



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 12, 2014

Mr. Kamran Fouladbakhsh
Proview Series LLC
203 North 9th Street
Las Vegas, Nevada 89101

**RE: SUP-52371 [PRJ-52313] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 7,508 SQUARE-FOOT TAVERN-LIMITED ESTABLISHMENT USE WITH ANCILLARY BREW PUB at 10 East Charleston Boulevard (APN 162-03-110-074), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52313], was considered by the Planning Commission on February 11, 2014.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited Establishment 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. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as part of any business license application.
5. Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

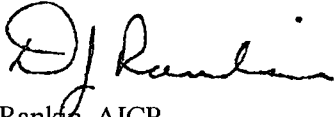


Mr. Kamran Fouladbaskhsh
Proview Series LLC
SUP-52371 [PRJ-52313] - Page Two
February 12, 2014

8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **February 11, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 24, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

cc:

Mr. Aaron Luelling
10239 Radcliffe Peak Avenue
Las Vegas, Nevada 89166

Mr. Robert T. Gurdison
817 South Main Street
Las Vegas, Nevada 89101