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/city of las vegas

August 3, 2016

Rampart PHD, LLC
10450 W. Cheyenne Ave., Ste. 130
Las Vegas, Nevada 89129

**RE: SUP-64669 [PRJ-64547] - SPECIAL USE PERMIT
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 1,775 SQUARE-FOOT PUBS, BARS AND LOUNGES (BEER/WINE/COOLER ON-SALE ESTABLISHMENT USE) at 2120 North Rampart Boulevard, Suite #150 (APN 138-20-614-009), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-64547], was considered by the Planning Commission on August 2, 2016.

The Planning Commission voted to **APPROVE** 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. Conformance to the approved conditions for Site Development Plan Review (CRG-5045).
3. 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.
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.
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. 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.

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7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. 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 2, 2016** 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 15, 2016**. 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,



Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl

cc:

Mr. Richard Terzaghi
MONTELMAR, Inc.
7625 Delaware Bay Drive
Las Vegas, Nevada 89128

Mr. Nathaniel Taylor
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