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February 12, 2014

Mr. James Christensen
Trails Village Center Company
1970 Village Center Circle, Suite 7
Las Vegas, Nevada 89134

**RE: SUP-52384 [PRJ-52340]- SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 3,865 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT WITH OUTDOOR SEATING at 1910 Village Center Circle, Suite #1 (APN 138-19-719-006), P-C (Planned Community) Zone [VC (Village Commercial) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-52340], 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 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. 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.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

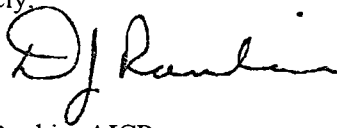
TTY 702.386.9108

www.lasvegasnevada.gov

Mr. James Christensen
Trails Village Center Company
SUP-52384 [PRJ-52340] - Page Two
February 12, 2014

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. Mark McConaghy
LV Steak Holdings, LLC/Village
1645 Village Center Circle, Suite 170
Las Vegas, Nevada 89134

Ms. Lucy Stewart
LAS Consulting
1916 Trail Peak Lane
Las Vegas, Nevada 89134