

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

December 7, 2007

Chris Vickers
3131 East Camelback Road, Suite 330
Phoenix, Arizona 85016

RE: SUP-25270 - SPECIAL USE PERMIT

Dear Applicant:

Your Request for a Special Use Permit FOR A RESTAURANT (WITH DRIVE-THROUGH) at the northwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-006), T-C (Town Center) Zone, [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on December 6, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Restaurant (With Drive-Through) use, including parking requirements.
2. Conformance to the conditions for Rezoning (Z-76-98) and Site Development Plan Review [Z-64-95(2)], if approved.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

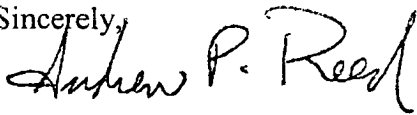
City Manager
Douglas A. Selby



Chris Vickers
SUP-25270 - Page Two
December 7, 2007

This item will be considered by the City Council on **January 9, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is written in a cursive style with a large, stylized "R" at the end.

Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Mr. Jason Kepple
VTN Consulting
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146