

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

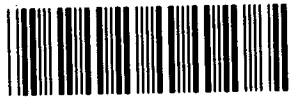
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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063663

August 25, 2006

Mr. Luis Rodriguez
Monterrey Investments, LLC
8367 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: SUP-15058 - SPECIAL USE PERMIT

Dear Mr. Rodriguez:

Your request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR/SUPPER CLUB on the south side of Azure Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on August 24, 2006.

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

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for Restaurant Service Bar/Supper Club use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-15055), Special Use Permit (SUP-15059), and Variance (VAR-15057) shall be required.
3. 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.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. 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
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Mr. Luis Rodriguez
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7. A one year review at a Public Hearing at the Planning Commission

This item will be considered by the City Council on **September 20, 2006**, 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,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Mr. Scott Gearing
3460 Spencer Street
Las Vegas, Nevada 89169