



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

September 14, 2022

Bank US National Trust
5221 North O'Connor Boulevard Suite 800
Irving, Texas 75039

RE: 22-0357-SUP1

PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **September 13, 2022** voted to **APPROVE** a request FOR A PROPOSED 5,272 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH 1,250 SQUARE FEET OF OUTDOOR SEATING at 740 South Rampart Boulevard, Suites #8-11 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

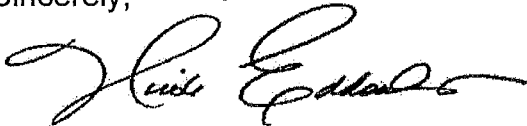
Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **September 13, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **September 26, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Sergio Montgrande
Bella Vita Boca Park LLC
2225 Village Walk Drive Suite 181
Henderson, Nevada 89052

Jeff Donato
Argentum Law
6037 South Fort Apache Road Suite 130
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