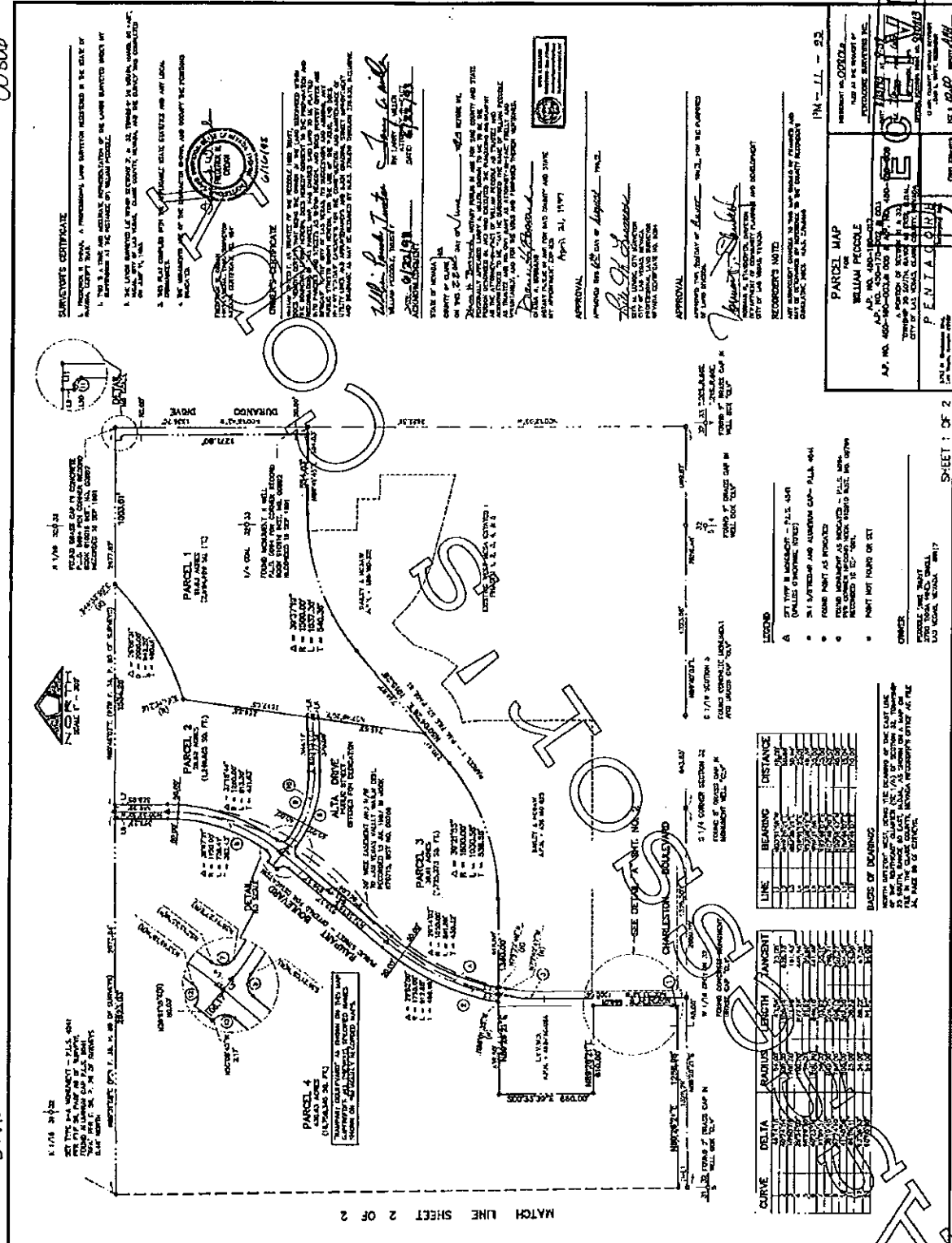




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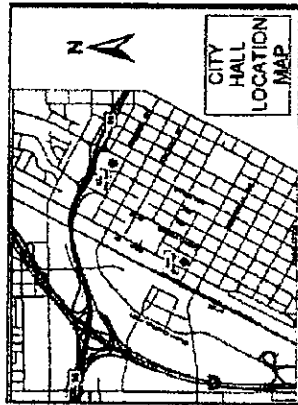
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FILE 76 PAGE 65
MAY 24 2012City of Las Vegas
Department of Planning

SUP-45533

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
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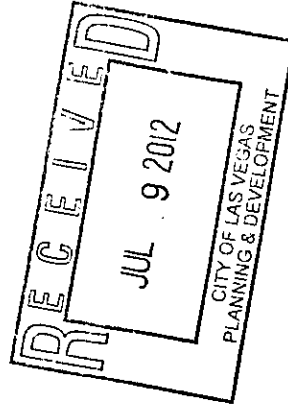
☐ I SUPPORT
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☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45533

Planning Commission Meeting of **07/10/2012**



13833224024
CHIOVARI LOU & ANTOINETTE
BOX 25 25 RFD
LONG GROVE IL 60047-0025 60047-0025

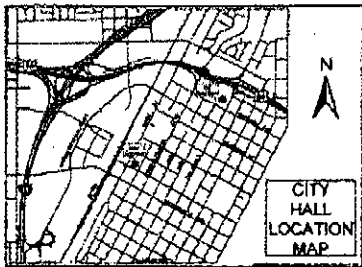
Case: SUP-45533

112 DEPEND 1 50047

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City of Las Vegas
Department of Planning
Development Services Center
133 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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

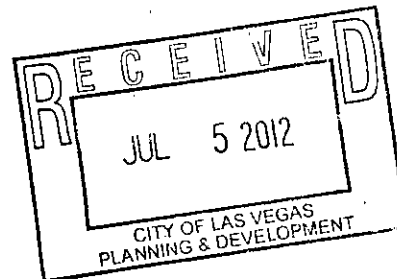
SUP-45533

Planning Commission Meeting of 07/10/2012

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FIRST CLASS



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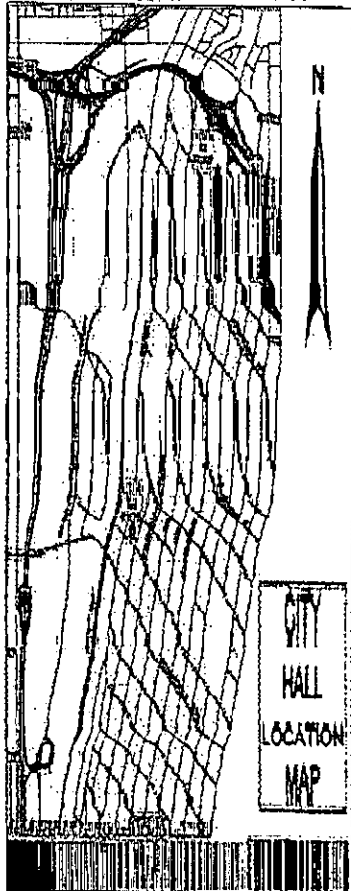


13832614001 Case: SUP-45533
GRAF EDWARD JR
123 SAN MIGUEL RD
PASADENA CA 91105-1442 91105-1442

14P

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

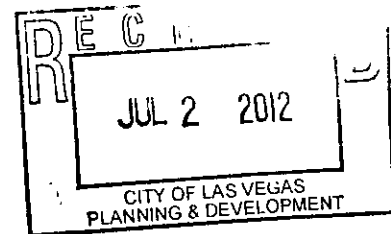
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 FIRST CLASS



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I SUPPORT
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I OPPOSE
 this Request

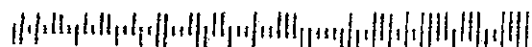
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SUP-45533

Planning Commission Meeting of 07/10/2012

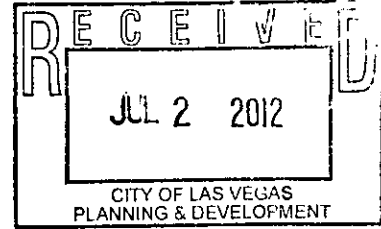
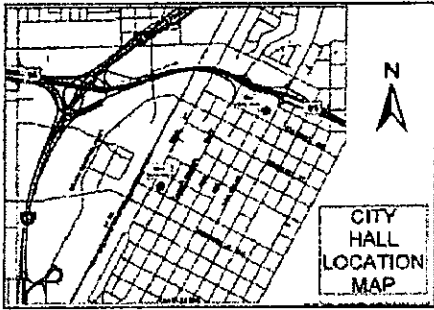
13832613007 Case: SUP-45533
 HOOGE JOHN L & JUDITH M REV TR
 HOOGE JOHN L & JUDITH M TRS
 8620 HIGHLAND VIEW AVE
 LAS VEGAS NV 89145-5708 89145-5708

14A



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45533

Planning Commission Meeting of **07/10/2012**

13832613012 Case: SUP-45533
WHITEHOUSE JOHN C & SANDY L
8600 HIGHLAND VIEW AVE
LAS VEGAS NV 89145-5708 89145-5708

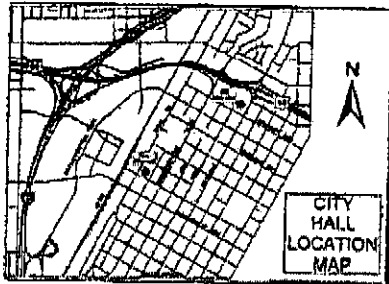
28 DRCFN11 65145



14A

City of Las Vegas
 Department of Planning
 Development Services Center
 333 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

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I SUPPORT
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I OPPOSE
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SUP-45533

Planning Commission Meeting of **07/10/2012**

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13832213168 Case: SUP-45533
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 9103 ALTA DR #801
 LAS VEGAS NV 89145-8554 89145-8554

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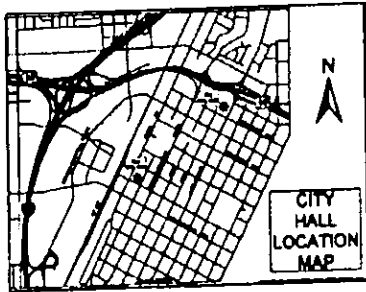
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City of Las Vegas
 Department of Planning
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 33 North Rancho Drive, 3rd Floor
 Las Vegas, Nevada 89106

Return Service Requested
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I SUPPORT
this Request



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

SUP-45533

Planning Commission Meeting of **07/10/2012**

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FIRST CLASS



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Case: SUP-45533

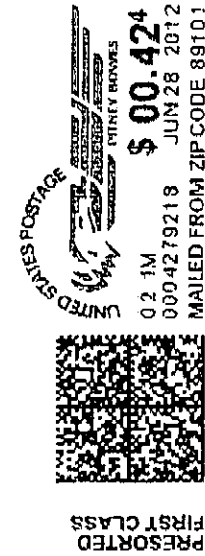
13832213202
 RIKLIS KADY
 P O BOX 11409
 BEVERLY HILLS CA 90213-4409 90213-44



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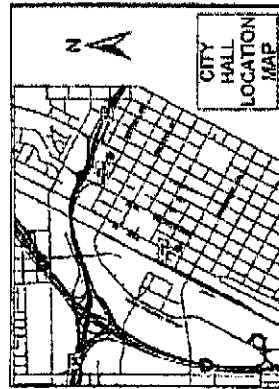
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☒ I SUPPORT
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☐ I OPPOSE
this Request

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SUP-45533

Planning Commission Meeting of 07/10/2012

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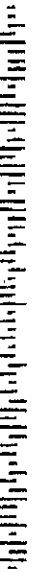
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13832213080
PENINI GUY
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536

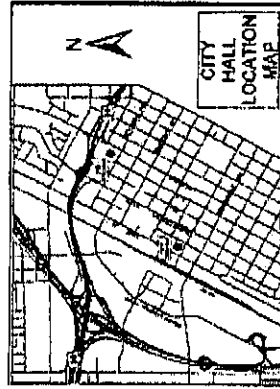
Case: SUP-45533

13 07/09/12 08:11 P



City of Las Vegas
Department of Planning
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☒ I SUPPORT
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Please use available blank space on card for your comments.

SUP-45533

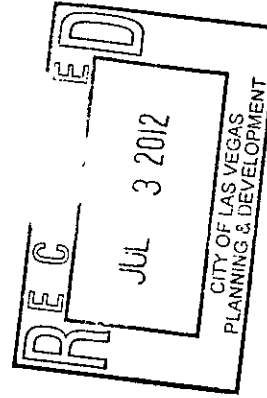
Planning Commission Meeting of 07/10/2012

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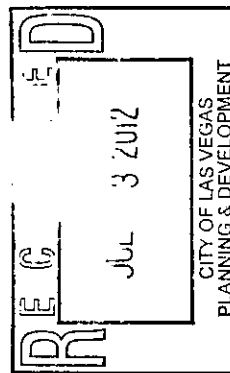


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WEIL SHAI
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536 89117-7536

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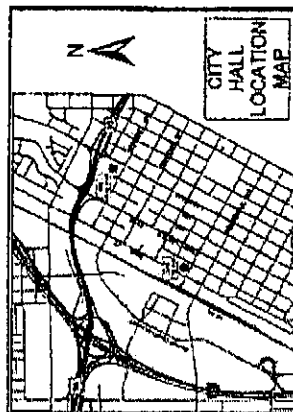




13832213145
HARARI ALON
Case: SUP-45533
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536 89117-7536

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

(SUP-45533)

Planning Commission Meeting of 07/10/2012

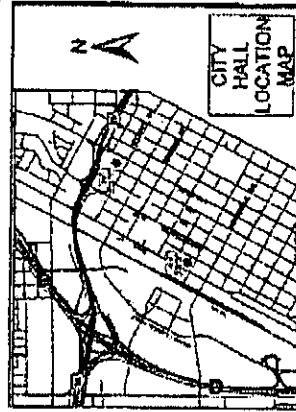
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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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☒ I SUPPORT
this Request

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

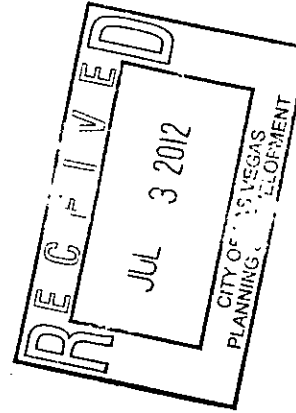
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Planning Commission Meeting of 07/10/2012

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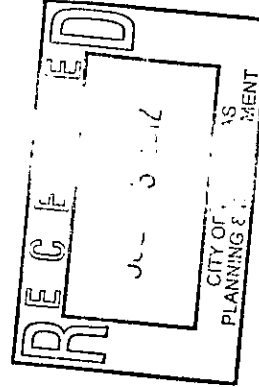
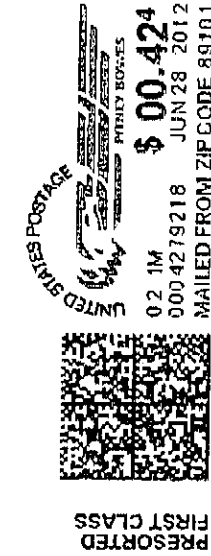


13832213209 Case: SUP-45533
QUEENSRIDGE TOWERS L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536 89117-7536

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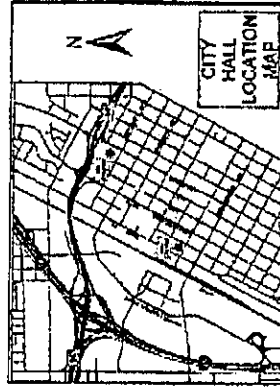
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Q TOWERS M L L C
9755 W CHARLESTON BLVD
LAS VEGAS NV 89117-7536
Case: SUP-45533

City of Las Vegas
Department of Planning
Development Services Center
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Las Vegas, Nevada 89106

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☒ I SUPPORT this Request
☐ I OPPOSE this Request

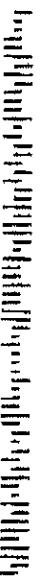
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SUP-45533

Planning Commission Meeting of 07/10/2012

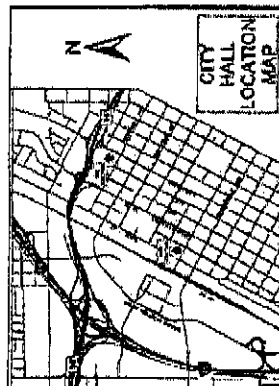
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Development Services Center
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Las Vegas, Nevada 89106

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I SUPPORT
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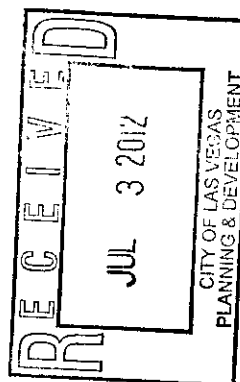
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SUP-45533

Planning Commission Meeting of 07/10/2012



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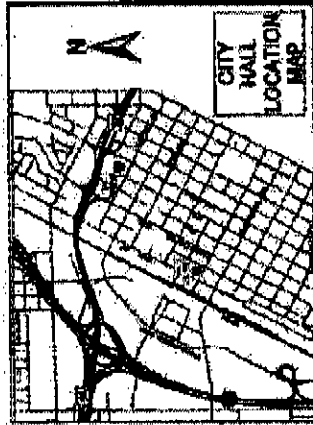
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 RISSIN LIOR & LIAT
 9755 W CHARLESTON BLVD
 LAS VEGAS NV 89117-7536 89117-7536
 CASE: SUP-45523

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Las Vegas, Nevada 89106

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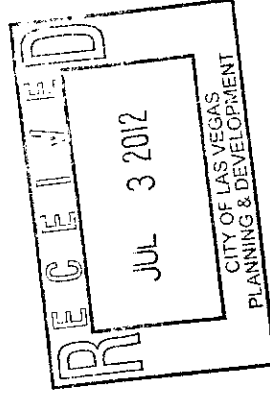
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

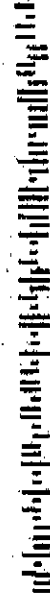
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Planning Commission Meeting of **07/10/2012**

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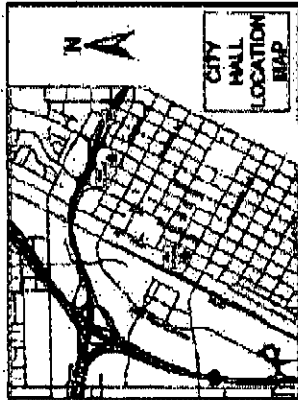
13832213148
BROWN, JAY H & SHARYN M
520 S 4TH ST
LAS VEGAS NV 89101-6520
Case: SUP-45533



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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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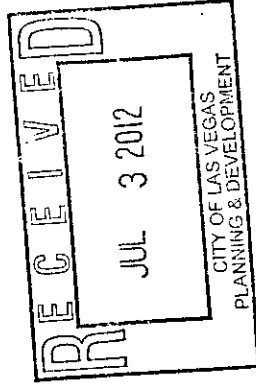
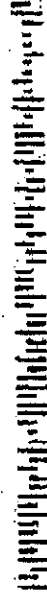
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-45533

Planning Commission Meeting of 07/10/2012

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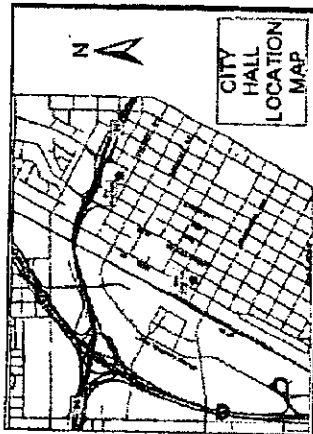


13832213060
BROWN JAY H & SHARON
520 SOUTH 4TH ST
LAS VEGAS NV 89101-6520
Case# SUP-45533

14A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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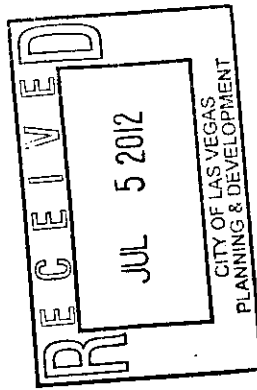
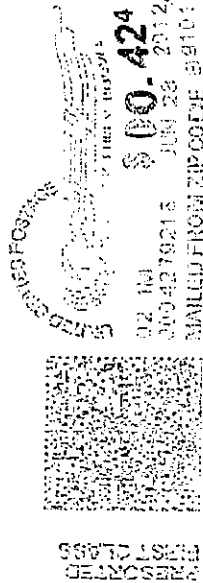
☒ I SUPPORT
this Request

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

(SUP-45533)

Planning Commission Meeting of 07/10/2012



Case: SUP-45533
HARAND ROBERT & CARMENCITA
602 N LINCOLN
BURBANK CA 91506-1930 91506-1930

sent from Don on Monday

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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7

Project Name: 138-32-615-001 Cigar Bar Major Amen to SUP for Tavern

APN(s):	138-32-615-001	Pre-app Date:	05/17/12
Location:	430 RAMPART Suite #170	Meeting Location:	DSC Conference Room 3E - 333
Ward #:	2 - Beers	Acres:	28.43
		Time:	4:00 p.m.

Ownership Info:	GREAT WASH PARK L L C 9755 W CHARLESTON BLVD LAS VEGAS NV 89117-7536	Last Change of Ownership Date:	01/16/04
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:			
	Phone: (702)-	Fax: (702)-	Email:
Representative Info:	DREJA, LORA of BROWN, BROWN AND PREMSRIRUT		
	Phone: (702)-598-1408	Fax: (702)-385-1023	Email: lora@brownlawlv.com

Use:	Existing:	TAVERN
	Proposed:	No change proposed
General Plan:	Existing:	General Commercial
	Proposed:	No change proposed
Zoning:	Existing:	C-2 - General Commercial
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable):	N/A

☒ Meeting ☐ Email ☐ Conversation Record ☐ Telephone Record

Between CLV Planning Representative: Dan Donley, Planner II (229-2087 Office / 385-7268 Fax / ddonley@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. See Rep above				
2.				
3.				
4.				
5.	CLV - Planning			
6.	CLV - Planning / Business License	229-6321	383-0769	
7.	CLV - PW - Dev Co	229-6578	474-7599	
8.	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Economic Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

-- Please return a copy of this completed form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. This is an Request for a Major Amendment to Special Use Permit (SUP-40748) for a liquor establishment (tavern) within a 28.44-acre mixed-use development with
2. Waivers were approved with the original Special Use Permit (SUP-40748)
3. Issues that need to be addressed within the justification Letter:
 - How the proposed use meets the definition of Title 19 for Liquor Establishment (Tavern) USE
 - Explain within the justification Letter how the proposed use will meet the **SIX** Minimum Special Use Permit Requirements. Additionally, explain all waivers required.
 - Please see Title 19.12 under ~~Auto Title Loan Use~~ for the Minimum Special Use Permit Requirements
 - Requirements with an "*" may not be waived
4. **Land Owner:**
 - a. **GREAT WASH PARK**
 - b. (See attached list of authorized owners for the Secretary of the State)
 - c. (Ownership verification is required to submit for entitlements)
 - d. (Please check "application form" description for the authorized ownership signature information on the Submittal Requirements of the type of entitlement proposed)
5. **A parking analysis is required that provides** *available*
 - a. Total number of parking spaces ~~a-valuable~~ on the site
 - b. Total number of parking spaces for each use on the site base on Title 19 requirements
 - c. Total number of ADA parking spaces and Van accessible ADA parking spaces
6. Related Cases:

Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

See UDC 19.12 for use requirements

Verify all codes and standards prior to submittal

Applicant must provide Site and Floor plans that meet the submittal requirements

Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ <http://www.lasvegasnevada.gov/> (Follow - "I Want To ..." --> "Apply for -> Planning Applications")

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)							
Item Required		APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)				Fees			
YES	NO			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots		Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots							
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)			SUP	\$ 500.00	\$ 750.00	\$ 30.00	\$ 1030.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)				\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)				\$	\$	\$	\$
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)			\$	\$	\$	\$	
☐	☒	Cop(ies) of approval letter(s) for			Subtotal:			\$ 1230.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500					\$	---	\$
					Grand Total All Fees:				\$1230.00
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES): MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)									
☒	☐	SITE PLAN			TOTAL REQUIRED FOR ALL APPLICATIONS				
		North arrow, scale, and vicinity map			Folded Plans (5, plus 1 per application):		6		
		All property lines and present dimensions labeled			Colored, Rolled Plans:		1		
		All building setbacks labeled			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		All adjacent existing land uses and street names labeled			NOTES: Check meeting notes				
		All points of ingress and egress shown							
		ADA accessibility requirements shown/labeled							
		Parking standard(s) utilized:							
		Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total							
		For residential subdivisions, provide a connectivity calculation							
		All free-standing sign locations shown and heights and sizes noted							
☐	☒	BUILDING ELEVATIONS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		0		
		North, south, east, and west elevations of all buildings			Colored, Rolled Plans:		0		
		All building materials and colors noted			Reduced Copy (8-1/2"x11" B/W; 1 per application):		0		
		All wall sign locations shown and sizes noted			NOTES: Check meeting notes				
		Photo Reproduction of the Color & Materials Board (SDR applications only - May be included in elevations or as a separate color document at 8-1/2" by 11" in size)							
☒	☐	FLOOR PLANS			TOTAL REQUIRED FOR ALL APPLICATIONS				
		Scale and building dimensions labeled			Folded Plans (1 per application):		1		
		North arrow and scale			Rolled Plans:		1		
		All building entrances/exits shown			Reduced Copy (8-1/2"x11" B/W; 1 per application):		1		
		Use of all rooms noted/labeled			NDTES: Check meeting notes				
		Maximum Occupancy (per I.B.C.)							
		Seating Capacity (where applicable)							
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.									
APN(s):		138-32-615-001		Application Type:		Special Use Permit			
Location:		430 RAMPART Suite #170		Application Purpose:		Liquor Establishment (Tavern)			
Ward:		2 - Beers		Pre-App. Meeting Date:		05/17/12			
Planner's Signature:		Sent by E-mail		Submittal Deadline:		05/24/12 - no later than 2:00 pm			
Planner:		Dan Donley, Planner II - 229-2087		Earliest PC / CC Meeting Dates:		07/10/12 PC - 08/15/12 CC (Cycle 7)			

City of Las Vegas Department of Planning

Pre-Application Conference Notes

Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. This is an Request for a Major Amendment to Special Use Permit (SUP-40748) for a liquor establishment (tavern) within a 28.44-acre mixed-use development with
2. Waivers were approved with the original Special Use Permit (SUP-40748)
3. Issues that need to be addressed within the justification Letter:
 - How the proposed use meets the definition of Title 19 for Liquor Establishment (Tavern) USE
 - Explain within the justification Letter how the proposed use will meet the **SIX** Minimum Special Use Permit Requirements. Additionally, explain all waivers required.
 - o Please see Title 19.12 under Auto Title Loan Use for the Minimum Special Use Permit Requirements
 - o Requirements with an "*" may not be waived
4. **Land Owner:**
 - a. **GREAT WASH PARK**
 - b. (See attached list of authorized owners for the Secretary of the State)
 - c. (Ownership verification is required to submit for entitlements)
 - d. (Please check "application form" description for the authorized ownership signature information on the Submittal Requirements of the type of entitlement proposed)
5. **A parking analysis is required that provides**
 - a. Total number of parking spaces a valuable on the site
 - b. Total number of parking spaces for each use on the site base on Title 19 requirements
 - c. Total number of ADA parking spaces and Van accessible ADA parking spaces
6. Related Cases:

Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).

See UDC 19.12 for use requirements

Verify all codes and standards prior to submittal

Applicant must provide Site and Floor plans that meet the submittal requirements

Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ <http://www.lasvegasnevada.gov/> (Follow - "I Want To ..." --> "Apply for -> Planning Applications")



DEPARTMENT OF PLANNING

Justification Letter

A Justification Letter explaining your application will be included in the materials sent to the Planning Commission; ***multiple related applications shall be addressed in a single comprehensive letter.*** This letter may be prepared by the applicant or a representative. The following format is provided to assist in the preparation of this letter.

Issue –

Please describe in detail the request and the intended use of the property

Information –

Please provide the following information and any other that will assist the Planning Commission in making their decision:

- # of employees/residents
- Hours of operation
- Any existing similar uses owned or operated by the applicant and their location
- Any required state licenses specific to the use requested

<i>Sustainability (if applicable – if yes, please explain)</i>	Yes	No
Will this project participate in the City of Las Vegas Green Building Program? (Newly constructed buildings are eligible; find on the web at: http://www.lasvegasnevada.gov/sustaininglasvegas/default.htm .)		
Will this project be constructed to LEED or other equivalent standards?		
Will this project utilize alternative energy sources or water savings measures? (Examples: solar, wind, xeriscape)		
Is there connectivity to adjacent parcels? (Automobile or pedestrian)		
Will the proposed project qualify as a walkable community (for Residential and Mixed Use projects only)? (Walkable communities allow residents to access community amenities needed to conduct routine activities of daily life within a ½ mile.)		
Is the project using any means of sustainable construction? (Examples: Covered parking, light color palate, building orientation, etc.)		
Will this project meet the intent of the Urban Forestry Initiative? (Is there a landscape waiver requested that will result in the loss of tree canopy coverage?)		
Will the project provide any bicycle parking?		
Will the project provide any electric vehicle recharging stations?		

Findings –

Please describe in detail how the project meets/supports existing City regulations (please see back of document for **Determinations of Approval for applications per Title 19.18**)

The Justification Letter must have **original signature** of named owner, applicant or representative from SOFI & identified as such.

Special Use Permit Determinations

1. In order to approve a proposed Special Use Permit application, the Planning Commission or City Council must determine that:

- a. The proposed 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;
- b. The subject site is physically suitable for the type and intensity of land use being proposed;
- c. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; and
- d. 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.

Variance - Determinations

1. In order to recommend approval of, or to approve a Variance application, the Planning Commission or City Council must determine that the Variance is warranted both under State law and this subchapter. The minimum State law standards are set forth in Subsection 2 below.

2. Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

2012 PLANNING COMMISSION MEETING SCHEDULE

Generally, the Planning Commission meetings are held on the second Tuesday of each month.

*Denotes a GPA Cycle

Pre-Application Conference Request Deadline	Application Closing Day	Planning Commission Meeting Date	City Council Meeting Date
November 3, 2011	November 23, 2011	January 10, 2012*	February 15, 2012
December 1, 2011	December 19, 2011	February 14, 2012	March 21, 2012
January 5, 2012	January 26, 2012	March 13, 2012	April 18, 2012
February 2, 2012	February 23, 2012	April 10, 2012*	May 16, 2012
March 1, 2012	March 22, 2012	May 8, 2012	June 6, 2012
April 5, 2012	April 26, 2012	June 12, 2012	July 18, 2012
May 3, 2012	May 24, 2012	July 10, 2012	August 15, 2012
June 7, 2012	June 28, 2012	August 14, 2012	September 19, 2012
July 5, 2012	July 26, 2012	September 11, 2012	October 17, 2012
August 2, 2012	August 23, 2012	October 9, 2012*	November 7, 2012
September 6, 2012	September 27, 2012	November 13, 2012	December 19, 2012
October 4, 2012	October 25, 2012	December 11, 2012	January 16, 2013
November 1, 2012	November 21, 2012	January 8, 2013*	February 20, 2013
November 29, 2012	December 20, 2012	February 12, 2013	March 20, 2013

Please take a few minutes to answer seven short questions about your experience with the City of Las Vegas Department of Planning.

PLEASE TAKE OUR SURVEY AT:
www.lasvegasnevada.gov/pdsurvey

QR Code Link





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

July 11, 2012

Ms. Vickie DeHart
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

**RE: SUP-45533 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Ms. DeHart:

Your request for a Major Amendment of a Special Use Permit (SUP-40748) TO REDUCE THE BUILDING AREA OF AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT FROM 9,330 SQUARE FEET TO 3,285 SQUARE FEET at 430 South Rampart Boulevard, Suite #170 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Beers), was considered by the Planning Commission on July 10, 2012.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) use.
2. Conformance to the approved conditions for Special Use Permit (SUP-40748), except as amended herein, Variance (VAR-10773), and Site Development Plan Review (SDR-10770).
3. 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.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

Ms. Vickie DeHart
Great Wash Park, LLC
SUP-45533 - Page Two
July 11, 2012

6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on July 10, 2012 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after July 23, 2012. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cynthia Callegaro
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

Ms. Lora Dreja
Brown Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Case Planning Division****333 North Rancho Drive, 3rd Floor****Las Vegas, Nevada 89106****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: SUP-45533 - APPLICANT/OWNER: GREAT WASH PARK, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **JULY 10, 2012** 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 or email it to **Carnian Burney** at **(702) 385-7268** or **cburney@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) 229-6301**.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM **JULY 9, 2012**.

A handwritten signature in black ink, appearing to read "Todd D. Davis".

Signature

A handwritten date "7/9/12" in black ink.

Date

TODD D. DAVIS

Please Print Name

GREAT WASH PARK LLC

Company Name

RECEIVED**JUL 09 2012**

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division



LAS VEGAS
CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 28, 2012

Ms. Vickie DeHart
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

**RE: SUP-45533 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF JULY 10, 2012**

Dear Ms. DeHart:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 10, 2012** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Tuesday, July 3, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cynthia Callegaro
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

Ms. Lora Dreja
Brown Brown & Premsrut
520 South Fourth Street
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CITY OF LAS VEGAS
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www.lasvegasnevada.gov



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 *BA*
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riecki, Survey (FM, PM, & A's only)
Date: June 6, 2012
Re: **SUP-45533** Great Wash Park, LLC 430 S. Rampart Blvd., Ste. #170
Request for a Major Amendment of a Special Use Permit (SUP-40748)

COMMENTS:

We have no comment on the Request for a Major Amendment of a Special Use Permit (SUP-40748) to reduce the building area of an approved liquor establishment (tavern) within a mixed-use development at 430 South Rampart Boulevard, Suite #170.

City of Las Vegas - Department of Planning.

Development Notification

PC Meeting: July 10, 2012

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

SUP-45533

Angel Park Ranch Architectural Committee

Canyon Gate Master Association

Canyon Terrace Community Association

Durango Trails HOA

Elan HOA

Fairway Pointe HOA

Lakeside Village HOA

Neighborhood Alliance NCC

Parc West Apartment Homes

Park 1 at Summerlingate HOA

Peccole Ranch Community Association

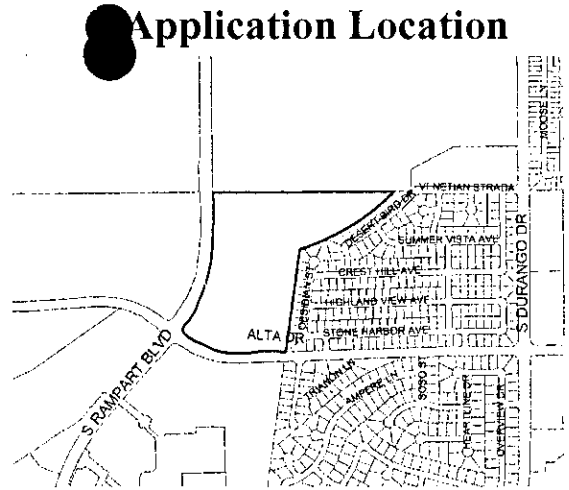
Queensridge Owners Association

Solana Unit-Owners Association

Tuscany Hills North HOA

Application Information

SUP-45533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Major Amendment of a Special Use Permit (SUP-40748) TO REDUCE THE BUILDING AREA OF AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT FROM 9,330 SQUARE FEET TO 3,285 SQUARE FEET at 430 South Rampart Boulevard, Suite #170 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Beers).



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

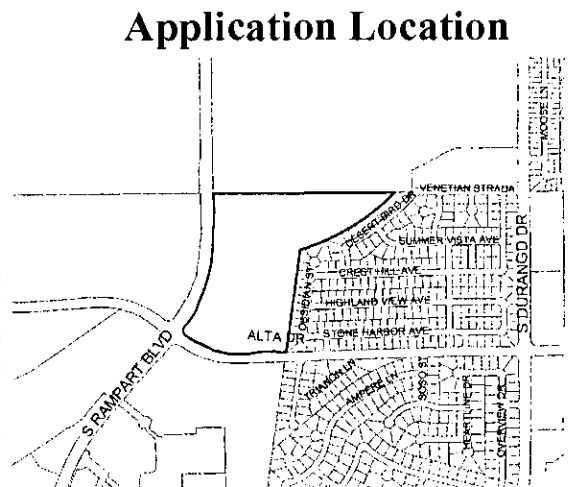
Public Hearing Information

Meeting: Planning Commission
Date: *July 10, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

SUP-45533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Major Amendment of a Special Use Permit (SUP-40748) TO REDUCE THE BUILDING AREA OF AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT FROM 9,330 SQUARE FEET TO 3,285 SQUARE FEET at 430 South Rampart Boulevard, Suite #170 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Beers).



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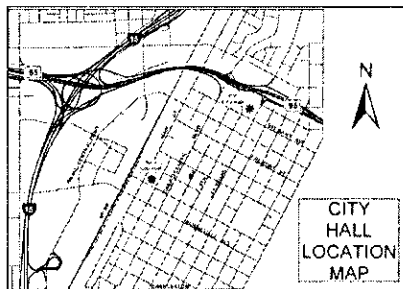
Public Hearing Information

Meeting: Planning Commission
Date: *July 10, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

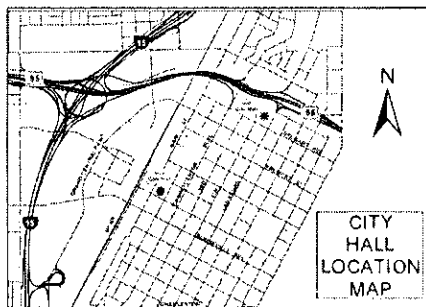
Please use available blank space on card for your comments.

SUP-45533

Planning Commission Meeting of **07/10/2012**

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

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.

SUP-45533

Planning Commission Meeting of **07/10/2012**

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-45533

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 TH FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

SUP-45533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - For possible action on a request for a Major Amendment of a Special Use Permit (SUP-40748) TO REDUCE THE BUILDING AREA OF AN APPROVED LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT FROM 6,044 SQUARE FEET TO 2,566 SQUARE FEET at 430 South Rampart Boulevard, Suite #170 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Beers).

PLANNING COMMISSION: **JULY 10, 2012**
CITY COUNCIL: **AUGUST 15, 2012**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JUNE 8, 2012**

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 **Carman Burney (cburney@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:

Report Date 05/29/2012 03:55 PM

Submitted By

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A/P # 45533 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	05/24/2012 12:35	980608	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

SUP-45533 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GREAT WASH PARK, LLC - Request for a Major Amendment to a previously approved Special Use Permit (SUP-40748) FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT WITH A 6,044 SQUARE FOOT REDUCTION IN AREA TO 2,566 SQUARE-FEET at 430 South Rampart Boulevard, Suite 170 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Beers).

Parent A/P #	40748	Project/Phase Name	CIGAR BAR	Phase #	
Project #	45533	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 13832615001

Location

Owner/Tenant

Contact ID	AC984511	Name	GREAT WASH PARK L L C	Profession	
Organization		Position			
Mailing Address	9755 W CHARLESTON BLVD				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89117-7536
Country		☐ Foreign		Reference #	
Day Phone	(702)940-6938 x	Evening Phone		Fax	(702)940-6931
Pager		PIN #		Mobile #	
		E-Mail	dchappell@tvqr.com		
Owner From	07/28/2011	☒ Primary	100.00 %		

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

300 S RAMPART BLVD
LAS VEGAS, 89145-

410 S RAMPART BLVD 330
LAS VEGAS, 89145-

420 S RAMPART BLVD 120
LAS VEGAS, 89145-

350 S RAMPART BLVD
LAS VEGAS, 89145-

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Address

Parcel Link

CVF Link

280 S RAMPART BLVD
LAS VEGAS, 89145-

330 S RAMPART BLVD
LAS VEGAS, 89145-

320 S RAMPART BLVD
LAS VEGAS, 89145-

270 S RAMPART BLVD
LAS VEGAS, 89145-

310 S RAMPART BLVD
LAS VEGAS, 89145-

340 S RAMPART BLVD
LAS VEGAS, 89145-

360 S RAMPART BLVD
LAS VEGAS, 89145-

410 S RAMPART BLVD
LAS VEGAS, 89145-

400 S RAMPART BLVD
LAS VEGAS, 89145-

430 S RAMPART BLVD
LAS VEGAS, 89145-

440 S RAMPART BLVD 130
LAS VEGAS, 89145-

450 S RAMPART BLVD
LAS VEGAS, 89145-

410 S RAMPART BLVD 155
LAS VEGAS, 89145-

420 S RAMPART BLVD
LAS VEGAS, 89145-

420 S RAMPART BLVD 180
LAS VEGAS, 89145-

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Address

Parent Link

Alt Link

440 S RAMPART BLVD 180
LAS VEGAS, 89145-

400 S RAMPART BLVD 400
LAS VEGAS, 89145-

420 S RAMPART BLVD 130
LAS VEGAS, 89145-

410 S RAMPART BLVD 170
LAS VEGAS, 89145-

410 S RAMPART BLVD 150
LAS VEGAS, 89145-

400 S RAMPART BLVD 120
LAS VEGAS, 89145-

400 S RAMPART BLVD 150
LAS VEGAS, 89145-

440 S RAMPART BLVD 190
LAS VEGAS, 89145-

410 S RAMPART BLVD 140
LAS VEGAS, 89145-

410 S RAMPART BLVD 160
LAS VEGAS, 89145-

430 S RAMPART BLVD 170
LAS VEGAS, 89145-

410 S RAMPART BLVD 175
LAS VEGAS, 89145-

430 S RAMPART BLVD 140
LAS VEGAS, 89145-

430 S RAMPART BLVD 145
LAS VEGAS, 89145-

410 S RAMPART BLVD 165
LAS VEGAS, 89145-

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Address

Parcel 4m1

Area 4m1

410 S RAMPART BLVD 180
LAS VEGAS, 89145-

440 S RAMPART BLVD 150
LAS VEGAS, 89145-

400 S RAMPART BLVD 140
LAS VEGAS, 89145-

400 S RAMPART BLVD 175
LAS VEGAS, 89145-

410 S RAMPART BLVD 390
LAS VEGAS, 89145-

420 S RAMPART BLVD 280
LAS VEGAS, 89145-

440 S RAMPART BLVD
LAS VEGAS, 89145-

430 S RAMPART BLVD 160
LAS VEGAS, 89145-

430 S RAMPART BLVD 130
LAS VEGAS, 89145-

410 S RAMPART BLVD 120
LAS VEGAS, 89145-

400 S RAMPART BLVD 165
LAS VEGAS, 89145-

430 S RAMPART BLVD 190
LAS VEGAS, 89145-

450 S RAMPART BLVD 120
LAS VEGAS, 89145-

430 S RAMPART BLVD 150
LAS VEGAS, 89145-

410 S RAMPART BLVD 355
LAS VEGAS, 89145-

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Address

Parcel Link

AP Link

410 S RAMPART BLVD 420
LAS VEGAS, 89145-

410 S RAMPART BLVD 200
LAS VEGAS, 89145-

410 S RAMPART BLVD 350
LAS VEGAS, 89145-

400 S RAMPART BLVD 300
LAS VEGAS, 89145-

410 S RAMPART BLVD 190
LAS VEGAS, 89145-

400 S RAMPART BLVD 190
LAS VEGAS, 89145-

410 S RAMPART BLVD 130
LAS VEGAS, 89145-

400 S RAMPART BLVD 160
LAS VEGAS, 89145-

420 S RAMPART BLVD 150
LAS VEGAS, 89145-

302 S RAMPART BLVD
LAS VEGAS, 89145-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13832615001

Applicants/Contacts

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Applicants/Contacts

Primary N Capacity OTHER Other REP Contact ID AC1828132 ☐ Foreign
Effective Expire
Name BROWN, BROWN & PREMSRIRUT
Day Phone (702)598-1408 x Eve Phone Organization
Pager PIN # Position
Fax (702)385-1023 Mobile Profession
E-Mail
Address 520 SOUTH 4TH STREET
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licenser Percent Owned Waiver Health Card Director Letter Original Transcript
Orientation Attended

There are no items in this list

Primary Y Capacity APPL Contact ID AC1386129 ☐ Foreign
Effective Expire
Name GREAT WASH PARK LLC
Day Phone (702)940-6390 x Eve Phone Organization
Pager PIN # Position
Fax (702)940-6931 Mobile Profession
E-Mail
Address 9755 W. CHARLESTON BLVD
LAS VEGAS, NV 89117
Seasonal Addr

Valid From To
Comments No Comments

Report Date 05/29/2012 03:55 PM

Submitted By

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CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

Licensg # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$750.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 114157	
Pre-Check Conditions Added:	0
Inspections Added:	0
Reviews Added:	13
DEVCO	
NEIGH P&S	
B&S PLAN	
FLOOD	
TRAFFIC	
TEFO	
SURVEY	
SID	
SEWER	
ROW	
LAND DEV	
FIRE ENG	
ENGDESIGN	
Fees Added:	0
Conditions Added:	1
Z-LEGAL	

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Item Description

Item Status

Periodic Inspection Schedules Added:

0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	05/24/2012 14:47	750.00
RECORDING OF NOTICE OF ZONING ACTION	P	05/24/2012 14:47	30.00
PROCESSING FEE	P	05/24/2012 14:47	500.00
Total Unpaid		0.00	Total Paid 1280.00

Inspections

There are no inspections for this Report

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

500281	DEVCO	1	Incomplete	☐	05/29/2012 15:55			
500282	NEIGH P&S	1	Incomplete	☐	05/29/2012 15:55			
500283	B&S PLAN	1	Incomplete	☐	05/29/2012 15:55			
500284	FLOOD	1	Incomplete	☐	05/29/2012 15:55			
500285	TRAFFIC	1	Incomplete	☐	05/29/2012 15:55			
500286	TEFO	1	Incomplete	☐	05/29/2012 15:55			
500287	SURVEY	1	Incomplete	☐	05/29/2012 15:55			
500286	SID	1	Incomplete	☐	05/29/2012 15:55			
500289	SEWER	1	Incomplete	☐	05/29/2012 15:55			
500290	ROW	1	Incomplete	☐	05/29/2012 15:55			
500291	LAND DEV	1	Incomplete	☐	05/29/2012 15:55			
500292	FIRE ENG	1	Incomplete	☐	05/29/2012 15:55			
500293	ENGDESIGN	1	Incomplete	☐	05/29/2012 15:55			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)
Comments

Modified By MPHOWE

Modified Date/Time 05/24/2012 12:35

No Comments

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Submitted By

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SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (6 Folded Blue Lines, 1 Rolled Colored)
Y Application/Petition Form	Y Floor Plan, if Applicable (1 Folded, 1 Rolled)
Y Deed and Legal Description	Y Laser Print Site Plan
Y Justification Letter	Y Laser Print Floor Plan
Y DINA (Not Always Required)	Y Statement of Financial Interest

Y Business Licensing Requirements Met

Y Business License Exempt

Check Conditions Condition	Approval Supervisor Required	Approved By Comments	Approver Date	Applied By	Applied Date	Assigned
-------------------------------	---------------------------------	-------------------------	---------------	------------	--------------	----------

Z-LEGAL				981094	05/29/2012 15:55	
N						

Project #	AP Type	Status	Stage	Relator
-----------	---------	--------	-------	---------

No children exist for this project

Planning Condition	Description	Effective	Expires	Comments
--------------------	-------------	-----------	---------	----------

There is no planning condition for this project.

SPECIAL USE/PERMIT

N DINA Required? Y Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC

N Project of Regional Significance?

Y Parent Project link required? Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Type of Use
TAVERN-LIMITED ESTABLISHMENT

Y Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSENCES
---	--------------------------	-------------------------------	---------------	-----------	----------	----------

07/10/2012	PC	SCHEDULED		0	0	0
MPHOWE	05/24/2012					

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Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date					
Comments	Added By	Added Date	Modified By	Modified Date	

Template Type/AP #	AP Type	Status	Stage
--------------------	---------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hour
Action					
Comments					

PAYMNT	CO NAME WHO PICKED UP CDNTACT#	984728	05/24/2012 14:48		0.00
LORA DREJA; GREAT WASH PARK; CK#7300 FOR 780.00 AND CK#7299 FOR 500.00; 702.598.1408					

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Amendment JO

Application/Petition For: Special Use Permit for Liquor Establishment - Tavern SUP #40748

Project Address (Location) within Tivoli Village, 430 South Rampart Boulevard, Suite 170

Project Name La Casa De La Habana Proposed Use Tavern

Assessor's Parcel #(s) 138-32-615-001 Ward # 2 - Beers

General Plan: existing GC proposed GC Zoning: existing C-2 proposed C-2

Commercial Square Footage _____ Floor Area Ratio See SUP -5853

Gross Acres 29+ Lots/Units N/A Density N/A

Additional Information _____

PROPERTY OWNER Great Wash Park LLC

Contact Vickie DeHart

Address 9755 West Charleston Boulevard

Phone: (702) 940-6930 Fax: (702) 940-6931

City Las Vegas

State Nevada Zip 89117

E-mail Address vdehart@EHBCompanies.com

APPLICANT Great Wash Park LLC

Contact Cynthia Callegaro

Address 9755 West Charleston Boulevard

Phone: (702) 946-6680 Fax: (702) 946-6681

City Las Vegas

State Nevada Zip 89117

E-mail Address ccallegaro@EHBCompanies.com

REPRESENTATIVE Brown, Brown and Premsrirut

Contact Lora Dreja

Address 520 South Fourth Street

Phone: (702) 598-1408 Fax: (702) 385-1023

City Las Vegas

State Nevada Zip 89101

E-mail Address lora@brownlawlv.com

Property Owner Signature* [Signature]

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

Print Name Todd D. Davis

Subscribed and sworn before me

This 23rd day of MAY, 2012

Cynthia Callegaro

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

SUP-45533

Meeting Date:

7/10/12 PC

Total Fee:

\$1280.00

Date Received:*

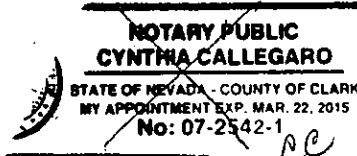
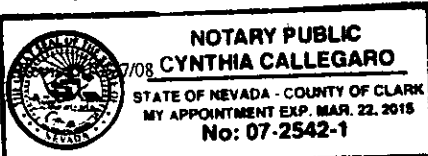
5/24/12

Received By:

[Signature]

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

f:\depot\Application Packet\Application Form.pdf





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-45533** APN: 138-32-615-01

Name of Property Owner: Great Wash Park LLC

Name of Applicant: Great Wash Park LLC, Tivoli Village at Queensridge

Name of Representative: Brown, Brown & Premsrut - Contact Lora Dreja

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): _____

APN: _____

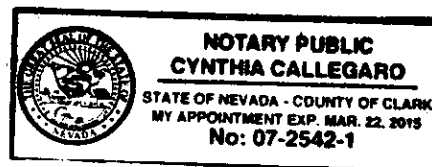
Signature of Property Owner: 

Print Name: Todd D. Davis

Subscribed and sworn before me

This 23rd day of May, 2012

Cynthia Callegaro
Notary Public in and for said County and State



LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

May 2, 2012

City of Las Vegas
Planning & Development
333 Rancho Drive
Las Vegas, Nevada 89101

Re: Modification (minor or major) to previously approved Tavern, SUP-40748

Dear Sir/Madam;

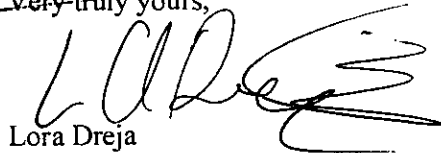
Please be aware of our intention to place a Cigar Bar themed tavern in the place of a previously approved tavern use permit. Originally, SUP-40748 granted approval for "Sofa" a two story and patio business that offered both small food plates and on-premise consumption of alcohol. The original floor plans are enclosed. In its place, the property manager proposes a tavern that does not offer food, and uses only a portion of the original floor plan. The dimensions of the patio are consistent with the original application. The basement level is no longer in use per this proposed modification.

Specifically, the indoor floor area of the original approval was 8610 SF. The proposed cigar bar indoor area is 2566. The 715 SF patio is unchanged. Note that interim mapping actions may have change the addressing scheme from the original approval.

SUP-40748 was approved with waivers for distance separation. As this request is to amend the size of the original floor area versus the location, the previous waivers remain valid.

Please phone me at (702) 598-1408 to discuss the best method to formalize this change.

Very truly yours,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut



SUP-45533

**ACTION BY WRITTEN CONSENT
OF MANAGERS
OF GW MANAGEMENT LLC**

As of this 30th day of June, 2008, the undersigned Managers of GW Management LLC, a Nevada limited liability Company (the "Company"), do hereby authorize the following individuals to execute the documents specified below on behalf of the Company:

Gary Chappell, Sr. Vice President of Design and Development

Authority: To execute and approve plans, permits and inspection forms relating to the design, planning, permitting and construction of Tivoli Village at Queensridge project.

Authority: To execute Non-Disclosure/Confidentiality Agreements relating to the design, planning, and construction of the Tivoli Village at Queensridge project.

Patrick Done, Executive Vice President

Authority: To execute Non-Disclosure/Confidentiality Agreements relating to the leasing, merchandising, and ongoing operations of the Tivoli Village at Queensridge project.

Todd D. Davis, General Counsel

Authority: To execute Notice of Non-Responsibility documents, pursuant to Nevada Revised Statutes Section 108.234, to be filed with the Clark County Recorder's Office in order to establish Great Wash Park LLC as a disinterested owner with regard to tenant improvements at Tivoli Village at Queensridge.

Authority: To execute documents as required by the City of Las Vegas Planning & Development Department necessary to obtain Special Use Permits to allow tenants of Tivoli Village at Queensridge to obtain liquor licenses for their leased premises.

The authority granted herein shall automatically terminate, without further action or notice, upon termination of employment of the authorized individual.

IN WITNESS WHEREOF, the undersigned have executed this Action by Written Consent of Managers, as of the date first written above.

By: _____

Name: Guy Perini

Title: Manager

By: _____

Name: Noam Fiv

Title: Manager

GREAT WASH PARK LLC**Business Entity Information**

Status:	Active	File Date:	1/8/2004
Type:	Domestic Limited-Liability Company	Entity Number:	LLC224-2004
Qualifying State:	NV	List of Officers Due:	1/31/2013
Managed By:	Managers	Expiration Date:	1/8/2504
NV Business ID:	NV20041004712	Business License Exp:	1/31/2013

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	VICKIE DEHART	Address 1:	9755 WEST CHARLESTON BLVD
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
---------------------	---	-----------------	------

No stock records found for this company

Officers☐ Include Inactive Officers**Manager - GW MANAGEMENT LLC**

Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	LLC224-2004-001	# of Pages:	3
File Date:	1/8/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC224-2004-002	# of Pages:	1
File Date:	2/10/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Registered Agent Address Change		

Document Number:	LLC224-2004-003	# of Pages:	1
File Date:	5/26/2004	Effective Date:	
ALAN C. SKLAR SUITE A RAA			
221 NORTH BUFFALO DRIVE LAS VEGAS NV 89145 RAA			
Action Type:	Annual List		
Document Number:	20050019666-55	# of Pages:	1
File Date:	3/3/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20050406346-90	# of Pages:	3
File Date:	9/15/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amended List		
Document Number:	20050477940-88	# of Pages:	1
File Date:	10/13/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20050610157-37	# of Pages:	1
File Date:	12/12/2005	Effective Date:	
06-07			
Action Type:	Annual List		
Document Number:	20060826476-81	# of Pages:	1
File Date:	12/22/2006	Effective Date:	
JAN 07-08			
Action Type:	Registered Agent Change		
Document Number:	20070774197-14	# of Pages:	1
File Date:	11/9/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070862415-35	# of Pages:	1
File Date:	12/20/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080790107-94	# of Pages:	1
File Date:	12/4/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100038819-12	# of Pages:	1
File Date:	1/25/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110071845-59	# of Pages:	1
File Date:	1/28/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120036837-32	# of Pages:	1
File Date:	1/19/2012	Effective Date:	
(No notes for this action)			

GW MANAGEMENT LLC

Business Entity Information			
Status:	Active	File Date:	8/23/2005
Type:	Domestic Limited-Liability Company	Entity Number:	E0560802005-2
Qualifying State:	NV	List of Officers Due:	8/31/2012
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20051570241	Business License Exp:	8/31/2012

Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	VICKIE DEHART	Address 1:	9755 W. CHARLESTON BLVD.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers		☐ Include Inactive Officers	
Manager - PAUL DEHART			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - VICKIE DEHART			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - SEGI EITAN			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - RON HYMAN			

Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - DAVID LEV			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - OREN LIEDER			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - YOHAN LOWIE			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - FRANK PANKRATZ			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - GUY PENINI			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	
Manager - NOAM ZIV			
Address 1:	9755 WEST CHARLESTON BOULEVARD	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89117	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20050340555-29	# of Pages:	2
File Date:	8/23/2005	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20050466062-21	# of Pages:	1
File Date:	10/6/2005	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	20050504657-34	# of Pages:	1

File Date:	10/25/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060482870-67	# of Pages:	1
File Date:	7/27/2006	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070453105-17	# of Pages:	1
File Date:	6/28/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070530763-13	# of Pages:	1
File Date:	8/2/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080420921-28	# of Pages:	2
File Date:	6/24/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090528910-96	# of Pages:	2
File Date:	7/7/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100620859-43	# of Pages:	2
File Date:	8/19/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110616368-34	# of Pages:	2
File Date:	8/23/2011	Effective Date:	
(No notes for this action)			

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

LOT ONE (1) OF THE VILLAGE AT QUEENSRIDGE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 143 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN: 138-32-615-001



20040118
03480

CLARK COUNTY, NEVADA
FRANCIS DEANS, RECORDER

RECORDED AT THE REQUEST OF

STEWART TITLE OF NEVADA

01-16-2004 14:29 DDM

OFFICIAL RECORDS

BOOK/INSTR: 20040116-03480

PAGE COUNT: 2

FEE: 15.00
RPTT: EX4808

APN NO: 138-32-501-003
RPTTS Exempt
ESCROW #04-02-0012

RECORDING REQUESTED BY:
STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:
MAIL FAX STATEMENT TO:
Great Wash Park LLC
C/o Peccole Nevada
851 S. Rampart Blvd, Suite 203
Las Vegas, NV 89145

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

The Peccole 1982 Trust, dated February 15, 1982 as to an undivided 45% interest and William Peter and Wanda Ruth Peccole Family Limited Partnership, dated December 31, 1992 as to an undivided 55% interest

In consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

Great Wash Park LLC, a Nevada limited liability company

All that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

Lot Two (2) as shown by map thereof on file in File 76 of parcel Maps, Page 65 in the Office of the County Recorder, Clark County, Nevada.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The Peccole 1982 Trust

By: Larry A. Miller

Larry A. Miller



20040116
03480

COPY

William Peter and Wanda Ruth Peccole
Family Limited Partnership U/A/D 12/31/92

By Larry A. Miller
Larry A. Miller

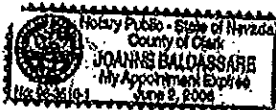
STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on January 16, 2004 by
Larry A. Miller, CEO of Peccole Nevada
Joanne Baldassare, General Partner of '82 Trust
Notary Public

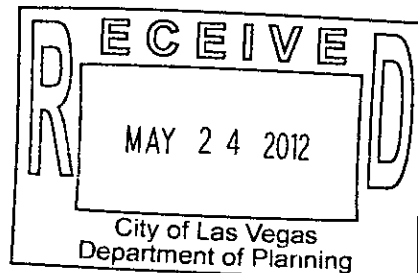


STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on January 16, 2004 by
Larry A. Miller, CEO of Peccole Nevada
Joanne Baldassare, General Partner of Peccole FLP.
Notary Public



ASSURED





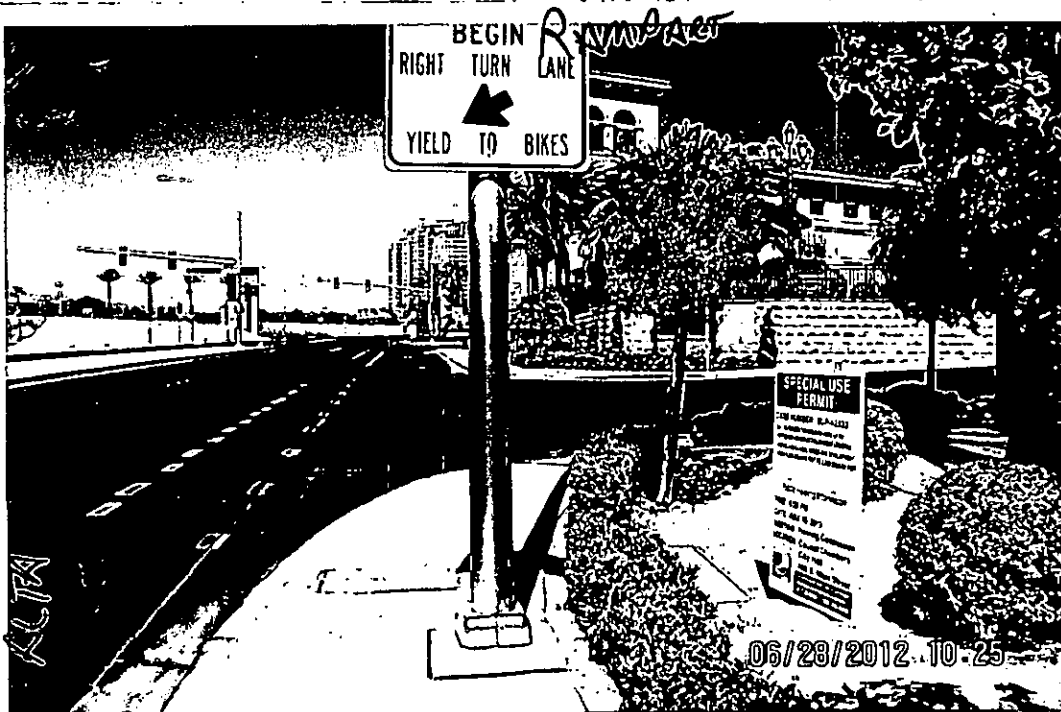
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-45533

MEETING DATE: 7/10/12 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



[Signature]
Signature

6-28-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



SPECIAL USE PERMIT

CASE NUMBER: SUP-45533

**For: TO REDUCE THE BUILDING AREA OF AN
APPROVED LIQUOR ESTABLISHMENT (TAVERN)
WITHIN A 28.44-ACRE MIXED-USE DEVELOPMENT
FROM 9,330 SQUARE FEET TO 3,285 SQUARE FEET**

Public Hearing Information

TIME: 6:00 PM

DATE: JULY 10, 2012

MEETING: Planning Commission

LOCATION: Council Chambers

City Hall

495 S. Main Street

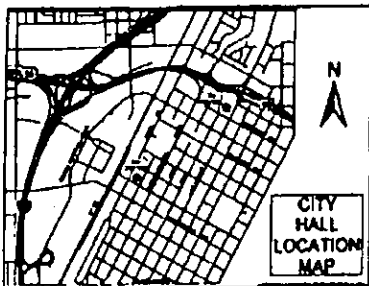


For information call: City of Las Vegas
Planning & Development Services
at 229-6000

06/28/2012 10:25

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.



I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-45533

Planning Commission Meeting of 07/10/2012

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
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MAILED FROM ZIP CODE 89101

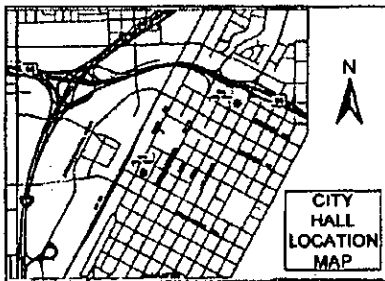
RECEIVED

JUL 09 2012

Case: SUP-45533
13832213201
RIKLIS KRISTOFER
P O BOX 11409
BEVERLY HILLS CA 90213-4409 90213-44

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



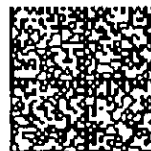
I OPPOSE
this Request

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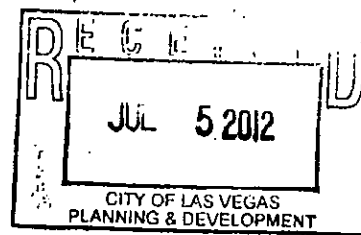
SUP-45533

Planning Commission Meeting of 07/10/2012

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101



Case: SUP-45533
13832722001
STRESS EDWARD J & IRMGARD
8695 LLDYD CT
LAS VEGAS NV 89145-4880 89145-4880

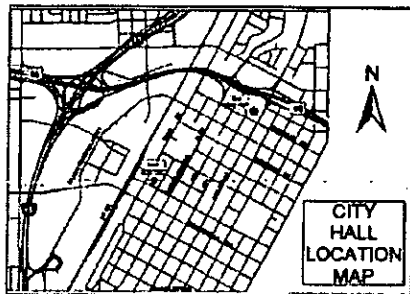
28 DPDFN11 89145



14
2A

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



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I SUPPORT
this Request



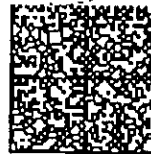
I OPPOSE
this Request

Please use available blank space on card for your comments.

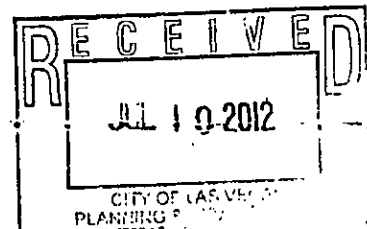
SUP-45533

Planning Commission Meeting of **07/10/2012**

PRESORTED
FIRST CLASS



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MAILED FROM ZIP CODE 89101



Case: SUP-45533
13833224056
GOD-GONZALEZ ANNA MARIE
P O BOX 3886
MERRIFIELD VA 22116-3886 22116-3886

2 DPDFN11 22116

