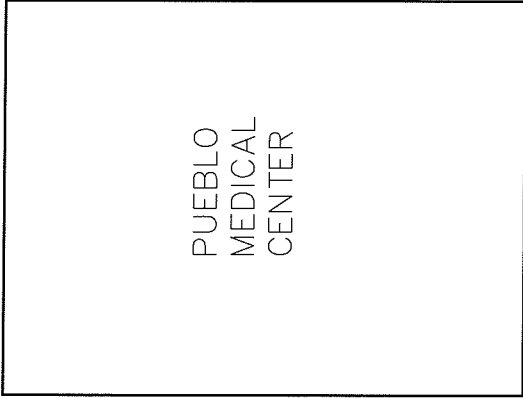
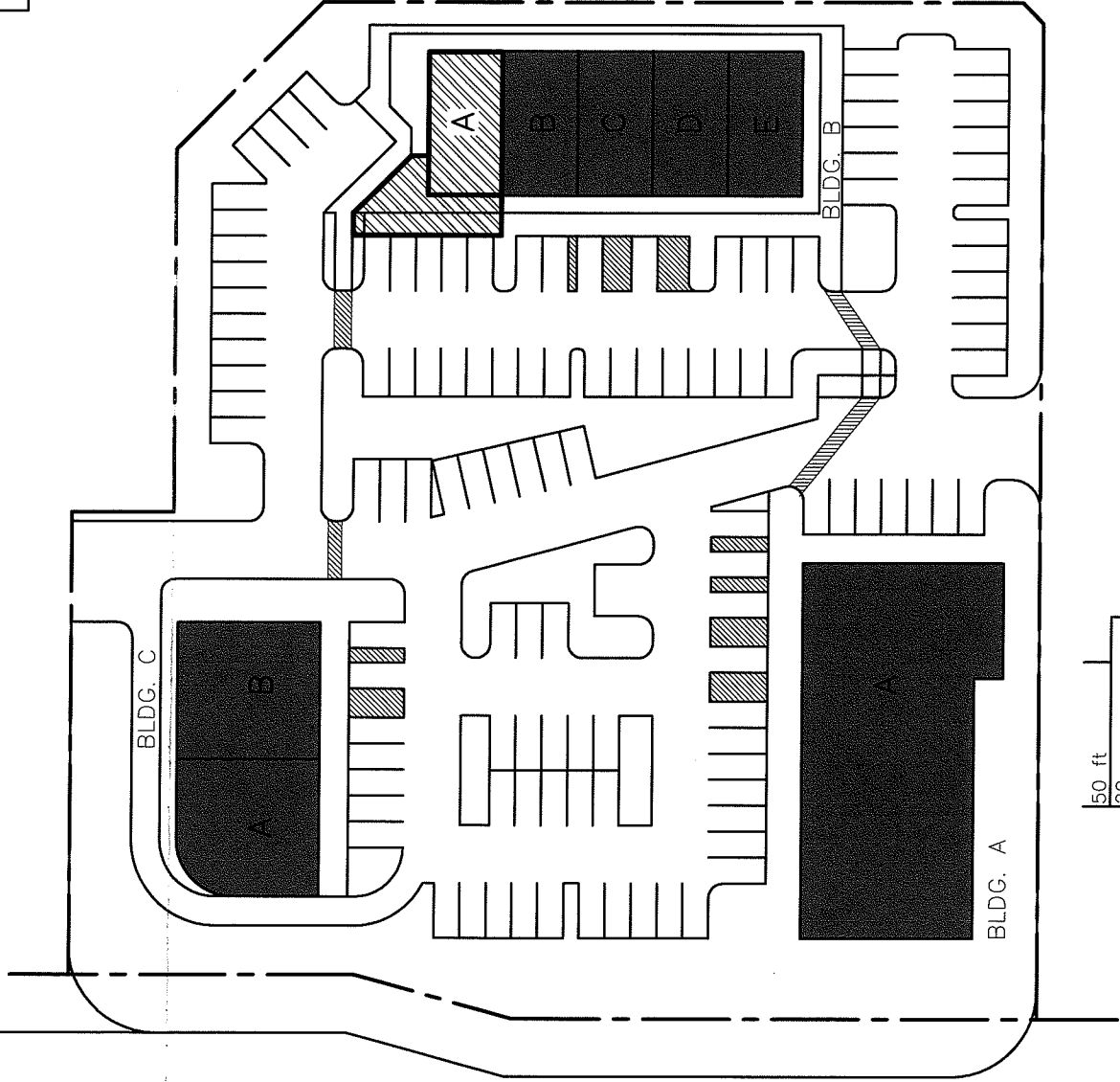


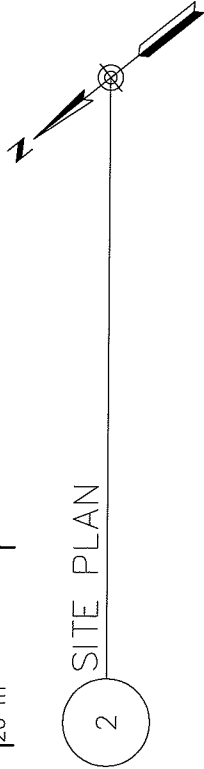
LAKE MEAD BLVD



RAMPART BLVD



TENANT ROLL	
BLDG. A - 2100 N RAMPART	
A - SHEPHERD EYE CENTER	
BLDG. B - 2110 N RAMPART	
A - NITTAYA'S SECRET KITCHEN	
B - ANNA'S GEMS	
C - BEST CLEANERS	
D - FITNESS TOGETHER	
E - THREE DOGS BAKERY	
BLDG. C - 2120 N RAMPART	
A - STARBUCKS	
B - CAFE CAUBO	

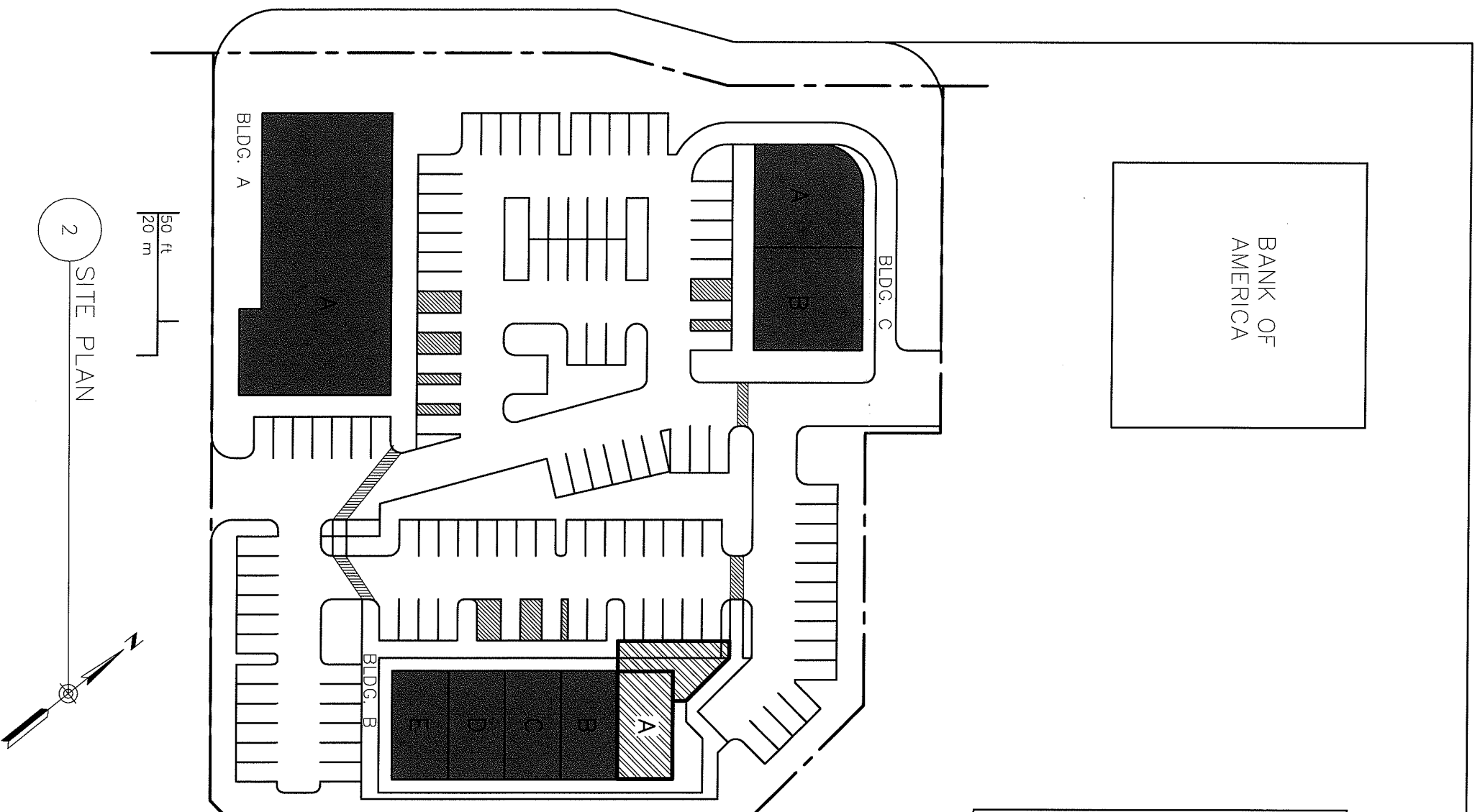


LAKE MEAD BLVD

BANK OF
AMERICA

PUEBLO
MEDICAL
CENTER

RAMPART BLVD



TENANT ROLL

BLDG. A - 2100 N RAMPART

A - SHEPHERD EYE CENTER

BLDG. B - 2110 N RAMPART

A - NITTAYA'S SECRET KITCHEN

B - ANNA'S GEMS

C - BEST CLEANERS

D - FITNESS TOGETHER

E - THREE DOGS BAKERY

BLDG. C - 2120 N RAMPART

A - STARBUCKS

B - CAFE CAUBO

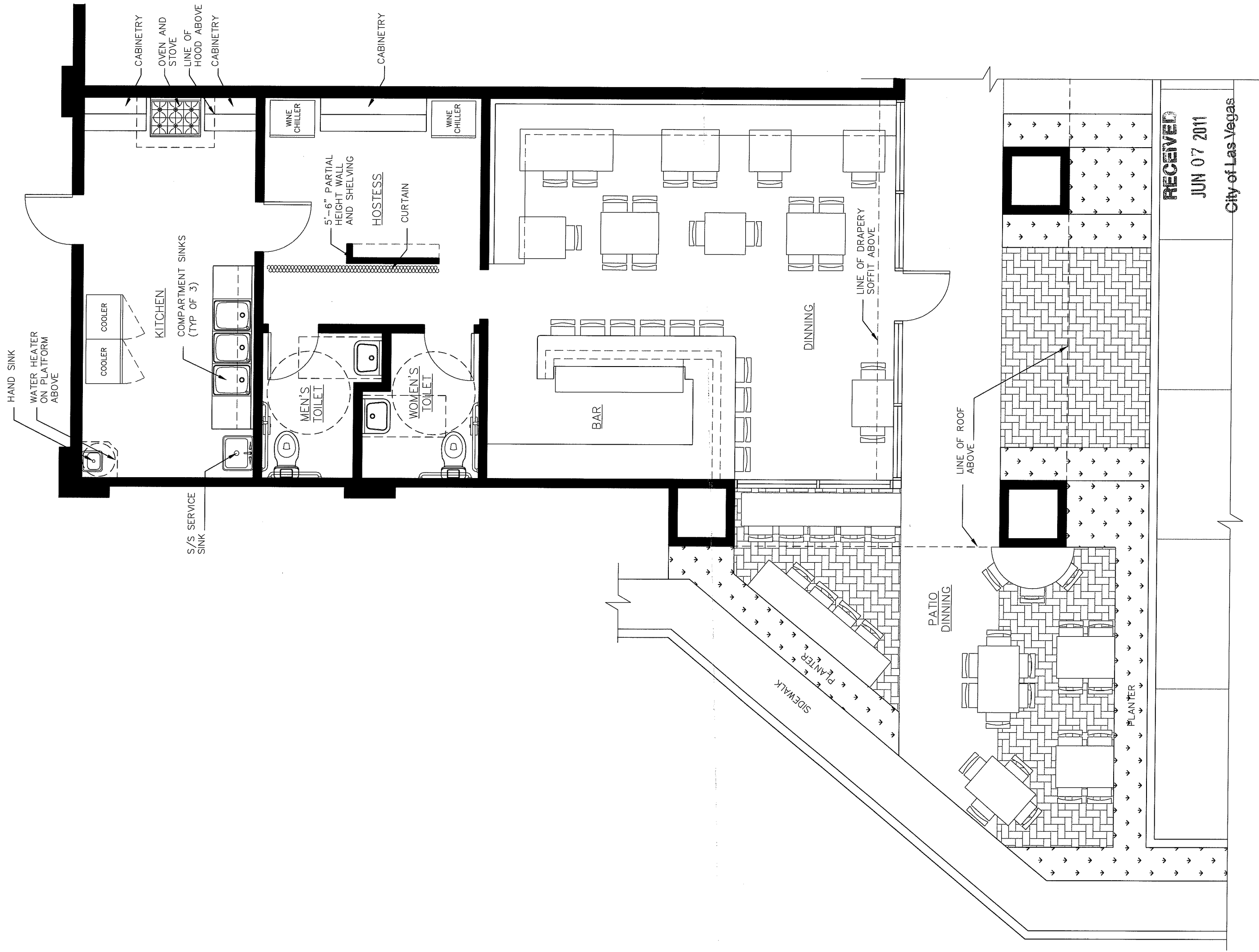
2 SITE PLAN

RECEIVED

JUN 07 2011

City of Las Vegas

SUP-42054



RECEIVED

JUN 07 2011

City of Las Vegas

INDOOR SEATING

28 SEATS

10 BAR SEATS

38 TOTAL SEATS

≈1,115 SF TOTAL INDOOR SPACE

OUTDOOR SEATING

30 OUTDOOR SEATS
≈310 SF

SUP-42054

1 FLOOR PLAN

3/16" = 1'-0"





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

July 11, 2011

Mr. Phil Davis
Rampart PHD, LLC
3225 South Rainbow Boulevard, Suite #206
Las Vegas, Nevada 89146

**RE: SUP-42054 - MINOR MODIFICATION TO AN APPROVED SPECIAL
USE PERMIT
ADMINISTRATIVE CYCLE - JULY 2011**

Dear Mr. Davis:

Your request for possible action on a request for a Minor Amendment to a Special Use Permit (SUP-9839) TO ADD A 310 SQUARE-FOOT OUTDOOR SEATING AREA TO AN EXISTING BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN A 1,115 SQUARE FOOT RESTAURANT at 2110 North Rampart, Suite #110 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.
2. Conformance to the approved conditions for Special Use Permit (SUP-9839), except as amended herein.
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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.

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



Mr. Phil Davis
SUP-42054 - Page Two
July 11, 2011

6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on July 11, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Nittaya Parawong
2110 North Rampart Boulevard, Suite #110
Las Vegas, Nevada 89128

Mr. Jack Mitchell Tarr
3450 North Hualapai Way, Suite #2181
Las Vegas, Nevada 89129

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: JULY 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC

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

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-42054	Staff APPROVES, subject to conditions:	

**** CONDITIONS ****

SUP-42054 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale Establishment use.
2. Conformance to the approved conditions for Special Use Permit (SUP-9839), except as amended herein.
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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
July 2011 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Minor Amendment to Special Use Permit (SUP-9839) for an outdoor dining area related to an existing Restaurant at 2110 North Rampart Boulevard, Suite #110. The 310 square-foot outdoor dining area consists of six tables located on private property next to the restaurant in a shopping center. The proposed outdoor seating area, as conditioned, meets Title 19 requirements; therefore, staff administratively approves this request.

ISSUES

- The previously approved Special Use Permit (SUP-9839) for Beer/Wine/Cooler On-Sale Establishment use must be amended to enable the sales and service of alcohol to include the outdoor dining area of the existing restaurant.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/04/06	The City Council approved Special Use Permit (SUP-9839) for a Beer/Wine/Cooler On-Sale Establishment at 2110 North Rampart Boulevard, Suite #110. The Planning Commission and staff recommended approval.
03/09/06	The Planning Commission approved a Variance (VAR-11363) to allow two proposed monument signs at a zero foot setback from the property line where five feet is the minimum allowed at 2100 North Rampart Boulevard. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
05/13/04	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/05/10	A Building Permit (#175550) was issued for a wall sign at 2110 North Rampart Boulevard, Suite #110.
04/12/11	Code Enforcement issued a citation (#100476) for outside dining without the proper permits at 2110 North Rampart Boulevard, Suite #110. The case was closed on 05/31/11.

Staff Report Page Two
July 2011 - Administrative Review Meeting

04/19/11	A Temporary Commercial Permit (#41473) for outside dining, entertainment and alcohol was issued for 2110 North Rampart Boulevard, Suite #110. The permit expired 05/22/11.
----------	--

<i>Pre-Application Meeting</i>	
No Pre-Application meeting was held.	

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

<i>Field Check</i>	
06/30/11	Staff conducted a field check of the site and found a well maintained shopping center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.44

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	VC (Village Center) [Summerlin]	P-C (Planned Community)
North	Financial Institution, General (with Drive-Through)	VC (Village Center) [Summerlin]	P-C (Planned Community)
South	Assisted Living Apartments	VC (Village Center) [Summerlin]	P-C (Planned Community)
	Multi-Family Residential		
East	Office, Medical or Dental	VC (Village Center) [Summerlin]	P-C (Planned Community)
West	Single Family Detached	Neighborhood Residential [Summerlin]	P-C (Planned Community)

Staff Report Page Three
July 2011 - Administrative Review Meeting

<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
P-C (Planned Community) - Summerlin	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Rampart Boulevard	Parkway Arterial	Master Plan of Streets and Highways	120	Y

Pursuant to CRG-5045, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required Parking</i>		<i>Provided Parking</i>		<i>Compliance</i>
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	17,484 SF	Per CRG-5045	110				
TOTAL SPACES REQUIRED			110		126		Y
Regular and Handicap Spaces Required			105	5	119	7	Y

ANALYSIS

This project is located within the Summerlin plan area and has a land use designation of VC (Village Center). The VC designation allows for a mix of land uses including multi-family, commercial, cultural, recreational and meeting facilities that provide most of the daily support services and activities for a village or combination of villages. The proposed use conforms to the intent of this designation.

Staff Report Page Four
July 2011 - Administrative Review Meeting

There are no additional parking standards that apply to a Beer/Wine/Cooler On-Sale Establishment, as it is in conjunction with an existing restaurant. The outdoor dining area of 300 square-feet requires an additional two parking spaces. Since the shopping center is over parked by 16 spaces, no additional spaces are needed. Required parking for the center is dictated per City Referral Group (CRG-5045) of the Summerlin Development Standards and therefore, is considered adequately parked for the proposed use.

The outside dining area is adjacent to the restaurant and is separated from the sidewalk by a raised planter. The applicant operated on the outside dining area under a temporary use permit without incident from 04/19/11 until the permit expired on 05/22/11, and meets all Title 19 requirements; therefore, staff is administratively approving the amended Special Use Permit.

FINDINGS (SUP-42054)

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

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

The proposal is both compatible with surrounding land uses and is consistent with the General Plan, as it will be located within a commercial center and serve the purposes outlined by the intent of the Village Center land use designation in Summerlin. More specifically, it will serve local area patrons and provide a service for the surrounding village.

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

The subject site can easily accommodate the use proposed, as it will not be so significantly intense to render it incompatible with the area.

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

The site is served by Rampart Boulevard, which has the ability to handle the traffic generated by this use.

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

Staff Report Page Five
July 2011 - Administrative Review Meeting

The approval of the requested amended Special Use Permit will not compromise the public health, safety or welfare or conflict with the objectives of the General Plan.

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

The establishment seats 59 patrons and is not located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or a City park. Therefore, it meets all Title 19.12 conditions.

APPROVALS 0

PROTESTS 0

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-42054 - SPECIAL USE PERMIT - ADMINISTRATIVE - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC - Request for a Minor Amendment to Special Use Permit (SUP-9839) FOR AN EXISTING BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN A 1,115 SQUARE FOOT RESTAURANT TO INCLUDE A 310 SQUARE FOOT OUTDOOR PATIO at 2110 North Rampart, Suite #110 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Anthony).

MINOR REVIEW ADMINISTRATIVE: **JULY 15, 2011**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Report Date 06/14/2011 05:00 PM

Submitted By

Page 1

A/P # 42054 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/07/2011 16:47	983052	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-42054 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NITTAYA PARAWONG - OWNER: RAMPART PHD, LLC - Request for a Minor Amendment to Special Use Permit (SUP-9839) FOR AN EXISTING BEER/WINE/COOLER ON-SALE ESTABLISHMENT IN A 1,115 SQUARE FOOT RESTAURANT TO INCLUDE A 310 SQUARE FOOT OUTDOOR PATIO at 2110 North Rampart, Suite 110 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 4 (Anthony).

Parent A/P #

Project #	42054	Project/Phase Name	NITTAYA'S SECRET KITCHEN	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13820614009

Location

Owner/Agent

Contact ID	AC1435029	Name	RAMPART P H D L L C	Profession	
Organization	% P DAVIS	Position		ZIP/PC	89146-6500
Mailing Address	3225-B S RAINBOW BLVD #206	State/Province NV		Reference #	
City	LAS VEGAS	☐ Foreign		Fax	
Country		Evening Phone		Mobile #	
Day Phone		PIN #			
Pager		E-Mail			
Owner From	09/06/2007	☒ Primary	100.00 %		

Contact ID	AC773193	Name	RAMPART P H D L L C	Profession	
Organization	% P DAVIS	Position		ZIP/PC	89146-6216
Mailing Address	3225-B S RAINBOW BLVD #206	State/Province NV		Reference #	
City	LAS VEGAS	☐ Foreign		Fax	
Country		Evening Phone		Mobile #	
Day Phone		PIN #			
Pager		E-Mail			
Owner From	06/23/2004	☐ Primary	0.00 %		

Contact ID	AC759867	Name	RAMPART PHD L L C	Profession	
Organization	SKI GETAWAYS INC	Position	% P DAVIS	ZIP/PC	89146-6216
Mailing Address	3225-B S RAINBOW BLVD #206	State/Province NV		Reference #	
City	LAS VEGAS	☐ Foreign		Fax	
Country		Evening Phone		Mobile #	
Day Phone		PIN #			
Pager		E-Mail			
Owner From	06/02/2004	☐ Primary	0.00 %		

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

SUP Application

Report Date 06/14/2011 05:00 PM

Submitted By

Page 2

Owner/Tenant

Contact ID	AC740287	Name	TROPICANA P H D L P	Profession	
Organization	SKI GETAWAYS INC	Position			
Mailing Address	1695 GLADE GULCH RD				
City	CASTLE ROCK	State/Province	CO	ZIP/PC	80104-7725
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	05/05/2004	To	06/02/2004		
		☐ Primary	0.00 %		

Contact ID	AC511584	Name	TROPICANA P H D L P	Profession	
Organization	% P DAVIS	Position			
Mailing Address	3225-B S RAINBOW BLVD #206				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89146-6216
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	03/26/2003	To	05/05/2004		
		☐ Primary	0.00 %		

Contact ID	AC508788	Name	TROPICANA P H D L P	Profession	
Organization	% P DAVIS	Position			
Mailing Address	3225-B S RAINBOW BLVD #206				
City	LAS VEGAS	State/Province	NV	ZIP/PC	89146
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	03/19/2003	To	03/26/2003		
		☐ Primary	0.00 %		

Contact ID	AC90207	Name	CALIFORNIA STATE AUTOMOBILE ASSN	Profession	
Organization		Position			
Mailing Address	100 VAN NESS AVE 12TH FLOOR				
City	SAN FRANCISCO	State/Province	CA	ZIP/PC	94102-5221
Country		☐ Foreign		Reference #	
Day Phone		Evening Phone		Fax	
Pager		PIN #		Mobile #	
		E-Mail			
Owner From	08/10/2002	To	03/19/2003		
		☐ Primary	0.00 %		

VP Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2100 N RAMPART BLVD
LAS VEGAS, 89128-

2110 N RAMPART BLVD
LAS VEGAS, 89128-

2120 N RAMPART BLVD
LAS VEGAS, 89128-

2120 N RAMPART BLVD 110
LAS VEGAS, 89128-

Report Date 06/14/2011 05:00 PM

Submitted By

Page 3

Address

Parcel Link

APN/BLVD

2110 N RAMPART BLVD 110
LAS VEGAS, 89128-

2108 N RAMPART BLVD
LAS VEGAS, 89128-

2120 N RAMPART BLVD 150
LAS VEGAS, 89128-

2110 N RAMPART BLVD 140
LAS VEGAS, 89128-

2110 N RAMPART BLVD 130
LAS VEGAS, 89128-

2110 N RAMPART BLVD 120
LAS VEGAS, 89128-

2110 N RAMPART BLVD 150
LAS VEGAS, 89128-

AVP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AVP Linked Parcels

13820614009

Applicant/Contact

Primary	N	Capacity	OTHER	Other	APPL	Contact ID	AC1889852	☐ Foreign
Effective		Expire						
Name	NITTAYA PARAWONG							
Day Phone	(702)525-9889 x							
Pager		Eve Phone		Organization				
Fax		PIN #		Position				
E-Mail		Mobile		Profession				
Address	2110 N RAMPART LAS VEGAS, NV 89128							
Seasonal Addr								
Valid From		To						
Comments	No Comments							

Report Date 06/14/2011 05:00 PM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License: Percent Owned: Waiver: Health Card: Director's Letter: Original: Training:

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1889224 ☐ Foreign
Effective
Name JACK TARR
Day Phone (702)545-6985 x
Pager
Fax
E-Mail
Address 2110 N RAMPART BLVD
SUITE 110
LAS VEGAS, NV 89128
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's Letter: Original: Training:

There are no items in this list

Report Date 06/14/2011 05:00 PM

Submitted By

Page 5

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	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	0
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:	0
Periodic Inspection Schedules Added:	0

Fee	Status	Paid Date	Amount
PROCESSING FEE	P	06/07/2011 16:55	500.00
Total Unpaid		0.00	Total Paid 500.00

Inspections

There are no Inspections for this Report

Review Activity Review # Comments	Review Type	Count	Status	Waived	Review Status	Review Status	Completed	Completed
449609	DEVCO	1	Incomplete	☐	06/14/2011 16:59			
449610	NEIGH P&S	1	Incomplete	☐	06/14/2011 16:59			
449611	B&S PLAN	1	Incomplete	☐	06/14/2011 16:59			
449612	FLOOD	1	Incomplete	☐	06/14/2011 16:59			

Report Date 06/14/2011 05:00 PM

Submitted By

Page 6

Review Activity Review Comments	Review Type	Count	Status	Waived	Created	Started	Completed	Completed By
449613	TRAFFIC	1	Incomplete	☐	06/14/2011 16:59			
449614	TEFO	1	Incomplete	☐	06/14/2011 16:59			
449615	SURVEY	1	Incomplete	☐	06/14/2011 16:59			
449616	SID	1	Incomplete	☐	06/14/2011 16:59			
449617	SEWER	1	Incomplete	☐	06/14/2011 16:59			
449618	ROW	1	Incomplete	☐	06/14/2011 16:59			
449619	LAND DEV	1	Incomplete	☐	06/14/2011 16:59			
449620	FIRE ENG	1	Incomplete	☐	06/14/2011 16:59			
449621	ENGDESIGN	1	Incomplete	☐	06/14/2011 16:59			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)
Comments

Modified By FSOLIS

Modified Date/Time 06/07/2011 16:47

No Comments

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
N	DINA (Not Always Required)	Y	Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions

Condition	Approval	Approved By	Approved Date	Applicant By	Applied Date	Applied
-----------	----------	-------------	---------------	--------------	--------------	---------

No Conditions

Project	AVP Type	Status	Stage	Relation
---------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Exempt	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

Report Date 06/14/2011 05:00 PM

Submitted By

Page 7

SPECIAL USE PERMIT

N DINA Required? N Will this go to the City Council? Hearing Type
N Project of Regional Significance? Public or Admin? ADMIN
N Parent Project link required? Is there a condition of approval for a Required Review?
Type of Use If yes, when does it need to be reviewed?
BEER/WINE/COOLER ON-SALE ESTABLISHMENT
Y Is this an Alcohol related Use? Staff Recommendation Entitlement Exercised?

Meeting Information

Meeting Information	Meeting Type	Meeting Status	YES Y/N	NO Y/N	ABSTENTIONS
Meeting Date Comment Added By	Add Date	Modified By Modified Date			
08/09/2011	ADMIN	SCHEDULED	0	0	0
FSOLIS	06/07/2011				

Template Type/AP	AP Type	Status	Status
------------------	---------	--------	--------

No children exist for this project

Employee	Employee ID	Last	First	MI	Comment
----------	-------------	------	-------	----	---------

No Employee Entries

Log	Action	Description	Entered By	SFID	Status	Hour
Comment						

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 06/07/2011 16:56 0.00
JACK TARR, CJAZZMINE AT SUMMERLIN CORP CK 2234, \$300, JACK TARR VISA CC ENDING IN 6379, \$100, & CASH, \$100, 702.834.2310

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Minor ~~Map~~ to SUP 9839
 Project Address (Location) 2110 N. Rampart #10 Las Vegas, NV 89128
 Project Name _____ Proposed Use _____
 Assessor's Parcel #(s) 138-20-614-009 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed outside Dining
 Commercial Square Footage 16,991 Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Rampart PHD LLC Contact Phil Davis
 Address 3225 S. Rainbow Blvd #206 Phone: 873-1167 Fax: 248-1324
 City Las Vegas State NV Zip 89146
 E-mail Address phdproperties@yahoo.com

APPLICANT Nittaya Parawong Contact _____
 Address 2110 N. Rampart #10 Phone: 702 525 9889 Fax: _____
 City Las Vegas State Nevada Zip 89128
 E-mail Address littleone0099@gmail.com

REPRESENTATIVE Jack Mitchell Tarr Contact _____
 Address 3480 N. Hualapai #2181 Phone: 702-545 6985 Fax: _____
 City Las Vegas State Nevada Zip 89129
 E-mail Address JB71MT@GMAIL.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 Phil Davis

Subscribed and sworn before me

This 27th day of May, 20 11

[Signature]

Notary Public in and for said County and State



JODIE LYNNE CRUM
 Notary Public State of Nevada
 No. 99-51690-1
 My appt. exp. Feb. 12, 2015

FOR DEPARTMENT USE ONLY

Case # SUP-42054

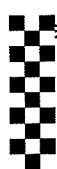
Meeting Date: _____

Total Fee: 500

Date Received: 6-7-11

Received By: FS

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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42054** APN: _____
Name of Property Owner: Phill Davis / Rampart PHD LLC
Name of Applicant: Nikkeya Porawong
Name of Representative: Jack Torr

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

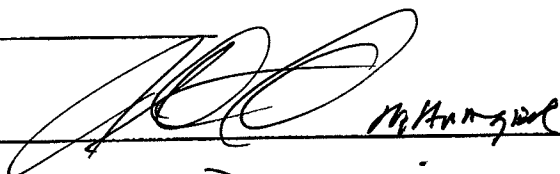
☒ No

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: _____

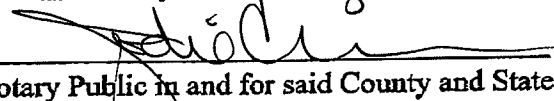
Signature of Property Owner: 

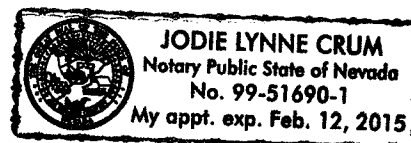
Print Name: PHIL DAVIS

RECEIVED
JUN 07 2011
City of Las Vegas

Subscribed and sworn before me

This 27th day of May, 2011


Notary Public in and for said County and State



NITTAYA'S SECRET KITCHEN

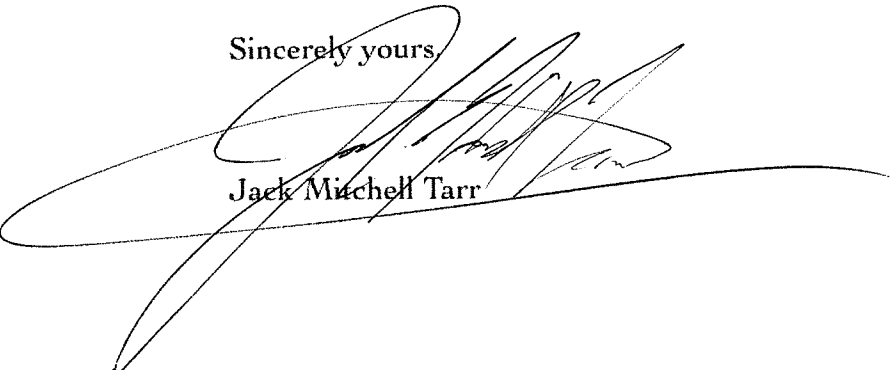
2110 North Rampart #110 Las Vegas, NV 89128 702.360.8885

May 24th, 2011
City Of Las Vegas, Nevada
Planning & Development
333 N. Rancho Drive
Las Vegas, NV 89106

To whom it may concern,

I'm writing you to justify the use of our patio area for dinning and drinking. Our guests have enjoyed this area during temporary permit. We aim to use the patio during our operation hours of 11am to 11pm. Parking for the area is already ample for the increased guest count. During the temporary permit we experienced no issues or complaints. Thank you so much for your consideration.

Sincerely yours,


Jack Mitchell Tarr

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City of Las Vegas

SUP-42054

DATE: September 13, 2004

CASE: CRG-5045

APPLICANT: PHD Properties, Inc.

LOCATION:

On the east side of Rampart Boulevard, approximately 260 feet south of Lake Mead Boulevard.

APPLICATION REQUEST:

This request is for a Summerlin Site Development Plan Review for three commercial buildings, totaling 17,484 square feet.

BACKGROUND DATA:

02/16/94 The City Council approved a Rezoning (Z-0135-93) to P-C (Planned Community) on this site as part of a larger request.

DETAILS OF APPLICATION:

Site Area:	2.4 acres
Building Area:	17,484 square feet
Building A	7,100 square feet
Building B	6,400 square feet
Building C	3,984 square feet
Building Height:	30 Feet 6 Inches (overall height)
Total Parking Required*:	110 spaces
Handicap Spaces Required:	5 spaces (including 1 van accessible)
Parking Provided:	126 spaces
Handicap Spaces Provided:	7 spaces (including 3 van accessible)

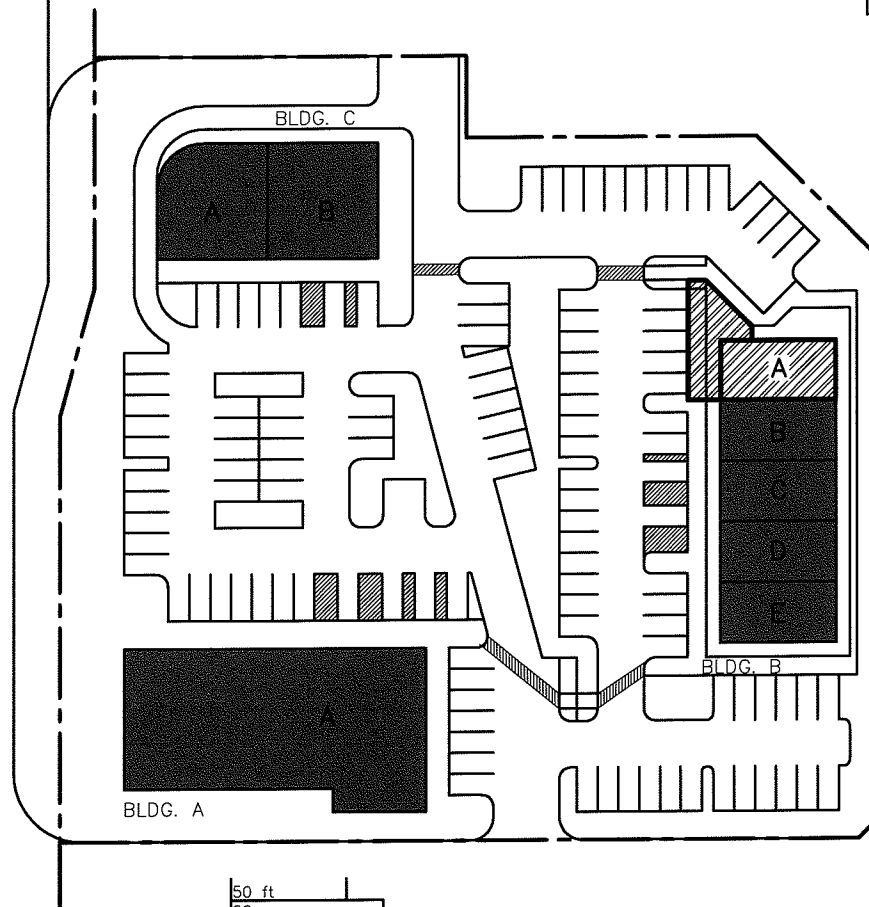
- * Based upon the following calculations: Medical Office 1/200 GFA up to 2,000 square feet, 1/175 GFA thereafter; Specialty Shops (including Barber) 1/500 GFA; Business/Professional 1/300 GFA; Restaurant 0 to 6,000 square feet 1/75 GFA; Restaurant with Drive-Up 1/100 GFA.

LAKE MEAD BLVD

BANK OF
AMERICA

PUEBLO
MEDICAL
CENTER

RAMPART BLVD



TENANT ROLL

BLDG. A - 2100 N RAMPART

A - SHEPHERD EYE CENTER

BLDG. B - 2110 N RAMPART

A - NITTAYA'S SECRET KITCHEN

B - ANNA'S GEMS

C - BEST CLEANERS

D - FITNESS TOGETHER

E - THREE DOGS BAKERY

BLDG. C - 2120 N RAMPART

A - STARBUCKS

B - CAFE CAUBO

2 SITE PLAN

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JUN 07 2011

City of Las Vegas

SUP-42054

20040513-0003582

Fee: \$16.00 RPTT: EX#008
05/13/2004 12:28:47 T20040021027
Req: UNITED TITLE OF NEVADA
Frances Deane
Clark County Recorder Pgs: 4

APN: 138-20-614-009

Affix R.P.T.T. Exempt 8

~~WHEN RECORDED MAIL TO~~ and MAIL TAX
STATEMENT TO:

RAMPART PHD, LLC
ATTN: PHILIP H. DAVIS
3225-B S. RAINBOW BLVD #206
LAS VEGAS, NV 89146

Handwritten signature/initials

ESCROW NO: 04126050-079-TL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Tropicana PHD Limited Partnership, a Nevada Limited Partnership

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

Rampart PHD, LLC, a Nevada limited liability company

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

See Exhibit A attached hereto and made a part hereof.

- 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.

Witness my/our hand(s) on May 11, 2004

SELLERS:

Tropicana PHD, Limited Partnership

Handwritten signature of Philip H. Davis
By: Philip H. Davis

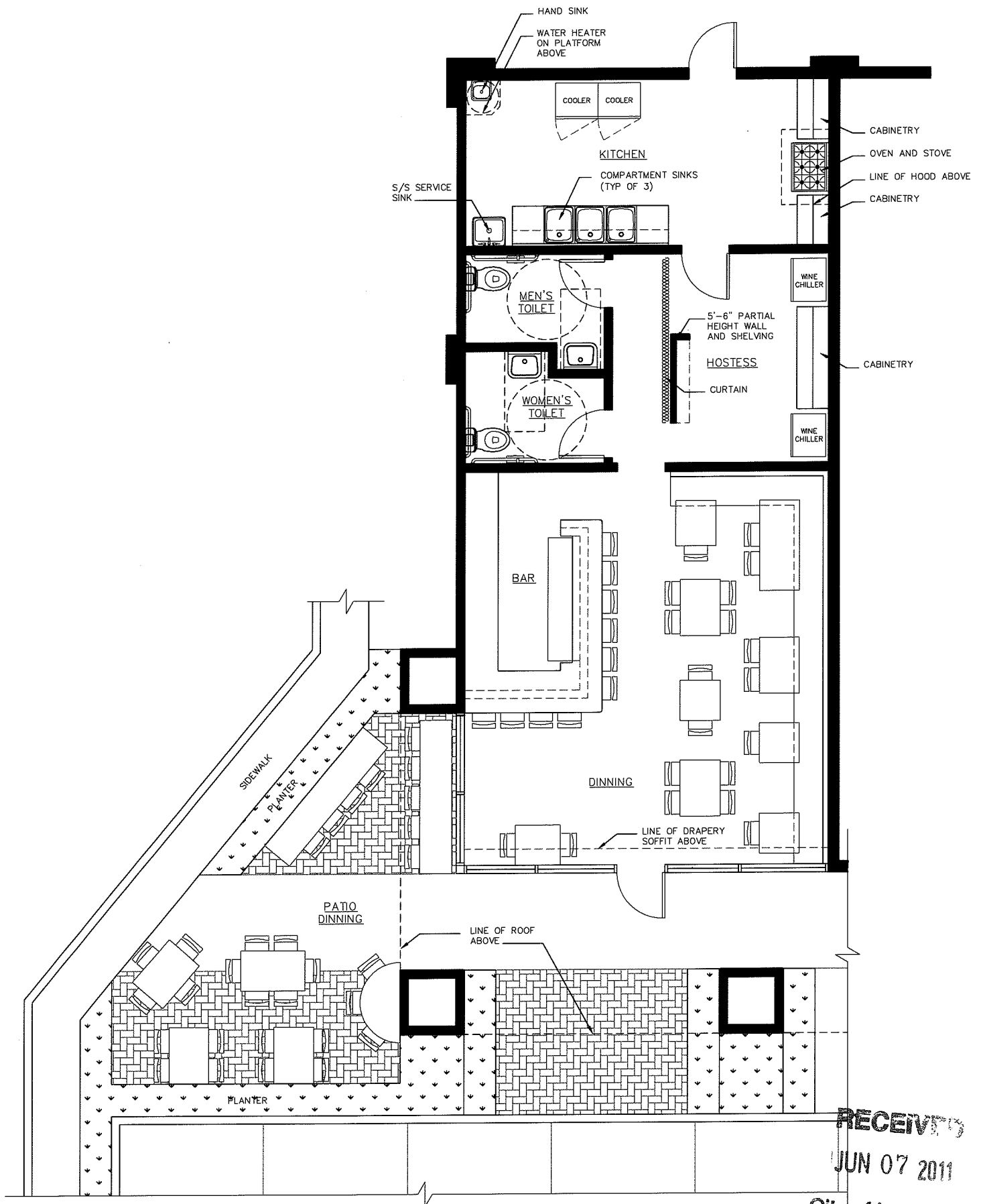
Its: General Partner

REQUEST OF UNITED TITLE AS
AN ACCOMMODATION ONLY
WITH NO LIABILITY

RECEIVED

JUN 07 2011

City of Las Vegas



RECEIVED
JUN 07 2011

City of Las Vegas

1 FLOOR PLAN
1/8" = 1'-0"

SUP-42054



INDOOR SEATING
28 SEATS
10 BAR SEATS
38 TOTAL SEATS
≈1,115 SF TOTAL INDOOR SPACE

OUTDOOR SEATING
30 OUTDOOR SEATS
≈310 SF