

SPRINGS PRESERVE

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September 06, 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 BANQUET FACILITY (WITH ALCOHOLIC BEVERAGE SALES), 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 catering operations at the Springs Preserve. The specific use being requested is banquet facility (with alcoholic beverage sales.) 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.

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 proposed catering preparation kitchen is located within the Desert Living Center, located at 325 South Valley View Boulevard, and will be the kitchen for all banquet facilities. The catering kitchen consists of 640 square feet of kitchen/preparation space. The kitchen will be used for catering special events within the Desert Living Center. The total indoor banquet facility space consists of 21,031 square feet and the total outdoor banquet facility space consists of 115,900 square feet, for a combined total of 136,931

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S. VALLEY VIEW
BLVD.
LAS VEGAS, NV 89107
(702) 822-8344

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square feet for hosting special events. The hours of operation within these banquet facilities will be as early as 10:00 A.M. to as late as 11:00 P.M. For these special events, a Special Use Permit for Banquet Facilities (with alcoholic beverage sales) is respectfully requested.

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

Respectfully,



Francis N. Béland, Director
Springs Preserve

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