

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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June 29, 2007

Mr. Todd Kessler
Arizona Investors, LLC
206 North 3rd Street
Las Vegas, Nevada 89101

RE: SUP-22298 - SPECIAL USE PERMIT

Dear Mr. Kessler:

Your request for a Special Use Permit FOR GAMING (RESTRICTED) WITH A WAIVER TO ALLOW A FIVE-FOOT SEPARATION FROM A SINGLE-FAMILY DETACHED DWELLING WHERE 330 FEET IS REQUIRED IN CONJUNCTION WITH AN EXISTING TAVERN at 7045 North Durango Drive (APN 125-20-114-007) T-C (Town Center) Zone, Ward 6 (Ross), was considered by the Planning Commission on June 28, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-3840), Modification (MOD-3763), and Site Development Plan Review (SDR-5731) if approved.
2. 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.
3. A Waiver from the Town Center Development Standards is hereby approved, to allow a Gaming (Restricted) use within 330 feet of single family detached dwellings.
4. Conformance to all Minimum Requirements under Section 2.3 Permissible Uses – Mixed-Use Commercial, of the Montecito Town Center: Land Use and Design Standards Appendix for a Gaming (incidental gaming machines only) use.
5. Conformance to all Minimum Requirements under Section B. Development Uses, of the Town Center Development Manual for Gaming (restricted).



Mayor
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City Council
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(Mayor Pro Tem)

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

City Manager
Douglas A. Selby



07101-001-06-07

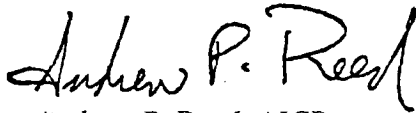
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6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on *July 11, 2007*, 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