



**LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

July 13, 2022

Eric Scott  
117 Real Estate Holdings LLC  
10091 Park Run Drive Suite 200  
Las Vegas, Nevada 89145

**RE: 22-0286-SUP1 AND 22-0286-SDR1  
PLANNING COMMISSION MEETING OF JULY 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *July 12, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 0.16 acres at 121 North 4th Street (APN 139-34-510-029), C-2 (General Commercial) Zone, Ward 5 (Crear).

**22-0286-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 7,000 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE

**22-0286-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 2,865 SQUARE-FOOT ADDITION TO AN EXISTING 4,135 SQUARE-FOOT COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

**22-0286-SUP1 CONDITIONS**

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0286-SDR1) shall be required, if approved.
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. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0286-SDR1 CONDITIONS**

##### Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/19/22, except as amended by conditions herein.
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. 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.
6. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

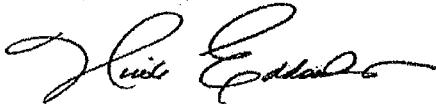
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Proposed doors shall not swing into the public right-of-way.

This action by the Planning Commission on **July 12, 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 **July 25, 2022**. 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

cc:

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Nacho Daddy LLC  
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Las Vegas, Nevada 89113

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