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City of Las Vegas
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731 S Fourth Street
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Revised SUP-40748 with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B160 (basement) 170 (streetside level) with Patio.

Dear Mr. Gridler;

Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically, the business is located within a street level unit and a basement unit of 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard.

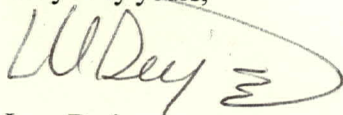
Sofa by Santos Lounge has a lounge/nightclub atmosphere. The proposed lounge is located both at grade and below grade. An indoor 2,500 SF street level dining area with an approx. 720 SF outdoor patio is accessed from the Tivoli promenade while internal staircases access an approximate 6,110 SF lounge (unit B160), beneath building nine in the mixed use development.

Under the provisions of Title 19 it is classified as a liquor establishment within a mixed use district. The lease allows the tenant the option to serve food.

Please refer to ordinance 6013 that permits an applicant to request a waiver for the 1500 foot minimum separation requirement between Liquor Establishment and protected uses when the proposed tavern is located in a mixed use district. This Use Permit request requires the application of ordinance 6013 in order for Sofa to operate one the same property as previously approved taverns within Tivoli Village. This request also requires the application of ordinance 6013 to allow this tavern a 0 foot separation between to the liquor establishment located on Angel Park Golf Course that is the adjacent property. A third waiver is required to allow this tavern to be located approximately 141 feet from the boundary of a children's play ground located at Angel Park. This distance is measured property line to property line. The actual walking distance from the proposed tavern is more than 1500 feet and the pathway is encumbered by numerous other buildings, fences and drainage channels. There is not a direct route to drive from this establishment to the park.

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

Very truly yours,



Lora Dreja

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SUP-40748
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