

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 30, 2007

Cornerstone Company  
Chetak Development Corporation  
9901 Covington Cross Drive, Suite #170  
Las Vegas, Nevada 89144

**RE: SUP-25068 - SPECIAL USE PERMIT**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED PACKAGED LIQUOR OFF-SALE ESTABLISHMENT at 2301 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on November 29, 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 19.04.050 for the Package Liquor Off-sale Establishment use.
2. 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.
3. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit or business license, to reflect the changes herein. The site plan shall be revised to depict four handicap accessible spaces as required for 79 parking spaces pursuant to Title 19.10.010 (G). The handicap accessible spaces, including a van accessible space, must be configured to comply with Title 19.10.010 (K) Figure 4.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

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

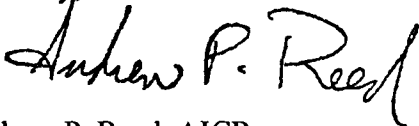


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6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. Conformance to LVMC Title 19.06.140, Las Vegas Boulevard Scenic Byway Overlay District regarding illumination standards and the City of Las Vegas Sign Code, Title 19.14.140, regarding abandoned signs shall be required. Existing signage that is abandoned must be removed, covered with a blank sign face, or replaced with appropriate signage for an on-premise, licensed business. Future or replacement signage, including blank sign face, is subject to Planning and Development staff review prior to issuance of a Building and Safety Department sign permit.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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,



Andrew P. Reed, AICP  
Planning Supervisor  
Current Planning Division

AR:clb

cc: Mr. Justin Michaels  
Fun City Motel  
2233 Las Vegas Boulevard South  
Las Vegas, Nevada 89104