



020164

December 26, 2001

Haskel Ivy
Craig Marketplace, Limited Liability Company
8687 West Sahara Avenue, Suite 201
Las Vegas, Nevada 89117

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: U-0182-00(1) - REVIEW
CITY COUNCIL MEETING OF DECEMBER 5, 2001

Dear Applicant:

The City Council at a regular meeting held December 5, 2001 APPROVED the request for a Review of an Approved Special Use Permit and a Site Development Plan Review TO ALLOW A 7,004 sq. ft. TAVERN AND RESTAURANT located at 7081 West Craig Road, C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 6, 2001. This approval is subject to:

Planning and Development

1. Prior to approval of any business license for the subject 'pad' site, the commercial center master developer shall have an approved annexation into the City of parcel APN: 138-03-701-012.
2. Prior to the approval of any business license for the subject 'pad' site, the applicant shall obtain an off-site parking agreement in compliance with the applicable requirements of Municipal Code Title 19A.10.010(H), demonstrating the satisfaction of the Planning and Development Director that the minimum off-site parking spaces required by Title 19A.10.010 will be available for the subject site tavern development and for the restaurant 'pad' adjacent to the north.
3. The adjacent property, while still in the County, shall be developed to City standards.
4. 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 Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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9. Submittal of a revised site plan indicating all required parking spaces located within the subject parcel, to the satisfaction of Planning and Development Department staff, or approval by the City Council of a Variance to reduce the parking requirement, prior to issuance of any permits, any site grading, and all development activity for the site.
10. Submittal of a revised site plan indicating a twenty-foot rear yard setback, to the satisfaction of Planning and Development Department staff, or approval by the City Council of a Variance to reduce the rear yard setback prior to issuance of any permits, any site grading, and all development activity for the site.
11. Submittal of a revised landscape plan depicting an eight foot wide landscape planter along the south property line with 24-inch box tree placed 30-feet on center to the satisfaction of Planning and Development Department, unless a Variance for the rear yard setback is approved prior to issuance of any permits, any site grading, and all development activity for the site.
12. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

Public Works

14. In accordance with the intent of a commercial subdivision, this pad site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-071-99, the Craig and Tenaya (Commercial Subdivision) and all other subsequent site-related actions.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: See attached list

Haskel Ivy
U-0182-00(1) – Page Three
December 26, 2001

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

Mr. Andrey Donner
THG, Inc.
9301 Canyon Classic
Las Vegas, Nevada 89144

Mr. Robert Gronauer
Kummer Kaempfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109