



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 9/23/2010

Meeting Type: Planning Commission <=>

Date of Letter: 9/24/2010

Case Number(s): SUP-39146 <=>

Subject of Notice: Great wash Park, LLC - 440 South Rampart Boulevard, Suite #180 <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: gportillo _____

Scanned By: _____

QC By: _____

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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September 24, 2010

Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117-7536

**RE: SUP-39146 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF SEPTEMBER 23, 2010**

Dear Applicant:

Your request for a Special Use Permit FOR A LIQUOR ESTABLISHMENT (TAVERN) WITHIN A 28.69-ACRE MIXED USE DEVELOPMENT WITH WAIVERS TO ALLOW A DISTANCE SEPARATION OF 141 FEET FROM A CITY PARK AND TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A SIMILAR USE WHERE 1,500 FEET IS REQUIRED at 440 South Rampart Boulevard, Suite #180 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on September 23, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Liquor Establishment (Tavern) use.
2. Conformance to the conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770) if approved.
3. This approval shall be void two years from the date of final approval, unless a business license has been issued to conduct the activity. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell

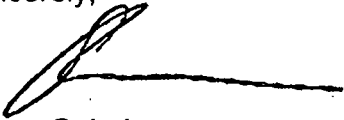


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6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **September 23, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 4, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Cynthia Callegaro
Great Wash Park, LLC
1215 South Fort Apache Road, Suite #240
Las Vegas, Nevada 89117

Ms. Lora Dreja
Brown Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101