with a GC-TC (General Commercial - Town Center) special land use designation and is part of a commercial subdivision. Due to the usable property's triangular shape and location adjacent to U.S. 95, the applicant has revised the design of the tavern project several times since the original 2016 approval.

Development plans were submitted for staff review in 2021; however, the review remains open and no permits have been issued. Civil improvement plans have also been submitted.

According to the applicant, delays in project construction are due to infrastructure costs associated with providing water service. The owner was initially required to place a required pressure reduction system onsite; however, the owner has been negotiating with the Las Vegas Valley Water District to work out a plan for the water infrastructure to be provided to the site instead, which will reduce these costs. Additional time is needed to obtain the necessary permits for development.

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FINDINGS (24-0279-EOT1 through EOT4)

Land uses in the area surrounding the subject site have not changed since the previous Extensions of Time. The project as proposed remains compatible with the adjacent commercial and residential development as determined by the Planning Commission. Therefore, staff recommends approval of the requested Extensions of Time of the previously approved Variance (VAR-78669), Special Use Permits (SUP-78665, SUP-78666) and Site Development Plan Review (SDR-78667), subject to conditions. If denied, these entitlements would be deemed to be expired as of June 9, 2024.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/17/14	The City Council approved a request for a Major Modification (MOD-54816) of the Town Center Land Use Plan from: SX-TC (Suburban Mixed Use - Town Center) and SC-TC (Service Commercial - Town Center) to: GC-TC (General Commercial - Town Center) on 1.77 acres at 7610 Oso Blanca Road. The Planning Commission and staff recommended approval.
09/13/16	The Planning Commission approved a request for a Special Use Permit (SUP-65961) for a proposed 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating on the east side of Oso Blanca Road at Farm Road.
	The Planning Commission approved a request for a Special Use Permit (SUP-65962) for a proposed 4,922 square-foot Gaming Establishment, Restricted License with a Waiver to allow such use within 330 feet of a single family detached dwelling on the east side of Oso Blanca Road at Farm Road.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-65963) for a proposed 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating on the east side of Oso Blanca Road at Farm Road.
02/13/18	The Planning Commission approved a request for a Variance (VAR-72401) to allow 25 parking spaces where 44 are required on 1.77 acres on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
	The Planning Commission approved a request for a Site Development Plan Review (SDR-72415) for a proposed 3,869 square-foot Liquor Establishment (Tavern) on 1.77 acres on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/11/18	The Planning Commission approved a request for an Extension of Time (EOT-74120) of a previously approved Special Use Permit (SUP-65961) for a proposed 4,072 square-foot Liquor Establishment (Tavern) with 850 square feet of outdoor seating on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
	The Planning Commission approved a request for an Extension of Time (EOT-74122) of a previously approved Special Use Permit (SUP-65962) for a proposed 4,922 square-foot Gaming Establishment, Restricted with a Waiver to allow such use within 330 feet of a single family detached dwelling on the east side of Oso Blanca Road at Farm Road. Staff recommended approval.
09/13/18	The Department of Planning approved a request for a Minor Amendment (SUP-74125) of a previously approved Special Use Permit (SUP-65962) for a proposed 4,295 square-foot Gaming Establishment, Restricted License with a Waiver to allow such use within 330 feet of a single family detached dwelling on 1.77 acres on the east side of Oso Blanca Road at Farm Road.
	The Department of Planning approved a request for a Minor Amendment (SUP-74126) of a previously approved Special Use Permit (SUP-65961) for a proposed 4,295 square-foot Liquor Establishment (Tavern) including a 745 square-foot patio on 1.77 acres on the east side of Oso Blanca Road at Farm Road.
	The Department of Planning approved a request for a Minor Amendment (SDR-74124) of a previously approved Site Development Plan Review (SDR-72415) for a proposed 4,295 square-foot Liquor Establishment (Tavern) including a 745 square-foot patio on 1.77 acres on the east side of Oso Blanca Road at Farm Road.
08/22/19	A Boundary Line Adjustment (BLA-76843) between 7610 Oso Blanca Road (APN 125-17-210-448) and 7580 Oso Blanca Road (APN 125-17-301-011) was recorded.
04/14/20	The Planning Commission approved a request for the first Extension of Time (EOT-78333) for a previously approved Variance (VAR-72401) to allow 25 parking spaces where 44 spaces are required on a portion of 1.88 acres on the east side of Oso Blanca Road at Farm Road. Staff recommends approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
06/09/20	The Planning Commission approved a request for the first Extension of Time (EOT-78334) for a previously approved Site Development Plan Review (SDR-72415) for a proposed 3,869 square-foot Liquor Establishment (Tavern) on a portion of 1.88 acres on the east side of Oso Blanca Road at Farm Road. Staff recommends approval.
	The Planning Commission approved a request for a Variance (VAR-78669) to allow 55 parking spaces where 74 are required on 1.88 acres on the east side of Oso Blanca Road at Farm Road. Staff recommended denial. The previous approval for Variance (VAR-72401) was expunged.
	The Planning Commission approved a request for a Major Amendment (SUP-78665) of a previously approved Special Use Permit (SUP-65961) for a proposed 6,769 square-foot Liquor Establishment (Tavern) use on the east side of Oso Blanca Road at Farm Road. Staff recommended denial.
	The Planning Commission approved a request for a Major Amendment (SUP-78666) of a previously approved Special Use Permit (SUP-65962) for a proposed 6,769 square-foot Gaming Establishment, Restricted License use with a Waiver to allow such use within 330 feet of a single family detached dwelling on the east side of Oso Blanca Road at Farm Road. Staff recommended denial.
	The Planning Commission approved a request for a Major Amendment (SDR-78667) of a previously approved Site Development Plan Review (SDR-72415) for a proposed 5,551 square-foot, two-story Tavern with 444 square feet of outdoor dining, a 774 square-foot roof top dining area and a 38-foot tall grain silo of 1.88 acres on the east side of Oso Blanca Road at Farm Road. Staff recommends approval.
06/21/22	The Planning Commission approved a request for the first Extension of Time (22-0303-EOT1) of a previously approved Variance (VAR-78669) to allow 55 parking spaces where 74 are required on 1.88 acres at 7610 Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a request for the first Extension of Time (22-0303-EOT2) of a previously approved Special Use Permit (SUP-78665) for a proposed 6,769 square-foot Liquor Establishment (Tavern) use at 7610 Oso Blanca Road. Staff recommended approval.

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Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.	
06/21/22	The Planning Commission approved a request for the first Extension of Time (22-0303-EOT3) of a previously approved Special Use Permit (SUP-78666) for a proposed 6,769 square-foot Gaming Establishment, Restricted License use with a Waiver to allow such use within 330 feet of a single-family detached dwelling at 7610 Oso Blanca Road. Staff recommended approval.
	The Planning Commission approved a request for the first Extension of Time (22-0303-EOT4) of a previously approved Site Development Plan Review (SDR-78667) for a proposed 5,551 square-foot, two-story tavern with 444 square feet of outdoor dining area, a 774 square-foot rooftop dining area and a 38-foot tall grain silo on 1.88 acres at 7610 Oso Blanca Road. Staff recommended approval.

Most Recent Change of Ownership	
02/16/16	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
06/22/21	Civil improvement plans (L21-01230) for staff review were submitted for a proposed tavern on the east side of Oso Blanca Road at Farm Road. The plans have been reviewed and are in Waiting for Final Submittal status as of 05/26/22.
07/01/21	A Plan Review Check (PRC21-00094) was processed for a 5,551 square-foot, two-story tavern and two-story parking structure at 7610 Oso Blanca Road. No permits have been issued, and the PRC has been in Resubmittal status as of 09/13/22.

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

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
05/24/24	The site is undeveloped and cleared of vegetation. A sidewalk and amenity zone have been constructed adjacent to the site, but no other streetscape improvements have been installed.

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Details of Application Request	
Site Area	
Net Acres	1.88

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	GC-TC (General Commercial - Town Center)	T-C (Town Center)
North	U.S. 95 Freeway	ROW (Right-of-Way)	Right-of-Way
South	Mini-Storage Facility	GC-TC (General Commercial - Town Center)	T-C (Town Center)
East	U.S. 95 Freeway	ROW (Right-of-Way)	Right-of-Way

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
West	Residential, Single Family Detached	SX-TC (Suburban Mixed Use - Town Center)	T-C (Town Center)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Centennial Hills	Y
Town Center Master Plan	Y
Special Area and Overlay Districts	Compliance
T-C (Town Center) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A