

PLANNING &  
DEVELOPMENT



Development  
Services Center  
731 S. Fourth Street  
Las Vegas, NV 89101

TDD 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
Permits & Inspections 229-6251



004497

May 15, 1998

Ringside Liquor, Incorporated  
1510 Las Vegas Boulevard South  
Las Vegas, Nevada 89104

RE: U-41-98 - SPECIAL USE PERMIT

Dear Applicant:

Your request for a Special Use Permit on property located at 1510 Las Vegas Boulevard South FOR THE ON-PREMISE SALE OF BEER AND WINE IN CONJUNCTION WITH AN EXISTING RESTAURANT, C-2 (General Commercial) Zone, Ward 1 (McDonald), APN: 162-03-210-062, was considered by the Planning Commission on May 14, 1998.

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

1. The use shall comply with all requirements of Title 6.50 of the Las Vegas Municipal Code.
2. This action does not constitute approval of a City of Las Vegas business license for the sale of beer and wine.
3. All parking area shall be paved in accordance with City of Las Vegas standards and ADA specifications prior to issuance of a business license for the sale of beer and wine.
4. The applicant shall provide a parking analysis indicating the total number of parking spaces available with a copy of a joint access and parking agreement to the Planning and Development Department prior to the issuance of a business license for the sale of beer and wine.
5. A landscape plan for the off-site parking area located at 1508 Las Vegas Boulevard South shall be submitted for review and approval by the Planning and Development Department prior to the issuance of a business license.
6. Dedicate a 25 foot radius on the northwest corner of Las Vegas Boulevard and Wyoming Avenue and an additional 10 feet of right-of-way adjacent to this site along Las Vegas Boulevard within 60 days of City Council approval of this action. No construction or relocation of existing improvements will be required with this action; this condition shall not be enforced if the applicant can show proof of existing signage or other private improvements within the required dedication.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton

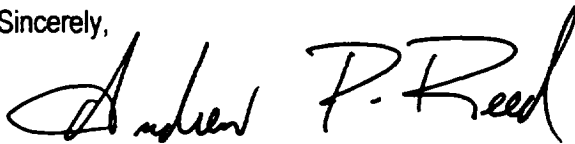


Ringside Liquor, Incorporated  
May 15, 1998  
U-41-98 - Page Two

7. Submit an Encroachment Agreement for all landscaping and private improvements located in the Las Vegas Boulevard public right-of-way adjacent to this site within 60 days of City Council approval of this action as required by the Department of Public Works.
8. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on June 8, 1998, at 2:00 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Planner II  
Current Planning Division

APR:sd

cc: Mr. Zere Dawit  
1161 Maryland Circle, #4  
Las Vegas, Nevada 89119