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AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

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City of Las Vegas
Planning & Development
731 S Fourth Street
Las Vegas, Nevada 89101

Revised: Special Use Permit with separation waivers for Liquor Establishment within Tivoli Village at Queensridge Parcel 138-32-601-003, Building 9, Unit B 130 and 140 (streetside)

Dear Sir/Madam;

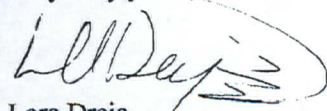
Please consider this request to allow a Liquor Establishment within a previously approved mixed use development (SUP-5853). Specifically, the building located at 430 S. Rampart Boulevard. The site is located within a 29 acre commercial and residential development located at the northeast corner of Alta Drive and Rampart Boulevard. The proposed lounge is has a 3500 SF at-grade area accessed by the outdoor promenade. 6898 SF is located subgrade, beneath building nine in the mixed use development.

Brickell is an Irish Pub featuring a full menu of Burgers, entrees and appetizers. Patrons are entertained by dart boards, billiard tables and several televisions that broadcast domestic sports as well as overseas football and rugby. A stage for live entertainment is available as allowed in a C-2 district.

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
Land Entitlements

SUP-40749
REVISED

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