

TAYLOR CONSULTING GROUP, LLC

Government Affairs & Land Use Consultants
Liquor & Gaming Licensing

May 21, 2012

City of Las Vegas
Department of Planning
300 N. Rancho Drive
Las Vegas, NV 89106

Re: Special-Use Permit--Tivoli Village (Communitie Wine Bar)

The applicant is requesting a special-use permit to allow for a beer/wine on-sale and off-sale establishment--to be located in the multi-tenant retail space facility within Tivoli Village. This use will operate in conjunction with a proposed restaurant/wine-bar--the development is approximately 21,239 square feet and the area where alcohol is being served is no more than 10 percent of the retail floor space (Chapter 19.12; page 312).

Tivoli Village is a large mixed-use development that is currently home to a number of similar uses; restaurants, bars, lounges, etc. Our proposed use is harmonious and compatible with the surrounding land uses and will add to the amenities already present in Tivoli Village. The suitability of our proposed use is not in question due to the planned design of the development.

This project has adequate parking and traffic accessibility due to its proximity to Alta Drive & Rampart Blvd. respectively. It is our position that in no way does our project compromise the public health, safety, and welfare of the objectives of the General Plan. Tivoli Village was designed for these types of uses and will enhance the overall goals and intentions of this mixed-use development.

Communitie Wine Bar will employ between 4 - 6 persons; including a full-time Manager/Key Employee. The hours of operation will be from 10:00 am - 12:00 am nightly. It is the applicants goal to pursue "green" technology where it exists and is available during the construction of the restaurant.

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In keeping with the goals of Title 19, our project meets/supports the Cities regulations as it pertains to development compatibility. The Wine Bar will be a welcomed addition to Tivoli Village and will serve as another avenue for shoppers, neighboring residents, and employees of the center to enjoy great food/wine and hospitality. We respectfully request that City Staff and Planning Commission approve our request for this special-use permit.

Sincerely,



Nathan Taylor
President

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