



April 22, 2014

LAS VEGAS  
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CITY MANAGER

Mr. Ray Koroghli  
Eastern 95, LLC  
3055 Via Sarafina Drive  
Henderson, Nevada 89052

RE: SUP-52101 [PRJ-51956] – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF MARCH 19, 2014

Dear Applicant:

The City Council at a regular meeting held March 19, 2014 APPROVED the request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE USE WITHIN AN EXISTING 4,184 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A 242-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP WHERE 400 FEET IS REQUIRED at 400 North Eastern Avenue (APN 139-36-210-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 20, 2014. This approval is subject to:

Added at City Council

- A. This application shall be subject to a review at a public hearing of City Council one year from the date of issuance of a business license for the accessory package liquor use.

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor use.
2. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A Waiver from Title 19.12 is hereby approved, to allow a distance separation of 242 feet from a Church/House of Worship where 400 feet is the minimum allowed.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

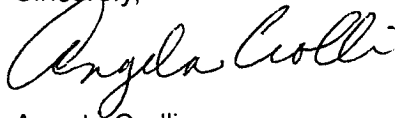
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. Approval of this Special Use Permit does not constitute approval of a liquor
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



Angela Crolli  
Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Director  
Planning and Development

cc: Ms. Lucy Stewart  
LAS Consulting  
1916 Trail Peak Lane  
Las Vegas, Nevada 89134