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April 13, 2011

Ms. Vickie DeHart
Great Wash Park, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117

**RE: SUP-41030 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. DeHart:

Your request for a Special Use Permit FOR A PROPOSED 2,946 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITH A WAIVER TO ALLOW A 141-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at 410 South Rampart Boulevard, Suite #120 (APN 138-32-601-003), C-2 (General Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on April 12, 2011.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Beer/Wine/Cooler On-Sale Establishment use.
2. Conformance to the approved conditions for Rezoning (ZON-5653), Special Use Permit (SUP-5853) and Site Development Plan Review (SDR-10770).
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to Las Vegas Municipal Code Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.



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5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. 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 **April 12, 2011** 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 **April 25, 2011**. 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

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

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