



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-40749** APN: 138-32-601-003
Name of Property Owner: Great Wash Park LLC
Name of Applicant: Tivoli Irish Pub
Name of Representative: Brown Brown & Premsrirut - Contact Lora Dreja

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: _____

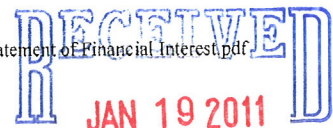
Signature of Property Owner: 

Print Name: Todd D. Davis

Subscribed and sworn before me

This 18th day of JANUARY, 20 11

Cynthia Callegaro
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Special Use Permit for Liquor Establishment (Tavern)

Project Address (Location) within Tivoli Village, 430 S. Rampart Boulevard, Suite B130

Project Name Tivoli Irish Pub Proposed Use Tavern

Assessor's Parcel #(s) 138-32-601-003 Ward # 2- Wolfson

General Plan: existing GC proposed GC Zoning: existing C - 2 proposed C - 2

Commercial Square Footage Front Area - 2,642 sqft Total sqft - 6,898 Back Area - 4,256 sqft Floor Area Ratio See SUP - 5853

Gross Acres 29 + Lots/Units N/A Density N/A

Additional Information Subject Use Permit is on a portion of a 29 acre C - 2 zoned parcel that holds a mixed use permit SUP - 5853. See also Ordinance 6013.

PROPERTY OWNER Great Wash Park LLC Contact Vickie DeHart
Address 9755 West Charleston Boulevard Phone: 702-946-6930 Fax: 702-946-6931
City Las Vegas State Nevada Zip 89117
E-mail Address vickie@ehbinc.com

APPLICANT Great Wash Park LLC Contact Cynthia Callegaro
Address 1215 S. Fort Apache Road, Suite 240 Phone: 702-946-6680 Fax: 702-946-6681
City Las Vegas State Nevada Zip 89117
E-mail Address ccallegaro@ehbcompanies.com

REPRESENTATIVE Brown Brown & Premsrut Contact Lora Dreja
Address 520 South Fourth Street Phone: 702-384-5563 Fax: 702-385-1023
City Las Vegas State Nevada Zip 89101
E-mail Address lora@brownlawlv.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Todd D. Davis

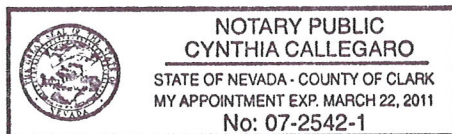
Subscribed and sworn before me

This 18th day of January, 20 11

Cynthia Callegaro

Notary Public in and for said County and State

Revised 10/27/08



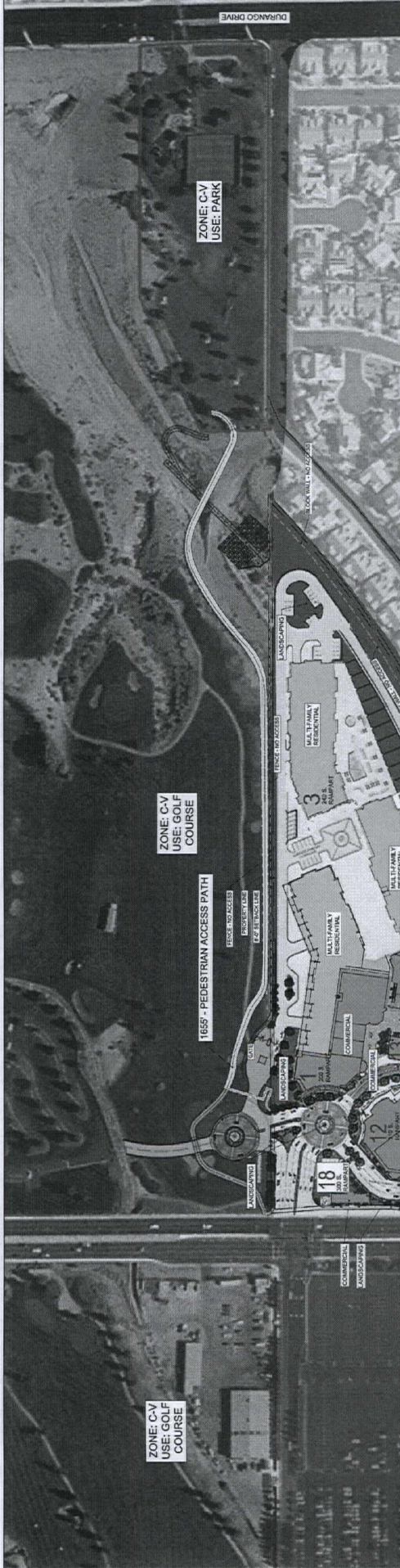
FOR DEPARTMENT USE ONLY

Case #	<u>SUP - 40749</u>
Meeting Date:	<u>3/8/11</u>
Total Fee:	<u>\$1280</u>
Date Received:*	<u>3/1/11</u>
Received By:	<u>Romeo</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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JAN 19 2011



Tenant Parking Analysis	Project Parking Analysis
1. Number of parking spaces required for the project (based on the number of units, offices, etc.) 2. Number of parking spaces available on-site (based on the number of spaces, etc.) 3. Number of parking spaces required for the project (based on the number of units, offices, etc.) 4. Number of parking spaces available on-site (based on the number of spaces, etc.) 5. Number of parking spaces required for the project (based on the number of units, offices, etc.) 6. Number of parking spaces available on-site (based on the number of spaces, etc.) 7. Number of parking spaces required for the project (based on the number of units, offices, etc.) 8. Number of parking spaces available on-site (based on the number of spaces, etc.) 9. Number of parking spaces required for the project (based on the number of units, offices, etc.) 10. Number of parking spaces available on-site (based on the number of spaces, etc.)	1. Number of parking spaces required for the project (based on the number of units, offices, etc.) 2. Number of parking spaces available on-site (based on the number of spaces, etc.) 3. Number of parking spaces required for the project (based on the number of units, offices, etc.) 4. Number of parking spaces available on-site (based on the number of spaces, etc.) 5. Number of parking spaces required for the project (based on the number of units, offices, etc.) 6. Number of parking spaces available on-site (based on the number of spaces, etc.) 7. Number of parking spaces required for the project (based on the number of units, offices, etc.) 8. Number of parking spaces available on-site (based on the number of spaces, etc.) 9. Number of parking spaces required for the project (based on the number of units, offices, etc.) 10. Number of parking spaces available on-site (based on the number of spaces, etc.)

Use	SQFT	Required Spaces
Retail	0 (1/250)	0
FOH		
Service	6135 (1/50)	123
3000	4263 (1/200)	21
Auto	0 (1/150)	0
Terrace	0 (0/0)	0
Grand	117156	23

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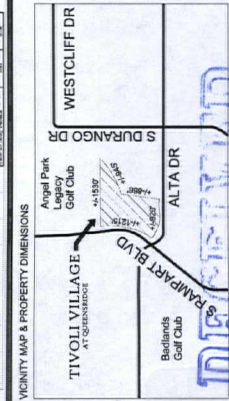
SHARED PARKING ANALYSIS AS APPROVED UNDER VAR-10773

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SITE PLAN

IRISH PUB
Tivoli Village at Queensridge
(N/A The Village at Queensridge)
430 S. Rampart Ste. B130-140
Las Vegas, NV 89145
A Portion of A.P.N. 138-32-601-003

01



ZONE: RPD4
USE: EXISTING
SINGLE FAMILY

ZONE: PD
USE: VACANT

RISH PUB
0.398 ENCLOSED SF
0 PATIO SF
0.398 TOTAL SF

ZONE: RPD7
USE: EXISTING
CONDOMINIUMS

ZONE: C-1
USE: EXISTING
HOTEL & CASINO

ZONE: C-V
USE: GOLF
COURSE

ZONE: C-V
USE: GOLF
COURSE

1655' - PEDESTRIAN ACCESS PATH

ZONE: R1
USE: EXISTING
SINGLE FAMILY

2549' - PEDESTRIAN AND
VEHICLE ACCESS PATH

ADA ACCESSIBLE PATHS WALL/FENCE

ZONING LEGEND

	MULTI-FAMILY RESIDENTIAL
	CIVIC
	PAVEMENT
	COMMERCIAL
	RESIDENTIAL
	LANDSCAPING

REVISED

SUP-40749

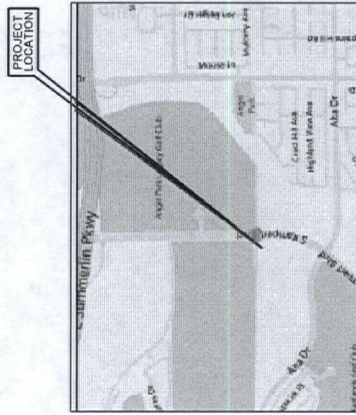
APR 20 2011

APR 20 2011

TIVOLI VILLAGE AT QUEENSBRIDGE
430 S RAMPART BLVD
SUITES B130 & 140
LAS VEGAS, NV 89145

SHEET NO.	SHEET TITLE
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CS-1	COVER SHEET
A.1	BASEMENT LEVEL FLOOR PLAN
A.1.1	PODIUM LEVEL FLOOR PLAN

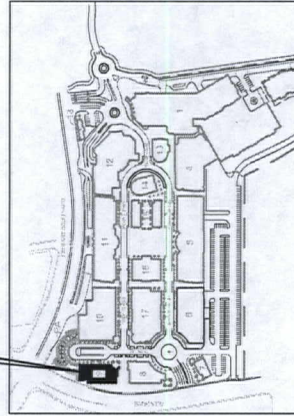


VICINITY MAP



3331 NE 32nd Street, Fort Lauderdale,
Florida 33308
Ph: 954-566-7298 Fax: 954-566-3286

PROJECT LOCATION



KEY PLAN



LANDLORD

GREAT WASH PARK, LLC
9755 W. CHARLESTON BLVD.
LAS VEGAS, NV 89117
PH: 702.940.6939
MARK PETTERSON TENANT COORDINATOR
mpetterson@tvqr.com

TENANT: CARLOS TELLEZ

CARLOS TELLEZ
LAS VEGAS IRISH PUB
407 LINCOLN ROAD, SUITE 11C
MIAMI, FLORIDA

SIMON ARCHITECTURAL GROUP
3331 NE 32ND STREET
FORT LAUDERDALE, FL 33308

BUILDING & SAFETY DEVELOPMENT SERVICES
333 RANCHO DRIVE
LAS VEGAS, NV

BUILDING & SAFETY DEVELOPMENT SERVICES
333 RANCHO DRIVE
LAS VEGAS, NV

SOUTHERN RESTAURANT SERVICE
2550 OKEECHOBEE BLVD. SUITE A
WEST PALM BEACH, FL 33409
561 727 3277

TENANT SPACE DATA

ROOM	COUNTDOWN POSTAGE	COUNTDOWN LOAD FACTOR	NUMBER OF HMA COFFINETS
BACK AREA	4,800 SF	300	15
SEATING AREA CONCENTRATED	6,375 SF	7 mil	700
SEATING AREA SPREADING SPACE	700 SF	5 mil	100
TOTAL	10,325 SF		890 HMA COFFSETS

SEATING CAPACITY

DNRSG	440
RMR	83
TOTAL SEATN	593

CODE INFORMATION

[illegible]

FIRE RESISTANCE RATINGS

CONSTRUCTION TYPE	TYPE A	TYPE B	TYPE C
SLAB ON GRADE	0	0	0
STRUCTURAL FRAME	0	0	0
INCL. TRUSSES	0	0	0
INTERIOR	0	0	0
NON-SEPARATING WALLS AND PARTITIONS: EXTERIOR	0	0	0
NON-SEPARATING WALLS AND PARTITIONS: INTERIOR	0	0	0
FLOOR CONSTRUCTION: INCL. SUPPORTING BEAMS, JOISTS	0	0	0
ROOF CONSTRUCTION: INCL. SUPPORTING BEAMS, JOISTS	0	0	0
CORRIDOR FIRE RESISTANCE RATING	0	0	0
OCCUPANCY CLASS	0	0	0
WITH FIRE SPRINKLER SYSTEM	0	0	0

WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

GROUP	SPRINKLER 1		UNSPRINKLERED 1	
	SEAT CATCHER TYPICAL WITH HALL, NOT OVERHANGING 10'	SEAT CATCHER TYPICAL WITH HALL, NOT OVERHANGING 10'	SEAT CATCHER TYPICAL WITH HALL, NOT OVERHANGING 10'	SEAT CATCHER TYPICAL WITH HALL, NOT OVERHANGING 10'
1	1	1	1	1
2	1	1	1	1
3	1	1	1	1
4	1	1	1	1
5	1	1	1	1
6	1	1	1	1
7	1	1	1	1
8	1	1	1	1
9	1	1	1	1
10	1	1	1	1
11	1	1	1	1
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18	1	1	1	1
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27	1	1	1	1
28	1	1	1	1
29	1	1	1	1
30	1	1	1	1
31	1	1	1	1
32	1	1	1	1
33	1	1	1	1
34	1	1	1	1
35	1	1	1	1
36	1	1	1	1
37	1	1	1	1
38	1	1	1	1
39	1	1	1	1
40	1	1	1	1
41	1	1	1	1
42	1	1	1	1
43	1	1	1	1
44	1	1	1	1
45	1	1	1	1
46	1	1	1	1
47	1	1	1	1
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49	1	1	1	1
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82	1	1	1	1
83	1	1	1	1
84	1	1	1	1
85	1	1	1	1
86	1	1	1	1
87	1	1	1	1
88	1	1	1	1
89	1	1	1	1
90	1	1	1	1
91	1	1	1	1

Case No.	Year	Location	Age group	Sex	Number of cases
1	1980	Chloroquine	10-14 years	Male	1
2	1980	Chloroquine	15-19 years	Male	1
3	1980	Chloroquine	20-24 years	Male	1
4	1980	Chloroquine	25-29 years	Male	1
5	1980	Chloroquine	30-34 years	Male	1
6	1980	Chloroquine	35-39 years	Male	1
7	1980	Chloroquine	40-44 years	Male	1
8	1980	Chloroquine	45-49 years	Male	1
9	1980	Chloroquine	50-54 years	Male	1
10	1980	Chloroquine	55-59 years	Male	1
11	1980	Chloroquine	60-64 years	Male	1
12	1980	Chloroquine	65-69 years	Male	1
13	1980	Chloroquine	70-74 years	Male	1
14	1980	Chloroquine	75-79 years	Male	1
15	1980	Chloroquine	80-84 years	Male	1
16	1980	Chloroquine	85-89 years	Male	1
17	1980	Chloroquine	90-94 years	Male	1
18	1980	Chloroquine	95-99 years	Male	1
19	1980	Chloroquine	100 years	Male	1
20	1980	Chloroquine	101 years	Male	1
21	1980	Chloroquine	102 years	Male	1
22	1980	Chloroquine	103 years	Male	1
23	1980	Chloroquine	104 years	Male	1
24	1980	Chloroquine	105 years	Male	1
25	1980	Chloroquine	106 years	Male	1
26	1980	Chloroquine	107 years	Male	1
27	1980	Chloroquine	108 years	Male	1
28	1980	Chloroquine	109 years	Male	1
29	1980	Chloroquine	110 years	Male	1
30	1980	Chloroquine	111 years	Male	1
31	1980	Chloroquine	112 years	Male	1
32	1980	Chloroquine	113 years	Male	1
33	1980	Chloroquine	114 years	Male	1
34	1980	Chloroquine	115 years	Male	1
35	1980	Chloroquine	116 years	Male	1
36	1980	Chloroquine	117 years	Male	1
37	1980	Chloroquine	118 years	Male	1
38	1980	Chloroquine	119 years	Male	1
39	1980	Chloroquine	120 years	Male	1
40	1980	Chloroquine	121 years	Male	1
41	1980	Chloroquine	122 years	Male	1
42	1980	Chloroquine	123 years	Male	1
43	1980	Chloroquine	124 years	Male	1
44	1980	Chloroquine	125 years	Male	1
45	1980	Chloroquine	126 years	Male	1
46	1980	Chloroquine	127 years	Male	1
47	1980	Chloroquine	128 years	Male	1
48	1980	Chloroquine	129 years	Male	1
49	1980	Chloroquine	130 years	Male	1
50	1980	Chloroquine	131 years	Male	1
51	1980	Chloroquine	132 years	Male	1
52	1980	Chloroquine	133 years	Male	1
53	1980	Chloroquine	134 years	Male	1
54	1980	Chloroquine	135 years	Male	1
55	1980	Chloroquine	136 years	Male	1
56	1980	Chloroquine	137 years	Male	1
57	1980	Chloroquine	138 years	Male	1
58	1980	Chloroquine	139 years	Male	1
59	1980	Chloroquine	140 years	Male	1
60	1980	Chloroquine	141 years	Male	1
61	1980	Chloroquine	142 years	Male	1
62	1980	Chloroquine	143 years	Male	1
63	1980	Chloroquine	144 years	Male	1
64	1980	Chloroquine	145 years	Male	1
65	1980	Chloroquine	146 years	Male	1
66	1980	Chloroquine	147 years	Male	1
67	1980	Chloroquine	148 years	Male	1
68	1980	Chloroquine	149 years	Male	

CS-1

RECEIVED
APR 20 2011

APR 20 2011

SUP-40749
REVISED



SCALE

A-1

FLOOR
PLAN

T#:
 UY:
 ED BY:

[illegible]

PROFESSIONAL SEAL

REVISIONS DATES

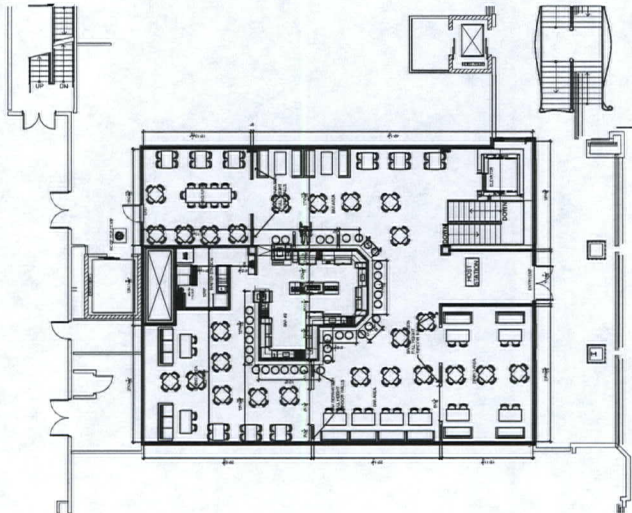
BRICKELL IRISH PUB
TIVOLI VILLAGE AT QUEENSRIDGE
(E/K/A THE VILLAGE AT QUEENSRIDGE)
430 S. RAMPART BLVD. SUITE B130
A PORTION OF APN # 138.32.601.003



Simon Architectural Group

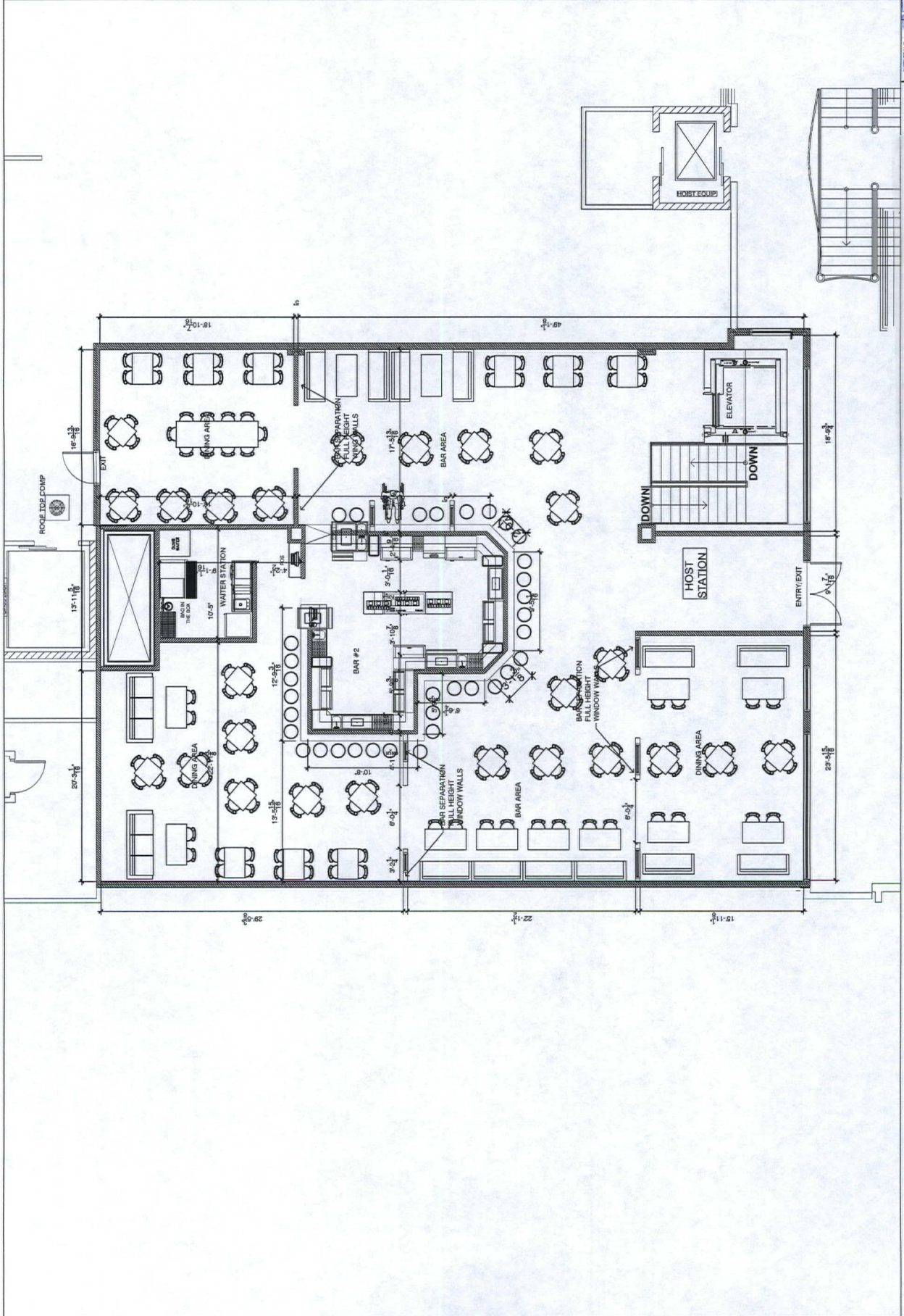
3331 N.E. 32nd Street
Ft. Lauderdale, FL 33308
P: 954.566.7298
F: 954.566.3286
www.almonarchitecturalgroup.com
AA-C-000582
architects - engineers - construction managers

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APR 27 2011

PODIUM LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
1
SUP-40749
REVISED



PODIUM LEVEL FLOOR PLAN

SCALE
1/4" = 1'-0"

SUP-40749
REVISED

APR 26 2011

A-1.1

FLOOR
PLAN

CHECKED BY: EHS

DRAWN BY: AJP

PROJECT #: 1341105B

ISSUE DATE: 08/20/11

PROFESSIONAL SEAL

REVISIONS DATES

BRICKELL IRISH PUB
(F/K/A THE VILLAGE AT QUEENSRIDGE)
430 S. RAMPART BLVD, SUITE B130
A PORTION OF APN # 138.32.601.003

Simon Architectural Group

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architects - engineers - construction managers