



**AGENDA MEMO - COMMUNITY DEVELOPMENT**

**CITY COUNCIL MEETING DATE: MARCH 15, 2023**

**DEPARTMENT: COMMUNITY DEVELOPMENT**

**ITEM DESCRIPTION: APPLICANT/OWNER: NEVADA LAND DEALS LLC DBA  
LASVEGAS.NET HOTEL**

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

<b>CASE NUMBER</b>	<b>RECOMMENDATION</b>	<b>REQUIRED FOR APPROVAL</b>
<b>23-0029-EOT1</b>	Staff recommends APPROVAL, subject to conditions:	
<b>23-0029-EOT2</b>	Staff recommends APPROVAL, subject to conditions:	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**      N/A

**NOTICES MAILED**      N/A

**PROTESTS**      0

**APPROVALS**      0

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

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**23-0029-EOT1 CONDITIONS**

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**Planning**

1. This approval shall expire on January 10, 2025 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-67897) and all other related actions as required by the Department of Planning 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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**23-0029-EOT2 CONDITIONS**

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**Planning**

1. This approval shall expire on January 10, 2025 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-67901) and all other related actions as required by the Department of Planning 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.

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

**PROJECT DESCRIPTION**

This is the third request for Extensions of Time for a previously approved Special Use Permit (SUP-67897) and Site Development Plan Review (SDR-67901) for a 3,151 square-foot Tavern-Limited Establishment use with 4,063 square feet of outdoor seating area and a proposed 3,151 square-foot expansion and renovation of an existing hotel building on 1.27 acres at 2601 Westwood Drive.

**ISSUES**

- This is the third request for an Extension of Time.
- In January 2017, the Planning Commission approved the following land use entitlement projects:
  - Special Use Permit (SUP-67897) for a 3,151 square-foot Tavern-Limited Establishment use with 4,064 square feet of outdoor seating area.
  - Site Development Plan Review (SDR-67901) for a 3,151 square-foot expansion and renovation of an existing hotel building.
- The Tavern-Limited Establishment land use category is no longer available and is now categorized as an Alcohol, On-Premise Full Establishment and will be licensed as such.
- Prior applications for Extensions of Time (20-0363-EOT1 and 20-0363-EOT2) were approved by the City Council on March 17, 2021, with an expiration date of 01/10/23.

**ANALYSIS**

In January 2017 the Planning Commission approved a Special Use Permit (SUP-67897) and Site Development Plan Review (SDR-67901) for a 3,151 square-foot Tavern-Limited Establishment use with 4,063 square feet of outdoor seating area and a proposed 3,151 square-foot expansion and renovation of an existing hotel building at 2601 Westwood Drive. The applicant is proposing to extend the approval periods for SUP-67897 and SDR-67901 for an additional two years. These are the third requests for Extensions of Time.

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Title 19.16 of the Unified Development Code deems a Special Use Permit and Site Development Plan Review exercised upon the issuance of a building permit for the principal structure on the site; a Building Permit (PRC22-00099) is waiting for resubmittal for the new two story and basement tavern/restaurant addition to existing hotel casino on 9/7/2022; as none have been issued the Special Use Permit and Site Development Plan Review are set to expire. The applicant is requesting an Extension of Time to ensure the Special Use Permit and Site Development Plan Review do not expire. In the submitted justification letter, date stamped 01/24/23, the applicant is requesting the Extension of Time due to the COVID-19 pandemic and to allow conformance with the City's updated building code regulations.

**FINDINGS (23-0029)**

Pursuant to Title 19.16.100 and 19.16.110, a Site Development Plan Review and Special Use Permit are deemed exercised upon the issuance of a building permit for new construction. Since no building permits have been issued, Extensions of Time are necessary. If denied, the land entitlements will have expired on 01/10/23. Staff supports this request, as the proposed development can still actively contribute to the surrounding commercial land uses; therefore, staff recommends approval of this request subject to a two-year time limit.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
01/12/61	The Board of City Commissioners approved a request for Rezoning (Z-0062-60) from R-E (Residence Estates) to M-1 (Light Industry) on property generally located south of San Francisco (Sahara Avenue) between Highland Drive and the proposed freeway (I-15).
10/28/93	The Planning Commission approved a request for a Plot Plan [Z-0062-60(1)] to review building elevations.
05/12/97	The City Council approved a request for a Variance (V-0025-97) to allow a 14-foot by 48-foot Off-Premise Sign to be approximately 200 feet from another billboard where 300 feet is the minimum setback required at 2501 Westwood Drive. The Board of Zoning Adjustment recommended denial.
04/16/03	The City Council approved a request for a Special Use Permit (SUP-1499) for a proposed 40-foot tall, 24-foot by 26-foot Off-Premise Sign (Billboard) adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue. The Planning Commission recommended approval.

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<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
12/17/03	The City Council approved a request for a Special Use Permit (SUP-3140) for a proposed 55-foot tall, 24-foot by 26-foot Off-Premise Sign (Billboard) adjacent to the east side of Interstate 15, approximately 580 feet south of Sahara Avenue. The Planning Commission recommended approval.
04/19/06	The City Council approved a request for a Required Review (RQR-11401) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive. The Planning Commission recommended approval.
05/17/16	The City Council approved a request to change the Future Land Use designation (GPA-9219) to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. The Planning Commission recommended approval.
04/15/09	The City Council approved a request for a Required Review (RQR-33271) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive. The Planning Commission recommended approval.
09/10/12	The Department of Planning administratively approved a Minor Site Development Plan Review (SDR-46697) for a 1.145-foot by 5.56-foot embellishment for an Off-Premise Sign at 2601 Westwood Drive.
12/19/12	The City Council approved a request for a Required Review (RQR-46132) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive.
12/16/15	The City Council approved a request for a Required Review (RQR-59004) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive.
01/10/17	The Planning Commission approved a request for a Special Use Permit (SUP-67897) for a 3,151 square-foot Tavern-Limited Establishment use with 4,063 square feet of outdoor seating area at 2601 Westwood Drive. Staff recommended approval of the request.
	The Planning Commission approved a request for Site Development Plan Review (SDR-67901) for a proposed 3,151 square-foot expansion and renovation of an existing hotel building at 2601 Westwood Drive. Staff recommended approval of the request.
02/12/19	The Planning Commission approved the first request for an Extension of Time (EOT-75228) for a Special Use Permit (SUP-67897) to allow a 3,151 square-foot Tavern-Limited Establishment use with 4,063 square feet of outdoor seating area at 2601 Westwood Drive. Staff recommended approval of the request.

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<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
02/12/19	The Planning Commission approved the first request for an Extension of Time (EOT-75229) for a Site Development Plan Review (SDR-67901) for a proposed 3,151 square-foot expansion and renovation of an existing hotel building at 2601 Westwood Drive. Staff recommended approval of the request.
03/17/21	The City Council approved the second request for an Extension of Time (20-0363-EOT1) for a Special Use Permit (SUP-67897) to allow a 3,151 square-foot Tavern-Limited Establishment use with 4,063 square feet of outdoor seating area at 2601 Westwood Drive. Staff recommended approval of the request.
	The City Council approved the second request for an Extension of Time (20-0363-EOT2) for a Site Development Plan Review (SDR-67901) for a proposed 3,151 square-foot expansion and renovation of an existing hotel building at 2601 Westwood Drive. Staff recommended approval of the request.
02/02/22	The City Council approved a request for a Required Review (21-0778-RQR1) of an approved Special Use Permit (SUP-3140) for a 55-foot tall, 26-foot by 24-foot Off-Premise Sign at 2601 Westwood Drive. Staff recommended approval of the request.

<b><i>Most Recent Change of Ownership</i></b>	
03/29/19	A deed was recorded for a change in ownership.

<b><i>Related Building Permits/Business Licenses</i></b>	
1979	The building at 2601 Westwood Drive was constructed.
05/27/04	A Code Enforcement case (#15680) was processed for graffiti on the building at 2601 Westwood Drive. The case was closed on 06/10/04.
02/28/06	A Business License (#H05-01029) was issued for a Hotel at 2601 Westwood Drive. The license was marked out of business on 04/14/10.
05/05/06	A Code Enforcement case (#40964) was processed for maintenance issues at 2601 Westwood Drive. The case was closed on 05/23/06.
04/24/07	A Code Enforcement case (#52522) was processed for graffiti on the building at 2601 Westwood Drive. The case was closed on 04/25/07.
02/18/09	A Building Permit (#132808) was issued for a 'final inspection only' for an Off-Premise Sign at 2601 Westwood Drive.

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<b>Related Building Permits/Business Licenses</b>	
08/15/11	A Business License (#H05-01036) was issued for a 93-room Hotel (Claremont Hotel Las Vegas) at 2601 Westwood Drive. The license was marked inactive on 11/19/14.
	A business license (#G50-05812) was issued for General Retail Sales (Claremont Hotel Las Vegas) at 2601 Westwood Drive. The license was marked inactive on 11/19/14.
04/23/18	A Building Permit (C17-00138) was issued for a tenant improvement for concrete stabilization at 2601 Westwood Drive.
03/07/19	A Building Permit (C19-00992) was issued for electrical service to a pylon sign at 2601 Westwood Drive.
12/23/19	A Building Permit (C19-03346) was issued for a tenant improvement for foundation repair to an existing building at 2601 Westwood Drive.
09/07/22	A Building Permit (PRC22-00099) is waiting for resubmittal for a new two story and basement tavern/restaurant addition to existing hotel casino at 2601 Westwood Drive.

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

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

Field Check	
02/01/23	A routine field check was conducted by staff; staff found an abandoned hotel building with boarded and missing windows. Nothing was noted of concern.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Net Acres	1.27

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Hotel, Motel, or Hotel Suites	C (Commercial)	M (Industrial)
North	Interstate 15	ROW (Right-of-Way)	ROW (Right-of-Way)
South	Hotel, Motel, or Hotel Suites	C (Commercial)	M (Industrial)
East	Printing and Publishing	LI/R (Light Research/ Industry)	
	Custom and Craft Work		
	Building Maintenance Service and Sales		
	Auto Repair Garage, Minor		
West	Interstate 15	ROW (Right-of-Way)	ROW (Right-of-Way)

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Las Vegas 2050 Master Plan Area: Charleston	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
A-O (Airport Overlay) District (175 Feet)	Y
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area – Area 1	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A