



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

November 16 2022

LS Ventures LLC
4307 Spooner Lake Circle
Las Vegas, Nevada 89147

**RE: 22-0530-SUP1 AND 22-0530-SDR1
PLANNING COMMISSION MEETING OF NOVEMBER 15, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on **November 15, 2022** voted to **APPROVE** the following Land Use Entitlement project on 0.11 acres located on the south side of Main Street, approximately 115 feet south of Gass Avenue (APNs, 139-34-310-008 and 139-34-310-009), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz)

22-0530-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 3,544 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 3,435 SQUARE-FOOT OUTDOOR PATIO

22-0530-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY 1,701 SQUARE-FOOT COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

22-0530-SUP1 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol On-Premise, Full use.
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.

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.

22-0530-SDR1 Conditions:

Planning

1. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/20/22, except as amended by conditions herein.
2. 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.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 (139-34-310-008 and 139-34-310-009). The mapping action shall be completed and recorded prior to the issuance of any building permits.
5. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

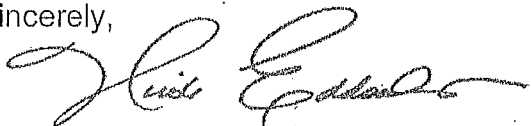
Public Works

7. In conformance with Title 13.12, dedicate an additional 5 feet of right-of-way on Main Street where it is not occupied by an existing building; the required dedication shall taper to match the existing dedication to the north.
8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors 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.

9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on November 15, 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 November 28, 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:ew

cc:

Hailey Shinton
ACG Design
4310 Cameron Street Suite 12-A
Las Vegas, Nevada 89103