



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

February 9, 2022

Shree Ganesha, Inc.  
700 E. Fremont  
Las Vegas, Nevada 89101

**RE: 21-0789-SDR1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 3,466 SQUARE-FOOT OUTDOOR ACTIVITY AREA FOR A NIGHTCLUB WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.80 acres at 700 Fremont Street (APN 139-34-601-011), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-54300) shall be required, if approved.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/23/21, except as amended by conditions herein.
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.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.

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

Public Works

8. Contact the City Engineer's Office to coordinate the development of this project with the 7th Street Capital Improvement Project [Project Manager: Randy McConnell, 702-229-2186 [rmccconnell@lasvegasnevada.gov](mailto:rmccconnell@lasvegasnevada.gov)] and any other public improvement projects adjacent to this site. Current city plans are incompatible with this proposal; however early coordination may allow for modification of the current plans to provide compatibility. Comply with the recommendations of the City Engineer.
9. Submit a License Agreement for landscaping and private improvements allowed within the 7th Street and Fremont Street public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).

This action by the Planning Commission on **February 8, 2022** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**.

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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  
Deputy Planning Director  
Department of Planning

PL:nl

cc:

Najib Saab  
CNJ 700, LLV  
1845 Arbol Verde Way  
Las Vegas, Nevada 89119

Mr. Liz Olson  
Kaempfer Crowell  
1980 Festival Plaza Drive, Ste. 650  
Las Vegas, Nevada 89135