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DEPARTMENT OF PLANNING

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**DEVELOPMENT
SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

October 17, 2019

Mr. Matthew McDonnell
Seritage SRC Finance, LLC
489 Fifth Avenue, 18th Floor
New York, New York 10017

**RE: SUP-77032 [PRJ-76763] - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 16, 2019**

Dear Mr. McDonnell:

The City Council at a regular meeting held on October 16, 2019 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED 42,518 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE WITH A WAIVER TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CHURCH/HOUSE OF WORSHIP AND 100-FOOT SEPARATION FROM A PRIVATE AND PUBLIC SCHOOL WHERE 1500 FEET IS REQUIRED at 4000 Meadows Lane (APN 139-31-510-015), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-76763].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquor Establishment (Tavern) 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 19.12.070 is hereby approved, to allow a zero-foot distance separation from a Church/House of Worship and 100-foot separation from a Private and Public School where 1500 feet is required.
4. 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.

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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.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Clarise Bell
Round One Entertainment, Inc.
3070 Saturn Street, Suite #200
Brea, California 92821

Ms. Allison J. Gigante, Esq.
Kolesar & Leatham, Chtd.
400 Rampart Boulevard, Suite #400
Las Vegas, Nevada 89145