

Carolyn G. Goodman, Mayor (At-Large)
Brian Knudsen, Mayor Pro Tem (Ward 1)
Victoria Seaman (Ward 2)
Olivia Díaz (Ward 3)
Francis Allen-Palenske (Ward 4)
Cedric Crear (Ward 5)
Nancy E. Brune (Ward 6)



City Manager Mike Janssen
City Attorney Jeff Dorocak
City Clerk LuAnn D. Holmes

City Council Agenda

Council Chambers · 495 South Main Street · Phone 702-229-6011
City of Las Vegas Internet Address: www.lasvegasnevada.gov

October 16, 2024
9:00 AM

55. 24-0360-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

HANK SERRANO, applicant, was present.

SETH FLOYD, Community Development Director, reported that the proposed use met all code requirements and could be operated compatibly with the adjacent commercial uses. Staff recommended approval of the Special Use Permit, subject to conditions

COUNCILWOMAN ALLEN-PALENSKE said they like to have applicants speak with them prior to a meeting, noting she had not met MR. SERRANO and protest and support postcards had been received. She said she is a small business owner and expressed support for the application. She clarified that several restaurants and golf courses in Sun City serve alcohol, and she felt there was no reason to deny the application that had staff's approval. Lastly, the Councilwoman asked for an acknowledgement of neighborhood opinions in the future.

MAYOR GOODMAN declared the Public Hearing closed.

Motion made by Francis Allen-Palenske to Approve subject to condition(s)

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Nancy Brune, Victoria Seaman, Cedric Crear, Carolyn Goodman, Francis Allen-Palenske; Excused-Brian Knudsen, Olivia Diaz;



AGENDA SUMMARY PAGE
City Council
Meeting of: October 16, 2024

Agenda Item No.:
55

DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:

24-0360-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

Planning Commission Mtg.

2

City Council Meeting

8

City Council Meeting

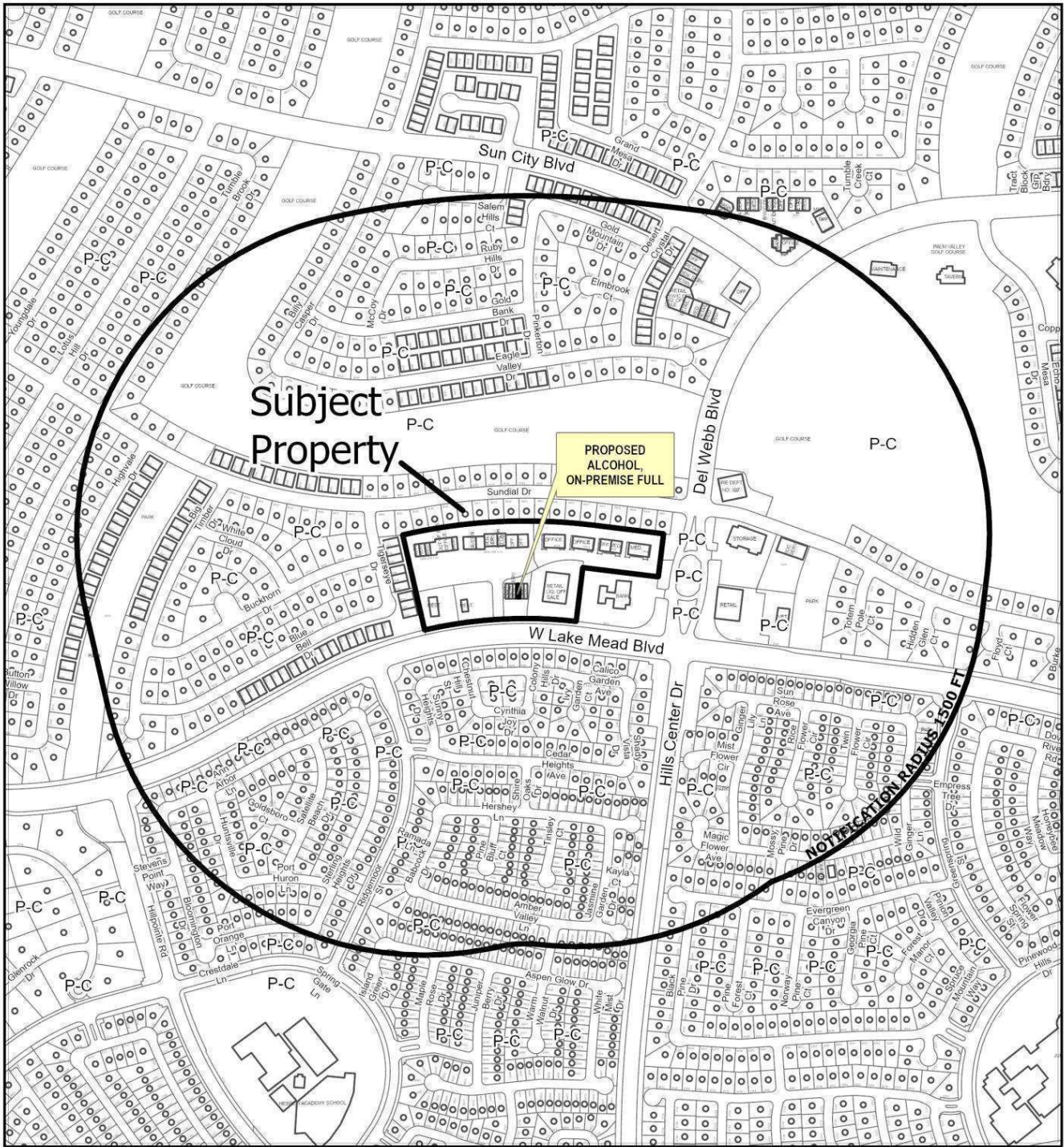
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RECOMMENDATION:

The Planning Commission (7-0 vote) and Staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Special Map for 24-0360-SUP1
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Support Postcard
8. Submitted after Final Agenda - Protest-Support Postcards
9. Backup Documentation Submitted for the September 10, 2024 Planning Commission Meeting

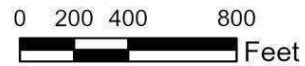


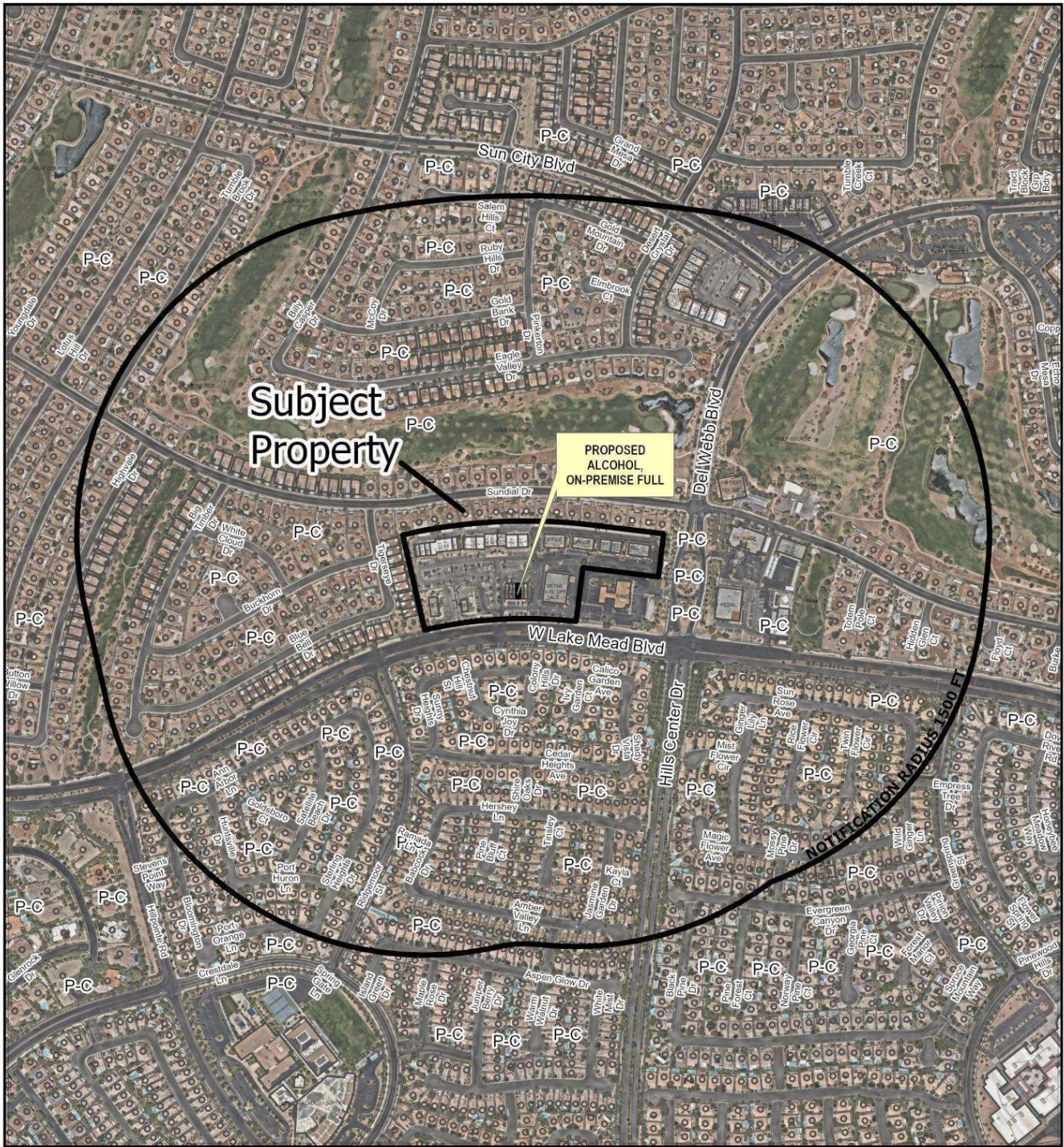
CASE: 24-0360-SUP1

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)
[COMMERCIAL SUN CITY
Summerlin Special Land use Designation]





CASE: 24-0360-SUP1

RADIUS: 1500 FEET

ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)
[COMMERCIAL SUN CITY
Summerlin Special Land use Designation]



24-0360-SUP1

Alcohol On-Premise Full

Business Licenses

- ◆ L01 - Beer and Wine On-Premise
- L02 - Brew Pub
- ★ L04 - Craft Winery
- ▲ L16 - Full Alcohol On-Premise

Protected Uses

- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Child Care/Children Facility
- Private Schools

Subject Property

- 400 ft. From Protected uses

Map Information

810 maps are normally updated annually. The City of San Jose is not responsible for any errors or omissions in this map. This map is for reference only.

Geographic Information System
 Planning Department
 702-234-301

Date: Monday, July 29, 2024



AGENDA MEMO - COMMUNITY DEVELOPMENT

CITY COUNCIL MEETING DATE: OCTOBER 16, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: HANK SERRANO – OWNER: SUMMERLIN PLAZA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0360-SUP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 31

NOTICES MAILED 991

PROTESTS 8

APPROVALS 2

**** CONDITIONS ****

24-0360-SUP1 CONDITIONS

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SC-0001-99).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting a Special Use Permit for a proposed 1,120 square-foot Pubs, Bars, and Lounges use [Alcohol, On-Premise Full] with a 120 square-foot outdoor patio area at 9430 West Lake Mead Boulevard, Suite #9, located within Sun City Summerlin.

ISSUES

- The Pubs, Bars and Lounges use is permitted in the P-C (Planned Community) zoning district with approval of a Special Use Permit. Staff supports this request.
- There are no minimum Special Use Permit requirements for the Pubs, Bars and Lounges use in Summerlin, including those for distance separation from protected uses.
- The Title 19.12. equivalent land use for this Special Use Permit request is the Alcohol, On-Premise Full use.

ANALYSIS

The subject site is zoned P-C (Planned Community) with a Commercial Sun City Summerlin special land use designation. The applicant currently operates a pizzeria restaurant at this location, which is part of a shopping center consisting of other general retail and restaurant uses. The existing pizzeria was established through business license (#G71-02636) and now wants to include the sale of full on-premise alcohol at this establishment. In Summerlin, this land use is termed "Pubs, Bars and Lounges," which requires a Special Use Permit. There are no minimum Special Use Permit requirements for the Pubs, Bars and Lounges use, including distance separation requirements. There are no uses in this area that would be considered protected uses in the areas outside of Summerlin, including churches, schools, and child centers.

The Pubs, Bars and Lounges use is defined as "a place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required." According to this applicant's submitted floor plan, the existing restaurant consists of 1,120 square feet of indoor dining and back of house operations with a 120 square-foot outdoor patio area.

Staff Report Page Two
October 16, 2024 - City Council Meeting

The proposed hours of operation are from 11:00 a.m. to 9 p.m. Monday through Thursday and 11 a.m. to 8 p.m. on Sunday. This site is part of a commercial subdivision with various uses and shared parking facilities. With the proposed Pubs, Bars and Lounges use, a sufficient number of parking spaces will be provided to accommodate the uses within the shopping center.

As the proposed use meets all code requirements and can be operated compatibly with the adjacent commercial uses, staff recommends approval of this Special Use Permit, subject to conditions.

FINDINGS (24-0360-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1. **The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed Pubs, Bars, and Lounges use would be located within an existing facility and can be conducted in a harmonious and compatible manner with the existing commercial uses in the surrounding area.

2. **The subject site is physically suitable for the type and intensity of land use proposed.**

The subject site is located within an existing commercial shopping center which has sufficient parking spread throughout the development. As proposed, the subject site is physically suitable for the type and intensity of land use proposed.

3. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The subject site can be accessed from Lake Mead Boulevard, a 100-foot Primary Arterial and Del Webb Boulevard, a 60-foot Collector Street. These roadways are sufficient in size to accommodate the proposed Pubs, Bars and Lounges use.

4. **Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Staff Report Page Three
October 16, 2024 - City Council Meeting

Approval of this Special Use Permit will be subject to business license review and routine compliance inspections to ensure the public health, safety, and welfare or the overall objectives of the General Plan.

5. The use meets all of the applicable conditions per Title 19.12.

There are no minimum Special Use Permit requirements for a Pubs, Bars, and Lounges use.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/05/86	The City Council approved a request for an Annexation (A-0020-86) of property located on the south side of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission and staff recommended approval.
06/03/87	The City Council approved a request for a Rezoning (Z-0044-87) from N-U (Non-Urban) to P-C (Planned Community) on property located on the south side of Cheyenne Avenue, west of Buffalo Drive. The Planning Commission and staff recommended approval.
02/17/99	The City Referral Group approved a Summerlin Site Development Plan Review (SC-0001-99) for a 32,000 square-foot shopping center at the northwest corner of Lake Mead Boulevard and Del Webb Boulevard. Staff recommended approval.
01/22/03	The City Referral Group approved a Site Development Plan Review (CRG-1522) for a 25,488 square-foot office complex at the northwest corner of Lake Mead Boulevard and Del Webb Boulevard.
12/10/13	The Planning Commission approved a Special Use Permit (SUP-51742) for a proposed 1,200 square-foot restaurant with a 240 square-foot outdoor dining area at 9430 West Lake Mead Boulevard, Suite #9.
09/10/24	The Planning Commission voted (7-0) to recommend APPROVAL on the following Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske).

<i>Most Recent Change of Ownership</i>	
05/09/24	A deed was recorded for a change in ownership.

Staff Report Page Four
October 16, 2024 - City Council Meeting

Related Building Permits/Business Licenses	
05/21/23	A business license (#G71-02636) was issued for a food services or café (house of pizza) with no alcohol sales at 9430 West Lake Mead Boulevard, Suite #9. The license remains active.

Pre-Application Meeting	
07/08/24	A pre-application meeting was held with the applicant to discuss the submittal requirements for a Special Use Permit.

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

Field Check	
08/01/24	Staff conducted a routine field check of the subject site and observed an existing commercial suite operating as a pizzeria. Nothing of concern was noted.

Details of Application Request	
Site Area	
Net Acres	0.52

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Shopping Center	SC (Service Commercial)	P-C (Planned Community)
North	Residential, Single Family, Detached	ML (Medium Low Density Residential)	P-C (Planned Community)
South	Residential, Single Family, Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Shopping Center	SC (Service Commercial)	P-C (Planned Community)
West	Residential, Single Family, Detached	M (Medium Density Residential)	P-C (Planned Community)

Staff Report Page Five
October 16, 2024 - City Council Meeting

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Summerlin North	Y
Sun City Summerlin	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A

Other Plans or Special Requirements (cont.)	Compliance
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Lake Mead Boulevard	Primary Arterial	Master Plan of Streets and Highways	100 Feet	Y
Del Webb Boulevard	Collector Street	Title 13	60 Feet	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	78,237 SF	1: 250 SF	313				
TOTAL SPACES REQUIRED			313		458		Y
Regular and Handicap Spaces Required			305	8	438	20	Y

Print Form



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit

Project Address (Location) 9430 W. Lake Mead Blvd. Las Vegas NV. 89134

Project Name Liquor License #24-0360 **Proposed Use** Sale of liquor beverages on site

Assessor's Parcel #(s) 13818821004 **Ward #** 4 Francis Allen-Palens

General Plan: Existing Gen Comm R **Proposed** add Liquor to r **Zoning:** Existing Gen. Commer **Proposed** same

Additional Information The pizzeria is currently open serving food, request is to add liquor to be consumed on site only.

Property Owner Summerlin Plaza LLC **Contact** _____

Address 8635 W. Sahara Suite 888 **City** Las Vegas **State** NV **Zip** 89117

E-mail NEC7@cox.net **Phone** 702 338 4012

Applicant Hank Serrano **Contact** Hank Serrano

Address 898 Monica Way **City** Las Vegas **State** NV **Zip** 89119

E-mail bellapizzalv@gmail.com **Phone** 702 203-0093

Representative _____ **Contact** _____

Address _____ **City** _____ **State** _____ **Zip** _____

E-mail _____ **Phone** _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature By Frank Hudson Manager

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name By FRANK HUDSON, Manager, SUMMERLIN PLAZA LLC

Subscribed and sworn before me

This 17th day of July, 2024

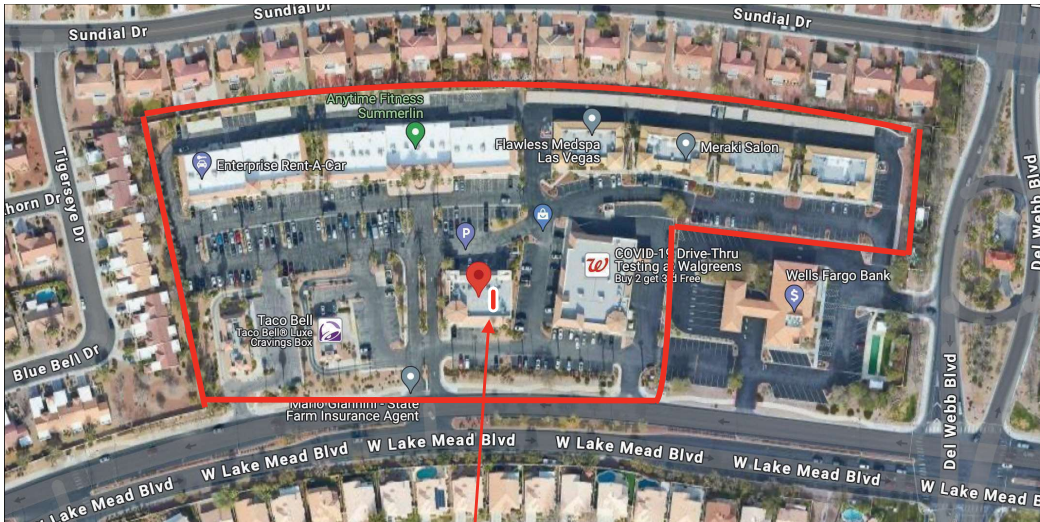
Shirley Clark, Nevada

Notary Public in and for said County and State



24-0360
07/22/2024

Site Plan
9430 W Lake Mead Blvd
Suite 9



Floor Area : \$78,237 SF
Parking Provided: 458 Spaces
Parking Required: 313 Spaces

Subject Site

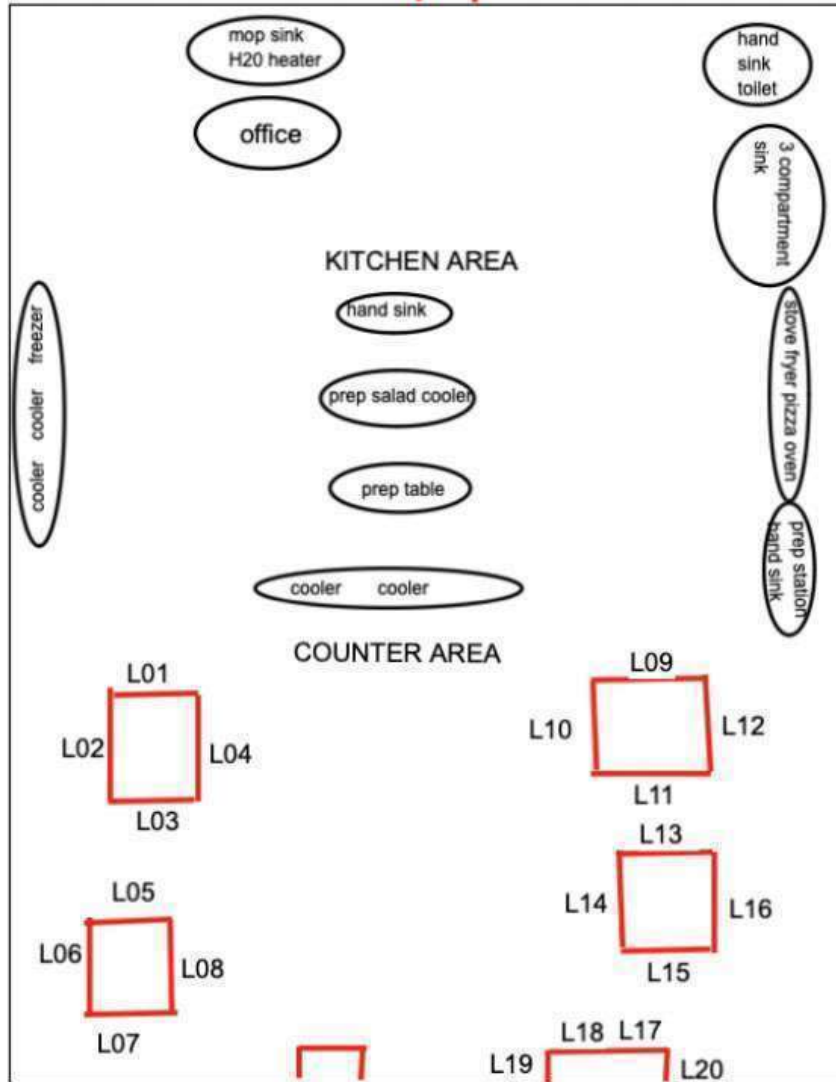
24-0360
07/22/2024

Santina's NY Pizzeria

Max. Occ.
40

Back Door

N
△



24' 9/16"

24 seats

20 indoor seats, 5 tables
4 outdoor seats, 2 Tables

1,120 sq. ft. Entire Location
415 sq. ft. Interior Seating Area
120 sq. ft. Patio Seating Area

Patio Seating

FRONT DOOR

12' 1 5/8"

L22 L21 L23 L24

24-0360
07/18/2024



**24-0360-SUP1 - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC
9430 WEST LAKE MEAD BOULEVARD, SUITE #9**

08/01/24

Santina's NY Pizzeria
9430 W. Lake Mead Blvd Suite 9
Las Vegas, NV. 89134
702 233-1800

June 12, 2024

Justification Letter

Santina's NY Pizzeria would like to request Special Use Permit. Santina's came into existence April 1st, 2023, after purchasing a business and subletting from past tenant, Joey's. NY Pizza, Inc. Since opening, the business has proven to be successful. The pizzeria has maintained an A grade and is current with all licensing.

Based on the increasing success of Santina's NY Pizzeria, **we request to serve full liquor/alcoholic, beer and wine beverages along with our meals, on site only, not off premises.**

Our experience in the food and beverage industry will allow for us to make sound budget decisions. The liquor addition will allow for an increase in revenue.

Patrons will be required to provide ID and show proof of 21 years or older to be served alcohol.

Hours of Operation:

11-9 Mondays through Thursdays

11-8 Sundays

The location meets the City guidelines required to establish a liquor license.

Thank you,

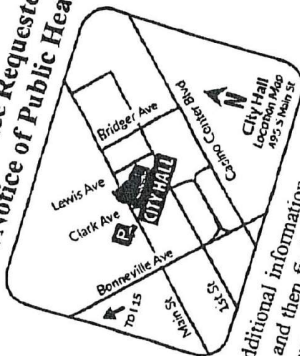
Hank Serrano

Hank Serrano,
Managing Owner, Bella Pizza LLC

24-0360
07/18/2024

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested Official Notice of Public Hearing



For additional information, scan the QR Code, select the meeting date shown below and then find the referenced project. To file your protest or support on this request, check one box below and return this card in an envelope with postage to the Office Of The City Clerk at the above address or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

Scan or go to:
www.lasvegasnevada.gov/meetings

☒ I SUPPORT this Request

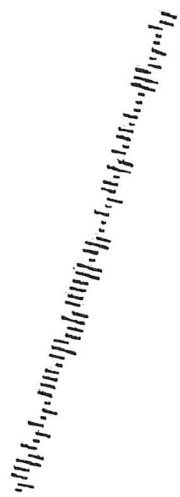
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

City Council Meeting of 10/16/2024



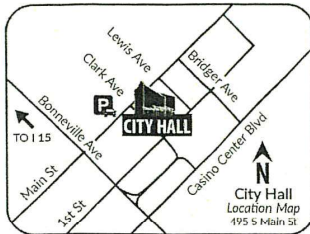
24-0360-SUP1
13817410090
MILDE FANNY LIVING TRUST
MILDE FANNY TRS
2413 TOTEM POLE CT
LAS VEGAS NV 89134-8303



Item 55

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of **10/16/2024**

24-0360-SUP1
13818710077
ROJAS GLORIA Q TRUST
ROJAS GLORIA Q TRS
9541 RUBY HILLS DR
LAS VEGAS NV 89134-7811

131 HREFNP1 69134

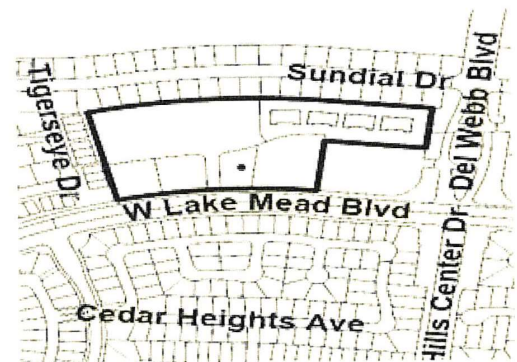


Application Information

24-0360-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

I'm afraid if this application is accepted, it will bring many unwanted people to our peaceful and beautiful community. I don't want to see drunk people walking the streets of Sun City or driving under the influence.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: 10/16/2024
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada
Time: 9:30 a.m.

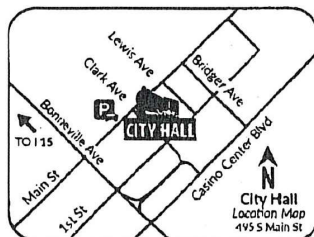
Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor, City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards received after an agenda posts will not be reflected online until after the meeting; however, they are made available to the members of the governing body for their consideration prior to the meeting.

Submitted after final agenda

Item 55

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

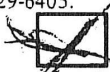


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☐

I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of 10/16/2024

PRSR
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

RECEIVED
2024 OCT 10 AM 6:43
OFFICE OF THE CITY CLERK

24-0360-SUP1

13818710047

MITTLEMAN FAMILY TRUST

MITTLEMAN ROBIN L TRS

35 COUNTRY MEADOW RD

ROLLING HILLS ESTATES CA 90274-5773

48 PREP 1 90274

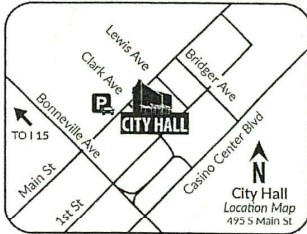


Submitted after final agenda

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing

PRSRT
FIRST CLASS MAIL
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of 10/16/2024

24-0360-SUP1

13818811018

STURGIS MARY EVELYN

9601 BLUE BELL DR

LAS VEGAS NV 89134

131 HROFNFI 89134

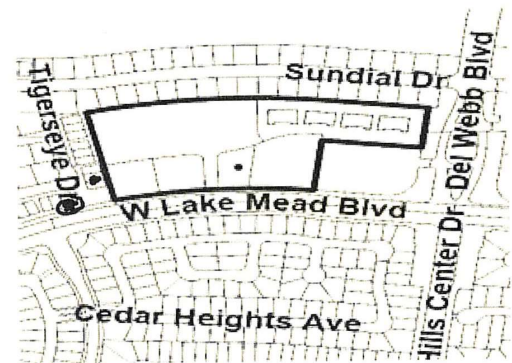


Application Information

24-0360-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

*THIS PROPERTY IS RESIDENTIAL
I LIVE ON THE CORNER OF TIGERSEYE
AND BLUE BELL DR. I DID NOT BUY HERE
TO LIVE BY A-BAR.
I AM 91 YRS OLD
THE NEIGHBORS ARE ALSO 89-90 YRS OLD*

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

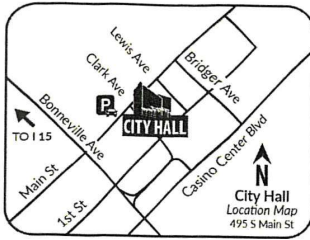
Meeting: City Council
Date: 10/16/2024
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada
Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards received after an agenda posts will not be reflected online until after the meeting; however, they are made available to the members of the governing body for their consideration prior to the meeting.

Submitted after final agenda

City of Las Vegas, Office of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of 10/16/2024

24-0360-SUP1

13818411044

SOMERTON 1987 FAMILY TRUST

SOMERTON GERALDINE MAE TRS

2552 BIG TIMBER DR

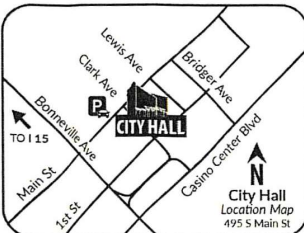
LAS VEGAS NV 89134-7829

131 4407441 89134



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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

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24-0360-SUP1

City Council Meeting of 10/16/2024

24-0360-SUP1

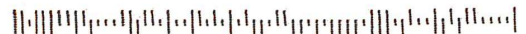
13818712057

BARRUS MICHAEL R

9633 SUNDIAL DR

LAS VEGAS NV 89134-7828

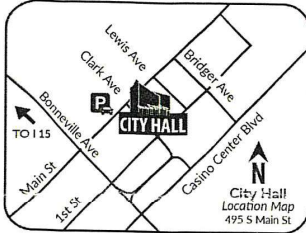
131 4407441 89134



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Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of **10/16/2024**

24-0360-SUP1

13818814008

JACKSON BETTY J REVOCABLE LIVING TRUST

JACKSON BETTY J TRS

9512 CEDAR HEIGHTS AVE

LAS VEGAS NV 89134-0195

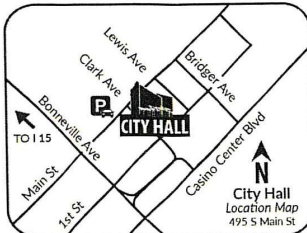
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131 HREFNP1 69134



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of **10/16/2024**

24-0360-SUP1

13818816070

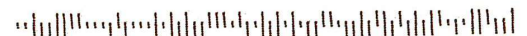
BANGEL MATTHEW JAY & CORTNEY MARIE

2401 RICE FLOWER CIR

LAS VEGAS NV 89134

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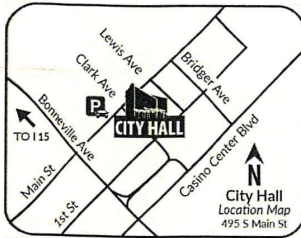
131 HREFNP1 69134



Submitted after final agenda

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☐

I SUPPORT
this Request

☒

I OPPOSE
this Request

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24-0360-SUP1

City Council Meeting of **10/16/2024**

RECEIVED

2024 OCT 14 AM 11:25

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24-0360-SUP1

13818710039

CURLEY LIVING TRUST

CURLEY WILLIAM J TRS

9405 EAGLE VALLEY DR

LAS VEGAS NV 89134

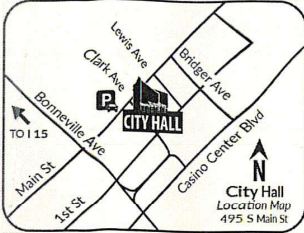
131 440674P1 09134



Submitted after final agenda

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Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

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24-0360-SUP1

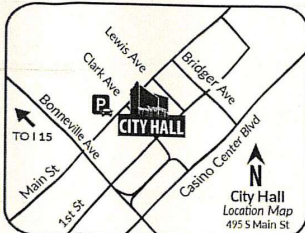
City Council Meeting of **10/16/2024**

24-0360-SUP1
13818710091
MANACHER JUSTIN
MANACHER LIVING TRUST
9524 EAGLE VALLEY DR
LAS VEGAS NV 89134

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I SUPPORT
this Request



I OPPOSE
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Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of **10/16/2024**

24-0360-SUP1
13817410084
L V W R TRUST ETAL
WALLACE DENNIS TRS
2408 TOTEM POLE AVE
LAS VEGAS NV 89134

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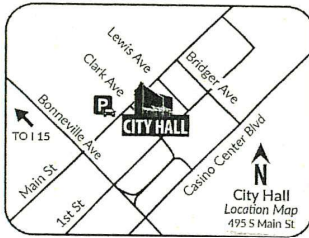
131 HRPFNP1 65134



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495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

City Council Meeting of **10/16/2024**

24-0360-SUP1
13818710042
LILIENTHAL LISA M & CRAIG S
9408 EAGLE VALLEY DR
LAS VEGAS NV 89134-7806

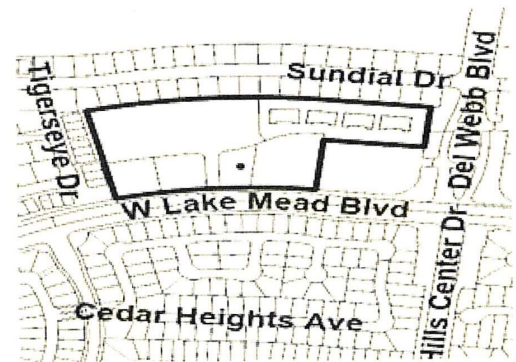
131 HROFNF1 89134

Application Information

24-0360-SUP1 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC - For possible action on a Land Use Entitlement project request FOR A PROPOSED 1,120 SQUARE-FOOT PUBS, BARS, AND LOUNGES [ALCOHOL, ON-PREMISE FULL] USE WITH A 120 SQUARE-FOOT OUTDOOR PATIO AREA at 9430 West Lake Mead Boulevard, Suite #9 (APN 138-18-821-004), P-C (Planned Community) Zone [Commercial Sun City Summerlin Special Land Use Designation], Ward 4 (Allen-Palenske). The Planning Commission (7-0 vote) and Staff recommend APPROVAL.

We are very excited to have
additional bars/restaurants
within walking distance of
our Sun City home!

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: City Council
Date: 10/16/2024
Location: City Council Chambers
495 South Main St, 2nd Fl.
Las Vegas, Nevada
Time: 9:30 a.m.

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 2nd Floor City Hall, 495 South Main Street, Las Vegas, Nevada, 89101. For more information, go to www.lasvegasnevada.gov/meetings or call (702) 229-6311 (TTY 7-1-1). Note that postcards received after an agenda posts will not be reflected online until after the meeting; however, they are made available to the members of the governing body for their consideration prior to the meeting.

Submitted after final agenda

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Community Development
	Case Planning Division
	495 South Main Street, 3rd Floor Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 464-7499 Fax

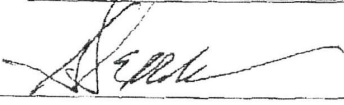
CASE: 24-0360-SUP1

SUBJECT: APPLICANT: HANK SERRANO - OWNER: SUMMERLIN PLAZA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **SEPTEMBER 10, 2024** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Brianna Pascual** at (702)464-7499 or e-mail to bpascual@lasvegasnevada.gov and **Jessica Roybal** to jroybal@lasvegasnevada.gov. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-2569.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **MONDAY, SEPTEMBER 09, 2024.**


09/09/24

 Signature Date

HANK SERRANO

 Please Print Name

BELLA PIZZA, LLC DBA SANTINA'S NY PIZZERIA

 Company Name

Sincerely,

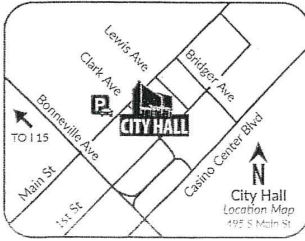
Nicole Eddowes
 Community Development Coordinator
 Case Planning Division

Submitted after final agenda

ITEM 17
 RECEIVED 9/9/24
 9/10/24 PLANNING
 COMMISSION
 MEETING

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

Planning Commission Meeting of 09/10/2024

24-0360-SUP1

13818814013

DAD'S LAST WORDS TRUST

JOHNSTON JAMES A II TRS

9424 CEDAR HEIGHTS AVE

LAS VEGAS NV 89134

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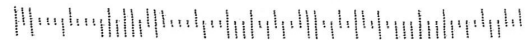
SEP 09 2024

City of Las Vegas
Department of Planning

Item 17

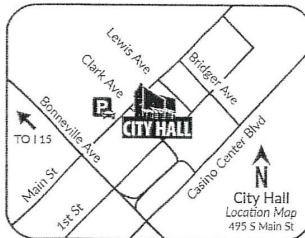
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131 FROFNP1 89134



City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

Planning Commission Meeting of 09/10/2024

24-0360-SUP1

13818411012

CANAAN LIVING TRUST

STRONG JOHN C & ROSE K TRS

2513 BIG TIMBER DR

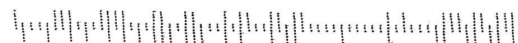
LAS VEGAS NV 89134

Submitted after final agenda

Item 17

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131 FROFNP1 89134



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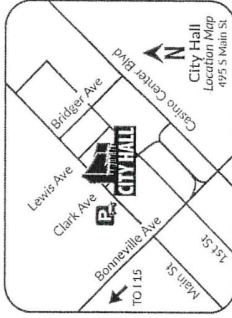
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SEP 10 2024

City of Las Vegas
Department of Planning

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

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24-0360-SUP1

Planning Commission Meeting of 09/10/2024

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SEP 10 2024

City of Las Vegas
Department of Planning

24-0360-SUP1

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SAVAGE ROBERT A LIVING TRUST

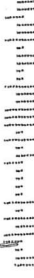
SAVAGE ROBERT A TRS

9212 SUNDIAL DR

LAS VEGAS NV 89134-8322

Hen 17

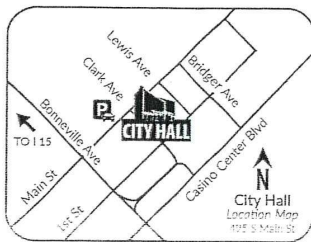
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131 FPDNP1 65134

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

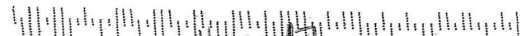
Please use available blank space on card for your comments.

24-0360-SUP1

Planning Commission Meeting of 09/10/2024

*DON'T WANT THE NOISE FROM
AN OUTDOOR DRINKING PATIO WHILE
I'M TRYING TO SLEEP. ALSO, DON'T WANT
DRUNKS DRIVING ON DEL WEBB TO
RAMPART.*

131 FROFNP1 89134



Hem 17

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RECEIVED

SEP 09 2024

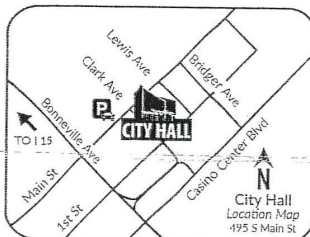
City of Las Vegas
Department of Planning

24-0360-SUP1
13818712060
GERBER DONALD J & WEI MOA
9712 WHITE CLOUD DR
LAS VEGAS NV 89134

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PAID
Las Vegas, NV
Permit No. 1630

City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

24-0360-SUP1

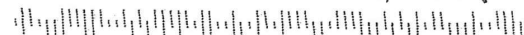
Planning Commission Meeting of 09/10/2024

not in my back yard!

Hem 17

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RECEIVED

SEP 09 2024

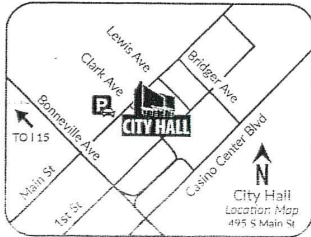
City of Las Vegas
Department of Planning

24-0360-SUP1
13818817023
SIEGEL CARLENE CANNON
9416 HERSHEY LN
LAS VEGAS NV 89134-0114

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Las Vegas, NV
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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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I SUPPORT
this Request



I OPPOSE
this Request

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24-0360-SUP1

Planning Commission Meeting of 09/10/2024

131 FROFNF1 89134

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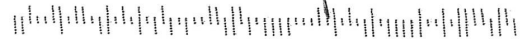
SEP 09 2024

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Department of Planning

24-0360-SUP1
13818712019
LANG TRUST
LANG JOHN L & ANN C TRS
9512 SUNDIAL DR
LAS VEGAS NV 89134

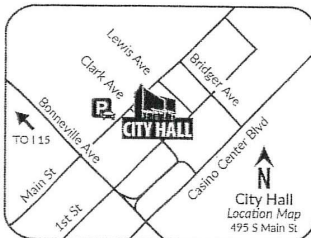
Item 17

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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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24-0360-SUP1

Planning Commission Meeting of 09/10/2024

131 FROFNF1 89134

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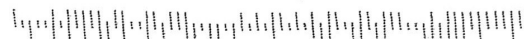
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City of Las Vegas
Department of Planning

24-0360-SUP1
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D'ADAMO ANTHONY & MARY
9508 SUNDIAL DR
LAS VEGAS NV 89134-7825

Item 17

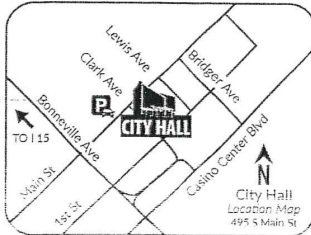
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City of Las Vegas
Department of Planning

24-0360-SUP1

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WHITE JAMES & ELIZABETH REVOCABL

WHITE JAMES JOHN & ELIZABETH

BARTLETT TRS

9420 SUNDIAL DR

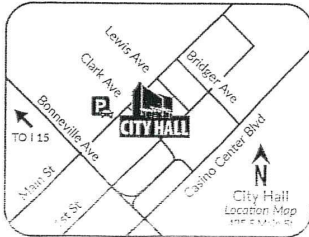
LAS VEGAS NV 89134-7823

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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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24-0360-SUP1

Planning Commission Meeting of 09/10/2024

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City of Las Vegas
Department of Planning

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LAS VEGAS NV 89144

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City of Las Vegas, Department of Community Development
495 South Main Street
Las Vegas, Nevada 89101

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24-0360-SUP1

Planning Commission Meeting of 09/10/2024

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City of Las Vegas
Department of Planning

24-0360-SUP1
13818210014
BENNER FAMILY TRUST
BENNER JAMES J & ELAINE M TRS
2800 TUMBLE BROOK DR
LAS VEGAS NV 89134

Item 17
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Jessica Roybal

From: Planning Internet Email
Sent: Monday, September 9, 2024 12:53 PM
To: Brianna Pascual Mendoza; Jessica Roybal
Subject: FW: CLV Contact Form: Planning & Zoning

FYI

Fredra Junior

Administrative Support Assistant
Department of Community Development
Planning Division | Case Planning Section
Phone: 702.229.6301 | Fax: 702.464.2545
495 S. Main Street | Las Vegas, NV 89101



lasvegasnevada.gov



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SEP 09 2024

City of Las Vegas
Department of Planning

From: Contact the City Form <noreply@formstack.com>
Sent: Sunday, September 8, 2024 2:35 PM
To: Planning Internet Email <planning@LasVegasNevada.GOV>
Subject: CLV Contact Form: Planning & Zoning

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Formstack Submission For: Contact the City
Submitted at 09/08/24 2:35 PM

Who to contact?: Planning & Zoning

Your name: Pamela M Hanson

Comments: I am opposing 24-0360-SUP1 related to Planning Commission Meeting 9/10/24

Hem 17
0

Phone: 7022159382

Email: pamh9420@gmail.com

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September 7, 2024

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SEP 10 2024

Department of Community Development
495 South Main Street 3rd Floor
Las Vegas, NV 89101

City of Las Vegas
Department of Planning

Re: 24-0360 Sup1 Special Use Permit Applicant Hank Serrano Summerlin Plaza LLC

Planning Commission,


I am a resident of Summerlin Sun City Senior Housing. My residence is at 9212 Sundial Drive and adjacent (within two blocks) of proposed Pubs, Bars and Lounges.

I might add directly adjacent to Proposed location on Sundial Drive is City of Las Vegas Fire Station No.

I am strongly opposed and so are my neighbors on Sundial Drive to said Special Permit. This is a retirement community. The late hours and attendant noise and traffic from proposed Bar is directly adverse to serenity and quiet that residents of our retirement community are entitled.

Your exercise of good judgement and proper respect to my Community dictates this application be denied,

Thank you for your consideration.


Robert Savage
9212 Sundial Drive
Las Vegas, NV 89134

Item 17
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