



August 9, 2017

Las Vegas
City Council
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Mayor

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Mayor Pro Tem

Ricki Y. Barlow
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Bob Coffin
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Michele Fiore

Office of the
City Manager
Scott D. Adams
City Manager

Mr. George Mersho
Bridge Group Investments
755 Jarvis Drive
Morgan Hill, California 95037

**RE: SUP-71072 [PRJ-68964] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF AUGUST 8, 2017**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 1,400 SQUARE-FOOT BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE WITHIN AN EXISTING RESTAURANT WITH A 384-FOOT DISTANCE SEPARATION FROM AN EXISTING CHURCH WHERE 400 FEET IS REQUIRED at 1745 South Rainbow Boulevard, Suite C (APN 163-03-603-011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-68964], was considered by the Planning Commission on August 8, 2017.

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

Planning

1. All signage shall be permitted and meet minimum code requirements within 30 days of final approval.
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 submitted as part of any business license application.

DEPARTMENT OF PLANNING

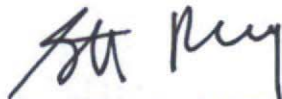
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5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **August 8, 2017** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 21, 2017**. 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,



Scott Ruedy, AICP
Sr. Management Analyst
Case Planning Division

SR:nl

cc:

Mr. Luis Contreras Jr.
3119 Palmyra Cir.
Las Vegas, Nevada 89146

Ms. Leticia Avila
1865 N. Walnut Rd. Ste. 207
Las Vegas, Nevada 89115