

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: January 17, 2007
Re: **EOT-18740** Edward G. Riggs 4440 East Washington Avenue, Suite #116
Request for an Extension of Time of an approved Special Use Permit

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Special Use Permit that allowed a tavern and a waiver of the 1,500 foot separation requirement from a similar use for property located at 4440 East Washington Avenue, Suite #116, as long as all previously imposed conditions of approval for SUP-6932 and all subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-18740 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: EDWARD G. RIGGS - OWNER: AZRA COMMERCIAL CENTER, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6932) THAT ALLOWED A TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: FEBRUARY 7, 2007

PUBLIC HEARING: NO

CASE PLANNER: PETER LOWENSTEIN

Comments Due: JANUARY 16, 2007*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

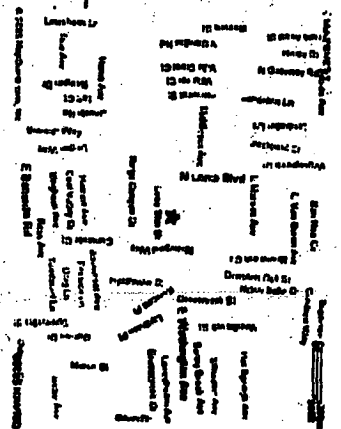
**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Plans (PMT)



Separator Sheet

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**• ANY MORE CLUBS WILL OPEN UP FOR THE
AND CLUB MEMBERS CAN ENJOY THE CLUB**

DEC 1 1962

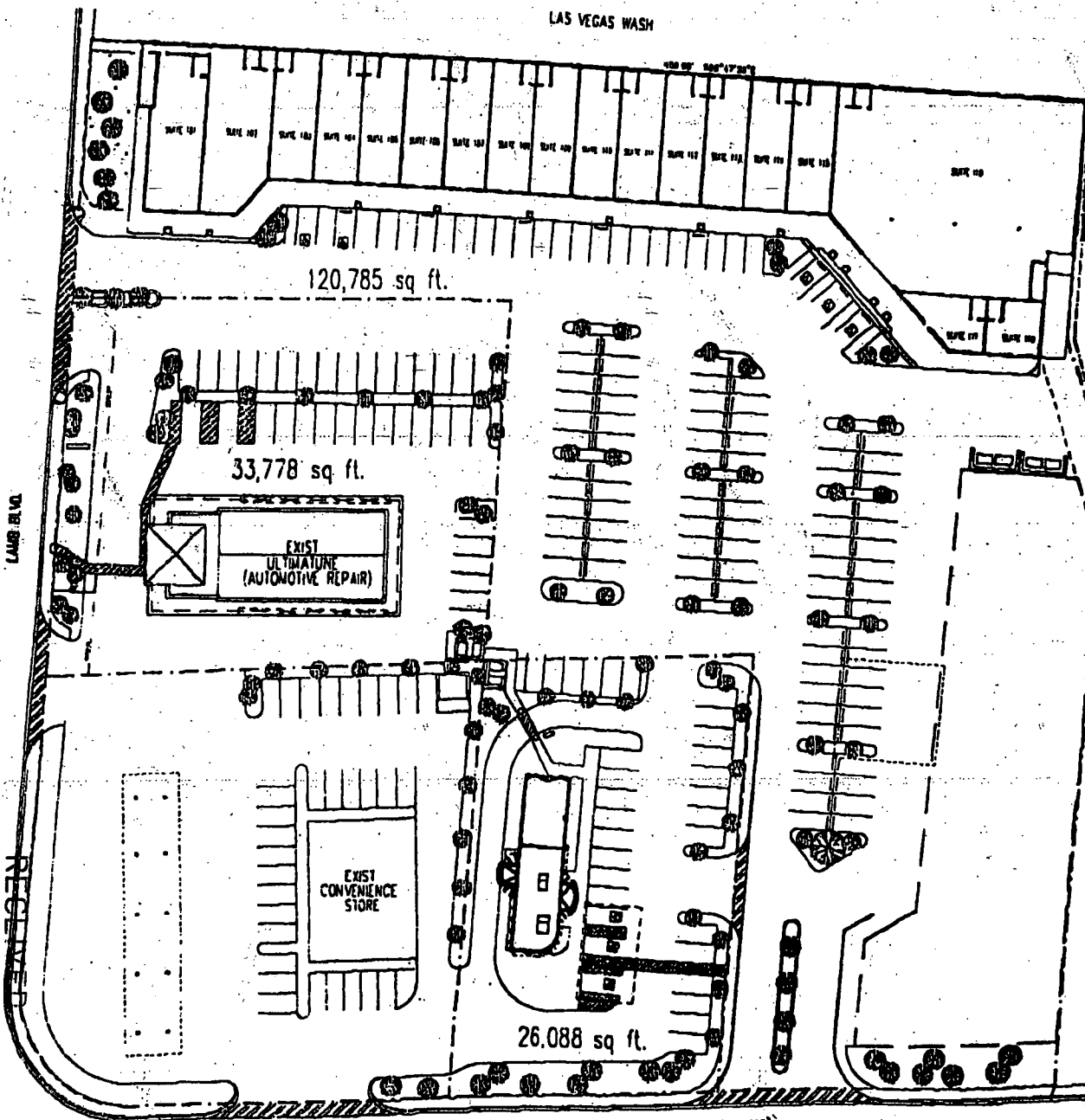
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ENTRE FLAM

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ATT
SHAWN



EOT-18740
02-07-07 CC

DEC 13 2006

440 E. WASHINGTON AVENUE (SUITES 101 - 110)
WASHINGTON AVENUE

Deed



Separator Sheet

20061024-0000333

Parcel Number: 140-29-212-003

When Recorded Mail to:

LARSEN KIM

4440 E WASHINGTON AVE #114
LAS VEGAS NV 89110

Fee: \$0.00

N/C Fee: \$0.00

10/24/2006

09:06:23

T20060187829

Requestor:

TREASURER CLARK COUNTY

Charles Harvey
Clark County Recorder

DOM

Pgs: 2

TREASURER'S DEED OF RECONVEYANCE

WHEREAS, pursuant to N.R.S. 361.585, AZRA COMMERCIAL CENTER L L C, paid by LARSEN KIM, is entitled to reconveyance having paid on 10/02/2006 to the County Treasurer an amount equal to all taxes accrued, together with any costs, penalties and interest legally chargeable against the herein described property:

Parcel (200) 140-29-212-003

ASSESSOR DESCRIPTION: AZRA CENTER PLAT BOOK 94 PAGE 42 PT LOT 1

GEOID: PT S2 NW4 SEC 29 20 62

ACRES: 2.37

Tax Year	Description	Amount
2007	Las Vegas Sewer - Delinq	\$9,452.12
	Property Tax Penalty	\$732.06
	Property Tax Principal	\$35,398.23
2006	Las Vegas Sewer - Delinq	\$4,990.55
	Property Tax Interest	\$3,764.87
	Property Tax Penalty	\$6,014.32
	Property Tax Principal	\$32,776.14
2005	Property Tax Interest	\$6,209.59
	Property Tax Penalty	\$4,756.30
	Property Tax Principal	\$31,708.55
2004	Advertising Fee	\$14.00
	Property Tax Interest	\$9,391.84
	Property Tax Penalty	\$4,762.06
	Property Tax Principal	\$31,747.12
Total:		\$181,717.75

NOW, THEREFORE, Laura B. Fitzpatrick, as County Treasurer and Trustee of the above-described property, does hereby reconvey to AZRA COMMERCIAL CENTER L L C the above-described property according to the laws of the State of Nevada as set forth in Chapter 361 of the Nevada Revised Statutes.

Parcel Number: 140-29-212-003

IN WITNESS WHEREOF, I have hereupon set my hand this 10th day of October 2006.

CLARK COUNTY, NEVADA

CLARK COUNTY, NEVADA

LAURA B. FITZPATRICK, Treasurer
Ex-Officio Tax Receiver

REBECCA L COATES, Assistant Treasurer

STATE OF NEVADA)

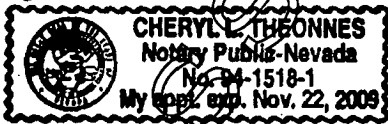
SS.

COUNTY OF CLARK)

This instrument was acknowledged before me on the 10th day of October 2006 by LAURA B. FITZPATRICK as County Treasurer of Clark County, Nevada or REBECCA L COATES, Assistant Treasurer of Clark County, Nevada.

Witness my hand and official seal.

Cheryl L. Theonnes
NOTARY PUBLIC



Send Future Tax Bills To:
AZRA COMMERCIAL CENTER L L C
4440 E WASHINGTON AVE #114
LAS VEGAS NV 89110

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-18740** APN: **140-29-212-003**

Name of Property Owner: AZURA COMMERCIAL CENTER LLC

Name of Applicant: KIM LARSEN

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

X 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): _____

APN: _____

Signature of Property Owner:

Print Name: // Kim M LARSEN

Subscribed and sworn before me

This 12th day of December, 2006

Notary Public in and for said County and State



ANGELIQUE A. ROJO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 05-94758-1
APPT. EXPIRES DEC. 14, 2008

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time - SUP
 Project Address (Location) 4440 E WASHINGTON STE 116
 Project Name AZRA COMMERCIAL CENTER Proposed Use tavern
 Assessor's Parcel #(s) 140-29-212-003 Ward # 3
 General Plan: existing SC proposed SC Zoning: existing C-1 proposed SC
 Commercial Square Footage 9,800 Floor Area Ratio 1.0
 Gross Acres 0.22 Lots/Units 1 Density 45
 Additional Information SUP-10932

PROPERTY OWNER AZRA COMMERCIAL CENTER LLC Contact KIM LARSEN
 Address 936 E SAHARA AVE Phone: 858-8022 Fax: 642-6139
 City LAS VEGAS State NV Zip 89104

APPLICANT EDWARD G. RIGGS Contact EDWARD G. RIGGS
 Address 10655 OLYMPIC PINE DRIVE Phone: 528-8160 Fax: 642-6139
 City LAS VEGAS State NV Zip 89135

REPRESENTATIVE SAME AS APPLICANT Contact EDWARD G. RIGGS
 Address 10655 OLYMPIC PINE DRIVE Phone: 528-8160 Fax: 642-6139
 City LAS VEGAS State NV Zip 89135

Property Owner Signature* KIM M. LARSEN

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

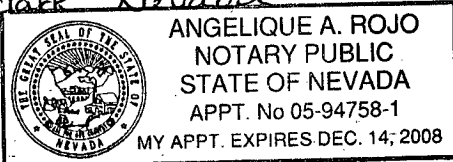
Print Name KIM M. LARSEN

Subscribed and sworn before me

This 12th day of December, 2006

ANGELIQUE A. ROJO

Notary Public in and for said County and State Clark Nevada



FOR DEPARTMENT USE ONLY

Case # EOT-18740

Meeting Date: 2/7/07

Total Fee: \$300.00

Date Received:* 12/13/06

Received By: Swanth

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Justification Letter



Separator Sheet

AZRA Commercial Center, LLC

936 E Sahara Ave
Las Vegas, NV 89104
(702)858-8022

September 25, 2006

City of Las Vegas
Planning & Development
731 South Fourth St
Las Vegas, NV 89101

RE: #6932 SUP - Special Use Permit + VAR - 8344 VARIANCE
Address: 4440 E. Washington Ave., Suite 116

Dear Sir or Madam:

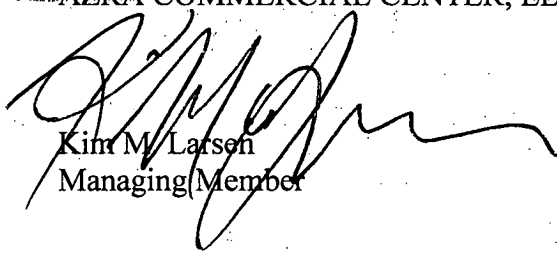
We hereby respectfully request a one year extension of time on the above entitled Special Use Permit due to delay in finalizing design issues.

Should you have any questions please contact the undersigned.

Thank you for your consideration in this matter.

Respectfully Submitted,

AZRA COMMERCIAL CENTER, LLC



Kim M. Larsen
Managing Member

EOT-18740
02-07-07 CC

Hansen Sheet



Separator Sheet

Report Date 12/13/2006 01:17 PM

Submitted By

Page 1

A/P # 18740 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/13/2006 12:43	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-18740 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: EDWARD G. RIGGS - OWNER: AZRA COMMERCIAL CENTER, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6932) THAT ALLOWED A TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P #	6932	Project/Phase Name	AZRA COMMERCIAL CENTER	Phase #	
Project #	18740	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 14029212003

Location

Owner/Tenant

Contact ID AC1308778	Name	AZRA COMMERCIAL CENTER L L C	
Mailing Address 4440 E WASHINGTON AVE #114	Organization		
City LAS VEGAS	State/Province NV		
ZIP/PC 89110-5794	Country		☐ Foreign
Day Phone	Evening Phone		
Fax	Mobile #		

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

4440 E WASHINGTON AVE
LAS VEGAS, 89110-

4440 E WASHINGTON AVE 101
LAS VEGAS, 89110-

4440 E WASHINGTON AVE 102
LAS VEGAS, 89110-

4440 E WASHINGTON AVE 103
LAS VEGAS, 89110-

4440 E WASHINGTON AVE 104
LAS VEGAS, 89110-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 12/13/2006 01:17 PM**Submitted By****Page 2**

Address	Parcel Link	A/P Link
4440 E WASHINGTON AVE 105 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 106 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 107 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 108 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 109 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 110 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 111 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 112 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 113 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 114 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 115 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 116 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 117 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 118 LAS VEGAS, 89110-		
4440 E WASHINGTON AVE 100 LAS VEGAS, 89110-		

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**EOT Application****Report Date** 12/13/2006 01:17 PM**Submitted By**

Page 3

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14029212003

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC1308778 ☐ Foreign
Effective		Expire			
Name	AZRA COMMERCIAL CENTER L L C				
Day Phone		Eve Phone		Organization	
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	4440 E WASHINGTON AVE #114 LAS VEGAS, NV 89110-5794				
Seasonal Addr					

Valid From **To****Comments**
Kim Larsen 858-8022 Fax 642-6139

Primary	Y	Capacity	APPL	Contact ID	AC1319114 ☐ Foreign
Effective		Expire			
Name	EDWARD G RIGGS				
Day Phone	(702)528-8160 x	Eve Phone		Organization	
Pager		PIN #		Position	
Fax	(702)642-6139	Mobile		Profession	
E-Mail					
Address	10655 OLYMPIC PINE DR LAS VEGAS, NV 89135				
Seasonal Addr					

Valid From **To****Comments**
Edward Riggs**Contractors**

No Contractors

Activity Review Details

Detail	SUBMITTAL CHECKLIST (EOT)	Modified By	SSWANTON	Modified Date/Time	12/13/2006 12:34
Comments	No Comments				

Report Date 12/13/2006 01:17 PM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

EXTENSION OF TIME

- Y Will this go to the City Council? Final City Council letter received
 - Y Will this go DIRECTLY to City Council? Annotated minutes received
- Parent Application Type⁶ SUP Hearing Type
- Parent Project # 6932 Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/07/2007	CC	SCHEDULED		0	0	0
SSWANTON	12/13/2006					

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME, # WHO PICKED UP PERMIT eddie riggs, 528-8160, cash	970040	12/13/2006 12:56		0.00

Route Form



Separator Sheet

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

EOT-18740

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

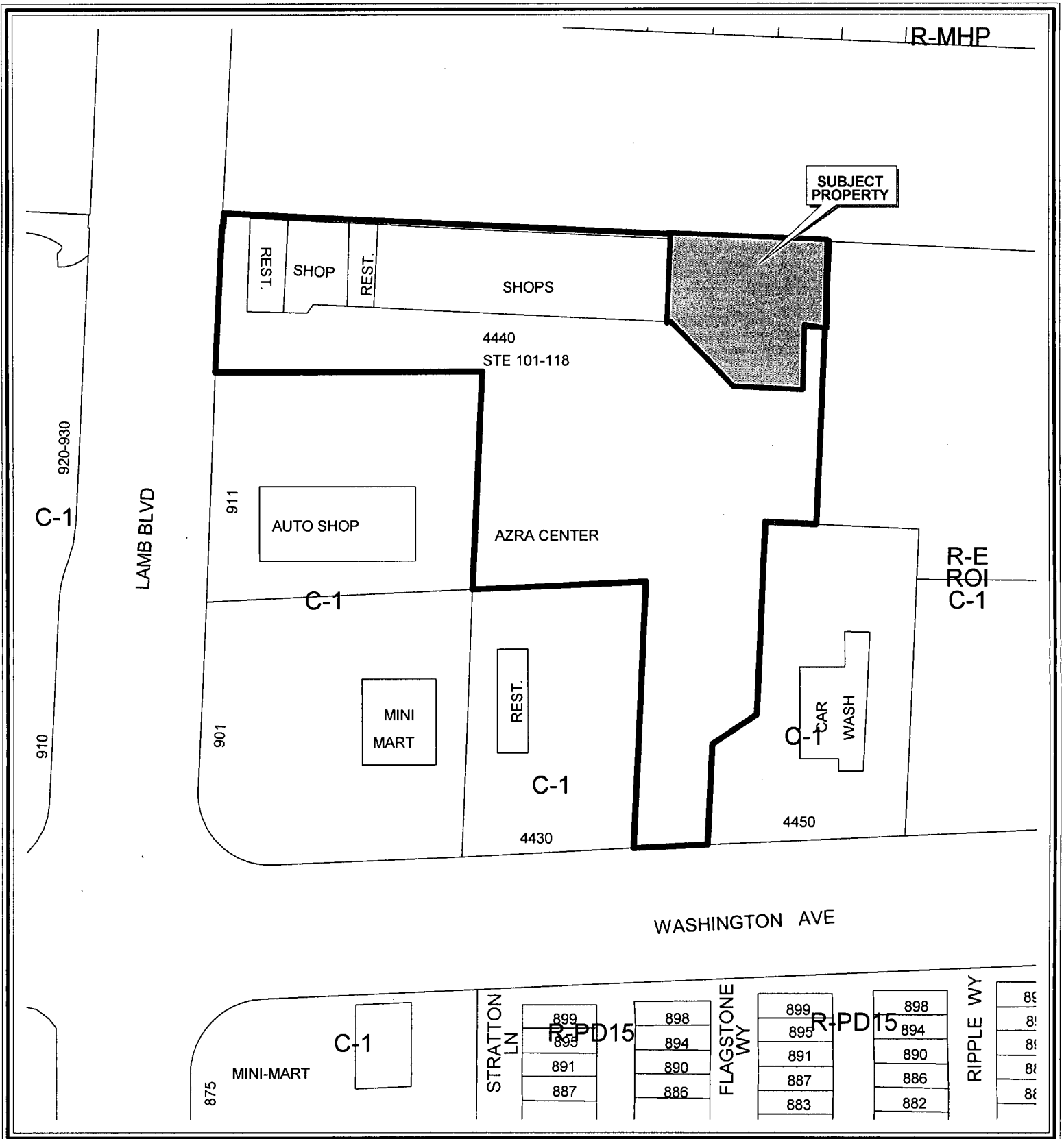
*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>

Public Hearing Notice



PUBLIC HEARING NOTICE

Separator Sheet



CASE: EOT-18740

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-18740 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: EDWARD G. RIGGS - OWNER: AZRA COMMERCIAL CENTER, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6932) THAT ALLOWED A TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: FEBRUARY 7, 2007

PUBLIC HEARING: NO

CASE PLANNER: PETER LOWENSTEIN

Comments Due: JANUARY 16, 2007*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

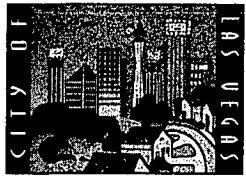
LIST COMMENTS BELOW:

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

January 26, 2007

Mr. Ken Larsen
Azra Commercial Center, LLC
936 East Sahara Avenue
Las Vegas, Nevada 89104

RE: EOT-18740 - EXTENSION OF TIME - SPECIAL USE PERMIT

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **February 7, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Mr. Edward G. Riggs
10655 Olympic Pine Drive
Las Vegas, Nevada 89135

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

February 8, 2007

Mr. Ken Larsen
Azra Commercial Center, LLC
936 East Sahara Avenue
Las Vegas, Nevada 89104

RE: EOT-18740 – EXTENSION OF TIME – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 7, 2007

Dear Mr. Larsen:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for an Extension of Time of an approved Special Use Permit (SUP-6932) THAT ALLOWED A TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on October 05, 2007 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-6932) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

Mr. Edward G. Riggs
10655 Olympic Pine Drive
Las Vegas, Nevada 89135

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



055963



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

October 6, 2005

Ms. Kim Larsen
Azra Commercial Center, LLC
936 East Sahara Avenue
Las Vegas, Nevada 89104

RE: SUP-6932 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 5, 2005
RELATED TO VAR-8344

Dear Ms. Larsen:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. A Variance to allow for a reduction in required parking shall be submitted and approved by the City Council prior to the approval of a business license and/or a Tenant Improvement.
2. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Sale) use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

EOT-18740
02-07-07 CC

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov
18112-001-06-05

Ms. Kim Larsen
SUP-6932 – Page Two
October 6, 2005

Public Works

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Jay H. Brown
520 South Fourth Street
Las Vegas, Nevada 89101

EOT-18740
02-07-07 CC