

SPRINGS PRESERVE

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September 6, 2007

City of Las Vegas
Planning and Development Department
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**SUBJECT: SPRINGS PRESERVE SPECIAL USE PERMIT FOR RESTAURANT
WITH BAR SERVICE, JUSTIFICATION LETTER**

On behalf of the Springs Preserve, the Las Vegas Valley Water District (District) requests a Special Use Permit for the purpose of serving alcohol as part of the restaurant operations at the Springs Preserve. The specific use being requested is restaurant with bar service. The Springs Preserve is approximately 180-acres and is located on the south side of U.S. 95 and east of Valley View Boulevard, and is identified by Assessor Parcel Number 139-31-602-003. Although the entire site is 180 acres, the restaurant operations total 8,669 square feet within the 80-acre developed portion of the site, along Valley View Boulevard.

The facility is organized into four primary theme components: the Visitor Center, focusing on the history of the environment and people of the Las Vegas valley; a natural preserve and trails system that highlights the natural and cultural artifacts and resources that remain on the site; the Desert Living Center and gardens that highlight sustainable living and water efficient landscaping; and the Nevada State Museum, which will provide a statewide context for the Springs Preserve, linking the development of Las Vegas to the history of Nevada and the settlement of the West. The Nevada State Museum is scheduled to open in 2009. The Springs Preserve will host a variety of public and private events, and Wolfgang Puck Catering is the exclusive restaurant and catering operator.

The parking requirement for this development is 500 spaces. Including both upper and lower parking areas as well as the unpaved overflow area (with dust control), the site contains 557 parking spaces.

The café is located within the Visitor Center, located at 317 South Valley View Boulevard, and it will be a restaurant with bar service. The café consists of 1,866 square feet of kitchen/office space and 6,803 square feet of seating. Food and alcohol will be ordered at the walk-up counter and then delivered by staff to the table. The hours of

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operation for the café are from 10:00 AM to 11:00 PM. In order to provide the patrons the opportunity to order an alcoholic beverage with their menu selection, a Special Use Permit for Restaurant with Bar Service is respectfully requested at this time.

Please contact Mike Dagenais at 822-7760 if you have questions.

Respectfully,

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

Francis N. Béland, Director
Springs Preserve

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