

Crazy Ely, Western Village LLC;

3211 Fremont Street
Las Vegas, NV

4th Street

100'ft.

Demising Wall

Gift Area

Gift Area

Main Entrance

50'ft.

Existing Columns (typ)

Gift Area

Existing Columns (typ)

Gift Area

Demising Wall

Alley

Beer & Wine Area

Cashiers Counter

Back Counter

Storage

Storage

Exit

Gift Area

Gift Area

Hallway

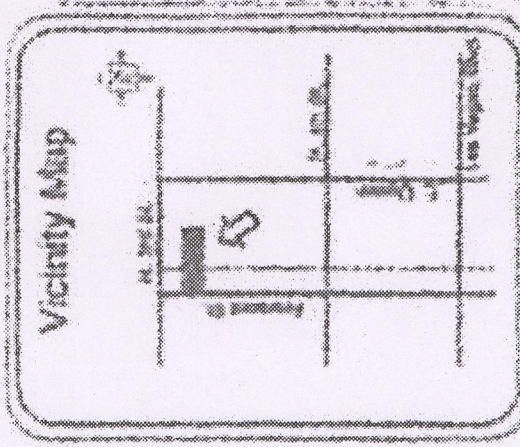
Demising Wall

Tiffany/Gifts

Site Plan
Scale: 1/4" = 1'

Property / Site Information
Project Address:
3211 Fremont St., Las Vegas, NV
Existing Retail Area: 5000 sq. ft.

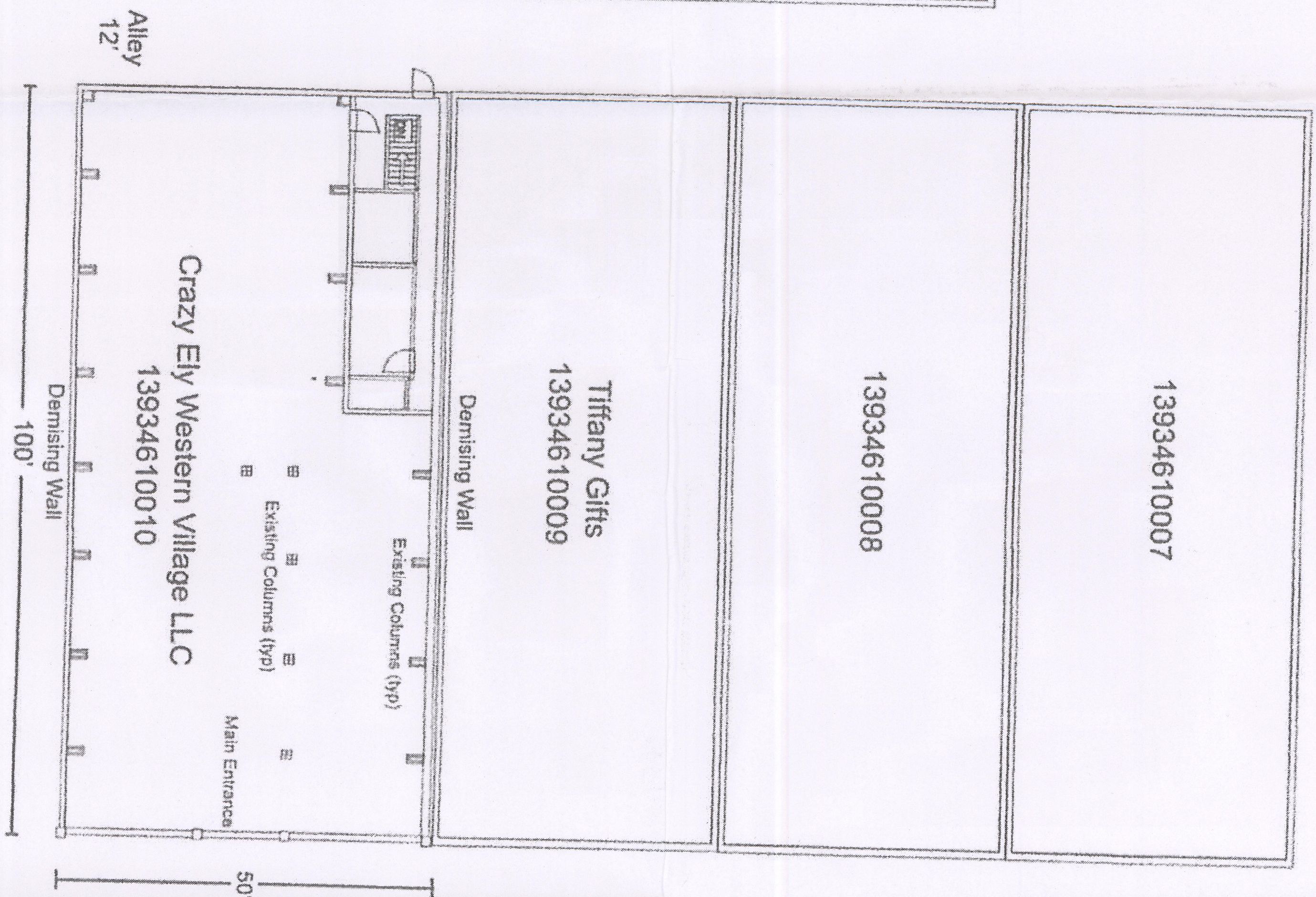
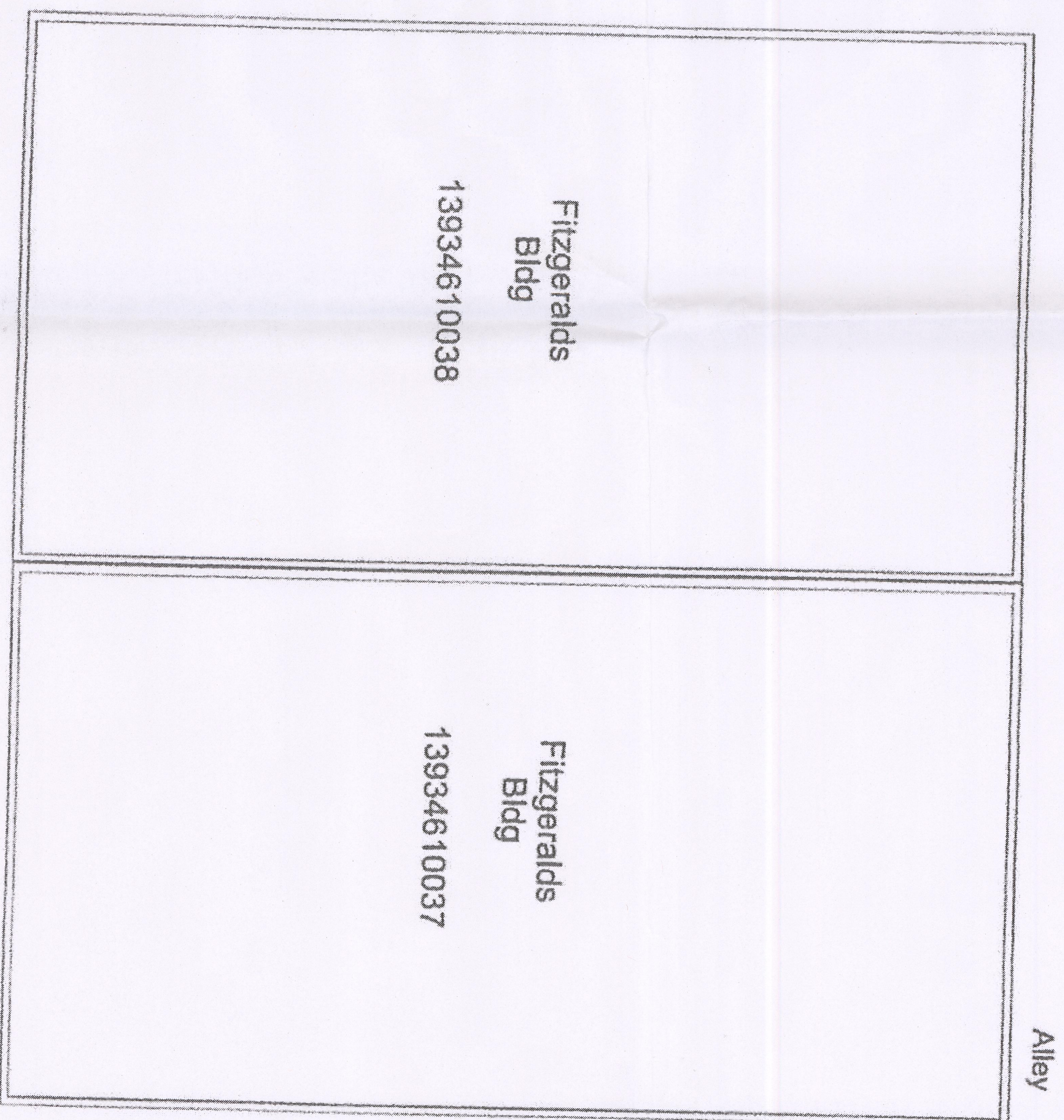
RECEIVED
502-537-31
10/23/09 PM



RECEIVED
OCT 10 2009

RQR-51477

Crazy Ely Western Village LLC
321 Fremont Street



Fremont St.

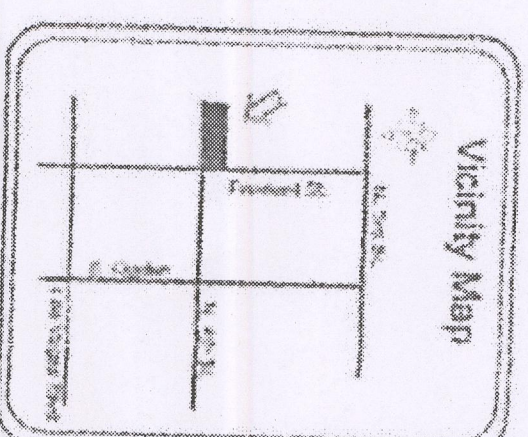
Property / Site Information

Property Address:
321 Fremont St., Las Vegas, NV

Parcel No.: 13934610010

Zone: C1

Existing Reel Area: 5000 sq ft.



Site Plan
SCALE: 1/2" = 10.0'

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OCT 10 2013

RQR-51477

SUP-33731
04/23/09 PC

3211 Fremont Street
Las Vegas, NV

100'ft!



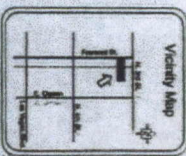
RECEIVED
OCT 10 2013

Tiffany Gifts

RQR-51477

RECEIVED

Property / Site Information:
Property Address:
 321 Fremont St., Las Vegas, NV
Estimating Retail Area: 5000 sq. ft.



Crazy Ely Western Village LLC
321 Fremont Street

Alley

Fitzgeralds
Bldg
13934610038

Fitzgeralds
Bldg
13934610037

13934610007

13934610008

Tiffany Gifts
13934610009

Demising Wall

Existing Columns (yp)

Existing Columns (yp)

Main Entrance

Crazy Ely Western Village LLC
13934610010

Alley
12'

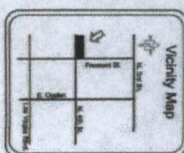
Demising Wall

100'

4th Street



Property / Site Information
Existed Address:
321 Fremont St., Las Vegas, NV
Parcel No.: 13934610010
Zoning: C1
Existing Retail Area: 5000 sq ft.



Fremont St.

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OCT 10 2013

Site Plan

SCALE: 1/4" = 10.0'

RQR-51477

DECEIVER



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

May 12, 2014

L'Chaim Western Village
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

RE: RQR-51477 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 19, 2014

Dear Applicant:

The City Council at a regular meeting held February 19, 2014, APPROVED the Required Review of an approved Special Use Permit (SUP-33731) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2014. This approval is subject to:

Added Condition

A. A Required Review application shall be heard by City Council six months from the date of this approval.

Planning

1. Conformance to the conditions for Special Use Permit (SUP-33731).
2. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Sincerely,

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

Leah Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

A stylized handwritten signature, appearing to read "Flinn Fagg".

Flinn Fagg, Director
Planning

cc: Mr. Haim Gabay
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

Ms. Nieves Alvarez
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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

January 9, 2014

L'Chaim Western Village
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

**RE: RQR-51477 - REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 22, 2014**

Dear Applicant:

Please be advised the City Council at its regular meeting on *January 22 2014* as referred to above, will consider your request. This meeting will be held at 1:00 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 *Thursday, January 16, 2014* 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 City Council requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Director
Department of Planning

FF:nl

cc:

Mr. Haim Gabay
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

Ms. Nieves Alvarez
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

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



Development Notification

CC Meeting: November 20, 2013

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:

RQR-51477

18b The Las Vegas Arts District
Beverly Palms Apartments
Boulder Dam Homesites
Church-Noblitt NA
Cultural Corridor Coalition NCG
Downtown Business Operators Council
Downtown Professional District
Fremont Apartments
Fremont Plaza Apartments
Fremont Street Experience Business Association
Gateway Neighborhood Association
Hewetson Parent Organization
Hillside Heights NA
Hoover Apartments
Horizon Studio Apartments
Huntridge Park NA
John S. Park NA
L'Octaine Apartments Resident Council
Marble Manor Annex Resident Council
Mayfair NA
Molasky Corporate Center Owners Assn.
Newport Lofts
Ogden Villas Apartments
Orleans Square HOA
Robert Gordon Plaza Resident Council
SoHo Lofts HOA
South Cove Apartments
Stewart Arms Apartments
Stewart Town HOA
Sunflower Apartments
Towne Terrace Apartments
Vera Johnson Manor A Resident Council
West Huntridge NA

WLV-NAA1
WLV-NAA4

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

RQR-51477 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM WESTERN VILLAGE PROPERTY, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-33731) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: NOVEMBER 20, 2013

CASE PLANNER: JOHN GRIDER



PUBLIC HEARING

Comments Due: OCTOBER 24, 2013

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: **Nora Lares** (nlares@lasvegasnevada.gov) and **John Grider** (jgrider@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Development Notification

CC Meeting: November 20, 2013

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:

RQR-51477

18b The Las Vegas Arts District
Beverly Palms Apartments
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Downtown Business Operators Council
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Fremont Street Experience Business Association
Gateway Neighborhood Association
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Hoover Apartments
Horizon Studio Apartments
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Marble Manor Annex Resident Council
Mayfair NA
Molasky Corporate Center Owners Assn.
Newport Lofts
Ogden Villas Apartments
Orleans Square HOA
Robert Gordon Plaza Resident Council
SoHo Lofts HOA
South Cove Apartments
Stewart Arms Apartments
Stewart Town HOA
Sunflower Apartments
Towne Terrace Apartments
Vera Johnson Manor A Resident Council
West Huntridge NA

WLV-NAA1

WLV-NAA4

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: October 21, 2013
Re: November 20, 2013
City Council No
Comment items

Various

EOT-51525, EOT-51526, EOT-51498, EOT-51499, EOT-51500, EOT-51449, EOT-51454, EOT-51455, EOT-51452, EOT-51457, EOT-51453,
EOT-51451, RQR-50266, RQR-50277, RQR-50937, RQR-50938, RQR-50939, RQR-50941, RQR-50942, RQR-50943, RQR-51477, RQR-51479

CONDITIONS OF APPROVAL:

EOT-51525 (SUP-23886)
EOT-51526 (SDR-22509)
EOT-51498 (SUP-9664)
EOT-51499 (SUP-9665)
EOT-51500 (SDR-9666)
EOT-51449 (VAR-22723)
EOT-51454 (VAR-33415)
EOT-51455 (VAR-14320)
EOT-51452 (SUP-13836)
EOT-51457 (SUP-14324)
EOT-51453 (SUP-14329)
EOT-51451 (SDR-22206)
RQR-50266 (V-0023-95)
RQR-50277 (U-0038-95)
RQR-50937 (V-0154-94)
RQR-50938 (U-0185-89)
RQR-50939 (U-0075-96)
RQR-50941 (U-0029-87)
RQR-50942 (U-0006-90)
RQR-50943 (SUP-37605)
RQR-51477 (SUP-33731)
RQR-51479 (SUP-4884)



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: CRAZY ELY WESTERN VILLAGE
 Project Address (Location) 321-323 FREMONT ST LAS VEGAS NV 89101
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 139-34-610-010 Ward # _____
 General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

RECEIVED
OCT 10 2013

PROPERTY OWNER Elham Western Village Contact _____
 Address 6130 W. FLAMINGO RD # 402 Phone: 702 382-4019 Fax: 702 382-7005
 City LAS VEGAS NV State NV Zip 89103
 E-mail Address nellyal12@hotmail.com

APPLICANT Haia Gabay Contact _____
 Address 6130 W. FLAMINGO RD # 402 Phone: 702 382-3005 Fax: 702 382-7005
 City LAS VEGAS State NV Zip 89103
 E-mail Address nellyal12@hotmail.com

REPRESENTATIVE Nieves Alvarez Contact _____
 Address 6130 W. FLAMINGO RD # 402 Phone: 297-2048 Fax: 382-7005
 City LAS VEGAS State NV Zip 89103
 E-mail Address nellyal12@hotmail.com

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

Property Owner Signature* _____

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

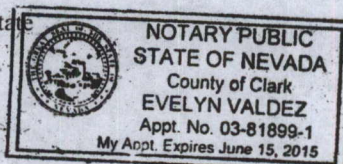
Print Name HAIA GABAY

Subscribed and sworn before me

This 10th day of October, 2013

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # RQR-51619 51477
 Meeting Date: 11/20/13
 Total Fee: \$1050.00
 Date Received: *10/10/13
 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

RECEIVED

STATEMENT OF FINANCIAL INTEREST

OCT 10 2013

Case Number: **RQR-51477**, APN: 139-34-610-010

Name of Property Owner: L' chain Western Bridge LLC

Name of Applicant: HAIM GADAY

Name of Representative: NIQUEZ ALVAREZ

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: _____

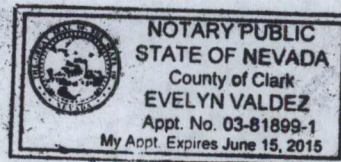
Signature of Property Owner: _____

Print Name: HAIM GADAY

Subscribed and sworn before me

This 10th day of October, 2013

[Signature]
Notary Public in and for said County and State





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

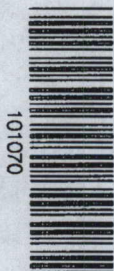
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

June 2, 2009

~~L'Chaim Western Village, LLC~~
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

*L'Chaim Western Village Property,
c/o H. Gabay
LLC*

RE: SUP-33731 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 20, 2009

Dear Applicant:

The City Council at a regular meeting held May 20, 2009 APPROVED the request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2009. This approval is subject to:

Added Condition

- A. There shall be a review at a public hearing of the City Council six (6) months after issuance of a business license.

Planning and Development

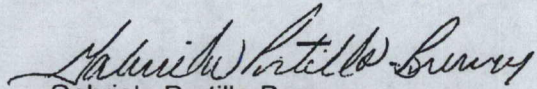
1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for Beer/Wine/Cooler Off-Sale use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

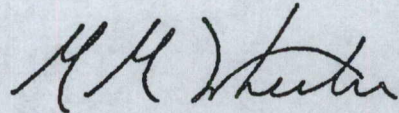
RQR-51477

L'Chaim Western Village, LLC
SUP-33731 – Page Two
June 2, 2009

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk II for
Vicky Darling, Chief Deputy City Clerk


M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Haim Gabay
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

Ms. Nieves Alvarez
6130 West Flamingo Road, Suite #402
Las Vegas, Nevada 89103

RQR-51477

**CRAZY ELY WESTERN VILLAGE
321 FREMONT ST
LAS VEGAS NV 89101**

RECEIVED
OCT 10 2013

OCTOBER 9, 2013

TO WHO MAY CONCERN:

CRAZY ELY WESTERN VILLAGE LLC IS AN EXISTING RETAIL/GIFT
CONVENIENCE STORE. WHERE WE SELL BEER AND WINE PRODUCTS
(OFF PREMISES CONSUMPTION) IN ORDER TO ENHANCE OUR PRODUCTIVITY AND
OUR BOTTOM LINE. OUR STORE HOURS OF OPERATION IS FORM 8am to 2am
SEVEN DAYS A WEEK AND WE HAVE A TOTAL OF 4 EMPLOYEES PER SHIFT.

THANK YOU



HAIM GABAY

RQR-51477

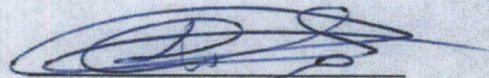
RECEIVED
OCT 10 2013

CRAZY ELY WESTERN VILLAGE LLC .
321 FREMONT ST
LAS VEGAS NV 89101
JANUARY 29,2009

TO WHOM IT MAY CONCERN:

CRAZY ELY WESTERN VILLAGE LLC IS AN EXISTING RETAIL/GIFT
CONVENIENCE STORE. WHERE WE WILL SELL BEER AND WINE PRODUCTS
(OFF PREMISES CONSUMPTION) IN ORDER TO ENHANCE OUR
PRODUCTIVITY AND OUR BOTTOM LINE.

THANK YOU



HAIM GABAY

RQR-51477

RECEIVED
[Redacted]

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 10/10/2013 04:58 PM

Submitted By

Page 1

A/P # 51477 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed			Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

RQR-51477 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM WESTERN VILLAGE PROPERTY, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-33731) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P

Project #	51477	Project/Phase Name	CRAZY ELY WESTERN VILLAGE BEER	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934610010

Location 321 FREMONT ST

Owner/Tenant

Contact ID	AC2034474	Name	L'CHAIM WESTERN VILAGE PPTY LLC	Organization	% H GABAY
Mailing Address	6130 W FLAMINGO RD #402			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89103-2280			Evening Phone	
Day Phone				Mobile #	
Fax					

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

323 FREMONT ST
LAS VEGAS, 89101-321 FREMONT ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 10/10/2013 04:58 PM**Submitted By**

Page 2

A/P Linked Parcels

13934610010

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC2034474 ☐ Foreign
Effective		Expire			
Name	L'CHAIM WESTERN VILAGE PPTY LLC				
Day Phone		Eve Phone		Organization	% H GABAY
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	6130 W FLAMINGO RD #402				

LAS VEGAS, NV 89103-2280

Seasonal Addr**Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
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There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
	Total Unpaid	0.00	Total Paid 0.00

Inspections

There are no Inspections for this Report

Review Activities	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
Review #								
Comments								

Activity Review Details

No Activity Review Details

Report Date 10/10/2013 04:58 PM

Submitted By

Page 3

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

No Conditions

Project #	A/P Type	Status	Stage	Relation
-----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council?	Will this go DIRECTLY to City Council?	Hearing Type
Y Parent Project link required?		Public or Admin? PUBLIC
Required six month	Review	
Parent Application Type SUP		Is there a condition of approval for a Required Review?
Parent Project # 33731		If yes, when does it need to be reviewed?
Y Is this an Alcohol related Application?		Staff Recommendation
Meeting Information		

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
11/20/2013	CC	SCHEDULED		0	0	0
JGRIDER	10/01/2013					

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
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No Log Entries

No Model Home Details

RECEIVED

OCT 10 2013

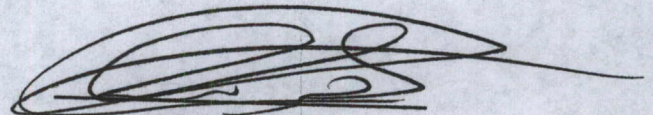
CRAZY ELY WESTERN VILLAGE
321 FREMONT ST
LAS VEGAS NV 89101

OCTOBER 9, 2013

TO WHO MAY CONCERN:

CRAZY ELY WESTERN VILLAGE LLC IS AN EXISTING RETAIL/GIFT
CONVENIENCE STORE. WHERE WE SELL BEER AND WINE PRODUCTS
(OFF PREMISES CONSUMPTION) IN ORDER TO ENHANCE OUR PRODUCTIVITY AND
OUR BOTTOM LINE. OUR STORE HOURS OF OPERATION IS FORM 8am to 2am
SEVEN DAYS A WEEK AND WE HAVE A TOTAL OF 4 EMPLOYEES PER SHIFT.

THANK YOU

A handwritten signature in black ink, appearing to read 'Haim Gabay', with a long horizontal flourish extending to the right.

HAIM GABAY



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CORRECTED LETTER

October 10, 2013

L'Chaim Western Village Property, LLC
% H. Gabay
6130 West Flamingo Road, Suite 402
Las Vegas, Nevada 89103

RE: RQR-51477 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: SUP-33731
321 Fremont Street(APN 139-34-610-010)

Dear Applicant:

Our records indicate the above referenced action will be scheduled for the **November 20, 2013** City Council meeting, at which time the Council may discontinue the use.

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **October 10, 2013** to pay the application fee of \$300.00, **notification fee of \$750.00** (for alcohol related land use applications) and submit the required documents. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the City Council, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the use for this site shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Nora Lares, Agenda Technician
Department of Planning
Long Range Planning Division

cc:

Mr. Haim Gabay
6130 West Flamingo Road, Suite 402
Las Vegas, Nevada 89103

Ms. Nieves Alvarez
6130 West Flamingo Road, Suite 402
Las Vegas, Nevada 89103

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov



A.P.N.: 139-34-610-010
File No: NCS-323405-HHLV (mf)
R.P.T.T.: \$33,150.00 C

3A

When Recorded Mail To: Mail Tax Statements To:
L'Chaim Western Village Property, LLC
Attn: Haim Gabay
6130 W. Flamingo Rd., Suite 402
Las Vegas, NV 89103

\$16.00 RPTT: \$33,150.00
N/C Fee: \$0.00

12/13/2007 15:17:24

T20070215810

Requestor:

FIRST AMERICAN TITLE COMPANY OF NEVADA

Debbie Conway LEX
Clark County Recorder Pgs: 4

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Western Village, LLC, a Nevada limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

L'Chaim Western Village Property, LLC, a Nevada limited liability company

the real property situate in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to

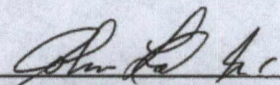
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 11/01/2007

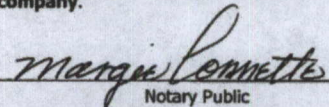
RECEIVED
OCT 10 2013

Western Village, LLC, a Nevada limited liability company


By: John Lonetti, Jr., Manager

STATE OF NEVADA)
COUNTY OF CLARK) ss.

This instrument was acknowledged before me on NOVEMBER 5, 2007 by
John Lonetti, Jr., Manager of Western Village, LLC, a Nevada limited liability company.


Notary Public
(My commission expires: 7-29-10)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 01, 2007 under Escrow No. **NCS-323405-HHLV.**

EXHIBIT "A"

**LOTS ELEVEN (11) AND TWELVE (12) IN BOOK THIRTY (30) OF CLARKS LAS VEGAS
TOWNSHIP, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37, IN
THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.**

ASSESSOR'S COPY

2. **Use of Property**

- a) ☐ Vacant Land b) ☐ Single Fam. Res.
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
 g) ☐ Agricultural h) ☐ Mobile Home
 i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property: \$6,500,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$6,500,000.00
 Real Property Transfer Tax Due \$33,150.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Western Village LLCCapacity: SellerSignature: John R. ...

Capacity: _____

SELLER (GRANTOR) INFORMATION**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Western Village, LLCPrint Name: L'Charm Western Village PropertyAddress: 2200 Red Oak AveAddress: 4130 W-Flamingo #402City: Las VegasCity: Las VegasState: NV Zip: 89109State: NV Zip: 89103**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance

Company National Commercial

Print Name: ServicesFile Number: NCS-323405-HHLV ml/MEAddress: 3960 Howard Hughes Parkway, S-380City: Las VegasState: NVZip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

3747



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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STEVEN D. ROSS
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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 2, 2013

RECEIVED

OCT 10 2013

*L'Chaim Western Village Property, LLC
% H. Gabay
6130 West Flamingo Road, Suite 402
Las Vegas, Nevada 89103*

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Department of Planning
Long Range Planning Division

cc:

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October 2, 2013

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GENERAL INFORMATION	
PARCEL NO.	139-34-610-010
OWNER AND MAILING ADDRESS	L'CHAIM WESTERN VILAGE PPTY LLC %H GABAY 6130 W FLAMINGO RD #402 LAS VEGAS NV 89103-2280
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	321 FREMONT ST LAS VEGAS
ASSESSOR DESCRIPTION *	CLARKS LAS VEGAS TOWNSITE PLAT BOOK 1 PAGE 37 LOT 11 BLOCK 30 & LOT 12 SEC 34 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 20071213:03747
RECORDED DATE	12/13/2007
VESTING	NO STATUS

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	203
APPRAISAL YEAR	2013
FISCAL YEAR	13-14
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2012-13	2013-14
LAND	158568	158568
IMPROVEMENTS	54312	55381
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	212880	213949
TAXABLE LAND+IMP (SUBTOTAL)	608228	611282
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	212880	213949
TOTAL TAXABLE VALUE	608229	611283

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.16 Acres
ORIGINAL CONST. YEAR	1954
LAST SALE PRICE MONTH/YEAR	6500000 12/07
LAND USE	3-58 COMMERCIAL RETAIL STORES AND SHO
DWELLING UNITS	0

Nora Lares

From: Michael Howe
Sent: Monday, September 30, 2013 2:15 PM
To: John Grider
Cc: Nora Lares; Peter Lowenstein
Subject: SUP-33731: required 6 month review not complete

John-

I took a phone call from a rep of the entitlement holder (SUP-33731 for B/W/C Off-Sale) requesting information on the required 6-month review placed as a condition of approval by the City Council. I found no record of the required review, and the license review (#L10-00303) was completed referencing the need for such review. Please add this required review to the next available Council Agenda.

Thanks,

Michael Howe, AICP, LEED-GA
Planner
City of Las Vegas | Department of Planning
333 North Rancho Drive, 3rd Floor | Las Vegas, Nevada 89106
p. (702)229-6821
f. (702)385-7268
mphowe@lasvegasnevada.gov
www.lasvegasnevada.gov

Tell us how we're doing! Please [click here](#) to take a short online survey to help us improve our service.

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 10/02/2013 10:44 AM**Submitted By**

Page 1

A/P # 51477 **REQUIRED REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed			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

RQR-51477 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT/OWNER: L'CHAIM WESTERN VILLAGE PROPERTY, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-33731) FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT at 321 Fremont Street (APN 139-34-610-010), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Parent A/P #

Project #	51477	Project/Phase Name	CRAZY ELY WESTERN VILLAGE BEER	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13934610010
Location 321 FREMONT ST

Owner/Tenant

Contact ID AC2034474	Name L'CHAIM WESTERN VILAGE PPTY LLC	
Mailing Address 6130 W FLAMINGO RD #402	Organization % H GABAY	
City LAS VEGAS	State/Province NV	
ZIP/PC 89103-2280	Country	☐ Foreign
Day Phone	Evening Phone	
Fax	Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses323 FREMONT ST
LAS VEGAS, 89101-321 FREMONT ST
LAS VEGAS, 89101-**A/P Addresses**

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

City of Las Vegas495 S Main St
Las Vegas, NV 89101**RQR Application****Report Date** 10/02/2013 10:44 AM**Submitted By**

Page 2

A/P Linked Parcels

13934610010

Applicants/Contacts

Primary	Y	Capacity	OWNER	Contact ID	AC2034474 ☐ Foreign
Effective		Expire			
Name	L'CHAIM WESTERN VILAGE PPTY LLC				
Day Phone		Eve Phone		Organization	% H GABAY
Pager		PIN #		Position	
Fax		Mobile		Profession	
E-Mail					
Address	6130 W FLAMINGO RD #402				

LAS VEGAS, NV 89103-2280

Seasonal Addr**Valid From** **To****Comments** No Comments
CONTACT ADDITIONAL**WORKCARD:** Work Card # 0
Expiration Date**CONTACT REQUIREMENTS**

License #	Percent Owned	Waiver	Health Card	Director Letter	Original Transcripts
-----------	---------------	--------	-------------	-----------------	----------------------

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
	Total Unpaid	0.00	Total Paid 0.00

Inspections

There are no Inspections for this Report

Review Activities	Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
-------------------	----------	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

No Activity Review Details

City of Las Vegas

495 S Main St
Las Vegas, NV 89101

RQR Application

Report Date 10/02/2013 10:44 AM

Submitted By

Page 3

Check Conditions

Condition

Approval

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

No Conditions

Project #

A/P Type

Status

Stage

Relation

No children exist for this project

Planning Condition Description

Effective

Expire

Comments

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council?

Will this go DIRECTLY to City Council?

Hearing Type

Y Parent Project link required?

Public or Admin? PUBLIC

Required six month

Review

Parent Application Type SUP

Is there a condition of approval for a Required Review?

Parent Project # 33731

If yes, when does it need to be reviewed?

Y Is this an Alcohol related Application?

Staff Recommendation

Meeting Information

Meeting Grid
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

11/20/2013

CC

SCHEDULED

0

0

0

JGRIDER

10/01/2013

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

No Log Entries

No Model Home Details