



055892



October 3, 2005

Northwest 95, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

RE: SUP-7592 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005
RELATED TO MOD-7588, SUP-7589, SUP-7590, SUP-7591 and SDR-7594

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED TAVERN at the intersection of Oso Blanca Road and Severence Lane (APN 125-17-301-003), T-C (Town Center) Zone [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. The bar area must be separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors.
2. The actual seating available at all times within the restaurant area will accommodate at least one hundred twenty-five persons.
3. Alcoholic beverages are to be served in the restaurant area only in conjunction with the service of food.
4. Full course meals must be available during all hours the bar area is open to the public.
5. A cook and food server, other than a bartender must be available at all times the bar area is open to the public.
6. The restaurant area must be 51% of floor area.
7. The business shall be closed from 4:00 a.m. to 8:00 a.m. daily.
8. Signage shall be submitted for administrative review.

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18112-001-06-05
CLV 7009



Northwest 95, LLC
SUP-7592 – Page Two
October 3, 2005

9. Conformance to all Minimum Requirements under Town Center Development Standards for a Tavern use.
10. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588), Site Development Plan Review (SDR-7594) application and Special Use Permits SUP-7589, SUP-7590, and SUP-7591 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
11. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
12. Approval of this Special Use Permit does not constitute approval of a liquor license.
13. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
14. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Joel McCulloch
Quadrant Planning
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129