



Las Vegas
City Council

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Office of the
City Manager
Scott D. Adams
City Manager

July 20, 2017

BDR Cascadia, LLC
756 South Broadway, Suite #1101
Los Angeles, California 90014

**RE: SUP-70267 [PRJ-69851] - SPECIAL USE PERMIT RELATED TO ZON-70263, VAR-70264, VAR-70265, SUP-70266, SUP-70267, VAC-70268 AND SDR-70269
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Applicant.

The City Council at a regular meeting held on July 19, 2017 voted to **APPROVE** a request for a Special Use Permit FOR A LOUNGE BAR USE WITH A WAIVER TO ALLOW A 70-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND AN 80-FOOT DISTANCE SEPARATION FROM A SCHOOL WHERE 400 FEET IS REQUIRED at the northwest corner of Lewis Avenue and Maryland Parkway (APNs 139-34-712-099, 100, 101 and 120), R-4 (High Density Residential) Zone [PROPOSED C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-69851]

This approval is subject to the following conditions:

Planning

- 1 Conformance to all Minimum Requirements under LVMC Title 19 12 for a Lounge Bar use
- 2 Approval of and conformance to the Conditions of Approval for Rezoning (ZON-70263), Variance (VAR-70264), Variance (VAR-70265), Special Use Permit (SUP-70266), Site Development Plan Review (SDR-70269), and Vacation (VAC-70268) shall be required, if approved
- 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 70-foot distance separation from a church and an 80-foot distance separation from a school where 400 feet is required.

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 711
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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
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 license.
8. This business shall operate in conformance to Chapter 6 50 of the City of Las Vegas Municipal Code.
9. The communications monopole and its associated equipment and facility shall be
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2017.

Sincerely,



Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb

cc: Mr Chris Kaempfer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135