



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

June 15, 2016

Mr. David Mason
HOP, LLC
1137 S. Rancho Drive, Ste. 110
Las Vegas, Nevada 89102

**RE: EOT-64112 - EXTENSION OF TIME
PLANNING COMMISSION MEETING OF JUNE 14, 2016**

Dear Applicant:

Your request for an Extension of Time of an approved Special Use Permit (SUP-53471) FOR A PROPOSED 17,321 SQUARE-FOOT URBAN LOUNGE USE WITH 970 SQUARE FEET OF OUTSIDE SEATING AREA at 1310 South 3rd Street (APN 162-03-105-004), C-2 (General Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on June 14, 2016.

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

Planning

1. This Special Use Permit (SUP-53471) shall expire on May 13, 2018 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-53471) and all other site related actions as required by the Department of Planning and Department of Public Works.

This action by the Planning Commission on **June 14, 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 **June 27, 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,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

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 7-1-1

www.lasvegasnevada.gov



/city of las vegas

EOT-64112 - Page Two
June 15, 2016

SG:nl

cc:

Ms. Christina Roush
1137 S. Rancho Drive, Ste. 110
Las Vegas, Nevada 89102



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TTY 7-1-1

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/city of las vegas

June 2, 2016

Mr. David Mason
HOP, LLC
1137 S. Rancho Drive, Ste. 110
Las Vegas, Nevada 89102

**RE: EOT-64112 - EXTENSION OF TIME
PLANNING COMMISSION MEETING OF JUNE 14, 2016**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **June 14, 2016** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, June 7, 2016** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Ms. Christina Roush
1137 S. Rancho Drive, Ste. 110
Las Vegas, Nevada 89102

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-64112 - EXTENSION OF TIME - APPLICANT/OWNER: HOP, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-53471) FOR A PROPOSED 17,321 SQUARE-FOOT URBAN LOUNGE USE WITH 970 SQUARE FEET OF OUTSIDE SEATING AREA at 1310 South 3rd Street (APN 162-03-105-004), C-2 (General Commercial) Zone, Ward 3 (Coffin).

PLANNING COMMISSION: JUNE 14, 2016
CITY COUNCIL: JULY 20, 2016

PLANNING SUPERVISOR: STEVE GEBEKE ☒ **PUBLIC HEARING**

Comments Due: MAY 17, 2016

*Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Nora Lares** (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.*

LIST COMMENTS BELOW:



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME: SUP-53471
 Project Address (Location) 1310-1316 S. 3rd STREET, LAS VEGAS, NV 89104
 Project Name HOP Proposed Use URBAN LOUNGE
 Assessor's Parcel #(s) 162-03-105-004 Ward # 3 (COFFIN)
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed _____
 Commercial Square Footage 17,321 Floor Area Ratio _____
 Gross Acres .30 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER HOP, LLC Contact DAVID MASON
 Address 1137 S. RANCHO DR. #110 Phone: 702) 386-8686 Fax: 702) 386-9839
 City LAS VEGAS State NV Zip 89102
 E-mail Address davidmason1948@mac.com

APPLICANT HOP, LLC Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

REPRESENTATIVE CHRISTINA ROUSH Contact _____
 Address 1137 S. RANCHO DR. #110 Phone: 702) 210-6300 Fax: 702) 982-0804
 City LAS VEGAS, State NV Zip 89102
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

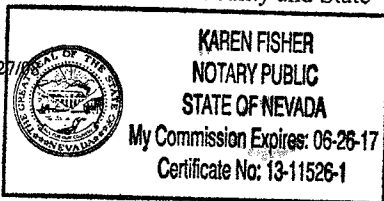
Print Name David L. Mason

Subscribed and sworn before me

This 6th day of April, 2016
Karen Fisher

Notary Public in and for said County and State of Nevada

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-64117</u>
Meeting Date:	<u>6/14/16</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>4/7/16</u>
Received By:	<u>M Rex</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depo\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-64112

Case Number: SUP-53471

OLD:

APN: 162-03-110-023, 162-03-110-022,

NEW: 162-03-105-004

Name of Property Owner: HOP, LLC

Name of Applicant: David Mason

Name of Representative: Christina Roush

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

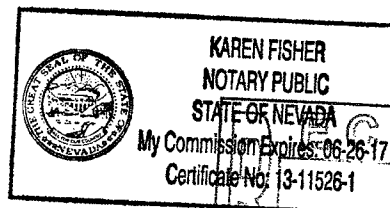
Print Name: David L. Mason

Subscribed and sworn before me

This 4th day of April, 2014

Karen Fisher

Notary Public in and for said County and State
of Nevada



APR - 7 2016

City of Las Vegas
Department of Planning



May 14, 2014

Ye Olde Goatsheade Pub, LTD
631 Las Vegas Boulevard South
Las Vegas, Nevada 89101

LAS VEGAS
CITY COUNCIL

AROLYN G. GOODMAN
MAYOR

TAVROS S. ANTHONY
MAYOR PRO TEM

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

IZABETH N. FRETWELL
CITY MANAGER

**RE: SUP-53471 [PRJ-53107] - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF MAY 13, 2014**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 17,321 SQUARE-FOOT URBAN LOUNGE USE WITH 970 SQUARE FEET OF OUTSIDE SEATING AREA at 1310 South 3rd Street (APN 162-03-110-023), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-53107], was considered by the Planning Commission on May 13, 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 an Urban Lounge use.
2. Conformance to the Phasing Plan as reflected on the site plan date stamped 03/26/14.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. Seating on the sidewalk is not permitted unless ADA access can be maintained at all times.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permits or business license.
8. Approval of this Special Use Permit does not constitute approval of a liquor license.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

EOT-64112

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



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

Public Works

11. Landscape and maintain all unimproved right-of-way, if any, on 3rd Street adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Submit an Encroachment Agreement for private improvements, including outdoor dining, in the 3rd Street public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

This action by the Planning Commission on **May 13, 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 **May 27, 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

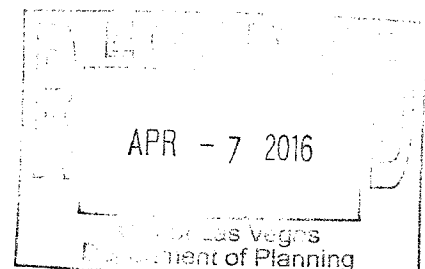
PL:nl

cc:

Ms. Christina Roush
Tenaya Creek
3101 North Tenaya Way
Las Vegas, Nevada 89128

Ms. Christina Roush
8901 Greensboro Lane
Las Vegas, Nevada 89134

EOT-64112



April 6, 2016

City of Las Vegas
Planning & Development Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification Letter
SUP – 53471 Extension of Time
1310-1316 S. 3rd Street, Las Vegas, NV

We are requesting an extension of time to Special Use Permit 53471, which was originally approved on May 13, 2014 for an Urban Lounge at 1310-1316 S 3rd Street in Downtown Las Vegas, Nevada.

Per condition #3 of the approval letter (attached) we have not yet exercised the use for which we were approved, and therefore are eligible for an Extension of Time. This is our first request for an extension.

The original applicant for the Urban Lounge use in this premises (Tenaya Creek Brewery) elected to renovate and occupy a building at 831 Bonanza and has decided not to proceed in this location. We have a number of other users that we are currently considering for the premises, and feel strongly that we will have a lease consummated with someone upon completion of the improvements to the building later this year.

We have been underway on extensive renovations to the building for the past year and hope to be ready for occupancy by the end of 2016. We will have invested over \$1million in the property at completion and are excited about the prospects for continued property development in the area, and a renewed interest from tenants to be in the south Arts District.

Should you have any questions relative to this application, please do not hesitate to contact me.

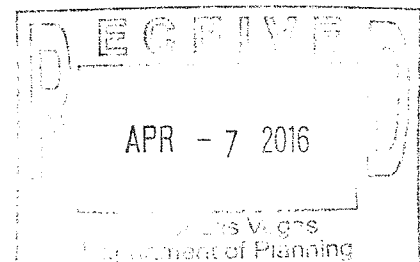
Sincerely,



Christina E. Roush
Applicant's Representative

cc: David Mason – HOP, LLC

EOT-64112



Inst #: 20140625-0001953

Fees: \$20.00 N/C Fee: \$0.00

RPTT: \$7216.50 Ex: #

06/25/2014 02:40:38 PM

CONFORM COPY
Receipt #: 2068890

Requestor:

NEVADA TITLE LAS VEGAS

Recorded By: SUO Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

w WeA.P. N.: 162-03-110-023, 162-03-110-022, 162-03-110-055

R.P.T.T.: \$7,216.50

Escrow #13-11-0560-BB

When recorded mail to:

HOP LLC, a Nevada limited liability company, Portfolios
LLC, a Nevada limited liability company, The Shoughro
Revocable Family Trust
C/O David Mason
1137 S. Rancho Drive #120
Las Vegas, NV 89102

MAIL TAX BILL TO (PARCELS I & II):

HOP LLC and The Shoughro Revocable
Family Trust
C/O David Mason
1137 S. Rancho Drive #120
Las Vegas, NV 89102

MAIL TAX BILL TO (PARCEL III):

Portfolios LLC
C/O David Mason
1137 S. Rancho Drive #120
Las Vegas, NV 89102

GRANT, BARGAIN, SALE DEED

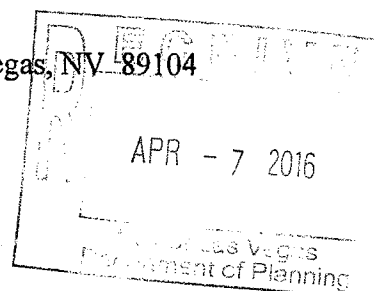
THIS INDENTURE WITNESSETH, That Ye Olde Goatsheade Pub Ltd., a Nevada Corporation, for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to HOP LLC, a Nevada limited liability company as to an undivided 91.17% interest and James Shoughro, Trustee of The Shoughro Revocable Family Trust as to an undivided 8.83% interest AS TO PARCELS I and II and PORTFOLIOS LLC, a Nevada limited liability company AS TO PARCEL III, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

COMMONLY KNOWN ADDRESS:

1310 S. 3rd St., 1316 S. 3rd St., 1307 S. Casino Center Blvd., Las Vegas, NV 89104

EOT-64112



Engineering



LEGEND

↑ VEHICULAR ACCESS AND DIRECTION OF TRAVEL

♿ AC PAVEMENT DESIGNATING ACCESSIBLE PARKING SPACES

APPROVED ACCESSIBLE PARKING SPACE

KEY NOTES

1. PROPERTY LINE
2. EXISTING
3. NEW/PROPOSED
4. NEW/PROPOSED
5. TRANS ENCLOSURE
6. BONE BACK
7. MOTOR SCOOTER PARKING
8. SIGNAGE

PARCEL AND BUILDING INFORMATION

1310 S. THIRD STREET LAS VEGAS, NEVADA 89104

ZONING: CENTRAL COMMERCIAL DISTRICT (C-2)

APR: 162-03-110-023 AND 162-03-110-025

PARCEL SQUARE FOOTAGE CALCULATION

162-03-110-023	7,200 S.F.
162-03-110-025	14,000 S.F.
TOTAL	21,200 S.F.

REMAINING SQUARE FOOTAGE CALCULATION

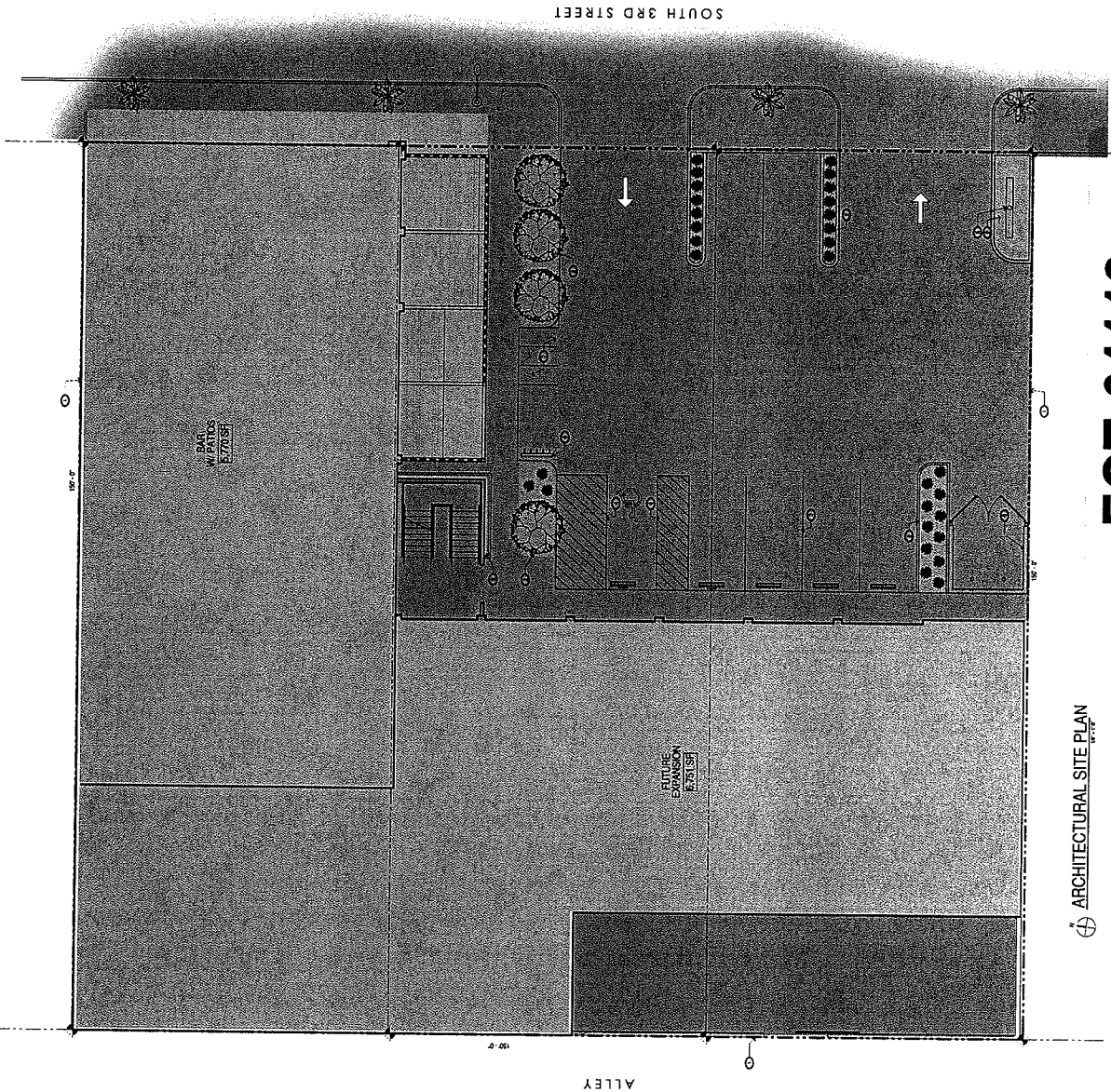
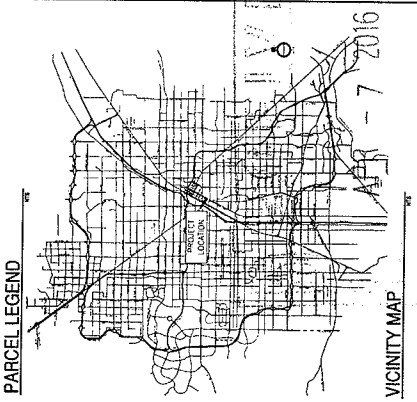
1ST FLOOR	12,251 S.F.
2ND FLOOR	5,147 S.F.
TOTAL	17,398 S.F.

PARKING CALCULATION (EXISTING TO REMAIN)

PARKING SPACES	6 PARKING SPACES
1 ACCESSIBLE PARKING SPACES	1 ACCESSIBLE PARKING SPACES
TOTAL PARKING SPACES	7 TOTAL PARKING SPACES

PARCEL LEGEND

162-03-110-023	162-03-110-023	162-03-110-023
----------------	----------------	----------------



EOT-64112

NOVUS

NOVUS ARCHITECTURE, PLLC
1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104
702.522.1729 OFFICE
702.522.1733 CELL
www.novusarchitecture.com

PROFESSIONAL STAMP

PROJECT

Tenaya Creek Bar

1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104

REVISIONS

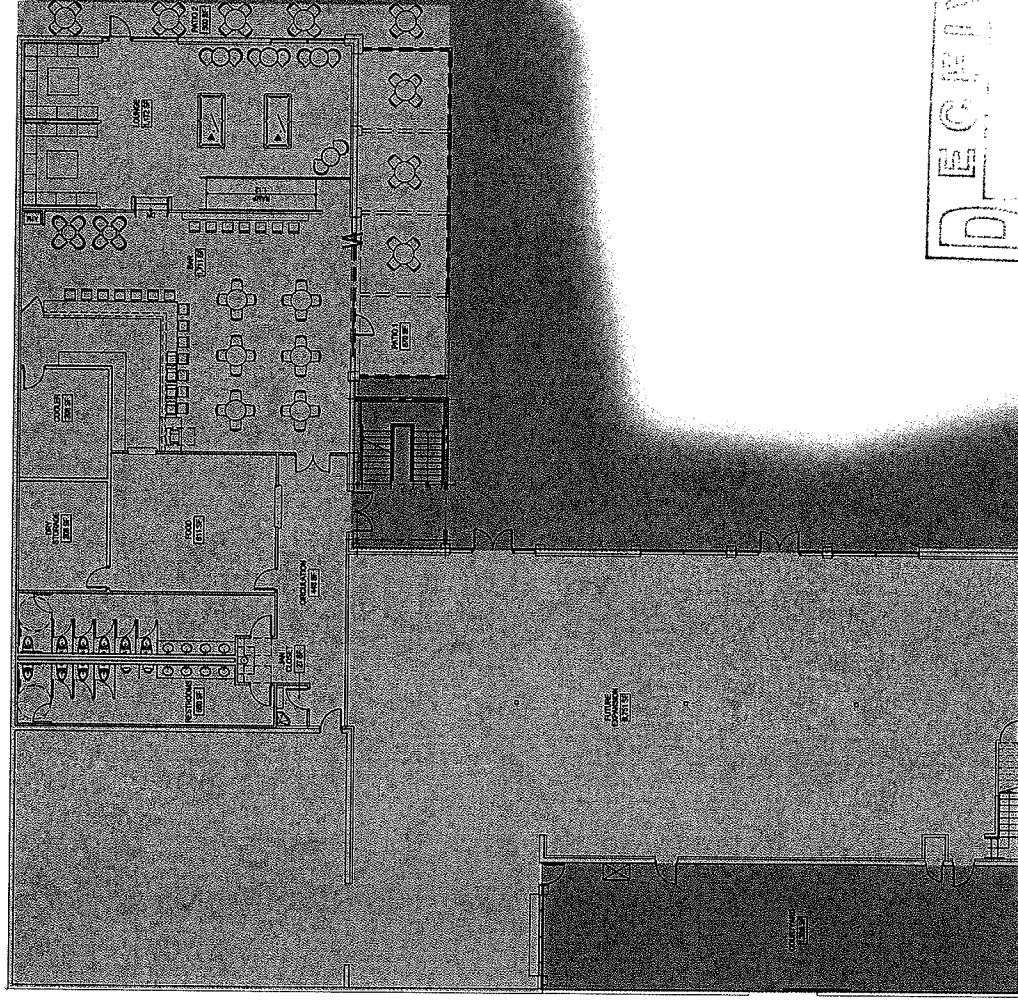
✓
✓
✓
✓
✓

DRAWN BY: CJC
REVIEWED BY: DCE
DATE: 3.11.2014
PROJECT NO.: 14.002.00
DRAWING NAME:

FIRST FLOOR PLAN

DRAWING NO.

A101



RECEIVED
APR - 7 2016
FIRST FLOOR PLAN
NOVUS ARCHITECTURE, PLLC
Department of Planning

EOT-64112

NOVUS

REL CHARLTON BLVD
LAS VEGAS, NEVADA 89104
202-331-8341
202-331-8342

PROFESSIONAL SEAL

Tenaya Creek Bar

1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104

REVISION

DATE
21.08.14
140820

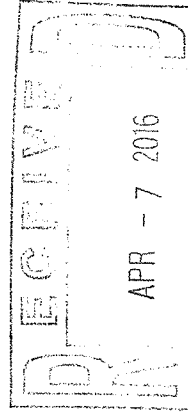
PROPOSED
ELEVATION

ELEVATIONS



PROPOSED ELEVATION

EOT-64112



City of Las Vegas
Department of Planning

NOVUS

B.L. CHARLTON BLVD.
LAS VEGAS, NEVADA 89104
702.572.9722 OFFICE
702.572.9722 CELL
702.572.9722 FAX
702.572.9722 TOLL FREE

PROFESSIONAL SEAL

1310 S. THIRD STREET
LAS VEGAS, NEVADA 89104

Tenaya Creek Bar

REVISIONS

NO. DATE BY

1. 11/20/14

2. 11/20/14

3. 11/20/14

4. 11/20/14

5. 11/20/14

6. 11/20/14

7. 11/20/14

8. 11/20/14

9. 11/20/14

10. 11/20/14

11. 11/20/14

12. 11/20/14

13. 11/20/14

14. 11/20/14

15. 11/20/14

16. 11/20/14

17. 11/20/14

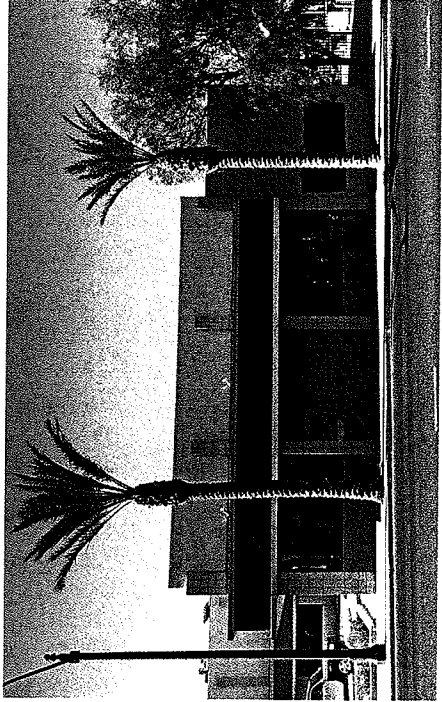
18. 11/20/14

19. 11/20/14

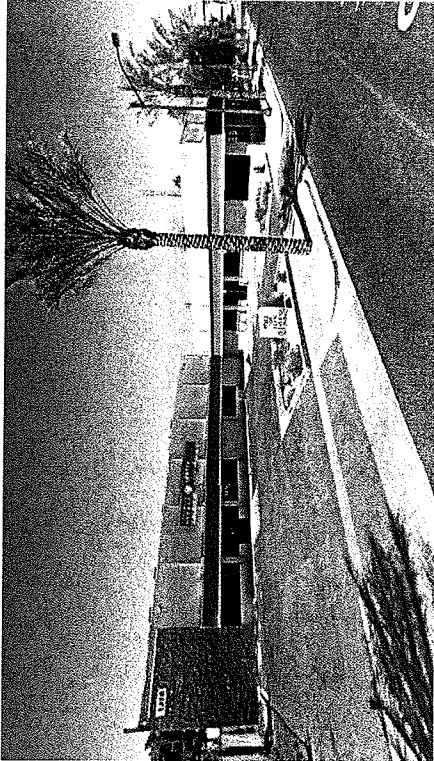
20. 11/20/14

ELEVATIONS

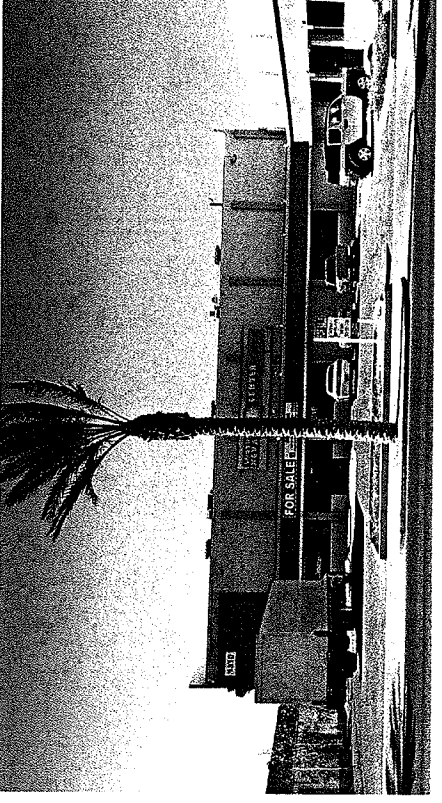
RECEIVED
APR - 7 2016
City of Las Vegas
Department of Planning



EAST ELEVATION



OVERALL



EAST ELEVATION



SOUTH ELEVATION

EOT-64112

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

EOT-64112 -

PLANNING COMMISSION: JUNE 14, 2016
CITY COUNCIL: JULY 20, 2016

PLANNING SUPERVISOR: STEVE GEBEKE ☒ **PUBLIC HEARING**

CASE PLANNER

[Signature]

LANDSCAPE WAIVER REQUIRED? ☐ Y ☐ N ☐ N/A

REGIONAL SIGNIFICANCE? ☐ Y ☐ N ☐ N/A (GEBEKE)

Comments Due: MAY 17, 2016

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Nora Lares (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW: