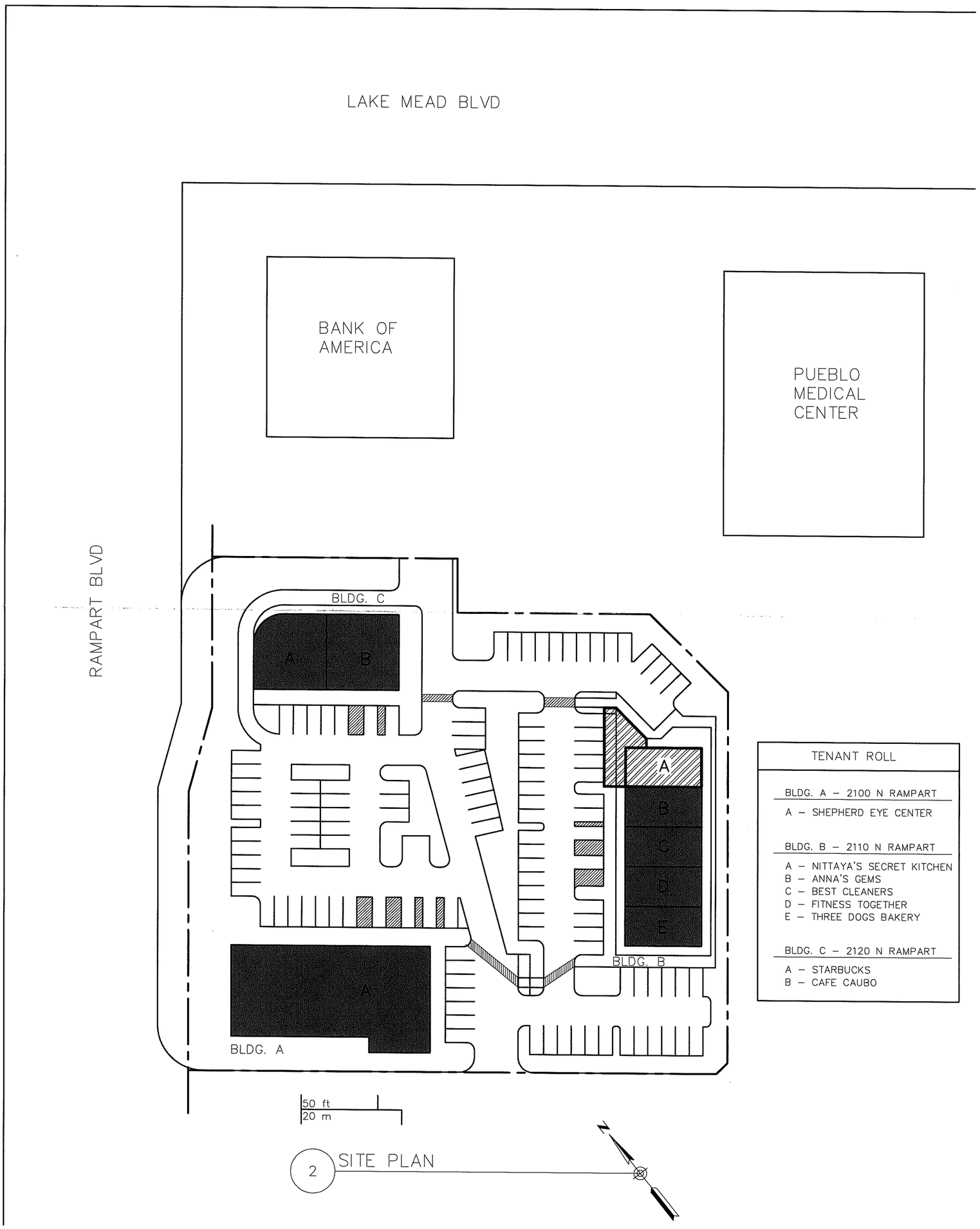
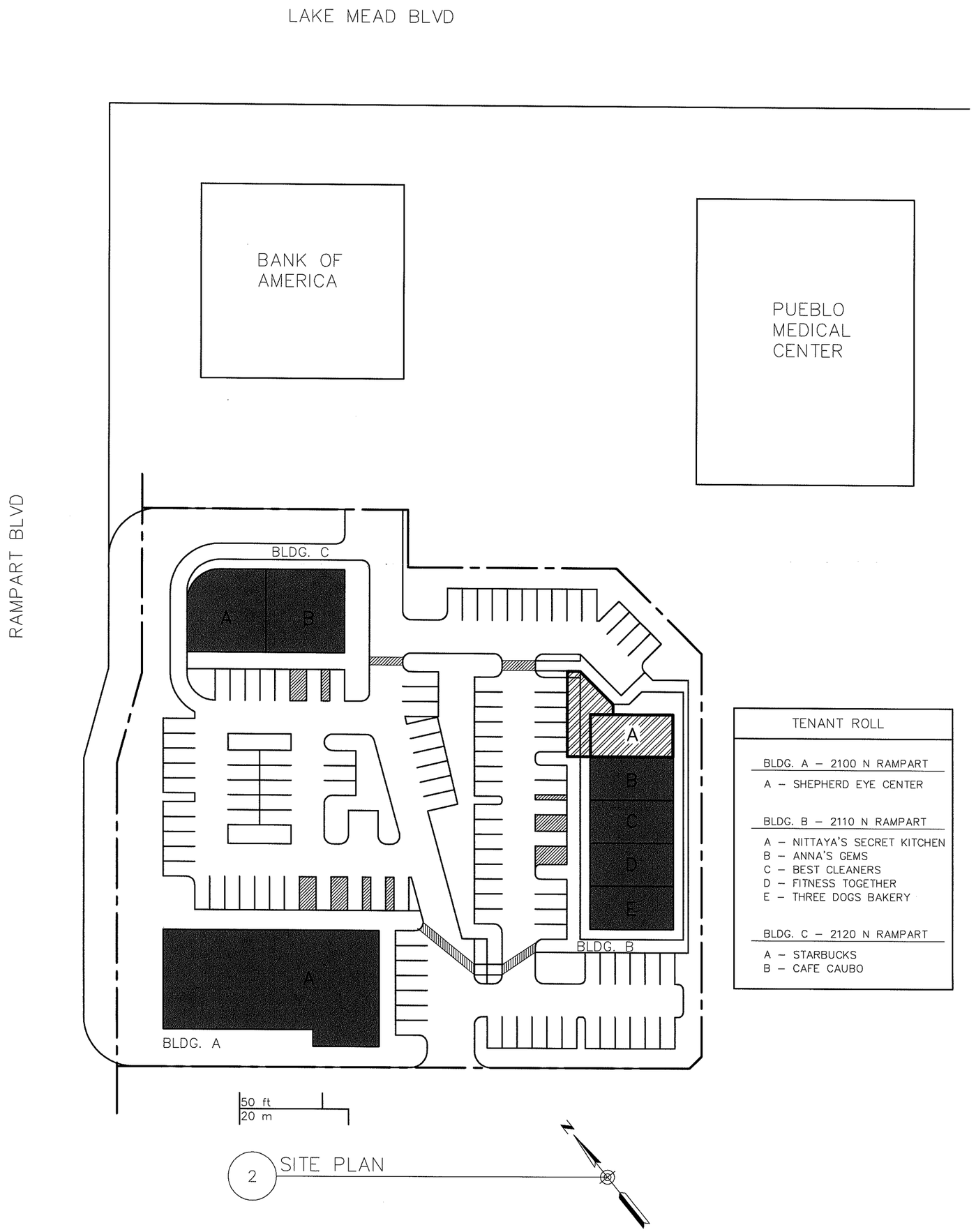


TENANT ROLL
BLDG. A – 2100 N RAMPART
A – SHEPHERD EYE CENTER
BLDG. B – 2110 N RAMPART
A – NITTAYA'S SECRET KITCHEN
B – ANNA'S GEMS
C – BEST CLEANERS
D – FITNESS TOGETHER
E – THREE DOGS BAKERY
BLDG. C – 2120 N RAMPART
A – STARBUCKS
B – CAFE CAUBO

RECEIVED
JUN 07 2011
City of Las Vegas

SUP-42054



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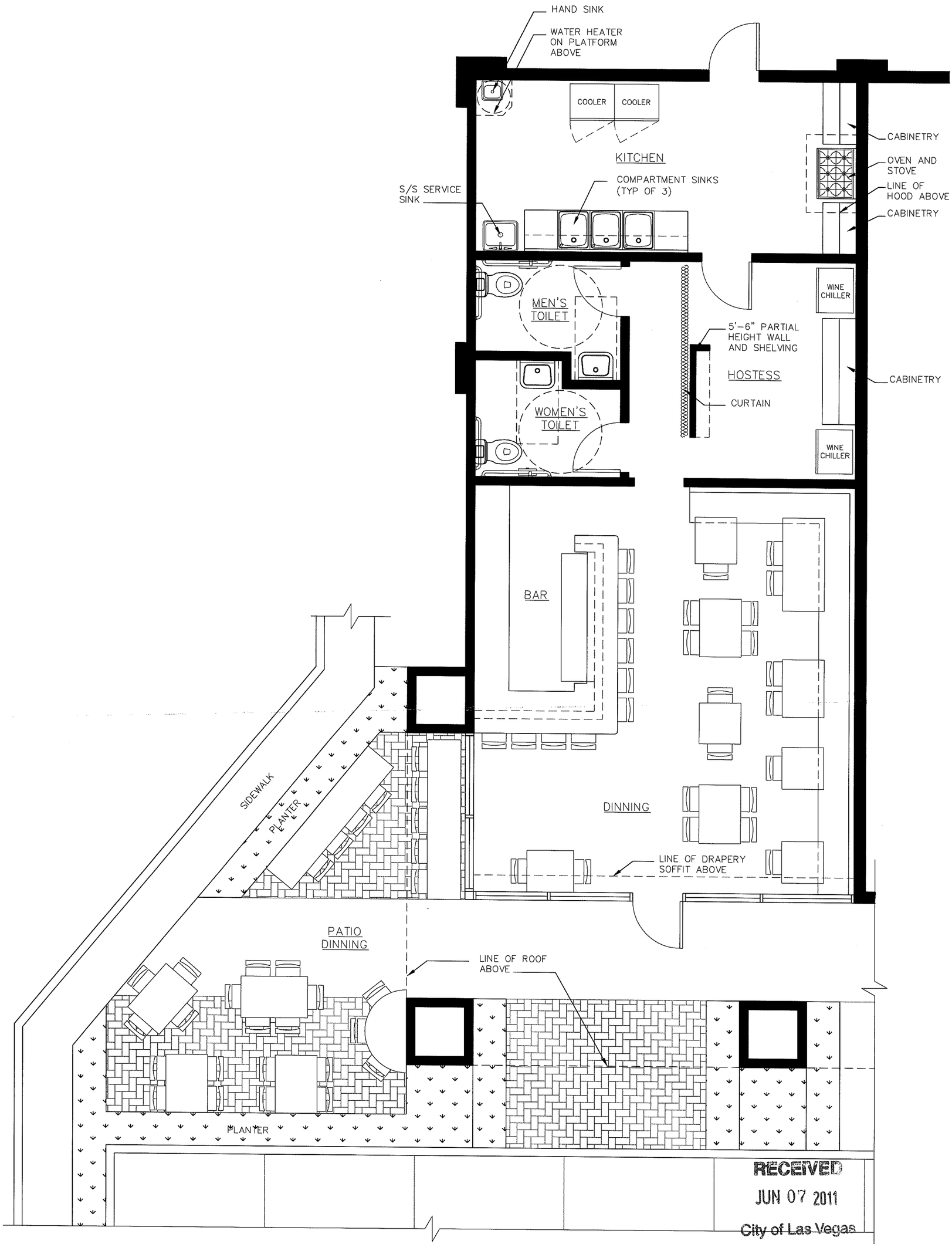
City of Las Vegas

SUP-42054



RECEIVED
JUN 07 2011
City of Las Vegas

1 FLOOR PLAN
3/16" = 1'-0"

N

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

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

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

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.

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) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
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.

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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.

YK

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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
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.

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

Related Building Permits/Business Licenses	
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.

YK

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.

Pre-Application Meeting
No Pre-Application meeting was held.

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

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

Details of Application Request	
Site Area	
Net Acres	2.44

Surrounding Property	*Existing Land Use Per Title 19.12*	*Planned or Special Land Use Designation*	*Existing Zoning District*
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 Multi-Family Residential	VC (Village Center) [Summerlin]	P-C (Planned Community)
East	Office, Medical or Dental	VC (Village Center) [Summerlin]	P-C (Planned Community)
West	Single Family Detached	Neighborhood Residential [Summerlin]	P-C (Planned Community)

Special Purpose and Overlay Districts	*Yes*	*No*	*Compliance*
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

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

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

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	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.

YK

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.**

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 with 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

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

4K

SUP Application

Report Date 06/14/2011 05:00 PM **Submitted By**

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
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
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/Tenant

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

Contact ID AC773193 **Name** RAMPART P H D L L C
Organization % P DAVIS **Position** **Profession**
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 06/23/2004 **To** 09/06/2007 ☐ **Primary** 0.00 %

Contact ID AC759867 **Name** RAMPART PHD L L C
Organization SKI GETAWAYS INC **Position** % P DAVIS **Profession**
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 06/02/2004 **To** 06/23/2004 ☐ **Primary** 0.00 %

Owner/Tenant

Contact ID AC740287 **Name** TROPICANA P H D L P
Organization SKI GETAWAYS INC **Position** **Profession**
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
Organization % P DAVIS **Position** **Profession**
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
Organization % P DAVIS **Position** **Profession**
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
Organization **Position** **Profession**
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 %

A/P 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-

Address | Parcel Link | AVP Link

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/Contacts

Primary N **Capacity** OTHER **Other** APPL **Contact ID** AC1889852 ☐ **Foreign**
Effective **Expire**
Name NITTAYA PARAWONG
Day Phone (702)525-9889 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 2110 N RAMPART
LAS VEGAS, NV 89128
Seasonal Addr

Valid From **To**
Comments No Comments

CONTACT ADDITIONAL

WORKCARD: **Work Card #** 0
Expiratation Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y **Capacity** OTHER **Other** REP **Contact ID** AC1889224 ☐ **Foreign**
Effective **Expire**
Name JACK TARR
Day Phone (702)545-6985 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
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
Expiratation Date

CONTACT REQUIREMENTS
License # 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
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

Fees

Fees	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 Activities

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

Review Activities Review #	Review Type		Status	Waived	Created	Started	Completed	Comments
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) **Modified By** FSOLIS **Modified Date/Time** 06/07/2011 16:47

Comments
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 Supervisor Required	Approved By	Approved Date	Applied By	Applied Date	Assigned

No Conditions

Project #	AIP Type	Status	Stage	Relation

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

SPECIAL USE PERMIT

N **DINA Required?** N **Will this go to the City Council?** **Hearing Type**

Public or Admin? ADMIN

N **Project of Regional Significance?**

N **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
BEER/WINE/COOLER ON-SALE 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	ABSTENTIONS
08/09/2011	ADMIN	SCHEDULED		0	0	0
FSOLIS	06/07/2011					

Template Type	AVP #	AVP Type	Status	Stage
No children exist for this project				

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	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 ~~Mod~~ to SUP 9939

Project Address (Location) 2110 N. Rampart #110 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 Paracwong **Contact** _____

Address 2110 N. Rampart #110 **Phone:** 702 525 9889 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89128

E-mail Address littleone0099@Gmail.com

REPRESENTATIVE Jack Mitchell Tacc **Contact** _____

Address 3980 N. Hualapai #2181 **Phone:** 702-545-6985 **Fax:** _____

City Las Vegas **State** Nevada **Zip** 89129

E-mail Address JRJ1MT@GMAIL.COM

Property Owner 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.

_____

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.

Revised 10/27/08

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-42054** APN: _____

Name of Property Owner: Phill Davis / Rampart PHD LLC

Name of Applicant: Nikkaya Porawong

Name of Representative: Jack Tarr

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: _____

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JUN 07 2011
City of Las Vegas

Signature of Property Owner: _____

Print Name: Phil Davis

Subscribed and sworn before me

This 27th day of May, 2011

_____

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

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)

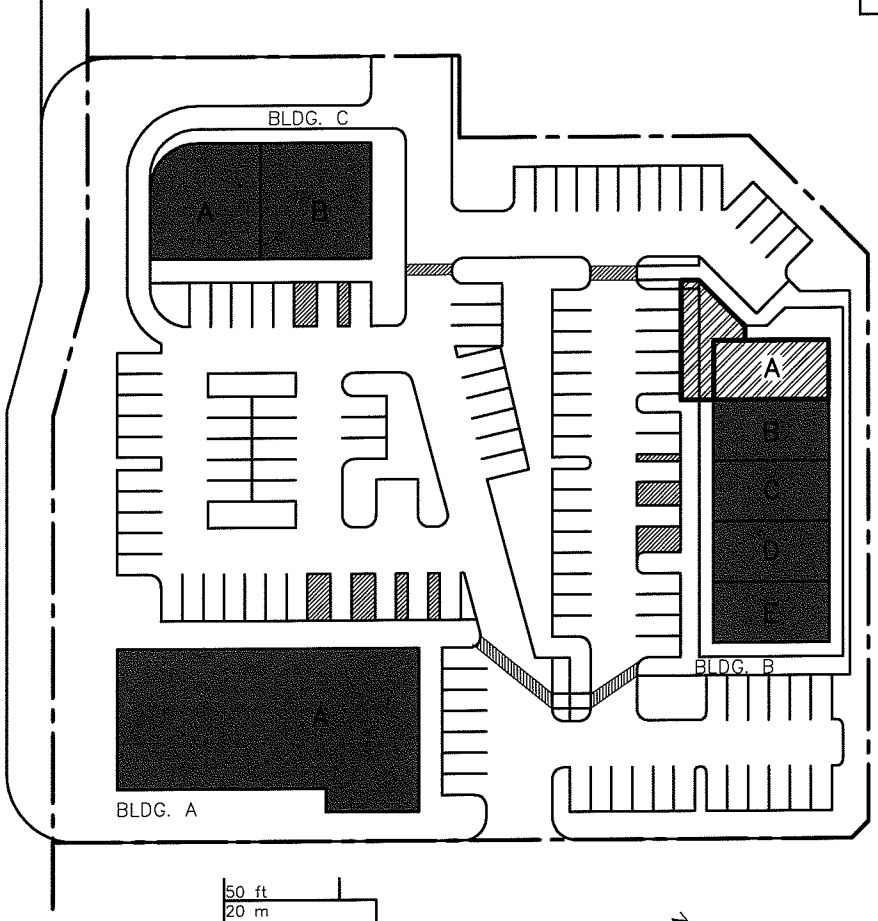
* Based upon the following calculations: Medical Office 1/200 GFA up to 2,000 square feet, 1/175 GFA thereafter; Specialty Shops (including Barber) 1/500 GFA; Business/Professional 1/300 GFA; Restaurant 0 to 6,000 square feet 1/75 GFA; Restaurant with Drive-Up 1/100 GFA.

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

50 ft
20 m

2 SITE PLAN

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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

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

By: Philip H. Davis
Its: General Partner

REQUEST OF UNITED TITLE AS
AN ACCOMMODATION ONLY
WITH NO LIABILITY

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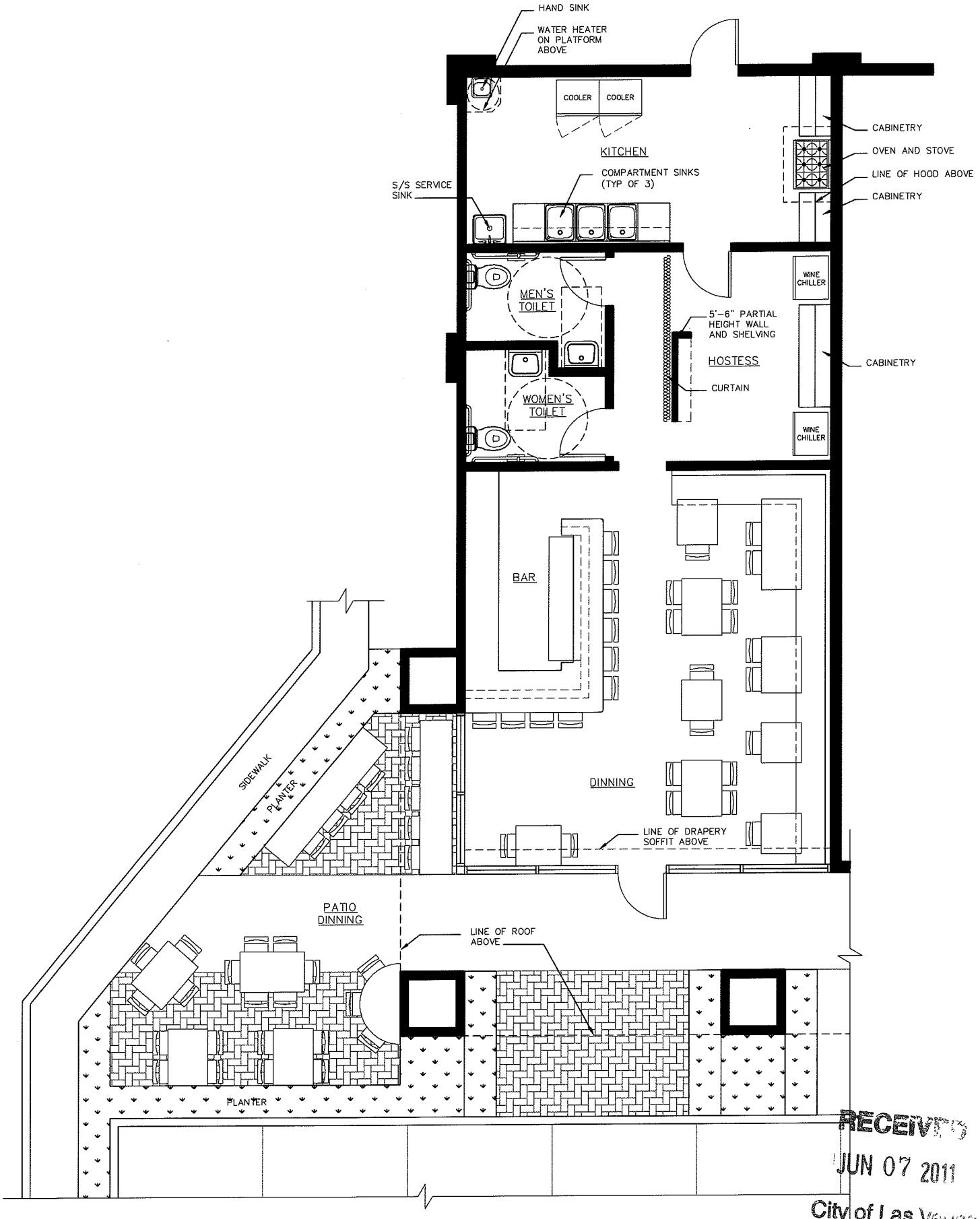
City of Las Vegas



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INDOOR SEATING
28 SEATS
10 BAR SEATS
38 TOTAL SEATS ≈1,115 SF TOTAL INDOOR SPACE
OUTDOOR SEATING
30 OUTDOOR SEATS ≈310 SF

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

SUP-42054