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CITY MANAGER

January 22, 2015

Mojave Dev Group  
2230 Green Mountain Court  
Las Vegas, Nevada 89135

RE: SUP-56641 - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF JANUARY 21, 2015

Dear Applicant:

The City Council at a regular meeting held January 21, 2015 APPROVED the request for a Special Use Permit FOR A PROPOSED 2,062 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A HOUSE OF WORSHIP USE WHERE 400 FEET IS REQUIRED at 23 North Mojave Road, Suite D (APN 139-36-812-005), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2015. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On-Sale use.
2. 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.
3. A Waiver from Title 19.12 is hereby approved, to allow a zero foot distance separation from a Church/House of Worship use where 400 feet is the minimum required.
4. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
5. 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.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

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

VOICE 702.229.6511

TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



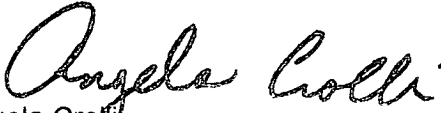
/city of las vegas

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

Sincerely,



Angela Croff  
Deputy City Clerk for  
LuAnn D. Holmes, MMC, Acting City Clerk

cc: Ms. Yesenia Felix Rodriguez  
23 North Mojave Road, Ste. D  
Las Vegas, Nevada 89101

Ms. Zella P. Watson  
6138 Elderberry Wine Avenue  
Las Vegas, Nevada 89142