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March 2, 2011

City of Las Vegas Planning and Zoning  
333 North Rancho Drive  
Las Vegas, Nevada 89106

Revised: Special Use Permit for on-sale beer and wine within Tivoli Village at Queensridge  
Parcel 138-32-601-003

Dear Sir/Madam;

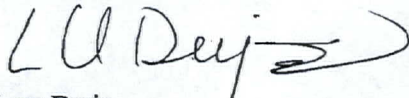
Please consider this request to allow a restaurant that serves beer and wine a Gourmet Pizzeria within the Tivoli Villages mixed use development (SUP-5853). The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The underlying zoning is C-2.

The proposed Pizzeria meets the Title 19 definition of a restaurant with on-premise sale of beer and wine and in conjunction with meals. While there are four stools located at the beer and wine bar, there is also the capacity for more than 100 units of table seating. The parking allocation for this restaurant is grandfathered into the project-wide parking agreement. Please reference VAR-10773 that approved 3,955 spaces where 4,961 would otherwise be required.

This application requires a waiver of separation distance to allow less than 400 feet from the property line of the subject parcel to the property line of the nearest city park. The Tivoli Village mixed use development is situated on a parcel on which the north easternmost corner measures 141 feet from a playground within Angel Park (138-32-501-003). It is important to note that the commercial portion of this 30 acre parcel is on the westernmost side of the mixed use area. Consequently approximately 560 feet of mid-rise residential development is situated between the commercial portion of Tivoli Villages and the subject playground. It is also notable that there are two barriers between this park and Tivoli Village. The first is an approximate 600 foot fence along the northern boundary of the property. The second is a drainage channel that is more than 20 feet deep. As a result, a pedestrian must walk 1655 feet to the park while there is no direct vehicular access. For this reason, the park is suitably protected from this restaurant.

If you have additional concerns please phone me at 598-1408.

Very truly yours,



Lora Dreja  
Land Entitlements  
Law Offices of Jay Brown

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SUP-41030  
REVISED