



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Mr. Amer Panou
Stewart Plaza, LLC
1736 North Nellis Boulevard, Suites D-E
Las Vegas, Nevada 89115

**RE: SUP-72188 [PRJ-72109] - SPECIAL USE PERMIT RELATED TO
GPA-72182, SUP-72667 AND SDR-72189
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Panou:

The City Council at a regular meeting held on May 16, 2018 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED 4,110 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE WITHIN A PROPOSED GENERAL RETAIL STORE (CONVENIENCE STORE) WITH A WAIVER TO ALLOW A 150-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72109].

This approval is subject to the following conditions:

Planning

1. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.
2. The off-sale of single beer or wine coolers of any size shall be prohibited.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use, unless waived herein.
4. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-72182) and Site Development Plan Review (SDR-72189) shall be required.
5. 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.

2.✓

Mr. Amer Panou
Stewart Plaza, LLC
SUP-72188 [PRJ-72109] - Page Two
May 17, 2018

6. A Waiver from Title 19.12 is hereby approved, to allow a 150-foot distance separation from a City park where 400 feet is required.
7. 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.
8. 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.
9. Approval of this Special Use Permit does not constitute approval of a liquor license.
10. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
11. 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 May 17, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Lora Dreja
Brown, Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101