



October 20, 2008

Madre Mesa
620 South 11th Street
Las Vegas, Nevada 89101

RE: SUP-28323 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 17, 2008
RELATED TO ZON-28325, VAR-28326 AND SDR-28320

Dear Applicant:

The City Council at a regular meeting held September 17, 2008 APPROVED the request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED CONVENIENCE STORE at the southeast corner of Washington Avenue and Pecos Road (APN 140-30-301-001), R-1 (Single Family Residential) Zone [PROPOSED: C-1 (Limited Commercial)]. NOTE: THIS APPLICATION HAS BEEN AMENDED TO INCLUDE A WAIVER TO ALLOW A 100-FOOT DISTANCE SEPARATION WHERE 400 FEET IS REQUIRED FROM A CITY PARK. The Notice of Final Action was filed with the Las Vegas City Clerk on September 18, 2008. This approval is subject to:

Added Condition

- A. There shall be a six-month review after Certificate of Occupancy at a public hearing of the City Council.

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1. Conformance to all minimum requirements under LVMC Title 19.04.010 for Beer/Wine/Cooler Off-Sale establishment use, including parking requirements.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-28326) and Site Development Plan Review (SDR-28320) shall be required, if approved.
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.

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
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DOUGLAS A. SELBY
CITY MANAGER



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4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer or wine coolers is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Mr. Charles Everhart
Washington Pecos, LLC
320 South Jones Boulevard
Las Vegas, Nevada 89107

Mr. Dave Crete
Crete Developers, LLC
320 South Jones Boulevard
Las Vegas, Nevada 89107